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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Bullock Ranch Residential Development Project

Lead Agency: City of San Luis Obispo

Contact Name: Rachel Cohen

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Project Location: San Luis Obispo, San Luis Obispo County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project includes a Vesting Tentative Tract Map (VTTM, TR 3136) and the development of 192 residential units, including eight live-work units with commercial/office space (mixed-use), 433 on-site parking spaces, and other residential community amenities on a 10.93-acre site. The residential development would consist of two housing product types: 88 bungalows/carriages on the east side of the project site, and 104 townhouse units along the west side. The project also includes construction of several residential community amenities, including a 1,766-square foot community center that would include a fitness center and lease office, a 766 square-foot pool building that would include bathrooms, showers, resident mailboxes, and bicycle maintenance room, and an outdoor pool area. The project would improve Bullock Lane between the project site's north property line and south property line. Additionally the project would include the extension of an existing regional bike path along the west side of Bullock Lane from the project's south property line to the southwest corner of the intersection of Orcutt Road and Bullock Lane. The construction period would be approximately 2 years and 9 months.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The IS/MND found the following factors to be less than significant with mitigation incorporated: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance. A mitigation measure from the Orcutt Area Specific Plan Final Environmental Impact Report (OASP FEIR) was identified to reduce potential impacts associated with creation of new light sources by apply shielding and other lighting restrictions to avoid spill-over of lighting on adjacent areas. Mitigation measures were identified to reduce construction-related generation of nitrogen oxides, reactive organic gases, and diesel particulate matter through implementation of standard construction equipment and dust management measures recommended by the SLOAPCD. Mitigation measures were identified to reduce risk associated with asbestos containing material and lead through demonstrated compliance with applicable federal and local regulations and identifying protocols for handling and disposal. OASP FEIR mitigation measures were also identified to ensure consistency with the applicable air quality plan. OASP FEIR mitigation measures and new mitigation measures were identified to avoid potential impacts associated with nesting birds, monarch butterflies, invasive non-native plant species, disturbance of previously undiscovered archaeological resources, soil instability, expansive soils, paleontological resources, contaminated soils, erosion, storm water pollution, construction noise, and pedestrian hazards. Mitigation was also identified to address the project's cumulatively considerable impact associated with greenhouse gas emissions.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

One request for consultation was received through the Assembly Bill 52 process regarding the potential for cultural/tribal cultural resources to occur on-site. The City has not received any other correspondence from public agencies or members of the public indicating areas of concern or controversy.

Provide a list of the responsible or trustee agencies for the project.

San Luis Obispo Air Pollution Control District