

Santa Margarita Area Residents Together

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EIR Workshop 3/14/07

Web site for DEIR:

http://www.slocounty.ca.gov/planning/environmental/envnot/Environmental_Impact_Reports_2007.htm

Class 1 Impacts, Agricultural Residential Cluster Subdivision (ACRS)

Verbatim from the DEIR Executive Summary

ARCS Impact AG-1 The proposed Agricultural Residential Cluster Subdivision would permanently compromise the sustainability of a 676.7-acre grazing unit and would permanently convert 5 acres containing prime soils to nonagricultural uses. Impacts related to agricultural conversion would be Class I, significant and unavoidable.

ARCS Impact AG-2 The proposed Agricultural Residential Cluster Subdivision would create conflicts between proposed urban uses and existing and future agricultural uses. Potential land use conflicts are a Class I, significant and unavoidable, impact.

ARCS Impact AQ-1 The proposed Agricultural Residential Cluster Subdivision will result in operational air pollutant emissions, primarily from vehicular traffic. This would result in an exceedance of the APCD thresholds, and would be a Class significant and unavoidable, impact.

ARCS Impact AQ-4 The Agricultural Residential Cluster Subdivision would exceed the population growth assumptions of the 2001 Clean Air Plan (CAP). In addition, due to the distance of the site from services, Agricultural Residential Cluster Subdivision implementation would result in a substantial increase in vehicle miles traveled. Therefore, the Agricultural Residential Cluster Subdivision is inconsistent with the CAP. This is a Class I, significant and unavoidable impact.

ARCS Impact B-3 The proposed Agricultural Residential Cluster Subdivision would result in the removal of an estimated 200 to 400 blue oak, coast live oak, and valley oak trees within the Blue Oak Woodland, Coast live Oak Woodland, Valley Oak Woodland, Valley Needlegrass Grassland, and California Annual Grassland habitats on the site. In the short term, oak trees that are removed can be replaced, but the quality of their habitat values will not be the same until the new trees mature, the timeframe of which cannot be accurately determined. Thus, impacts to oak woodlands are Class I, significant and unavoidable.

ARCS Impact CR-1 The Santa Margarita Ranch is a rural historic district eligible for the CRHR. The proposed Agricultural Residential Cluster Subdivision is located in one of the character-defining areas of the ranch. Development of the proposed residential

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cluster in this area would substantially diminish the integrity of the design, setting, materials, feeling, and association of this important character-defining area. In addition, implementation of the Agricultural Residential Cluster Subdivision would adversely impact traditional Native American values. This is considered a Class I, significant and unavoidable, impact.

ARCS Impact CR-2 Thirty-two prehistoric and historical archaeological sites and six isolates are located within or immediately adjacent to the Agricultural Residential Cluster Subdivision site. All of these resources contribute to the significance of the Santa Margarita Ranch Rural Historic District and are eligible for the California Register of Historic Resources (CRHR) under multiple significance criteria. Recovery of the important information in these sites through excavation would lessen the impacts. However, damage to or destruction of the important associations of these sites, and disruption of their setting and feeling, is a Class I, significant and unavoidable impact.

ARCS Impact N-2 Long-term traffic generated by the Agricultural Residential Cluster Subdivision would incrementally increase noise levels at existing receptors located adjacent to roadways in the Santa Margarita Ranch vicinity. The effect of this noise on off-site sensitive receptors in the area is a Class I, significant and unavoidable, impact.

ARCS Impact T-1 Development of the Agricultural Residential Cluster Subdivision would result in the addition of 1,154 average daily trips (88 AM peak hour and 119 PM peak hour trips) to study-area roadways and intersections. Although this would not result in exceedances of roadway or intersection LOS standards, the Agricultural Residential Cluster Subdivision will add traffic to locations with existing hazards and deficiencies. Implementation of proposed mitigation measures would improve hazards and deficiencies. However, due to uncertainty regarding Caltrans approval of facilities within State jurisdiction, Class I, significant and unavoidable, impacts would result.

ARCS Impact VR-1 The clustering of the proposed Agricultural Residential Cluster Subdivision units and preservation of open space and agricultural lands would partially maintain the rural character of the site. However, the proposed development has the potential to alter the aesthetic character of the Agricultural Residential Cluster Subdivision vicinity through alteration of scenic vistas, the introduction of new light and glare generators in to the area, and the changing of the area's character from a rural to rural-residential condition. This is Class I, significant and unavoidable, impact to the aesthetic character of the area.

ARCS Impact W-1 The Agricultural Residential Cluster Subdivision would increase the use of water from area aquifer units, including the Paso Robles and Santa Margarita Formations, by 96 acre-feet per year (afy). This net consumptive use may contribute to overdraft of the aquifer system. Groundwater use associated with the Agricultural Residential Cluster Subdivision is a Class I, significant and unavoidable, impact.
