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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: Hill Street Terraces

Lead Agency: County of San Luis Obispo

Contact Name: Eric Hughes

Email: ehughes@co.slo.ca.us Phone Number: 805-781-1591

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

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

A hearing to consider a request by Briar Rose Estates LLC and Monte J. Cool for a Planned Development (TR 3135) and Subdivision (SUB2021-00035) to subdivide an approximately 2.66-acre parcel into 25 lots and allow for grading and construction of 24 single-family residences and associated on- and off-site improvements (project). The project includes a request to modify the allowable height for walls and fences required by County of San Luis Obispo Inland Land Use Ordinance (LUO) Section 22.10.080 in order to allow for up to a 12-foot-tall retaining wall with an attached six-foot fence along the eastern property boundary. The project would require a total of approximately 128,200 square feet (2.94 acres) of ground disturbance, including approximately 3,720 cubic yards of cut and 13,367 cubic yards of fill with a maximum excavation depth of 3 feet. The project site is located at 695 Hill Street in the community of Nipomo in the Residential Multi-Family land use category. The project site is in the South County Inland sub area of

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 asbestos containing material. 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 disturb asbestos during proposed ground disturbance activities.

Biological Resources: There is potential to disturb California legless lizard, nesting birds, and oak trees during construction of the proposed project. Mitigation has been identified to avoid and/or minimize potential impacts through preconstruction surveys, avoidance protocols, and mandatory replanting of oak trees removed.

Hazards and Hazardous Materials: There is potential to expose people to ACM and/or lead-based paint. Mitigation has been identified to require implementation of SLOACPD and state testing, notification, reporting, and disposal protocol to reduce the potential to disturb ACM/lead-based paint during proposed ground disturbance activities.

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)
- Cal Fire
- Caltrans (District 5)