Print Form

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: Flint- Tract Map/Conditional Use Permit (ED20-085-PL) Tract 3056/ SUB2019-00092

Lead Agency: San Luis Obispo

Contact Name: Stephanie Fuhs

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Project Location: Nipomo (*City*) San Luis Obispo (*County*)

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

Request by Flint, a General Partnership, for a Vesting Tentative Tract Map (Tract Map 3056) and Conditional Use Permit (SUB2019-00092). The project site consists of two existing legal parcels (APNs 092-575-001 and 092-576-005). The Tract Map will subdivide one existing parcel of approximately one acre (APN 092-575-001) into twelve parcels ranging in size from 2,591 to 2,858 square feet for the purpose of sale and/or development. The Conditional Use Permit will allow for the construction of twelve detached single-family units of 1,654 square feet each on the south side of Flint Place, and 24 one-bedroom apartment units of 651 square feet each on the north side of Flint Place. The project includes off-site road improvements to Flint Place. The project will result in the disturbance of the entire approximately two-acre site. The proposed project is within the Commercial Retail and Residential Multi-Family land use categories and is located at 651 West Tefft Street in the community of Nipomo. The site is in the South County Sub-Area of the South County planning area.

The project site is currently developed with two single family residences and is accessed from an existing driveway off of West Tefft Street. A portion of this driveway serves as a parking/driveway area for existing commercial development along West Tefft Street. When developed, the site will be accessed off Flint Place which will be extended from its current terminus off of Mary Avenue.

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
Dust control, construction and operational phase emissions reduction measures, naturally occurring asbestos investigation, only EPA approved wood burning devices in residences, no developmental burning

Biological Resources
Avoiding tree removal during nesting season, replacing oak trees removed at a 4:1 ratio, impacted oak trees at a 2:1 ratio.

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

Traffic

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

Regional Water Quality Control Board