



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1123
3/22/2018

Notice of Exemption

Project Title and No.: Luallen Minor Use Permit/Coastal Development Permit; N-DRC2023-00045 / ED24-060

Project Location:

30 12th Street
Cayucos, CA 93430
APN: 064-222-012

Project Applicant / Phone No. / E-mail:

Mark Luallen / (559) 287-2250 / mluallen4@gmail.com

Applicant Address (Street, City, State, Zip):

2758 N. Highland, Fresno, CA 93737

Description of Nature, Purpose and Beneficiaries of Project

A request by Mark Luallen for Minor Use Permit/Coastal Development Permit (N-DRC2023-00045) to allow for the construction of a new one-story approximately 17.5-foot tall, 1,455 square-foot single-family residence and attached 314 square-foot one-car garage and driveway parking space and conversion of the existing approximately 1,190 square-foot single-family residence into an Accessory Dwelling Unit (ADU). The project will result in the disturbance of approximately 2,185 square-feet of the 6,000 square-foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 30 12th Street, in the community of Cayucos within the Small-Scale Design Neighborhood. The site is in the Estero Planning Area.

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

Exempt Status:

- 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)}
Not a Project \_\_\_

Reasons why project is exempt: The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guideline Section 15303 (New Construction and Conversion of Small Structures) because the project consists of the construction of a single-family residence and the conversion of an existing single-family residence to an Accessory Dwelling Unit (ADU) on a previously disturbed lot. The project will not require the removal of native trees or vegetation. Further, there are no unusual circumstances surrounding the project. The project is located within a residential area with similarly developed lots. The proposed project does not impact any scenic resources for any officially designated scenic highways. 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 a substantial adverse change in the significance of a historical resource.

Andy Knighton

(805) 781-4142 / aknighton@co.slo.ca.us

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: Andy Knighton Date: 7/9/2024

Name: Andy Knighton Title: Project Manager

On June 21, 2024 the project was Approved by:

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