



NOTICE OF AVAILABILITY

Draft Supplemental Environmental Impact Report for the *San Luis Ranch Project* Project # SPEC/ANNX/ER 1502-2015 State Clearinghouse # 2015101083

**45-Day Public Review Period:
April 30, 2018 through June 13, 2018**

Project Location

The 131-acre San Luis Ranch project site is located in unincorporated San Luis Obispo County, surrounded by the City of San Luis Obispo, and within the City's Sphere of Influence. The project site is bounded by residential uses and Madonna Road to the west, commercial uses and Dalidio Drive to the north, U.S. Highway 101 to the east, and the San Luis Obispo City Farm to the south. Prefumo Creek is located south of the site. The site is identified by assessor's parcel number (APN) 067-121-022.

Project Description

The San Luis Ranch Project consists of a Specific Plan, General Plan Amendment/Pre-Zoning, and Development Plan/Tentative Tract Map for the 131-acre project site, including annexation of the site into the City of San Luis Obispo. It also addresses a Development Agreement/Memorandum of Understanding, which provides a mechanism for project implementation. The project includes construction of up to 580 residential units, 150,000 square feet of commercial development, 100,000 square feet of office development, and a 200-room hotel, with a portion of the site preserved for agriculture and open space uses. The Final EIR was certified and the project was approved by the City of San Luis Obispo on July 18, 2017.

The project applicant now proposes to adjust the phasing plan description such that each of the project phases could overlap, be out of sequence, or be concurrent, depending on market conditions and to adjust project conditions and/or mitigation measures to implement such adjusted phasing plan. In addition, the Community Development Director may authorize the developer, in any given year, to also construct 50% of the units allocated to the project in the following year if the Director determines that doing so is necessary to facilitate construction of beneficial public facilities and infrastructure. The purpose of this authorization is to realize the public benefits associated with the Project, mitigate known potential impacts resulting from the Project, and implement development requirements, including infrastructure requirements, which the City has found to be consistent with, and not a waiver of, the requirements of the City's Growth Management Ordinance.

These changes would be reflected in the Specific Plan and Development Agreement. No other approved entitlements would be affected. The proposed revision envisions no change to the land use plan or development potential compared to what was approved by the City on July 18, 2017. However, the modified development phasing timeframe was determined to result in potential changes to the analysis of several environmental issues, so a Supplemental EIR pursuant to *CEQA Guidelines* Section 15163 is prepared to address these possible effects.

Identified Potential Environmental Impacts:

- Air Quality
- Greenhouse Gas Emissions
- Land Use/Policy Consistency
- Transportation

Comments should be provided in writing no later than 5:00 P.M, on June 13, 2018 to:

City of San Luis Obispo
Community Development Department
Attn: Tyler Corey, Principal Planner
919 Palm Street
San Luis Obispo, CA 93401
or
tcorey@slocity.org

Public Hearing

Planning Commission hearing on **Wednesday, May 23, 2018 at 6:00 P.M.**, City Council Chamber, City Hall, 990 Palm Street, San Luis Obispo, California. The purpose of the meeting will be to gather public input on the Draft Supplemental Environmental Impact Report for the San Luis Ranch Project. After all comments have been received, a Final Supplemental EIR will be prepared and additional public hearings will be held. Additional information can also be found on the project webpage: <http://www.slocity.org/government/department-directory/community-development/planning-zoning/specific-area-plans/san-luis-ranch>. Staff Contacts: Tyler Corey, tcorey@slocity.org or (805)781-7169; John Rickenbach, Project Manager, jfrickenbach@aol.com or (805)610-1109.

Available Copies

The Draft Supplemental EIR is available for review online at: <http://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. Hardcopies of the Draft Supplemental EIR are available for review at City Hall, as well as local libraries.