Print Form

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: 1137 Peach Street Residential Subdivision

Lead Agency: City of San Luis Obispo

Contact Name: Kyle Van Leeuwen, Assistant Planner

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Project Location: San Luis Obispo, San Luis Obispo County
City *County*

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

The primary Location: 1137 Peach Street (APN 002-316-005), San Luis Obispo, CA.

Project Description: The applicant is requesting to construct five new two-bedroom, two-story single-family residences, each with an attached two-car garage. The proposed project includes tree removals, and would provide additional rear access and parking, permeable paving patios, utility improvements, and landscaping improvements at these existing residences, but does not propose demolition, reconstruction, or replacement of the five existing residences. The project also includes a common-interest subdivision to create ten lots, each will contain one of the ten residences, and requested exceptions from development standards to allow interior side and rear setbacks to be reduced and to allow required parking to be provided in tandem.

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

Air Quality: The project site is located within 1,000 feet of sensitive receptors. Mitigation measures have been identified to address potential project impacts associated with sensitive receptors' exposure to air pollutants and impacts associated with asbestos. Biological Resources: The removal of trees and construction activity proximate to nests may result in potential avian harm or mortality. This impact would be mitigated to less than significant by either avoidance of tree removal and construction within the nesting bird season, or pre-construction surveys and avoidance measures to ensure nests, eggs, and nesting birds are not harmed. Cultural Resources and Tribal Cultural Resources: The project may have the potential to impact previously unidentified cultural materials during subsurface grading and excavation activities. Mitigation measures have been identified to require cultural resource awareness training, and a stop work order and assessment if resources are encountered. Hazards and Hazardous Materials: Hazardous materials such as asbestos may be encountered during grading and construction. Compliance with existing regulations and air quality measures would mitigate the impact to less than significant. Noise: The project has the potential to generate noise during construction, which would be mitigated by compliance with the City's Noise Ordinance, notification requirements, and noise attenuation measures. Utilities and Service Systems: The project would include the installation of new connections to City infrastructure that have potential to result in adverse environmental effects. With implementation of the recommended mitigation measures for Air Quality, Cultural Resources, and Noise the project's potential impacts associated with the installation of new connections to City infrastructure would be less than significant.

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

N/A

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

County of San Luis Obispo Air Pollution Control District