

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: Braff Parcel Map

Lead Agency: County of San Luis Obispo Department of Planning and Building

Contact Name: Stephanie Fuhs

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Project Location: Edna Road, approximately one mile south of the City of San Luis Obispo San Luis Obispo
City *County*

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

Request by Chuck Braff for a Tentative Parcel Map (CO 18-0029) to subdivide an existing 7.13- acre parcel into four parcels of ranging in size from 1.2 to 1.6 acres each with a 1.2-acre remainder parcel. The project will result in the disturbance of approximately 30,000 square feet (for road improvements to Windmill Way and the existing driveway from Highway 227) of the 7.13-acre parcel. The division will either extend Windmill Way from its current terminus to the north of the parcel to the southern property line or extend Windmill Way from the south to the northern property line ending in a CalFire approved turnaround. The project also includes off-site road improvements to an existing shared access driveway to State Route 227. Additional disturbance shall occur as the parcels are developed. The proposed project is within the Residential Suburban land use category is located adjacent to Edna Road, approximately one mile south of the City of San Luis Obispo, in the San Luis Obispo planning area (San Luis Obispo North sub area). The property currently is not developed with residences, but does have a barn and accessory buildings on proposed Parcels 3 and 4. With the subdivision, each parcel could have a primary and secondary dwelling (eight new dwellings total) and accessory structures allowed within the Residential Suburban land use category. The remainder parcel cannot

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

Cumulative air quality - dust control measures, prohibition on developmental burning

Biological resources - Maintaining a 50- foot setback from riparian vegetation, providing a nesting bird survey prior to construction activities

Cultural Resources - Providing training to construction personnel regarding potentially unidentified archaeological resources

Transportation - Payment of fair share portion of improvements to Highway 227 for cumulative impacts

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

No known controversy.

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

No responsible or trustee agencies.