

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Snow Minor Use Permit / Coastal Development Permit: N-DRC2023-00054

Lead Agency: County of San Luis Obispo Contact Person: Dane Mueller  
 Mailing Address: 976 Osos Street, Room 300 Phone: 805-788-2959  
 City: San Luis Obispo Zip: 93408 County: San Luis Obispo

**Project Location:** County: San Luis Obispo City/Nearest Community: Morro Bay  
 Cross Streets: HWY 41 & Ironwood Ave Zip Code: 93442

Longitude/Latitude (degrees, minutes and seconds): 35 ° 23 ' 11.94 " N / 120 ° 50 ' 52.65 " W Total Acres: 236

Assessor's Parcel No.: 073-084-013 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: HWY 41 Waterways: Morro Creek, Pacific Ocean  
 Airports: N/A Railways: N/A Schools: N/A

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment             |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input checked="" type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____              |

**Development Type:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>1</u> Acres <u>~1.4 acres</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____               | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____           | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____           | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____  | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                         |  |

**Project Issues Discussed in Document:**

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual     | <input type="checkbox"/> Fiscal                      | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation                  |
| <input type="checkbox"/> Agricultural Land               | <input type="checkbox"/> Flood Plain/Flooding        | <input type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality    |
| <input checked="" type="checkbox"/> Air Quality          | <input type="checkbox"/> Forest Land/Fire Hazard     | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater    |
| <input type="checkbox"/> Archeological/Historical        | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals                    | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement           |
| <input checked="" type="checkbox"/> Coastal Zone         | <input type="checkbox"/> Noise                       | <input type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use         |
| <input type="checkbox"/> Drainage/Absorption             | <input type="checkbox"/> Population/Housing Balance  | <input type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects          |
| <input type="checkbox"/> Economic/Jobs                   | <input type="checkbox"/> Public Services/Facilities  | <input type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                |

**Present Land Use/Zoning/General Plan Designation:**

Agriculture

**Project Description:** (please use a separate page if necessary)

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-foot 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 1 and an aerial view of the project site is provided in Figure 2. Table 1-1 provides a summary of project components.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>San Luis Obispo Air Pollution Control District</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>City of Morro Bay</u>
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 4.30.2026 Ending Date 5.29.2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Quest Planning, Inc</u>	Applicant: <u>Jerry Mark Snow</u>
Address: <u>3186 Daisy LN</u>	Address: <u>803 Province Court</u>
City/State/Zip: <u>San Luis Obispo / CA / 93401</u>	City/State/Zip: <u>Bakersfield / CA / 93314</u>
Contact: <u>Amber Davis</u>	Phone: <u>661-343-0774</u>
Phone: <u>805-748-1299</u>	

Signature of Lead Agency Representative: Eric Hughes Digitally signed by Eric Hughes  
DN: cn=Eric Hughes, o=County of San Luis Obispo, ou="Planning and Building", email=Eric.Hughes@co.slo.ca.us, c=US Date: 4.29.2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.