



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR
Notice of Exemption (NOE)
PROJECT DETERMINED CONSISTENT WITH PREVIOUS
ENVIRONMENTAL IMPACT REPORT

DATE: May 3, 2024
TO: File
FROM: County of San Luis Obispo Planning Division (Planning Staff)
SUBJECT: Saunders DRC2019-00252.: Notice of Exemption: Environmental Determination (ED24-058) for a request by James and Debra Saunders for a Conditional Use Permit to (DRC2019-00252) to construct 36 multi-family residential units on a two-acre site APN: 021-371-002 and APN: 021-371-003. The project would consist of seven one-story buildings, onsite parking, and landscaping. The project will result in ground disturbance of the entire two parcels. The project is within the Recreation land use category and located at 777 Monterey Road, in the community of San Miguel. The site is in the Salinas River Sub-Area of the North County Planning Area.

Project Location (Specific address [use APN or description when no situs available]): 777 Monterey Road, San Miguel, CA. 93451	Project Applicant/Phone No./Email: James and Debra Saunders Property Owners/ jim@hearstranchwinery.com 805-423-1291 Applicant Address (Street, City, State, Zip): 7310 N River RD Paso Robles CA 93446
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Name of Public Agency Approving Project: County of San Luis Obispo

STATEMENT OF FINDINGS

The Environmental Coordinator finds that a Final Environmental Impact Report (SCH No. 2013081038) was certified by the Board of Supervisors for the San Miguel Community Plan on November 22, 2016. The San Miguel Community Plan is incorporated and part of the County General Plan Land Use Element. Pursuant to California Environmental Quality Act Guidelines Section 15183 a project that is consistent with the development density established by existing community plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effect which are peculiar to the project or its site.

The project consists of multi-family residential development on a site that was designated as within the recreation land use category by the San Miguel Community Plan. Multi-family residential development is an allowed use in the recreation land use category pursuant to the County's Land Use Ordinance (Title 22), and the project complies with the specific density limitations described in



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that section according to the medium intensity factor for the site based on access from a paved local street, proposed connection to a community sewer system, and proximity of less than 1 mile to a Central Business District. The project has been analyzed for project specific effects, including preparation of the technical studies described below.

A Biological Assessment prepared for the project found the potential for the presence of special-status plant and animal species on or adjacent to the parcel to be extremely low as the site and surrounding areas are urbanized and highly disturbed. The project has been conditioned to complete a pre-construction biological survey to ensure that no special-status plant or animal species have become established on the site.

A Cultural Resources Inventory Survey prepared for site found that no significant prehistoric cultural resources were located within the survey areas. Due to proximity of the San Miguel Mission, a Tribal Administrator recommended that a Extended Phase 1 Archaeological Study be prepared. The Extended Phase I did not identify significant cultural resources within the project area. Further, the findings were parallel to those of the Cultural Resources Inventory report prepared for the project. Although the project area is in the general vicinity of important historic, protohistoric, and prehistoric archaeological resources, the negative results of this and prior studies indicate the project area has low sensitivity for the presence of unidentified archaeological resources. No historical resources or unique archaeological resources were identified within the project area and no further archaeological study were recommended.

A Traffic Impact Analysis dated June 7, 2019, was prepared for the project. The report concluded that the project would generate 264 new vehicle trips per weekday, including 17 AM peak hour trips and 20 PM peak hour trips. The project will not significantly impact the intersection of Mission St./ SLO Monterey Road and no improvements were recommended. County staff entered the project data into a VMT calculator tool developed according to best available data pursuant to SB 743. The project was screened out due to its location within an Urban Reserve Line. The project will have less than significant impacts on VMTs.

No project significant impacts have been identified. The mitigation measures identified in the certified Final EIR prepared for the Specific Plan are adequate and have been incorporated as conditions of approval.



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Notice of Exemption Determination

This is to advise that the San Luis Obispo County Planning and Building Department as *Lead Agency* *Responsible Agency* approved the below described project on _____, and has made the following determinations regarding the below described project:

The project will not have a significant effect on the environment. Associated mitigation and avoidance measures to address previously identified significant impacts through the previously certified EIRs and adopted MND are included as conditions of approval for this project (through reference). Previously made findings were made pursuant to the provisions of CEQA.

Elizabeth Moreno, Project Manager

(805) 781-5721

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

Signature: Elizabeth Moreno Date: 5/23/24

Name: Elizabeth Moreno Title: Senior Planner

On: May 23, 2024 the project was Approved by:

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



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ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building, County Government Center, Room 300, San Luis Obispo, CA 93408-2040, (805) 781-5600.

Sincerely,

Elizabeth Moreno, Project Manager

Attachments:

1. Link to applicable project documents: [DRC2019-00252 \(sloplanning.org\)](https://energov.sloplanning.org)
https://energov.sloplanning.org/EnerGov_Prod/SelfService#/plan/27baa440-c6df-4745-a529-ef3c4f0551e4