

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: Santa Margarita Ranch LLC Vesting Tentative Tract Map (N-SUB2024-00085 / Tract 3237) ED 25-0161

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).

A request by Santa Margarita Ranch LLC for a Vesting Tentative Tract Map 3237 N-SUB2024-00085 to subdivide an existing 8.01 acre parcel into six parcels of sizes (1.01 acres, 1.03 acres, 1.03 acres, 1.04 acres, 1.23 acres, 1.65 +/- acres) each for the purpose of sale and/or development. The project includes off-site road improvements, demolition of an existing driveway, and agricultural structures. The project will result in the disturbance of approximately 1.16 acres of a 8.01 parcel. The project includes an adjustment to section 21.03.010 (4) g to allow for a private access easement to serve more than five parcels and a waiver of curb gutter and sidewalks. The proposed project is within the residential suburban land use category and is located at 22937 I Street Santa Margarita. The site is in the Salina River Subarea of the North County Area Plan.

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

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-5 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 biological resources, cultural resources, hazards and hazardous materials implemented as mitigation measures BIO-1 through BIO-5, CR-1 and CR-2, HAZ-1 and HAZ-2.

Cultural Resources/Tribal Cultural Resources - The project has the potential for undiscovered sub-surface materials. Due to the study findings outlined in the projects archeological assessment and responses from local tribal representation, initial ground disturbance monitoring as conditioned in CR-1 and accidental discovery measures outlined in CR-2 will reduce potential impacts associated with cultural resources to a level less than significant with mitigation.

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

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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