



CITY OF SAN LUIS OBISPO

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Bullock Ranch Residential Development Project
(Vesting Tentative Tract Map No. TR 3136)
(City File No. ARCH-0489-2019, SBDV-0490-2019, EID-0345-2020)

The City of San Luis Obispo has completed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Bullock Ranch Residential Development Project. 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. The project is located on two parcels totaling 10.93 acres (Assessor Parcel Numbers [APNs] 004-705-009, 053-061-053), located at 3580, 3584, & 3590 Bullock Lane within the Orcutt Area Specific Plan (OASP) within the city of San Luis Obispo, California.

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 three housing product types: 8 live-work townhouses, 88 bungalows/carriages on the east side of the project site, and 96 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. The project also includes an 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 Orcutt Road and Bullock Lane. The project would result in the disturbance of the entire project site resulting in additional disturbance offsite for improvements, for a total site disturbance of approximately 11.24 acres, including 3.5 acres of area to be paved as well as some nearby offsite improvements. The project also includes the removal of all trees currently on site and removal of two single-family residences and the existing barn located on site.

Reference copies of the Mitigated Negative Declaration and Orcutt Area Specific Plan Final Environmental Impact Report are available by appointment at the City's Community Development Department, at 919 Palm Street, or by calling Rachel Cohen, 805-781-7574. These documents are also available on the City's website at www.slocity.org. The required 30-day public review period for the Mitigated Negative Declaration will extend from Thursday, November 26, 2020 to Monday December 28, 2020. Anyone interested in commenting on the document should submit a written statement to the City of San Luis Obispo, Community Development Department, 919 Palm Street, San Luis Obispo, CA 93401, Attention: Rachel Cohen, Associate Planner, or by email to rcohen@slocity.org by 5:00 p.m., by December 28, 2020.

The City of San Luis Obispo Planning Commission will hold a public hearing on a date yet to be determined to consider a recommendation to the City Council regarding the adoption of the Mitigated Negative Declaration. The San Luis Obispo City Council will hold a public hearing on a date yet to be determined to consider the adoption of the Mitigated Negative Declaration. Interested persons can access the Planning Commission agenda at <http://www.slocity.org/government/advisory-bodies/agendas-and-minutes/planning-commission> and the City Council agenda at <http://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes> to locate the dates of the public hearings for this project.