



Notice of Exemption

Project Title and No.: Ten Have / Minor Use Permit / N-DRC2022-00022 / ED23-172

Project Location (Specific address): located on APN 046-042-022, along at 1450 Post Canyon Drive and adjacent to Santa Rita Ranch Road in the County of San Luis Obispo

Project Applicant/Phone No./Email: Coenraad Ten Have / 310-717-6825 / dorothy@condor.com (owner)
Nelson Bernal / 805-237-3746 / nelson@nrbdrafting.biz (applicant)

Applicant Address (Street, City, State, Zip): 336 PO BOX Topanga, CA 90290 (owner)
2121 Pine Street, Suite A, Paso Robles, CA 93446 (applicant)

Description of Nature, Purpose and Beneficiaries of Project

A request by Coenraad Ten Have for a Minor Use Permit to allow construction of a 1,200-square-foot pre-manufactured log cabin with 592-square-foot loft and associated improvements including septic, utilities, and driveway access. The project will result in approximately 1.17 acres of site disturbance on an 18.9-acre parcel. The proposed project is located at 1450 Post Canyon Drive approximately 4.25 miles west of the city of Atascadero. The proposed project is in the Rural Lands land use category and is within the Adelaida 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. 15301 ; Class: 3}
Statutory Exemption {Sec.}
General Rule Exemption. {Sec. 15061(b)(3)} (also complete GRE form PLN-1124)
Not a Project

Reasons why project is exempt: The project consists of a request to construct one pre-manufactured log cabin with a loft, associated utilities, and driveway in a Rural Lands land use category. As proposed, the project will result in the approximate disturbance of 51,000 square-feet and result in 780 cubic yards of cut and 550 cubic yards of fill. The current state of the parcel includes slopes of more than 10% that are rural in nature but not conducive to agricultural uses. A search of the California Natural Diversity Database (CNDDB) database showed no sensitive or special status species on or near the project parcel. The project site is approximately 530 ft away from the nearest stream, and it is not anticipated the project will impact sensitive resources, including cultural resources. The nature and scale of the proposed development, including its



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

PLN-1123
06/06/2018

location on the existing slope, is similar to that of adjacent residences, and the project will not create visual impacts or significantly change the rural character of the vicinity. The project is conditioned to meet all standards related to grading, drainage, lighting and glare. Therefore, the proposed development will be consistent with County Code.

Based on these project characteristics, the residential development portion of the project is Categorically Exempt under Section 15303 (Class 3) of the CEQA Guidelines, construction of limited numbers of new, small facilities or structures. Additionally, the proposed major grading is covered by the General Rule Exemption, Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment as no measures beyond those required by County ordinances are necessary to address the environmental impacts associated with the proposed project.

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 200, San Luis Obispo, CA 93408 (805) 781-5600.

Blake Maule / Project Manager / 805-781-4163 / bmaule@co.slo.ca.us

Lead Agency Contact Person (Name, Number, E-mail)

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: [Signature] Date: 1/3/2024
Name: Blake Maule Title: Planner

On December 15, 2023 the project was Approved by:

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



Notice of General Rule Exemption

Project Title and No.: Ten Have / Minor Use Permit / N-DRC2022-00022 / ED23-172

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.

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

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.

Eric Hughes for

 Blake Maule, Project Manager (bmaule@co.slo.ca.us)

1/3/2024
 Date