

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: HR Holdings Tract Map (SUB2020-00024 / ED25-0099)

Lead Agency: County of San Luis Obispo

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

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

Request by HR Holdings LLC for a Vesting Tentative Tract Map (Tract 2879, SUB2020-00024) to divide a 2.17 acre parcel into eight single family residential lots for the purpose of sale and development, and one lot for a private street. The project will include site improvements for vehicular access, the grading of building sites and the extension of utilities over an area of disturbance of about 2.1 acres including 11,280 cubic yards (cy) of cut and 4,780 cy of fill (including trenching for utilities). the project includes a request for an adjustment to the design standards set forth in Section 21.03 of the County's Real Property Division regulations to allow a 47 foot right of way where 50 feet is required, and a waiver for the installation of curbs, gutters and sidewalks along the private streets serving the project. The project site is located on Gateway Drive within the community of Heritage Ranch, about 0.4 miles west of Nacimiento Lake Drive. The project site is within the Residential Single Family land use category. The project is located within the area governed by the Heritage Ranch Village Plan which is within the Nacimiento 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.

Air Quality Mitigation Measures - The project would be consistent with the SLOAPCD's Clean Air Plan but diesel particulate emissions associated with construction activities could adversely impact surrounding sensitive receptors. AQ-1 and AQ-2 have been implemented to mitigate for potential impacts to a level less than significant.

Biological Resources Mitigation Measures - The Study Area has a purple needlegrass grassland community that is consistent with CNPS description for Nassella pulchra Herbaceous Alliance, a sensitive natural community. The proposed development would permanently remove 0.73 acre of purple needlegrass grassland within the construction envelope. Seven special status animals (pallid bat, hoary bat, Crotch's bumble bee, ferruginous hawk, prairie falcon, yellow-billed magpie, American badger), have some potential to occur in the Study Area. Upon implementation of mitigation measures BIO-1 and BIO-11 potential impacts to biological resources would be less than significant.

Hazards and Hazardous Materials - The project may include the use of potentially hazardous materials during construction. Mitigation measures have been identified below to reduce potential impacts associated with routine transport, use, and disposal of these materials, as well as potential hazards associated with upset and accident conditions and wildland fire risk. Upon implementation of measures HAZ-1 and HAZ-2, potential impacts associated with hazards and hazardous materials would be less than significant with mitigation.

Land Use Planning - The project will be conditioned to comply with standards set forth by County Fire and the County Public Works Department. With mitigation measures associated with air quality, biological resources, hazards and hazardous materials implemented as mitigation measures AQ-1 and AQ-2, BIO-1 through BIO-11, HAZ-1 and HAZ-2.

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

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

Air Resources Board
CA Department of Fish and Wildlife - District 4
Regional Water Quality Control Board - District 3
CA Department of Forestry and Fire Protection
Native American Heritage Commission
Caltrans District 5
Department of Parks & Recreation