



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

PLN-1123
3/22/2018

Project Title: Dry Creek California, LP / Lot Line Adjustment / N-SUB2023-00030/COAL23-0012/ED23-144

Project Location: located on APN 015-031-072 & 015-031-071 & 015-311-004 & 015-311-005: 5011 E. HWY 46, Paso Robles

Project Applicant/Phone No./Email: Dry Creek California, LP / 805-312-1828 ray@grapevinecap.com

Applicant Address (Street, City, State, Zip): P.O. Box. 12958 San Luis Obispo, CA 93406

Description of Nature, Purpose and Beneficiaries of Project

A request by Dry Creek California, LP., for a Lot Line Adjustment COAL 23-0012 to adjust the lot lines between four parcels of 5 acres (Parcel 1), 5 acres (Parcel 2), 5 acres (Parcel 3) and 249 acres (Parcel 4). The adjustment will result in four reconfigured parcels of 60 acres (Parcel 1), 70.9 acres (Parcel 2), 51.3 acres (Parcel 3), and 81.8 acres (Parcel 4). The project will not result in the creation of any additional parcels. The proposed Lot Line Adjustment will adjust the shared parcel lines between four existing parcels to follow historical vineyard blocks and agriculture roads. By adjusting the parcel lines to follow ag roads and vineyard blocks, it allows for more efficient use of land and resources. All parcels are accessible from HWY 46 via private driveways and access easements. The proposed project is within the Agriculture land use category and is located at 5011 E. HWY 46, in rural Paso Robles. The site is located on the southeast side of Highway 46, directly east of the City of Paso Robles. The site is in the El Pomar-Estrella Sub Area of the North County 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. \_\_; Class: }
Statutory Exemption {Sec. \_\_}
General Rule Exemption. {Sec. 15061(b)(3)} (see GRE form PLN-1124 below)
Not a Project \_\_\_\_\_

Reasons why project is exempt:

This project is exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(3), General Rule Exemption. The Environmental Coordinator has determined that it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment. A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

Additional Information: Additional information pertaining to this notice of 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.

**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:     *Lane Sutherland*     Date: 11/10/2023

Name:     Lane Sutherland     Title: Project Manager / Planner

On December 15, 2023 the project was Approved by:

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



Notice of Exemption

Notice of General Rule Exemption

Project Title and No.: Dry Creek California, LLC.; N-SUB2023-00030 (COAL23-0012); (ED23-144)

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.

- 1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines? YES NO
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances? YES NO
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment? YES NO
4. Will the project involve substantial public controversy regarding environmental issues? YES NO
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? YES NO
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.) YES NO
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. YES NO
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? YES NO

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.

X [Signature]
Lane Sutherland, Project Manager

Date 11/10/2023