



Notice of Exemption/General Rule Exemption

Project Title and No.: Villicana Lot Line Adjustment; N-SUB2023-00065 ED24-023

Project Location (Specific address [use APN or description when no situs available]:
2400 Shale Ridge Rd., Paso Robles, CA 93446
APN(s): 026-293-015, -026, -027, -028

Project Applicant/Phone No./Email:
Alexander Villacana (Owner)/ (805) 238-1466
ext. 104 / alex@villicanawinery.com

Applicant Address (Street, City, State, Zip):
2735 Adelaida Road, Paso Robles, CA, 93446

Description of Nature, Purpose, and Beneficiaries of Project:

Hearing to consider a request by Alexander Villicana for a Lot Line Adjustment (COAL 23-0044) to adjust the lot lines between 4 parcels of 73.40 acres (Parcel 1), 106.20 acres (Parcel 2), 92.10 acres (Parcel 3), and 100.00 acres (Parcel 4) totaling 371.7 acres. The adjustment will result in 4 parcels of 28.0 acres (Parcel 1), 45.4 acres (Parcel 2), 182.10 acres (Parcel 3), and 116.2 acres (Parcel 4) totaling 371.7 acres. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands and Agriculture land use categories and is located at 2400 Shale Ridge Road in rural Paso Robles. The site is in the Adelaida Sub Area of the North 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 includes a request to adjust the lot lines between four legal parcels and will not result in the creation of any additional parcels. The current access to the parcels subject to the lot line adjustment will remain the same and no additional access is proposed at this time.

One domestic well (Well #1) is located on APN 026-293-015 and is used to support the existing Single-Family Residence. Additionally, each agricultural parcel is equipped with its own agricultural well, resulting in a total of three agricultural wells (Well #2, Well #3, and Well #4). These agricultural wells support the existing vineyards on the property. Following the LLA, Well #1 will be located within Parcel 2, and Parcel 3 will house two agricultural wells, Well #2 and Well #3, while the remaining agricultural well, Well #4, will be positioned within Parcel 4. The proposed reconfiguration

does not result in an increased demand on the existing water supply.

The project area is located within the Adelaida Sub-area of the North County Planning area and is subject to the applicable sub-area standards outlined in County Code Section 22.94.030. This project, as proposed, meets all applicable community standards for lot line adjustments.

The project area does not fall within San Joaquin Kit Fox habitat and, therefore, does not require related mitigation measures. The project will not result in the removal of any heritage oak trees or other native tree species, and there are no special status plant species known to exist within the project area. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

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

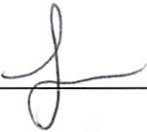
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Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's 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 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 Jessica Macrae, jmacrae@co.slo.ca.us, 805-788-2714

Signature:  Date: 4/24/24

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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On April 5, 2024 the project was Approved by:

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