



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

PLN-1123
06/06/2018

Project Title and No.: Bardsley Subdivision N-SUB2022-00032 / CO 22-0037 - ED23-186

Table with 2 columns: Project Location (Corbett Canyon Road, San Luis Obispo, CA 93401, APN: 044-291-040) and Project Applicant/Phone No./Email (Shannon McCabe, 805-250-2891, smccabe@dpsiinc.com). Applicant Address: 705 Fiero Lane, Suite 10, San Luis Obispo, CA 93401.

Description of Nature, Purpose, and Beneficiaries of Project

Hearing to consider a request by Matthew and Michelle Bardsley for a Tentative Parcel Map (N-SUB2022-00032 / CO22-0037) to subdivide an existing 15.85-acre parcel into two parcels of 7.0 and 8.86 acres each for the purpose of sale and/or development. Proposed parcel 1 is currently vacant and will include a 16,000 square-foot building envelope that will encompass all future development and associated site improvements, accessed via proposed driveway within a private easement across an intervening parcel between the subject property and Corbett Canyon Road. Proposed parcel 2 is currently developed with an existing residential home; no additional development is proposed. An existing on-site domestic well will be shared. The project will result in 20 cubic yards (cy) of cut, 20 cy of fill, and approximately 19,000 feet of ground disturbance. The applicant is requesting adjustments to the design criteria outlined within County Code Section 21.03.010 to allow for an exceedance of the maximum ratio of parcel depth to width (3:1). The proposed project is within the Residential Rural (RR) land use category and is located at 1173 Corbett Canyon Road, approximately 1.78 miles northeast of the Arroyo Grande city limits. The site is within the San Luis Bay Inland 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 15.85-acre parcel into two legal parcels of 7.0 and 8.86 acres. The subdivision does not negatively impact the existing traffic along Corbett Canyon Road as the proposed project will approve a small building envelope for future residential development as part of this project. Any access improvements, grading, or construction will require additional permits and associated environmental review, as applicable. This subdivision will approve a building envelope for future development. Additionally, the subdivision, as proposed, will not result in any potential impacts to



Notice of Exemption

areas including aesthetics, geology and soils, water, traffic, or cumulative impacts. The applicant provided a Phase 1 Archaeological Study (May 2023, Padre Associates) that confirms no significant impacts would result from the project, and the study did not identify any cultural resources within the project site during the associated pedestrian survey.

The applicant also provided a Biological Resources Assessment (BRA) (Padre Associates, June 2023) that indicated no special status biological resources were identified and no mitigation measures were recommended. However, as recommended by the BRA, the applicant is incorporating avoidance measures which have been conditioned as part of the project. Oak tree impacts are not expected to occur, although actual disturbance limits and project design constraints for future development may lead to potential replanting in accordance with County requirements.

The project, as conditioned, will comply with the Land Use Ordinance. As required by the conditions of approval, any future development for structures, utilities, or access, will require focused biological surveys and potential additional environmental review for any proposed disturbance areas. County standards, along with applicant proposed avoidance measures and pre-construction surveys will ensure that there are less than significant impacts to the environment.

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



Notice of General Rule Exemption

Project Title and No.: Bardsley Subdivision N-SUB2022-00048 / CO 22-0037 - ED23-186

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 rows of exemption criteria 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