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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: Mid-State Properties/Hondonada Tract Map 2383

Lead Agency: County of San Luis Obispo

Contact Name: Eric Hughes

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Project Location: Arroyo Grande, County of San Luis Obispo
City *County*

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

A request by Mid-State Properties for a Vesting Tentative Tract Map (Tract 2383) and Variance to subdivide a 37-acre parcel into 11 new residential parcels, ranging in size from 2.5 acres to 4.56 acres. A building envelope is proposed on each parcel ranging in size from 6,620 square feet (sf) to 15,850 sf. The project would require 51,000 cubic yards of cut and 51,000 cubic yards of fill (102,000 total cubic yards of earthwork) and would result in 12.5 acres of site disturbance as a result of grading for road and utility improvements, vegetation removal, recontouring of the former quarry, and grading of future building pads. The project requires a variance due to grading on slopes greater than 30% to and an adjustment to Title 21 (Real Property Division Ordinance).

The project site is located on the northeast side of Hondanada Road, approximately 1,500 feet north of Lopez Drive, northeast of the City of Arroyo Grande. The project is located in theResidential Suburban land use category, within the San Luis Bay (Inland) Sub Area (South) of the South County (Inland) 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 result in views of the project from Lopez Drive, including new sources of light. Mitigation has been included to ensure development is consistent with the natural setting of the project area and also requires a lighting plan for new development. The project has the potential to increase air quality emissions near sensitive receptor locations. Mitigation has been included for fugitive dust control and construction vehicle/equipment reduction techniques. he project may disturb biological resources if present on-site; therefore, mitigation has been included to avoid/reduce any potential impacts to biological resources during construction. The project has the potential to be located on unstable soils that may result in landslide and may disturb paleontological resources. Mitigation has been included to provide engineering requirements for building pads and to require paleontological monitoring during construction. The project may result in increase erosion or pollution that may runoff; therefore, mitigation has been included for implementation of BMPs during construction. The project has the potential to increase water use; therefore, mitigation has been included for long-term water conservation methods and reliable water supply. The project may increase noise near sensitive receptor locations; therefore mitigation includes noise reduction BMPs.

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

Potential issues include water supply, emergency access requirements, and views from Lopez Drive. These potential issues raised by agencies/public have been addressed in the MND.

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

California Department of Fish and Wildlife (CDFW)
San Luis Obispo County Air Pollution Control District (APCD)
Central Coast Regional Water Quality Control Board (RWQCB)