



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

PLN-1123
3/22/2018

Project Title and No.: Ages / Minor Use Permit/Coastal Development Permit; C-DRC2023-00022 (ED23-162)

Project Location (Specific address [use APN or description when no situs available]): 631 Highland Drive, Los Osos, 93402 (APN: 074-073-004).	Project Applicant/Phone No./Email: Gerard Ages (805)-471-7338 / roosterman54@gmail.com <hr/> Applicant Address (Street, City, State, Zip): 1381 9th Street, Los Osos, 93402
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Description of Nature, Purpose and Beneficiaries of Project

A request by Gerard Ages for a Minor Use Permit/Coastal Development Permit (C-DRC2023-00022) to allow for demolition and removal of 1,209 square foot as-built living areas and addition of 1,234 square foot living area on the second floor to an existing residence. The remodeled residence will consist of 2,380 square feet of living area with a 518 square foot two-car attached garage. The project will result in minimal site disturbance on a 9,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 631 Highland Drive in the community of Los Osos. The site is located in the Estero Planning Area.

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

Exempt Status: (Check One)

- Ministerial {Sec. 21080(b)(1); 15268}
- Declared Emergency {Sec. 21080(b)(3); 15269(a)}
- Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
- Categorical Exemption. {Sec. 15303; Class: 3}
- Statutory Exemption {Sec. ____}
- General Rule Exemption. {Sec. 15061(b)(3)} (also complete GRE form PLN-1124)
- Not a Project ____

Reasons why project is exempt:

The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303. 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. Further, there are no unusual circumstances surrounding the project. There are no unusual circumstances as 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

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:  Date: 1/25/24

Name: Ana Luvera Title: Planner

On December 15, 2023 the project was Approved by:

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