

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 #: TBD

Project Title: Snow Minor Use Permit / Coastal Development Permit

Lead Agency: County of San Luis Obispo

Contact Name: Dane Mueller

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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 Mark Snow for a Minor Use Permit/Coastal Development Permit (N-DRC2023-00054) to allow for construction of a 4,412 square-foot single-story single-family residence with 1,315 square-feet of deck areas, 1,384 square-foot attached garage, a new access driveway, well, water tank with waterline, and a septic tank with leach fields. The project will result in the disturbance of approximately 1.4 acres on an approximately 251 acre parcel with 3,100 cubic yards (CY) of cut material, 2,500 CY of fill material, and an export of 600 CY. The proposed project is within the Agriculture land use category and is located at 887 Atascadero Road directly adjacent to the Morro Bay city limit. The site is within the Coastal Zone of the Estero Planning Area. The location of the project site is shown in Figure 0-1 and an aerial view of the project site is provided in Figure 0-2. Table 0-1 provides a summary of project components.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project is in a sensitive visual location and will require associated mitigation measures. Establishment of a 20 acre citrus orchard is conditioned. The project is in a sensitive biological location and will require associated mitigation measures. Naturally occurring asbestos is present in this location, and impacts will require associated mitigation measures. The project is located adjacent Morro Creek, which will require associated mitigation measures for water/hydrology impacts. Mitigation measures are listed in the attached Developer's Statement. Additional Conditions are included in the project's Conditions of Approval, Exhibit B.

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.

- California Department of Fish and Wildlife (CDFW) District 4
- Air Resources Board / San Luis Obispo County Air Pollution Control District (SLOAPCD)
- Cal Fire / Department of Forestry
- Regional Water Quality Control Board Region 3
- Coastal Commission
- City of Morro Bay