

## COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING

PLN-1123 06/06/2018

### **Notice of Exemption**

Project Title and No.: Bardsley Subdivision N-SUB2022-00032 / CO 22-0037 - ED23-186				
Project Location	Project Applicant/Phone No./Email:			
Corbett Canyon Road	Shannon McCabe			
San Luis Obispo, CA 93401 APN: 044-291-040	805-250-2891 smccabe@dpsiinc.com			
	Applicant Address (Street, City, State, Zip): 705 Fiero Lane, Suite 10			

#### 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 Star	tus: (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}}
$\boxtimes$	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



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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: 12/0	4/2023		
Name: <u>Mason Denning</u>	Title: <u>Proj</u> e	ect Manager / Planner		
On January 8, 2024  Board of Supervisors Planning Commission	the project was Approved by:  Subdivision Review Board Planning Dept Hearing Officer	Other		



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## 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.

			<u>YES</u>	<u>NO</u>
1.	Does this project fall within any exempt class as listed in sections 15301 through 15329 of the SCEQA Guidelines?	State		$\boxtimes$
2.	Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	nent		$\boxtimes$
3.	Is the project inconsistent with any Federal, State, or local law or administrative requirer relating to the environment?	nent		$\boxtimes$
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 receive the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below sustaining levels, threaten to eliminate a plant or animal community, reduce the number or rether ange of a rare or endangered plant or animal or eliminate important examples of the meriods of California history or prehistory?	self- strict		
6.	Does the project have the potential to achieve short-term environmental goals to the disadvan of achieving long-term environmental goals? (A short-term impact on the environment is one w occurs in a relatively brief, definitive period of time while long-term impacts will endure well into future.)	hich		
7.	Does the project have adverse impacts which are individually insignificant, but cumulat significant? Cumulatively significant means that the incremental effects of an individual project substantially adverse when viewed in connection with the effects of past projects, the effect other current projects, and the effects of probable future projects.	t are		
8.	Does the project have environmental effects which will cause substantial adverse effects on hubeings, either directly or indirectly?	man		$\boxtimes$
	basis of this initial evaluation, I find that the proposed project does not have the potention the environment, and is therefore exempt from CEQA.	al to ca	ause a s	ignificant
Mason	Denning, Project Manager Date 12/04/	2023		