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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 #: _____

Project Title: Michaels Residence

Lead Agency: City of San Luis Obispo

Contact Name: Walter Oetzell, Assistant Planner

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Project Location: City of San Luis Obispo, San Luis Obispo County
City *County*

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

Development of a 1.41 acre parcel with a single-family dwelling , Accessory Dwelling Unit, and access bridge over Twin Ridge Creek; including an exception from the City's Creek Setback standards for the placement of the proposed bridge and associated footings, and associated paving and vehicle parking area

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: Implementation of idling control techniques during construction activities; Implementation of particulate matter control measures; Requirement for geological evaluation | Biological Resources: Conduct of preconstruction nesting bird survey; limitation on utility trenching across creek channel; limits on vegetation removal, requirement to demonstrate permits and authorizations from affected resource agencies; Establishment of construction staging areas well outside riparian areas, vehicle inspection and maintenance requirement | Cultural Resources: Notification on encountering cultural resource during subsurface earthwork activities, with assessment by qualified archaeologist
Hazards and Hazardous Materials: Requirement for geological evaluation | Hydrology and Water Quality: Establishment of construction staging areas well outside riparian areas, vehicle inspection and maintenance requirement | Land Use and Planning: Establishment of construction staging areas well outside riparian areas, vehicle inspection and maintenance requirement | Noise: Noise reduction measures for construction equipment; Notation of hours, routes, noise reduction measures (in plans); Additional noise attenuation techniques | Tribal Cultural Resources: Notification on encountering cultural resource during subsurface earthwork activities, with assessment by qualified archaeologist | Utilities and Service Systems: All measures described above

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

Crossing Twin Ridge Creek with a bridge for vehicular access (e.g., "golf cart") to Accessory Dwelling Unit is an area of controversy, in regards to the City's policies for preservation of riparian corridors.

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

Air Resources Board
Fish & Wildlife
Regional WQCB #3