



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1123
3/22/2018

Notice of Exemption/General Rule Exemption

Project Title and No.: Wagner Major Grading Permit; GRAD2023-00036, ED24-020

Project Location: 1500 Noyes Road, Arroyo Grande CA, 93420, APN: 044-371-014

Project Applicant/Phone No./Email:

Patricia Wagner (Owner) / 805-448-1657 / bluehills2@aol.com

Steven Fike (Authorized Agent) / 805-478-1346 / socalmoto@gmail.com

Applicant Address (Street, City, State, Zip):

Owner: 1448 Noyes Road, Arroyo Grande CA, 93420

Authorized Agent: 6500 Via Avenue, Atascadero, CA, 93422

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2023-00036) to allow for the construction of a new approximately 930 square-foot single-family dwelling with attached 4,950 square-foot garage and new septic system. The proposed project will disturb approximately 0.96-acres of the approximately 19.5-acre parcel, including 2,440 cubic-yards of cut and 1,650 cubic-yards of fill. The proposed parcel is within the Residential Rural land use category and is located at 1500 Noyes Road, north of the City of Arroyo Grande. The site is in 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/Findings: This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

Reasons why project is exempt:

The project consists of grading for the construction of a single-family residence and associated uses. The project is located in a residential rural area with similar development on neighboring parcels. The project site is within an area of previous ground disturbance due to on-site agriculture operations.

The applicant has designed the grading and site improvements to minimize site disturbance, and the project has a relatively small area of disturbance of approximately 0.96-acres of the 19.5-acre parcel. The project area is located within the San Luis Bay Inland Sub-area of the South County Planning Area and is subject to the applicable sub-area standards outlined in County Code Section 22.98.050. This project, as proposed, meets all applicable community standards for development.

With the exception of the oak woodland surrounding the proposed project area, the site is not located in an area of biological or botanical sensitivity or potential for identified listed species. The project is not

anticipated to impact existing Oak trees; however, the applicant has proposed replacement measures of 2:1 for Oak trees impacted and 4:1 for replacement in the event Oak trees are removed as a result of this project.

No mapped streams, wetlands, Sensitive Resource Areas, or Terrestrial Habitats occur on site; therefore, none will be impacted.

The project area does not fall within an area of any mapped listed species, therefore, does not require related mitigation measures. The project will maintain compliance with local policies and ordinances protecting biological resources.

The project is not within 100 feet of a stream or in an area with known archaeological resources; therefore, impacts to cultural resources are not anticipated. In the unlikely event resources are uncovered during grading activities, implementation of County Code Section 22.10.040 (Archaeological Resources) would be required, which states:

A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the residence.

The project would be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.238), which ensures the new development has access to adequate utilities such as water and sewer/septic facilities.

The site meets all necessary requirements for onsite wastewater treatment (septic) systems to operate successfully.

The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project.

Additional Information: Additional information pertaining to this notice of general rule 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.

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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?	<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.

Lead Agency Contact Person: Ana Luvera / aluvera@co.slo.ca.us **Telephone:** (805) 788-2009

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 <input type="checkbox"/> No <input type="checkbox"/>
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Signature:  Date: 2/20/24
Name: Ana Luvera Title: Planner

On February 20, 2024 the project was Approved by:

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|---|--|--|
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Subdivision Review Board | <input checked="" type="checkbox"/> Other <u>Chief Building Official</u> |
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Planning Dept Hearing Officer | |