



# NOTICE OF EXEMPTION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

## Project Title and No.: **Novy / Minor Use Permit; DRC2015-00092 ED15-212**

**Project Location (Specific address [use APN or description when no situs available]):** 1325 Pasadena Drive, Los Osos, CA 93402, County of San Luis Obispo

**Project Applicant/Phone No./Email:**

Frederick Novy/805-235-0873/

jhedwardscompany@gmail.com

**Applicant Address (Street, City, State, Zip):**

698 Santa Lucia Ave., Los Osos, CA 93402

### Description of Nature, Purpose and Beneficiaries of Project

A request by **FREDERICK G. NOVY** for a Minor Use Permit/Coastal Development Permit to allow the construction of a 3,048 square-foot single-family residence with a 484 square-foot attached garage and a 351 square-foot attached workshop. The project will result in the disturbance of approximately 8,000 square-feet of a 17,097 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1325 Pasadena Drive, approximately 1.1 miles southwest of the South Bay Boulevard and Santa Ysabel Avenue intersection, 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)}

**Reasons why project is exempt:** The proposed project is the construction of a single-family residence as a replacement dwelling from a demolished unit at 2150 Pine Avenue. A wetland setback of 62 feet is requested. The Botanical Resources Survey Report (Ecological Assets Management, LLC; September 15, 2015) provided by the applicant identified only one species during the surveys. California seablite was observed during the surveys but was located out of the parcel boundaries, in a tidally influenced area. The applicant also received a Non-Federal No Take concurrence letter from U.S. Fish and Wildlife Service.

Brandi Cummings (bcummings@co.slo.ca.us)

(805)781-5600

**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 \_\_\_\_\_ Date May 1, 2016

Name (Print) Brandi Cummings Title Planner I

On \_\_\_\_\_ the project was Approved by:

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