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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 #: 2022080313

Project Title: Mueller, Minor Use Permit/Coastal Development Permit/Variance (21-108) DRC2020-00078

Lead Agency: County of San Luis Obispo

Contact Name: Eric Hughes

Email: ehughes@co.slo.ca.us Phone Number: 8057811591

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

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

Request by Denise Mueller for a Variance / Minor Use Permit / Coastal Development Permit to allow for the construction of a two-story 1,970-square-foot residence with an attached 461-square-foot garage, and 880-square-foot of exterior deck. The project would result in approximately 3,893 square feet of site disturbance, on an approximately 0.61-acre parcel. The project is located at 2831 Alamo Drive, approximately 500 feet (west) of the intersection of Rodman Drive and Alamo Drive, in the community of Los Osos, in the Estero 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.

Aesthetics - Screen planting, native plant species, minimal vegetation removal, vegetation replacement 4:1 ratio, exterior lighting plan.

Biological Resources - Applicant shall retain a county department of planning and building approved environmental monitor (biologist), prior to ground disturbing activities environmental awareness training for construction personnel, biologist shall coordinate avoidance of Morro Manzanita (mitigation at 4:1 ratio), nesting bird survey by biologist prior to ground disturbing activity (outside of migratory breeding season (March-September)), inclusion of native tree impact plan, applicant to include any oak tree removal in project plan, legless lizard and monterey dusky-footed woodrat avoidance.

Air Quality - Minimal ground disturbance, dust control plan, reseeding, construction vehicle speed shall not exceed 15 mph, street sweeping of excess soil material, fugitive dust monitoring, transport soils shall be covered, maintain all construction equipment in proper tune according to manufacturer's specifications, no idling of diesel equipment for more than 5 minutes, staging areas not located within 1000 feet of sensitive receptors, electrify equipment when feasible use, use gasoline powered or alternative fuel powered equipment when feasible.

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.

CCRWQCB, Coastal Commission, CA Department of Fish and Wildlife, CA Department of Forestry (Cal Fire).