

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Luis Obispo

1055 Monterey St

San Luis Obispo, CA 93408

From: (Public Agency): City of San Luis Obispo
Community Development Department
919 Palm Street San Luis Obispo, CA 93401

(Address)

Project Title: 460 Pacific St

Project Applicant: John Tricamo - john@tricamo.us - (805) 534-4004

Project Location - Specific:

460 Pacific St, San Luis Obispo, CA 93401

Project Location - City: San Luis Obispo Project Location - County: San Luis Obispo

Description of Nature, Purpose and Beneficiaries of Project:

A 10-unit residential development consisting of a three-story 6,065 square foot apartment building, with a 26% Density Bonus and a 100% vehicular parking reduction. The project is proposed on a lot with an existing residence that is proposed to be demolished.

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

Name of Person or Agency Carrying Out Project: John Tricamo

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. State type and section number: CEQA Guidelines Section 15332 (In-Fill Development)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is categorically exempt under Class 32, In-Fill Development Projects; Section 15332 of the CEQA Guidelines because the project is consistent with the General Plan policies for the land use designation and is consistent with the applicable zoning designation and applicable regulations. The project site occurs on a property of no more than .09 acres or a 3,800 SF lot, is substantially surrounded by residential uses, and has no value as habitat for endangered, rare or threatened species. The project would be served by adequate required utilities and public services. The project has been reviewed by the City Public Works Department, Transportation Division, and no significant traffic impacts were identified based on the size and location of the project. The proposed project as designed, the location of the project, and compliance with existing Zoning and Municipal Code Regulations, the project would not result in any significant effects related to noise, air quality, or water quality. The project is consistent with the City's General Plan and Community Design Guidelines and would not result in project-specific or cumulative aesthetic impacts.

Lead Agency

Contact Person: David Amini, Housing Coordinator Area Code/Telephone/Extension: (805) 781-7524

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: June 4, 2024 Title: Housing Coordinator

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____