



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

PLN-1123
06/06/2018

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	Project Applicant/Phone No./Email: Jamie Jones 805-461-5765 jamie@kirk-consulting.net <hr/> 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)*

- 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)}
- 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.



Notice of Exemption

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.slo.ca.us)

(805) 781-1298

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: *Mason Denning*

Date: 12/04/2023

Name: Mason Denning

Title: Project Manager / Planner

On January 8, 2024

the project was Approved by:

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



Notice of General Rule Exemption

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

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.

Table with 3 columns: Question, YES, NO. Contains 8 questions regarding CEQA exemptions with checkboxes.

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.

Mason Denning, Project Manager

Date 12/04/2023