

# 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 #: 2019011065

Project Title: Olsen/South Chandler Ranch Specific Plan

Lead Agency: City of Paso Robles

Contact Name: Darren Nash

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Phone Number: 805-237-3970

Project Location: Paso Robles

*City*

San Luis Obispo

*County*

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

The project includes a request for a General Plan amendment, a specific plan, a rezone, multiple tentative tract maps, oak tree removal permit, abandonment of portions of the Condict Boulevard public ROW spur in the Our Town development, a development agreement, and formation of a community facilities district. The project includes 1,293 residential units, a Neighborhood Commercial Overlay District that would support up to 9,800 square feet of non-residential use; a School Overlay District that would allow development of a public elementary school; approximately 29,335 square feet of community amenities. Approximately 30 percent of the site would be preserved for open space/recreational uses.

The Olsen Ranch property is bound by Linne Road to the north, Hanson Road to the east, Meadowlark Road to the south, and Poppy Lane to the west. The South Chandler Ranch property is bounded Fontana Road to the west, Linne Road to the south, and agricultural uses to the north and east.

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 would result in significant and unavoidable impacts associated with operational air quality emissions; cumulative air quality emissions; existing, near-term, and cumulative intersection operations; and existing, near-term, and cumulative roadway operations.

Potential project impacts that would be reduced below thresholds of significance with implementation of mitigation include visual resources, agricultural resources, Clean Air Plan consistency, Climate Action Plan consistency, short-term air quality, riparian areas and special status species, archaeological and tribal cultural resources, erosion and expansive soils, paleontological resources, hazardous material exposure, short- and long-term impacts to water quality, long-term noise conflicts, construction noise and vibration, and traffic safety.

The EIR describes mitigation required to reduce these impacts to a less than significant level, including short- and long-term emissions reduction measures, dust control measures, transportation system improvements, landscape plan requirements, agricultural conflict avoidance measures, special-status species avoidance and minimization measures and compensatory mitigation, cultural and paleontological resources construction monitoring, geotechnical measures, soil sampling and remediation, stormwater control compliance measures, erosion and sediment control measures, acoustical assessments for stationary noise sources, and construction noise and vibration best management practices.

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

Areas of controversy identified in the Notice of Preparation include the need for affordable housing, population increase, visual changes, impacts to schools, traffic, water supply, noise, financial impacts, drainage and flooding issues, energy consumption, grading, evacuation routes, potential impacts to oak trees, and the rezoning.

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

Other public agencies whose approval is required include:

Army Corps of Engineers Nationwide or Individual permit (depending on acreage of total wetland disturbance)

California Department of Fish and Wildlife Streambed Alteration Agreement

Regional Water Quality Control Board Section 401 Water Quality Certification, National Pollutant Discharge Elimination System Permit

California Department of Transportation for any required improvements associated with State Route 46 and U.S. 101

Pacific Gas and Electric for any approvals associated with existing PG&E right-of-way in the Specific Plan area

Federal Emergency Management Agency for any required Letter of Map Revision applications related to the Flood Hazard Zone A floodplain revisions

County of San Luis Obispo for any encroachment permits associated with road improvements on County-maintained roads