

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: Pratt Lot Line Adjustment/Coastal Development Permit

Lead Agency: County of San Luis Obispo

Contact Name: Andy Knighton

Email: aknighton@co.slo.ca.us Phone Number: (805)781-4142

Project Location: Los Osos San Luis Obispo
City *County*

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

A request by the Charles A. Pratt Construction Co., Inc. for a Coastal Development Permit (CDP) and Lot Line Adjustment (COAL 23-0051) (C-SUB2023-00002) to reconfigure the property lines of four parcels with a total area of 122.49 acres located south of Cabrillo Estates in the community of Los Osos. All four of the existing lots have been legalized through prior Certificates of Compliance (Doc #s 2021-070308, 2021-070309, 2021-070310, and 2020-007166). No new construction or site disturbance is proposed at this time; however potential future building sites are identified for the resulting four parcels. The project site is located at 2805 Rodman Drive within the Residential Suburban land use category and within the Los Osos Community Plan portion of the Estero Area Plan. The project site is also within the area covered by the Los Osos Habitat Conservation Plan. The project location is shown in Figure 1; an aerial view of existing conditions is provided in Figure 2. The Lot Line Adjustment map is provided in Figures 3 and 4. Table 1 provides a summary of the reconfigured parcels.

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

Biological Resources: The project has the potential to impact special status plant and animal species. Applications for development of each parcel shall be accompanied by project specific Biological Resource Analyses. Compliance with the the Federal and State Endangered Species Acts and Los Osos Habitat Conservation Plan are required prior to issuance of building permits for new development. Land use permit applications for development of each parcel shall also be accompanied by an oak tree mitigation plan or conservation easement.

Geology and Soils: The project site is located within a Geologic Study Area for the Los Osos Fault zone. Land use permit applications for each parcel shall be accompanied by a geotechnical report.

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

California Coastal Commission: Development in ESHA is limited to resource dependent uses. The project meets the threshold for development pursuant to the Coastal Act

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

N/A