



Notice of Exemption/General Rule Exemption

Project Title and No.: Joslin General Plan Amendment; LRP2022-00011 ED23-169

Project Location:
673 S OCEAN AVE CAYUCOS, CA 93430
(APN: 064-135-003)

Project Applicant/Phone No./Email:
Andrew and Marie Joslin
(916) 335-9385
andrewj7240@gmail.com

Applicant Address (Street, City, State, Zip):
673 S OCEAN AVE CAYUCOS, CA 93430

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Andrew and Merry Joslin for a General Plan Amendment application (LRP2022-00011) to change the land use category from Office Professional (OP) to Residential Multi-Family (RMF) on an approximately 0.13-acre parcel/site. The project site is located at 673 S. Ocean Avenue, between 6th and 7th Street, west of Highway 1, in the community of Cayucos. The site is in the in the Estero Planning Area, in the Coastal Zone.

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

Exempt Status/Findings: This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

Reasons why project is exempt:

The proposed project is to change the land use of a non-conforming single-family dwelling from Office Professional (OP) to Residential Multi-Family (RMF). The project is intended to bring the single-family dwelling into land use conformity. The project area is located within Estero Planning Area of the Coastal Zone. This project, as proposed, meets all applicable community standards for development. The project is located on disturbed land within an Urban Grown Boundary. Additionally, the project is proposed to be placed in an area that is not environmentally or archaeological sensitive.

The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project.

Additional Information: Additional information pertaining to this notice of general rule exemption may be obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.

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Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the project involve substantial public controversy regarding environmental issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment and is therefore exempt from CEQA.

Lead Agency Contact Person Shawn Monk, Planner/ smonk@co.slo.ca.us/ (805) 781-4147

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: 4/9/24
Name: Shawn Monk Title: Planner

On April 9, 2024 the project was approved by:

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