



# CITY OF SAN LUIS OBISPO

## **Notice of Intent to Adopt Mitigated Negative Declaration**

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
For the 466 Dana Street Waterman Village Project  
(City File EID-0637-2022)

The City of San Luis Obispo has completed a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed construction of 20 low- to very-low-income affordable homes and rehabilitation of a vacant historic adobe residence, the Rosa Butrón de Canet de Simmler Adobe (Rosa Butrón Adobe), on a 0.58-acre parcel (project). The Draft IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance.

The project is located at 466 Dana Street, San Luis Obispo, California and includes Assessor Parcel Number 002-401-002). The project site is zoned Medium-High Density Residential with a Historic Preservation Overlay (R-3-H) and is located in the Downtown Historic District.

Based on a review of the State Water Resources Control Board's GeoTracker database, the Department of Toxic Substances Control's EnviroStor database, and the California Environmental Protection Agency's Cortese List website, there are no hazardous waste cleanup sites within the project site.

The project would include site improvements, including construction of an elevated walkway, a solid waste enclosure, and vehicle and bicycle parking spaces. The proposed single-story affordable homes would range between 220 and 264 square feet in size, with a maximum height of 18 feet 11 inches. Rehabilitation of the existing historic adobe would include demolition of up to 1,390 square feet of portions of the approximately 2,600-square-foot Rosa Butrón Adobe structure and establishment of a common area/meeting hall, four offices, and an Americans with Disabilities Act (ADA)-accessible restroom within the existing adobe, as well as preservation of historical materials and design features throughout the structure. The project also includes a request for a concession in accordance with State Density Bonus Law (California Government Code Section 65915) to allow for provision of three off-street parking spaces where 20 are otherwise required.

Reference copies of the Mitigated Negative Declaration are available on the City's website at <https://www.slocity.org/government/departments-directory/community-development/documents-online/environmental-review-documents>. If you are unable to access the internet, please contact David Amini at (805) 781-7524 or [DAmini@slocity.org](mailto:DAmini@slocity.org) by 5:00 p.m. on October 12, 2024.

A hearing is tentatively scheduled to be reviewed by the City of San Luis Obispo Architecture Review Commission on Monday October 7, 2024 to evaluate the project and its consistency with the City Municipal Code, Community Design Guidelines, and other relevant City policies pertaining to project

design. Interested persons can access the Architecture Review Commission agenda at <https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes> to locate the agenda of the public hearing for this project. Additional public hearings will include review by the City Cultural Heritage Committee (tentatively scheduled on Monday October 14, 2024) and the Planning Commission (tentatively scheduled on Wednesday October 23, 2024).