



NOTICE OF EXEMPTION

ATTACHMENT 05

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.: Sullivan Minor Use Permit/Coastal Development Permit; DRC2015-00001 ED15-244

Project Location (Specific address [use APN or description when no situs available]): 260 & 264 San Miguel Street, Avila Beach, CA 93424, County of San Luis Obispo

Project Applicant/Phone No./Email:
Danby Sullivan/805-704-3335/
slocoasthomes@gmail.com

Applicant Address (Street, City, State, Zip):
956 Walnut Avenue, Suite 200A, San Luis Obispo, CA 93401

Description of Nature, Purpose and Beneficiaries of Project

A request by DANNY SULLIVAN for a Minor Use Permit/Coastal Development Permit to allow for grading on slopes over 20 percent for two (2) single-family residences of 2,317 sq. ft. and 2,545 sq. ft. located on three (3) adjacent lots. Also requested are two (2) residential vacation rentals and modification to the 50 foot distance requirement between residential vacation rentals. The project will result in 3,626 square-feet of permanent site disturbance on an 11,370 square-foot project site. The project is located in the Residential Multi-Family land use category and is located at 260 and 264 San Miguel Street, at the intersection of San Miguel Street and Avila Beach Drive, in the community of Avila Beach. The project is located in the San Luis Bay (Coastal) 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 project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project consists of two residences on three legal lots. The Cultural Resources survey submitted for the project had negative findings. One oak tree will be removed as part of the project, and will be replaced on site at a 4:1 ratio.

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: /s/ Brandi Cummings

Date: June 3, 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