



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

PLN-1123
3/22/2018

Project Title and No.: Stone Pine LLC Minor Use Permit / CDP; C-DRC2024-00004 / ED24-083

Project Location: APN: 038-681-014; 688 Sant Lucia Ave, Los Osos, CA 93402

Project Applicant / Phone No. / E-mail:
 Stone Pine LLC / (650)-520-5915 / stonepinellc19@gmail.com

Applicant Address (Street, City, State, Zip):
 PO Box 24286, San Luis Obispo, CA 93401

Description of Nature, Purpose and Beneficiaries of Project

A request by Stone Pine LLC for a Minor Use Permit / Coastal Development Permit (C-DRC2024-00004) to allow for the addition of 303 square-feet of living space to an existing 2,404 square-foot, single-story single-family residence. The project would not result in any new site disturbance to the existing approximately 10,577 square-foot lot. The proposed project is in the Residential Single-Family land use category and is located at 688 Santa Lucia Avenue in the community of Los Osos. The project is in the Estero Planning Area of the Coastal Zone.

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

Exempt Status:

- | | |
|--|---|
| <input type="checkbox"/> Ministerial {Sec. 21080(b)(1); 15268} | <input checked="" type="checkbox"/> Categorical Exemption. {Sec. 15301; Class: 1} |
| <input type="checkbox"/> Declared Emergency {Sec. 21080(b)(3); 15269(a)} | <input type="checkbox"/> Statutory Exemption {Sec.____} |
| <input type="checkbox"/> Emergency Project {Sec. 21080(b)(4); 15269(b)(c)} | <input type="checkbox"/> General Rule Exemption. {Sec. 15061(b)(3)} |
| | <input type="checkbox"/> Not a Project _____ |

Reasons why project is exempt: The project qualifies for a Class 1 Categorical Exemption pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) because the project consists of a minor alteration to an existing structure, including the addition of an approximately 303 square-foot bedroom and bathroom addition to an existing 2,101 square-foot, single-story single-family residence, containing an existing 472 square-foot attached garage. The floor area after the addition will total 2,404 square feet. Therefore, the addition to the existing structure will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet. The project would result in minimal site disturbance, within a previously disturbed/improved area of the site (conversion of the covered interior courtyard to an infilled habitable addition) to the existing approximately 10,577 square-foot lot. Therefore, the project involves negligible expansion of the existing single-family residential use. 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 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. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from the proposed project.

Dane Mueller

(805) 788-2959 / dmueller@co.slo.ca.us

Lead Agency Contact Person

Telephone

<p>If filed by applicant:</p> <p>1. Attach certified document of exemption finding</p> <p>2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/></p>

Signature: Dane Mueller Date: 08-06-2024

Name: Dane Mueller Title: Project Manager

On September 20, 2024 the project was Approved by:

Board of Supervisors
 Planning Commission

Subdivision Review Board
 Planning Dept Hearing Officer

Other _____