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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 #: 2022030621

Project Title: Caltrans District 5 Maintenance Station and Equipment Shop Relocation Project

Lead Agency: California Department of Transporation

Contact Name: Lucas Marsalek

Email: lucas.marsalek@dot.ca.gov Phone Number: 805-458-5408

Project Location: 4485 Vachell Lane, San Luis Obispo County, CA 93401

City *County*

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

The Proposed Project involves the construction and operation of a replacement District 5 Maintenance Station, Equipment Shop, and associated site improvements on 56.5 acres of state-owned property located at 4485 Vachell Lane in San Luis Obispo County (APNs 076-071-021 and 076-071-022). The Proposed Project would develop approximately 24 acres south of Buckley Road and would include buildings, staff/visitor parking, utility improvements, and ancillary improvements. There are two Build Alternatives under consideration and a No-Build Alternative. To supply the Proposed Project with water and sewer services; Alternative 1 includes constructing an on-site water well and septic system, and Alternative 2 includes constructing new water and sewer utility infrastructure which would connect to existing City of San Luis Obispo infrastructure. After all construction is complete and the Maintenance Station and Equipment Shop staff transition to the Proposed Project site, the State would decommission the existing Maintenance Station and Equipment Shop structures and all related activities would cease at 50 Higuera and 66 Madonna. For the purpose of this EIR, decommission means to remove all equipment, materials, operations/activities and employees from the existing Maintenance Station and Equipment Shop facilities at 50 Higuera and 66 Madonna Road. Decommission does not include the demolition and removal of buildings and other structures.

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

With implementation of the proposed mitigation measures, project impacts related to biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, utilities and service systems and wildfire would be less than significant. However, project impacts related to aesthetic resources and agricultural resources would be significant and unavoidable. Mitigation measures included: Aesthetics: architectural styles/treatments, minimize building elevation, equipment placement, landscaping and slope appearance, and lighting design; Agricultural: landscaping/screening; Air Quality: construction dust and naturally occurring asbestos control, and health risk assessment for operational stationary sources; Biological Resources: pre-construction surveys, construction fencing/creek avoidance, invasive species control, excavation/trench measures, and bird/bat habitat replacement; Cultural Resources: data recovery of historic resource, consultation, and public outreach; Geology and Soils: geotechnical study and design, groundwater use limitations during drought (Alternative 2), and paleontological mitigation plan; Hazards and Hazardous Materials: Phase 2 environmental site assessment, soil management plan for construction, groundwater investigation for drinking water well (Alternative 2), geotechnical study and design, construction dust and naturally occurring asbestos control, and a construction traffic management plan; Hydrology and Water Quality: geotechnical study and design, and Phase 2 environmental site assessment; Noise and Vibration: noise enclosures and/or vegetated berm; Transportation: construction traffic management plan; Utilities and Service Systems: construction traffic management plan; Wildfire: construction traffic management plan

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

The County, City, LAFCO, and private landowners are concerned with conversion of existing agricultural operations, agricultural land, and prime farm farmland soils. The City is concerned with impacts to viewsheds, nighttime glare, and view from US 101 which is considered with high scenic value. The City is concerned about the project being consistent with the City's Climate Action Plan. The City is concerned with growth inducing impacts of expanding water and sewer and moving the Urban reserve Line. The County and City are concerned with groundwater use and potential groundwater contaminates. TheCounty is concerned with flood hazards. At least one private landowner is concerned with increased noise. The County, City, and private landowners are concerned with increased traffic in the area. The City is concerned with VMT impacts. The City is concerned with impacts related to the water and sewer demands including volumes and the infrastructure needed.

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

California Transportation Commission, California Department of Fish and Wildlife, Central Coast Regional Water Quality Control Board, San Luis Obispo Air Pollution Control District, County of San Luis Obispo, City of San Luis Obispo, San Luis Obispo Local Agency Formation Commission