



CITY OF SAN LUIS OBISPO

Notice of Intent to Adopt Mitigated Negative Declaration

NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION For Vesting Tentative Tract Map No. 3095 – Imel Ranch Subdivision (City File SBDV-2586-2016 / ER-2586-2016)

The City of San Luis Obispo has completed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Imel Ranch Subdivision. The IS/MND is tiered off the Orcutt Area Specific Plan Final Environmental Impact Report (EIR). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, and Transportation/Traffic. The project is located within the Orcutt Area Specific Plan, on the west side of Orcutt Road, immediately southwest of Tiburon Way, approximately 0.26 mile southeast of Johnson Avenue (APN 004-706-002). The project site is not included on any of the lists enumerated under Section 65962.5 of the Government Code.

The applicant, Ambient Communities, proposes to subdivide an existing 5.49-acre parcel into 23 lots including: 18 residential lots for the development of 18 single-family homes, two lots to support onsite detention basins, and three open space lots. The project would result in the disturbance of approximately five acres, and would require the removal of mature trees. The project includes the following exceptions: road design exception to allow a reduced centerline tangent of 48.25 feet (50 feet is the standard requirement); residential structure height exceptions on non-sensitive lots up to five feet above the standard allowed height (25 feet), resulting in structures up to 30 feet in height; temporary grading (and restoration) and permanent grading and construction of drainage and stormwater treatment basins within the 20-foot creek setback; and reduced rear yard setbacks ranging from approximately 6 to 19 feet for proposed Lots 6, 8, 9, and 10 (residential development standards require a rear setback of 20 feet for residences and five feet for garages/carports).

Reference copies of the Mitigated Negative Declaration and Orcutt Area Specific Plan Final Environmental Impact Report are available at the City's Community Development Department, at 919 Palm Street, or by calling Shawna Scott at 805-781-7176. These documents will also be 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 Saturday December 24, 2016 to Monday January 23, 2017. 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: Shawna Scott, Associate Planner, or by email to sscott@slocity.org by 5:00 p.m., by January 23, 2017.

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.