



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

**PLN-1123**  
**3/22/2018**

**Project Title and No.: Browns / Minor Use Permit/Coastal Development Permit; C-DRC2023-00047 (ED24-022)**

<p><b>Project Location (Specific address [use APN or description when no situs available]):</b>          1923 Thomas Avenue in the community of Cambria CA, 93428, County of San Luis Obispo (APN: 023-102-020).</p>	<p><b>Project Applicant/Phone No./Email:</b>          Gary &amp; Patricia Browns / (559) 284-6696          / <del>camnetus@hotmail.com</del> <u>gbrowns@att.net</u>  <b>Applicant Address (Street, City, State, Zip):</b>          PO Box 658, Cambria CA, 93428</p>
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**Description of Nature, Purpose and Beneficiaries of Project**

A request by Gary and Patricia Browns for a Minor Use Permit / Coastal Development Permit (C-DRC2023-00047) to allow for driveway and access improvements to an existing single-family residence. Improvements include re-grading and replacement of the existing 725 square-foot driveway and approximately 150 square-foot expansion to the driveway which will provide improved access to the existing two-car garage. The project will also allow for the construction of a new retaining wall and exterior steps providing access to the entry of the residence. The applicant requests a modification to fencing and screening standards to allow up to 6-feet in height for the retaining wall within the front setback, per Coastal Zone Land Use Ordinance (CZLUO) Section 23.04.190 Fencing and Screening, (b.), (4.) Modification of Fencing and Screening Requirements. The project will result in disturbance of approximately 1,100 square-feet on a 4,462 square-foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 1923 Thomas Avenue in the community of Cambria. The site is in the North Coast 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. 15304; Class: 4}
- 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 4) pursuant to CEQA Guidelines Section 15304, (Minor Alterations to Land) because the project consists of the demolition, replacement, expansion, and improvement to an existing driveway and retaining wall to improve site access to an existing single-family residence. The project consists of minor private alterations to the land

and/or vegetation which do not involve removal of healthy, mature, scenic trees, and grading occurs on slopes less than 10%. The project consists of new landscaping including the replacement of existing conventional landscaping, and filling of earth into previously excavated land with material compatible with natural features of the site, and minor trenching and backfilling where the surface is restored. 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.

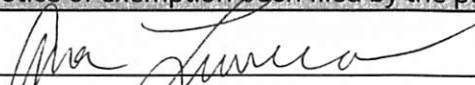
Ana Luvera/ [aluvera@co.slo.ca.us](mailto:aluvera@co.slo.ca.us)

(805) 788-2009

**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: 5/13/24

Name: Ana Luvera Title: Planner

On November 3, 2023 the project was Approved by:

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