



**Project Title and No.:** Stephens Minor Use Permit/Coastal Development Permit; C-DRC2022-00054/ED23-157

**Project Location:**  
 1173 5<sup>th</sup> St., Los Osos (APN: 038-031-020)

**Project Applicant / Phone No. / E-mail:**  
 Chris Stephens / (805) 234-5277 /  
 chris@currentpowersystems.com

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**Applicant Address (Street, City, State, Zip):**  
 1173 5th Street, Los Osos, CA 93402

**Description of Nature, Purpose and Beneficiaries of Project**

A request by Chris Stephens for a Minor Use Permit / Coastal Development permit (C-DRC2022-00054) to allow for a 465 square foot living space addition and 260 square-foot patio to an existing 936 square foot single-family residence. The project will result in the disturbance of approximately 1,085 square-feet on a 6,250 square-foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 1173 5th Street within the Community of Los Osos. The site is located in the Coastal Zone in the Estero Planning Area.

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

**Exempt Status:**

- |  |   |
|--|---|
| <input type="checkbox"/> Ministerial {Sec. 21080(b)(1); 15268}             | <input checked="" type="checkbox"/> Categorical Exemption. {Sec. 15301; Class: 1} |
| <input type="checkbox"/> Declared Emergency {Sec. 21080(b)(3); 15269(a)}   | <input type="checkbox"/> Statutory Exemption {Sec. ____}                          |
| <input type="checkbox"/> Emergency Project {Sec. 21080(b)(4); 15269(b)(c)} | <input type="checkbox"/> General Rule Exemption. {Sec. 15061(b)(3)}               |
|  | <input type="checkbox"/> Not a Project ____                                       |

A. **Reasons why project is exempt:** The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301. The project consists of an addition to an existing single-family residence. The project is not located in an area which may have an impact on an environmental resource of hazardous or critical concern which is designated, precisely mapped and officially adopted by a federal, state or local agency. There is minimal vegetation onsite, which does not support habitat for special status species (Oberhoff, December 2022). A Phase I Cultural Resource survey of the site resulted in findings (CCARC, December 2022). A Phase II Archaeological Study was prepared, which determined that the proposed addition would not likely cause an adverse impact on cultural resources (Albion, July 2023). This study recommended monitoring for initial ground disturbing activities, which will be added as a condition of approval. Further, there are no unusual circumstances surrounding the project. The project is similar to the existing, principal use of the site. The location of the proposed project is not within any hazardous waste site compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource.

**Lead Agency Contact Person**

**Telephone**

<b>If filed by applicant:</b>	
1. Attach certified document of exemption finding	
2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/>	

Signature: Andy Knight Date: 1/10/23

Name: Andy Knighton Title: Project Manager

On December 1, 2023 the project was Approved by:

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