Print From

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: Greenspan Major Grading Permit

Lead Agency: County of San Luis Obispo

Contact Name: Dane Mueller

Email: Dmueller@co.slo.ca.us Phone Number: 805-788-2959

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

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

A request by Mark Greenspan for a major grading permit (GRAD2022-00029) to allow for the construction of a 2,730 square foot (sf) single-family residence, a 692-sf attached garage, 790 sf covered patio, new septic system, and grading for a driveway. The proposed project will result in approximately 1.90 acres of site disturbance, 586 cubic yards of cut and 423 cubic yards of fill on the 20.56-acre parcel, with grading occurring on slopes of up to 15%. A Mitigated Negative Declaration is being prepared for this project as the property is within the mapped San Joaquin Kit Fox Habitat Corridor. A Phase 1 cultural survey was conducted by Applied EarthWorks, Inc. in March 2023 for the entire 20.56-acre parcel which yielded negative findings.

The parcel is within the Agricultural land use category and is located at 6111 Iron Gate Rd in the city of Paso Robles, in the El Pomar-Estrella 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 subject property is located within the southwestern limits of the historic SJKF movement corridor. Mitigation Measures BR-1 and BR-5 have been identified to require completion of a reconstruction survey for signs of SJKF and implementation of standard measures to avoid and minimize all potential impacts to SJKF during site disturbance and construction activities on-site.Implementation and operation of the proposed project would have the potential to result in direct impacts to SJKF. Mitigation Measures BR-4, BR-7 and BR-8 have been identified to require limited use of herbicides to avoid secondary poisoning of SJKF, modification of permanent fencing to allow for kit fox passage, and location and design of permanent lighting to avoid illumination of habitat areas outside of the project area. Implementation and operation of the proposed project would also result in conversion of approximately 1.9 acres of suitable SJKF habitat. Due to the project's location within the 1:1 County-designated SJKF habitat mitigation area, implementation of mitigation measures pursuant to the County Guide to SJKF Mitigation Procedures under the California Environmental Quality Act (CEQA) would be required. Therefore, the project would be required to implement compensatory mitigation for 1.9 acres.

Mitigation for conversion of SJKF habitat must be fulfilled by contribution to the preservation of habitat through a conservation easement agreement, compensation to a predetermined mitigation bank, or payment of an in-lieu fee to the San Francisco office of The Nature Conservancy, as detailed below under Mitigation Measure BR-9. Lastly, Mitigation Measure BR-5 has been identified to require annual pre-activity surveys of the project site to ensure SJKF and other special-status small mammal species have not colonized the area and Mitigation Measure BR-7 has been identified to require any long term perimeter fencing to be reviewed by the Planning Department. Upon implementation of the mitigation measures detailed below, potential impacts to SJKF would be reduced to 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.

- California Department of Fish and Wildlife (CDFW) District 4
- Air Resources Board / San Luis Obispo County Air Pollution Control District (SLOAPCD)
- Cal Fire / Department of Forestry
- Regional Water Quality Control Board Region 3