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: 163 Serrano Heights Drive Tentative Parcel Map

Lead Agency: City of San Luis Obispo

Contact Name: Kyle Bell, Associate 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: 163 Serrano Heights Drive (APN 052-061-043), San Luis Obispo, CA.

Project Description: The project is a request for a subdivision of one existing parcel totaling 0.978 acre into three individual parcels meant to facilitate residential development on land in the R-1 (Low Density Residential) zone. The new parcels would range in size from 0.225 acre to 0.418 acre, and would be located at 163 Serrano Heights Drive, at the western edge of the city limits. Access improvements would include a proposed 20-foot-wide access road across Proposed Parcel 1 and Proposed Parcel 2, a 12-foot-wide driveway across a portion of Proposed Parcel 2 for access to Proposed Parcel 3, and improvements to Serrano Heights Drive located in an existing 60-foot-wide access easement. While no specific development proposal has been identified for the site, based on the underlying zoning and proposed parcel sizes, this analysis assumes that future development would consist of residential development.

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: Site located within 1,000 feet of sensitive receptors, & construction of future residences may have the potential to result in harmful emissions. Mitigation measures address potential project impacts associated with sensitive receptors' exposure to air pollutants and impacts associated with asbestos.

Biological Resources: Tree removal & construction activity proximate to nests may result in potential avian harm or mortality. Mitigation requires 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/Tribal Cultural Resources: Potential to impact previously unidentified cultural materials during subsurface grading & excavation activities. Mitigation requires cultural resource awareness training and notification of tribal representative for monitoring.

Noise: Construction noise in residential area; requires Noise BMPs.

Utilities & Service Systems: Infrastructure required, resulting in potential impacts and required mitigation noted in resource sections.
Wildfire: In order to manage wildfire risk associated with placing residents in close proximity to moderate and high fire hazard severity areas, a Vegetation/Fuel Management Plan is required in order to reduce the fuel load near residential structures.

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

No known areas of controversy.

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