



Notice of Exemption

Project Title and No.: Montoya / Minor Use Permit/Coastal Development Permit; C-DRC2022-00066 (ED24-051)

Table with 2 columns: Project Location (Specific address [use APN or description when no situs available]): Lot 7 on Block 38 Laguna Drive in the community of Oceano, CA, County of San Luis Obispo (APN: 061-062-028); Project Applicant / Phone No. / E-mail: Maurice and Joy Montoya / (310) 266-5562 / joycmontoya@gmail.com; Applicant Address (Street, City, State, Zip): 2010 Idyllwild place, Arroyo Grande, CA 93420

Description of Nature, Purpose and Beneficiaries of Project

A request by Maurice & Joy Montoya for a Minor Use Permit/Coastal Development Permit (C-DRC2022-00066) to allow construction of an approximately 2,448 square-foot, two-story single-family residence with an attached 618 square-foot two-car garage, 494 square-foot rooftop deck, and a 99 square-foot second story balcony on a vacant lot. The project will be served by a new driveway from the rear alley accessed from Surf Avenue. The project will result in the disturbance of the entire 3,500 square-foot parcel for infrastructure improvements and appurtenances. The project also includes a request to establish and operate a residential vacation rental within the single-family residence. The project is in the Residential Multi-Family land use category, located at Lot 7 on the 38th block of Laguna Drive in the Community of Oceano (APN: 061-062-028). The site is in the San Luis Bay Coastal Planning Area of the Coastal Zone.

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 California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures) because the project consists of construction and location of one single-family residence on an existing lot in a residential land use category. The project will result in construction of an approximately 2,448 square-foot, two-story single-family residence with an attached 618 square-foot two-car garage, 494 square-foot rooftop deck, and a 99 square-foot second story balcony on a vacant lot. The project will be served by a new driveway from the rear alley accessed from Surf Avenue. The project will result in the disturbance of the entire 3,500 square-foot parcel for infrastructure improvements and appurtenances. The project also includes a request to establish and operate a residential vacation rental within the single-family residence. Drainage and access improvements are also included in the project. Additionally, a biological survey was conducted by Ecological Assets Management, LLC, on the site and resulted in negative findings for plant species and avoidance measures for the California Legless Lizard and Coast Horned Lizard (Oberhoff, December 14, 2023).

The project is not located in an area which may have an impact on an environmental recourse 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. The proposed project is surrounded by other similarly developed lots within an urban developed area. 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 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 <input type="checkbox"/> No <input type="checkbox"/>
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Signature:  Date: 7/19/24

Name: Ana Luvera Title: Planner

On June 7, 2024, the project was Approved by:

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Subdivision Review Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Planning Dept Hearing Officer | |