

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: Daphne Cook for a Tentative Parcel Map (CO 24-0055) (N-SUB2025-00034) (ED26-19)

Lead Agency: County of San Luis Obispo

Contact Name: Jeremy Freund

Email: jfreund@co.slo.ca.us Phone Number: 805-781-5621

Project Location: County of San Luis Obispo

City

County

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

The proposed project is a request by Daphne Cook for a Tentative Parcel Map (CO 24-0055) (N-SUB2025-00034) to subdivide an existing 219 acre parcel into two parcels of 80 acres and 139 acres each for the purpose of sale and/or development. The project does not propose any site disturbance. The proposed project is within the Rural Lands land use category and is located at 1225 La Panza Road Shandon, CA 93461. Project will require Transfer Development Credits per section 22.24.070 B2. The site is in the North County Planning Area Shandon Carrizo Sub area north.

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

Aesthetics Mitigation Measures-The project will have a less than significant impact on scenic vistas and would not result in a substantial change to scenic resources in the area with implementation of mitigation measure BIO-10 relating to oak tree removal. Aesthetics, concludes that the project will result in development that is consistent with the type, scale, character and location of surrounding properties and areas visible from public vantages. Project impacts, when combined with additional development and activities likely to occur on surrounding properties within the viewshed are considered less than cumulatively considerable.

Agriculture & Forestry Mitigation Measures- the project includes conversion of small area of forest land to a non-forest use and 0.30 acres of Farmland of Statewide Importance. Upon implementation of mitigation measure BIO-1 impacts to Agriculture & Forestry would be less than significant with mitigation and less than cumulatively considerable with mitigation.

Biological Resources Mitigation Measure- The analysis provided in Section IV, Biological Resources, concludes that the project would have a less-than-significant impact upon implementation of the identified avoidance and mitigation measures for special-status plants, wildlife species and their habitats, and oak trees. With implementation of measures BIO-1 through BIO-17 potential impacts to biological resources would be 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.

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 and 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 aesthetics, agriculture and forestry, biological resources hazardous materials, mitigation measures BIO-1 through BIO-17 and HAZ -1 and HAZ-2 potential impacts related to land use and planning would be less than significant.

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