



Notice of Exemption/General Rule Exemption

**Project Title and No.: Sanderson Major Grading Permit; GRAD2023-00050 ED24-069**

**Project Location (Specific address [use APN or description when no situs available]:** 1737 Little Court, Arroyo Grande, California, 93420  
APN 044-562-014

**Project Applicant/Phone No./Email:**  
Scott & Gail Sanderson (Owners) / (805) 835-3073 / gail127andy@gmail.com

**Applicant Address (Street, City, State, Zip):**  
1735 Little Court, Arroyo Grande, California 93420

**Description of Nature, Purpose, and Beneficiaries of Project:**

A request for a Major Grading Permit (GRAD2023-00050) to allow for the construction of a 1,197-square-foot accessory dwelling unit with a 750-square-foot detached garage, as well as a paved driveway and fire department turnaround. The proposed project will disturb approximately 0.41 acres of the 5.0-acre parcel, including 1,678-cubic-yards of cut and 23-cubic-yards of fill. The proposed parcel is within the Residential Rural land use category and is located at 1737 Little Court, Arroyo Grande, in the San Luis Bay 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 includes grading for the construction of an accessory dwelling unit with a detached garage within the Residential Rural land use category. 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 0.41 acres. The project area is located within the San Luis Bay Sub-area of the South County Planning area and is subject to the applicable sub-area standards outlined in County Code Section 22.96.030. This project, as proposed, meets all applicable community standards for development. Additionally, the project is proposed to be placed in an area that is not categorized as prime farmland and will not convert prime farmland to a non-agricultural use.

The project area does not fall within San Joaquin Kit Fox habitat and, therefore, does not require related mitigation measures. No special-status plant species were observed within the Biological Survey Area as outlined in the Biological Resources Assessment. Based on the desktop review, eight (8) special-status plant species were initially determined to have a moderate or high potential for occurrence, though, they were later deemed either absent or to have a low potential. These included mesa horkelia (*Horkelia cuneata* var. *puberula*), sand mesa manzanita (*Arctostaphylos rufis*), Nipomo mesa ceanothus (*Ceanothus impressus* var. *nipomensis*), Pismo clarkia (*Clarkia speciosa* ssp. *Immaculata*), Indian knob mountain balm (*Eriodictyon altissimum*), black-flowered figwort (*Scrophularia atrata*), chaparral ragwort

(Senecio aphanactis), and Hoover's bent grass (Agrostis hooveri). Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

The project is not located near 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.

The project area has low potential for liquefaction, and moderately low potential for landslide. The Soils Report contains geologic elements with recommendations for construction that will be incorporated into the project.

Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the residence. 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 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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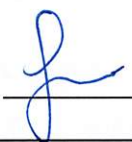
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Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's 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: 5/9/24

<p><b>If filed by applicant:</b></p> <ol style="list-style-type: none"><li>1. Attach certified document of exemption finding</li><li>2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/></li></ol>
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On May 9, 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 |  |