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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: Colombo Parcel Map

Lead Agency: County of San Luis Obispo

Contact Name: Eric Hughes

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

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

A request by Karen Colombo for a phased Vesting Tentative Parcel Map (CO19-0079/SUB2020-00035) to subdivide two existing parcels, totaling 11.3 acres in size, into four parcels, ranging in size from 2.4 to 4.1 gross acres for the purpose of sale and future development of residential uses on each parcel. The project includes the phased construction of site improvements, including two access, drainage, and utility easements and stormwater drainage basins. The project also includes a 34-foot-wide offer of dedication along the northeastern side of Orcutt Road along the frontage of proposed Parcels 3 and 4, to provide continuity with existing offers of dedication along Orcutt Road and Calle Crotalo. The project site is located within the Residential Suburban (RS) land use category at 3876 Orcutt Road, adjacent to the southeastern limit of the city of San Luis Obispo, in the San Luis Obispo North sub-area of the San Luis Obispo 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 expose sensitive receptors to short-term construction emissions and to disturb naturally occurring asbestos. Mitigation has been identified to ensure compliance with diesel idling restrictions intended to reduce exposure of DPM and fugitive dust emissions to sensitive receptor locations and to require implementation of SLOACPD testing, notification, and disposal protocol to reduce the potential to release NOA during proposed ground disturbance activities.
Biological Resources: There is potential to disturb special-status plant species, American badger, nesting birds, roosting bats, and sensitive natural communities. Mitigation has been identified to avoid and/or minimize potential impacts.
Geology and Soils: There is potential for construction activities to increase erosion and loss of topsoil at the project site, which can runoff into the unnamed drainages and/or surrounding areas. Mitigation has been identified to require the implementation of construction BMPs to reduce potential impacts related to soil erosion and loss of topsoil.
Hazards and Hazardous Materials: There is potential to expose people to NOA, ACM, and/or lead-based paint. Mitigation has been identified to require implementation of SLOACPD testing, notification, and disposal protocol to reduce the potential to release NOA or disturb ACM/lead-based paint during proposed ground disturbance activities.
Hydrology and Utilities: There is potential for construction activities to increase erosion and other pollutants at the project site, which can runoff into the unnamed drainages and/or surrounding areas. Mitigation has been identified to require the implementation of construction BMPs to reduce potential impacts related to soil erosion and loss of topsoil.

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)