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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: Crisp/Greenview Estates Tract Map

Lead Agency: County of San Luis Obispo

Contact Name: Eric Hughes

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Project Location: unincorporated Arroyo Grande, San Luis Obispo County

*City* *County*

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

A request by Greenview Estates (Applicant) for a Tentative Tract Map (SUB2021-00013/TR 3073) to subdivide a 36.71-acre parcel into seven parcels, ranging in size from 5 acres to 5.6 acres for the sale and/or development of each proposed parcel. The project includes the extension of Stagecoach Road and El Sueno Way for access to the project site. Other proposed site improvements include the installation of retention basins, bioswales, and other low-impact design treatments. The project includes a request for an exception to Title 21 (Real Property Division Ordinance) to allow the minimum lot frontage length-to-width ratio to be less than 60 feet wide and 80 feet deep. The project site is located in the Residential Suburban (RS) land use category, to the north of Stagecoach Road and El Sueno Way, northeast of the City of Arroyo Grande. The project is located within the San Luis Bay (Inland) Sub Area (South) of the South County (Inland) Planning 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: There is potential to increase short-term pollutant emissions and expose sensitive receptors to construction emissions. Mitigation has been identified to ensure compliance with diesel idling restrictions intended to reduce exposure of DPM and fugitive dust emissions to reduce construction emissions near sensitive receptor locations.
Biological Resources: There is potential to disturb special-status plant and animal species, sensitive natural communities, oak woodland habitat, and State jurisdictional wetland. Mitigation has been identified to avoid and/or minimize potential impacts through preconstruction surveys, monitoring, restoration, and an open space easement.
Geology and Soils: There is potential for construction activities to increase erosion and loss of topsoil at the project site. Mitigation has been identified to require implementation of BMPs. The project may also disturb paleontological resources. Mitigation has been identified to reduce the potential to disturb paleontological resources through implementation of a Monitoring and Treatment Plan.
Hazards/Hazardous Materials: There is potential for construction activities to result in accidental spill. Mitigation has been identified to require implementation of BMPs.
Hydrology/Water Qualtiy: There is potential for construction activities to increase polluted runoff. Mitigation has been identified to require implementation of BMPs.
Utilities: Potential to increase water use. Mitigation has been identified to limit water usage through a drought water management program.

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

N/A

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

- Central Coast Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Wildlife (CDFW)
- San Luis Obispo County Air Pollution Control District (SLOAPCD)