

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING

PLN-1123 06/06/2018

Notice of Exemption

Project Title and No.: Green Gate Farms Subdivision N-SUB2022-00048 / CO 22-0046 - ED23-184

Project Location
300 Green Gate Road
San Luis Obispo, CA 93401
APN: 044-161-009
Applicant Address (Street, City, State, Zip):
8830 Morro Road, Atascadero, CA 93422

Description of Nature, Purpose, and Beneficiaries of Project

Hearing to consider a request by **Green Gate Farms** for a Tentative Parcel Map (N-SUB2022-00048 / CO 22-0046) to subdivide an existing 133.5-acre parcel into two parcels of 78.9 acres and 54.6 acres for the purpose of consolidating, splitting, and reclassifying residential structures on each proposed parcel. The site is currently developed with an event barn, event storage barn, restroom facility, two (2) single family residences permitted as vacation rentals, a farm support quarter, ADU, equestrian barn, agricultural accessory structures, and approximately 13 acres of irrigated pasture. The proposed parcels will be served by a shared on-site domestic well. The proposed project is within the Agriculture (AG) land use category and is located at 300 Green Gate Road, approximately 2.5 miles southeast of the City of San Luis Obispo. The site is in the San Luis Obispo Sub Area of the South County Planning Area.

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

Exempt Status: (Check One)						
-xompt ou						
	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}}				
\boxtimes	General Rule Exemption.	{Sec. 15061(b)(3)}				
	Not a Project					

Reasons why project is exempt:

The project consists of subdividing the existing approximately 133.5-acre parcel into two legal parcels of 78.9 and 54.6 acres. Over 100 acres of the 133.5-acre parcel is currently used for agricultural operations, including vineyards and horse pasture. The remainder of the project site is developed with appropriately permitted temporary events and associated storage barns, restroom facility, two (2) single-family residences operating as vacation rentals, a farm support quarter, accessory dwelling unit, equestrian barn and arena, and agricultural accessory structures. The subdivision does not negatively impact existing or future agricultural operations on the property and does not propose any disturbance or development as a part of this subdivision process. Any access improvements, grading, or construction will require additional permits and applicable environmental review.



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As proposed, the subdivision will not cause any physical disturbance to the property and will not impact any biological or cultural resources. Additionally, the subdivision, as proposed, will not result in any potential impacts to areas such as aesthetics, geology and soils, water, traffic, or cumulative impacts since land development is not proposed. The proposed parcel configuration is designed to consolidate, split, and reclassify existing residential development across both proposed parcels. The project, as conditioned, will comply with the Land Use Ordinance. As required by the conditions of approval, any future development will potentially require additional environmental review.

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.

Mason Denning (mdenning@co.s	(805) 781-1298	
Lead Agency Contact Person	Telephone	
 If filed by applicant: Attach certified document of ex Has a notice of exemption been 	emption finding. n filed by the public agency approving the proje	ect? Yes No
Signature: Mason Denning	Date: 12/	04/2023
Name: Mason Denning	Title: <u>Pro</u>	ject Manager <u>/ Planner</u>
On January 8, 2024	the project was Approved by:	
☐ Board of Supervisors ☐ Planning Commission	Subdivision Review Board Planning Dept Hearing Officer	Other



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Notice of General Rule Exemption

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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?		\boxtimes
2.	Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?		\boxtimes
3.	Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?		\boxtimes
4.	Will the project involve substantial public controversy regarding environmental issues?		\boxtimes
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?		\boxtimes
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.)		\boxtimes
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.		\boxtimes
8.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		\boxtimes
	basis of this initial evaluation, I find that the proposed project does not have the potential to on the environment, and is therefore exempt from CEQA.	cause a s	significant
Mason	Denning, Project Manager Date 12/04/2023		