



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1123
3/22/2018

Notice of Exemption/General Rule Exemption

Project Title and No.: Negranti General Plan and Ordinance Amendment, LRP2023-00007, ED23-189

Table with 2 columns: Project Location (90 Wellsona Road, Paso Robles, CA 93446, APN 027-321-005) and Project Applicant/Phone No./Email (Colter Negranti / (805) 215-6501 / pasoroblesequine@gmail.com). Applicant Address (Street, City, State, Zip): PO Box 4277, Paso Robles, CA 93447.

Description of Nature, Purpose, and Beneficiaries of Project:

Request by Colter Negranti to (1) amend the Land Use Element of the County General Plan to change the land use category of the project site from Residential Suburban (RS) to Multiple Use Industrial and Commercial Service (MU IND/CS) and (2) to amend the County Inland Land Use Ordinance to add new planning area standards to establish a discretionary land use permit requirement and establish a maximum allowed water use limitation for non-agricultural uses on the project site. The project site is an approximately 1-acre parcel (APN 027-321-005) located at 90 Wellsona Road, approximately 3 miles northeast of the City of Paso Robles, in the Salinas River Sub-Area of the North County Planning Area. District 1.

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: This project does not have the potential to cause a significant effect on the environment because the new land uses allowed by the land use category change will be subject to discretionary permitting and CEQA 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.

Notice of General Rule Exemption

Project Title and No.: LRP2023-00007 Negranti General Plan and Ordinance Amendment (ED 23-189)

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.

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Date: 2024.04.11 10:19:59-07'00'



Kylie Fonzi

4/11/2024

Kylie Fonzi, Planner

Kylie Fonzi (kfonzi@co.slo.ca.us)

(805)781-4979

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

Digitally signed by

Kylie Hensley

Date: 2024.04.11

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Kylie Fonzi

Signature: _____ Date: 4/11/2024

Name: Kylie Fonzi Title: Planner

On April 9, 2024 the project was Approved by:

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