



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

PLN-1123
3/22/2018

Project Title and No.: Molina / Minor Use Permit/ N-DRC2024-00005 / ED24-136

Project Location (Specific address [use APN or description when no situs available]): 048-201-013 and 009 / 5609 Huasna Rd. Arroyo Grande, CA, 93420

Project Applicant/Phone No./Email: Rudy Molina / 805-680-2731/rzmolina@yahoo.com
Applicant Address (Street, City, State, Zip): 5609 Huasna Rd., Arroyo Grande, CA, 93420

Description of Nature, Purpose and Beneficiaries of Project

A request by Rudy Molina for a Minor Use Permit to allow for a greater than 1,000 square foot detached workshop/studio as required by County Code Section 22.30.410.C standards to allow an as-built existing 3,200 square foot detached workshop/studio. The proposed project is within the Agriculture land use category and is located at 5609 Huasna Rd., approximately 5.5 miles east of the city of Arroyo Grande. The site is located within the South County Sub Area of the Huasna-Lopez Sub Area.

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

Exempt Status: (Check One)

- | | |
|--|---|
| <input type="checkbox"/> Ministerial {Sec. 21080(b)(1); 15268} | <input checked="" type="checkbox"/> Categorical Exemption. {Sec. 15301/3; Class: 3&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 will allow an as-built existing 3,200 square foot detached workshop/studio that is located within an agricultural zone. The workshop is an existing structure, and no grading was required. The project is not located with the 100-year Flood Zone, no oaks were removed or impacted during construction and Public Works did not identify any concerns. As-built construction plans will be required. As a condition of approval for the project, the building will be required to meet all applicable building codes and Cal Fire Code requirements.

Holly Phipps (hhipps@co.slo.ca.us)

(805)781-5600

Lead Agency Contact Person

Telephone

If filed by applicant:

- Attach certified document of exemption finding
- Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: Date: August 29, 2024

Name: Holly Phipps Title: Project Manager

On October 4, 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 | |