

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: Idler Parcel Map (N-SUB2024-00060 / ED25-0019)

Lead Agency: County of San Luis Obispo

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Phone Number: 805-788-9470

Project Location: County of San Luis Obispo

City

County

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

Request by Don and Bryan Idler for a Vesting Tentative Parcel Map to subdivide an existing 22-acre parcel into two parcels of 12.0 and 10.0 acres each for the purpose of sale and/or development. The site is currently developed with a single-family residence, two agricultural accessory structures, a ground mounted photovoltaic system, and two wells. Each proposed parcel will be served by an individual domestic well. Proposed Parcel 1 will take access via a 16-foot-wide all-weather road within a 25-foot shared access easement along the northern property line. Proposed Parcel 2 will take access directly via Davenport Creek Road. Two separate Emergency Access Road Easements are proposed via agreements with neighboring properties. No development is being proposed as a part of the land use entitlement. The proposed project is within the Residential Rural land use category and is located at 4985 Davenport Creek Road, approximately 1.3 miles west of Highway 227 and approximately 0.75 miles south of the San Luis Obispo Urban Reserve Line (URL). The site is in the San Luis Obispo Sub-area North 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.

Oak Tree Mitigation Measures - The presence of Oak trees located on site could lead to removal of Oaks due to future development potential. In the case that trees are proposed for impacts or removal, the following measures will apply. An Oak Tree Mitigation and Monitoring Plan is to be submitted to the County. Oak trees are to be replaced at a ratio of 2 replacement trees for each tree impacted and 4 replacement trees for each tree removed. BIO-12 through BIO-18 are in place to mitigate any potential impacts associated with Oak tree removal or impacts.

Aquatic Resources Mitigation Measure - The swale and the Davenport Creek riparian corridor are aquatic resources that are protected under federal, state, and local regulations. Prior to ground disturbance activities, if future project design cannot avoid disturbance of the swale or an appropriate setback distance, a RWQCB Section 401 Water Quality Certificate and a CDFW Section 1602 Streambed Alteration Agreement would need to be obtained prior to disturbance. BIO-11 has been implemented in order to mitigate any potential impacts associated with impacts to the referenced aquatic resources.

Special Status Plant & Wildlife Species Mitigation Measures - While the biological resources assessment did not identify any special status plant or wildlife species during the field surveys conducted by Padre Associates, INC. potentially suitable habitat areas may exist on site. Due to the possibility of these resources to occur on site, BIO-1 through BIO-10 have been incorporated to mitigate and or avoid any potential impacts to resources with the potential to occur on site in the event of future construction activities.

Air Quality Mitigation Measures - Because the project site is in a candidate area for Naturally Occurring Asbestos (NOA), a geologic evaluation must be conducted by a registered geologist to determine if the area disturbed is or is not exempt from the CARB Asbestos Air Toxics Control Measure (NOA ATCM). AQ-1 and AQ-2 have been implemented to mitigate for potential impacts.

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

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

Air Resources Board
CA Department of Fish and Wildlife - District 4
Regional Water Quality Control Board - District 3
CA Department of Forestry and Fire Protection
Native American Heritage Commission
Caltrans District 5
Department of Parks & Recreation