



Notice of Exemption/General Rule Exemption

Project Title and No.: Hearst Holdings, Inc. Minor Use Permit/Coastal Development Permit; C-DRC2022-00057/ ED23-121

Project Location: APN: 011-181-018 (parent parcel); accessed from Highway 1 through multiple private roads, approximately 5 miles north of the San Simeon Village Reserve Line within the North Coast Planning Area of the Coastal Zone.

Project Applicant/Phone No./Email: Timothy Carmel / (805)546-8785 / tcarmel@carnclaw.com

Applicant Address (Street, City, State, Zip): 5 Third Street, Suite 200, San Francisco, CA, 94103

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Hearst Holdings, Inc. for a Minor Use Permit/Coastal Development Permit (C-DRC2022-00057) to use a designated 4.98-acre portion of an existing 23,200-acre parent parcel (APN: 011-181-018) within Hearst Ranch, as a private family cemetery. The proposed project is within the Residential Rural land use category and the site is accessed from Highway 1 through multiple private roads. The project site is located approximately 5 miles north of the San Simeon Village Reserve Line within the North Coast Planning Area of the Coastal Zone.

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].

The project is not located in an area which may have an impact on an environmental resource of hazardous or critical concern which is designated, precisely mapped, and officially adopted by a federal, state or local agency. The project qualifies for a General Rule Exemption pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3) because the project consists of minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees.

Reasons why project is exempt:

A Biological Resources Assessment conducted April 28, 2021 (David Wolf Environmental, LLC), concluded direct and indirect project impacts on biological resources would be considered less than significant and no mitigation measures are recommended.

The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource. A Phase 1 Cultural Resource Study (Phil Clarkson, Applied

Earthworks, Inc.) and an Extended Phase 1 Cultural Resource Testing (Phil Clarkson, Applied Earthworks, Inc.) were conducted November 8, 2018, and November 8-12, 2021. The Phase 1 Cultural Resource Study (November 8, 2018) concluded with no cultural materials or features observed. The results of the Extended Phase 1 Subsurface Survey (November 8-12, 2021) concluded no further archaeological actions are recommended for the Project. The area contains little to no subsurface cultural material and the potential for encountering additional cultural resources, such as artifacts or subsurface features is low.

Pursuant to CZLUO, if cultural materials are encountered during construction activities, all work must be halted near the discovery, and a qualified archaeologist must be contacted to assess the find and evaluate what further steps will be taken. No federal lands are associated with the proposed Project. Therefore, all applicable California State laws will be followed in the unlikely event human remains or associated funerary items are identified during ground-disturbing activities. Should human remains and/or associated cultural materials be encountered, work in that area must be halted and the San Luis Obispo County Coroner's Office shall be immediately contacted pursuant to Health and Human Safety Code Section 7050.5. If the remains are determined to be of Native American origin, the NAHC shall be notified within 24 hours of the determination, as required by Public Resource Code Section 5097.

The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by State Law and 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.

## 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?                                                                                                                                                                                                                                                                                                                                | <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                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |


adverse effects on human beings, either directly or indirectly?

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  No

Signature:  Date: 4/11/2024  
Name: Ana Luvera Title: Project Manager

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On March 1, 2024 the project was Approved by:

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