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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: Toad Creek Terrace LLC Tract Map with Conditional Use Permit ED20-029 SUB2019-00046 Tract 3132

Lead Agency: County of San Luis Obispo

Contact Name: Kathryn Nall

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Project Location: N/A (*City*) San Luis Obispo (*County*)

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

Request by Toad Creek Terrace LLC for a Vesting Tentative Tract Map (Tract 3132) and concurrent Conditional Use Permit (SUB2019-00046) to subdivide an existing 5.63-acre parcel into a Residential Planned Development, and Residential Small Lot Single-Family Cluster Division including: 20 residential parcels ranging from 1,760 to 2,760-square-feet (gross), a 2.49-acre open space parcel, a 2.21 remainder parcel, and the construction of a single-family residence between 1,710 and 1,890-square-feet with an attached 420-square-foot two-car garage on each of the residential parcels. The project is requesting ordinance modifications to the development standards of Small Lot Single-Family (22.30.475D) to allow the third story on all units to exceed 75% of the first floor footprint as well as modifications to Access and Circulation Design (21.03.010D 1 & 7) to allow access to more than five (5) parcels by a private road easement, and to reduce the required road width. The project will result in the disturbance of 1.40-acres of the 5.63-acre parcel. The project is within the Residential Single-Family land use category and is located at the corner of Old County Road and Gibson Road in the community of Templeton. The site is located in the Salinas River Sub Area of the North County Planning Area.

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

The project has the potential to impact Air Quality, Biological Resources, and Utilities. Mitigation measures have been placed within each of these sections to address potential impacts and their implementation would reduce impacts to less than significant levels. The most significant of these impacts would be seen in the Biological Resources section, specifically affecting the on site Oak Trees and riparian vegetation. Mitigation measures BR-1 through BR-14 address these concerns. Mitigation measure AQ-1 addresses standard construction mitigations related to air quality. Mitigation measure UTL-1 requires the applicant to provide a final Can and Will Serve Letter from the Templeton Community Services District. With these measures, the project would not result in significant impacts to air quality, biological resources, or utilities.

The project has the potential to impact Recreation by increasing the need for recreational facilities. The project description includes the dedication of a trail easement and the County Department of Parks and Recreation require the applicant to pay Quimby Fees, or in-lieu fees for new parkland when new subdivisions are proposed.

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

The Templeton Area Advisory Council has brought up concerns over the road width and impacts to Toad Creek. However, County Public Works has confirmed that there is no concern over the road width and impacts to Toad Creek have been assessed and mitigated for.

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

California Department of Fish and Wildlife