



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR
Notice of Exemption (NOE)
PROJECT DETERMINED CONSISTENT WITH PREVIOUS
MITIGATED NEGATIVE DECLARATION

DATE: July 31, 2024
TO: File
FROM: County of San Luis Obispo Planning Division (Planning Staff)
SUBJECT: A request by Sharad Narayan & Satya Sivaswami Narayan for a Minor Use Permit/Coastal Development Permit (DRC2021-00142) to allow for grading on slopes greater than 20 percent and to construct a 4,126 square-foot single-family residence with 1,895 square-feet of decks/external stairs, 1,360 square-feet of attached garage/storage area, and a septic tank with leach fields, all within a building envelope of 6,760 square-feet. The project will result in the disturbance of approximately 7,563 square-feet on a 20,909 square-foot (0.48 acre) parcel. The proposed project is within the Residential Suburban land use category and is located on the north side of Pecho Valley Road approximately 440 feet southwest of the Nokomis Court and Pecho Road intersection, and approximately 200 feet north of the entrance to Montana de Oro State Park (APN: 074-024-030). The site is in the community of Los Osos within the Estero Planning Area.

Project Location (Specific address [use APN or description when no situs available]): (APN: 074-024-030)	Project Applicant/Phone No./Email: Sharad and Satya Sivaswami Narayan, Property Owners / scnzxx@gmail.com / (650) 520-7177
	Applicant Address (Street, City, State, Zip): 1134 Tangerine Way Sunnyvale, CA, 94087

Name of Public Agency Approving Project: County of San Luis Obispo

STATEMENT OF FINDINGS

The Environmental Coordinator finds that the previously adopted (Mitigated) Negative Declaration (SCH #2017041063, SLO County ED16-016 issued on April 27, 2017) is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision



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of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

Notice of Determination

State Clearinghouse No.: 2017041063

This is to advise that the San Luis Obispo County Board of Supervisors as *Lead Agency*
 Responsible Agency approved the below described project on June 18, 2024, and has made the following determinations regarding the below described project:

The project will not have a significant effect on the environment. Associated mitigation and avoidance measures to address previously identified significant impacts through the previously certified EIRs and adopted MND are included as conditions of approval for this project (through reference). Previously made findings were made pursuant to the provisions of CEQA.

Dane Mueller / dmueller@co.slo.ca.us

(805) 788-2959

Lead Agency Contact Person

Telephone

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: Dane Mueller Date: 07/30/2024

Name: Dane Mueller Title: Planner

On June 18, 2024 the project was Approved by:

- Board of Supervisors
- Planning Commission
- Subdivision Review Board
- Planning Dept Hearing Officer
- Other



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ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building, County Government Center, Room 200, San Luis Obispo, CA 93408-2040, (805) 781-5600.

Sincerely,

Dane Mueller

Dane Mueller, Project Manager