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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: Orchard Senior Living Facility

Lead Agency: City of Arroyo Grande

Contact Name: Andrew Perez

Email: aperez@arroyogrande.org Phone Number: 805-473-5425

Project Location: Arroyo Grande (*City*) San Luis Obispo (*County*)

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

The proposed Conditional Use Permit will allow for the construction of the proposed project. The facility will consist of 78 assisted living units and 20 memory care units. Within the assisted living portion of the facility, there are proposed to be 31 studios, 41 one-bedroom units, and 6 two-bedroom units. The memory care portion of the facility is proposed to consist of 10 single occupancy rooms and 10 double occupancy rooms. The maximum occupancy for the entire facility would be 120 residents. The facility would also include a conference room, reception area, and offices for sales, marketing, and management staff. A total of seventy (70) parking spaces are proposed for the project.

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

The MND identifies potentially significant effects to air quality, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality, noise, transportation, tribal cultural resources, and utility/service systems. The Mitigation Measures AQ-1 through AQ-12 to reduce impacts to air quality during construction and operations to less than significant levels. MM CUL-1 and MM CUL-2 mitigate potentially significant impacts to cultural resources if they are encountered during construction by requiring assessment and preparation of a mitigation plan by qualified professionals. Adherence to the recommendations contained in the geotechnical investigation, as required by MM GEO-1 will mitigate impacts to geologic resources during grading. MM GHG-1 requires the construction activities and operation of the facility to minimize greenhouse gases emissions to the greatest extent feasible. Significant impacts to water quality will be mitigated as through the implementation of Best Management Practices, as required in MM HYD-1. During construction of the proposed project, the use of construction vehicles and equipment has the potential to generate excessive levels of noise which are to mitigated as required by MM NOI-1 through MM NOI-3. Potentially significant impacts to the transportation network with be mitigated by having the developer making a fair share contribution to network improvements and through prohibition of shift changes during peak hour periods as required by MM TR-1 and MM TR-2. The development shall implement strategies from the Water Conservation Plan to mitigate potentially significant impacts to the City's utility and service systems as required by MM UTL-1.

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 project is not anticipated to generate public controversy.

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