



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

PLN-1123
3/22/2018

Project Title and No.: Owen/ Minor Use Permit/Coastal Development Permit; C-DRC2023-00027 (ED23-164)

Project Location (Specific address [use APN or description when no situs available]):
 2831 Rodman Drive, in the community of Los Osos, 93402, County of San Luis Obispo (APN: 074-457-017).

Project Applicant/Phone No./Email:
 Doug & Nancy Owen/ (559) 854-0173, (559) 284-5268/ bodhismom5@gmail.com,
dodc@sbcglobal.net

Applicant Address (Street, City, State, Zip):
 2831 Rodman Drive, in the community of Los Osos, 93402, County of San Luis Obispo

Description of Nature, Purpose and Beneficiaries of Project

A request by Doug and Nancy Owen for a Minor Use Permit/Coastal Development Permit (C-DRC2023-00027) to allow for the addition of approximately 984 square-foot living area and 140 square-foot storage to an existing 2,226 square-foot single-family residence. The project will also remedy a 563 square-foot as-built residential unit by converting the space to a conforming bedroom and bathroom internally connected to the existing residence. The remodeled and expanded residence will consist of 3,210 square feet in habitable area, 140 square feet of storage space and an existing 570 square-foot attached garage, comprised of four bedrooms, three bathrooms. The project will result in the disturbance of approximately 723 square-feet on a 13,939 square-foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 2831 Rodman Drive in the community of Los Osos. The site is 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.

Ana Luvera 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: *Ana Luvera* Date: 7/31/24

Name: Ana Luvera Title: Planner

On June 18, 2024 the project was Approved by:

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