



Notice of Exemption/General Rule Exemption

Project Title and No.: Wallace Major Grading Permit; GRAD2023-00109 / ED24-089-PL

Project Location:

1435 Verde Canyon Road
Arroyo Grande, CA 93420
APN: 044-311-050

Project Applicant/Phone No./Email:

Mitch Wallace (Owner) / Censurfer@gmail.com
Jon Couch (Agent) / (714) 321-1180/ jcouch@pack.design

Applicant Address (Street, City, State, Zip):

1435 Verde Canyon Road
Arroyo Grande, CA 93420

Name of Public Agency Approving Project: County of San Luis Obispo

Description of Nature, Purpose, and Beneficiaries of Project:

A Major Grading Permit (GRAD2023-00109) to allow for the authorization to grade earthwork quantities totaling approximately 4,800 cubic-yards (cy) for the purpose of constructing a single-family residence and driveway. The proposed project will disturb approximately 0.94 acres (40,800 square-feet) of the approximately 5.98-acre parcel, including approximately 2,400 cy of cut and 2400 cy of fill, with grading occurring on slopes of up to 20% and excess fill to be balanced on site. The proposed project is located on a parcel within the Residential Rural land use category and is located at 1435 Verde Canyon Road, in the San Luis Bay Inland Sub-Area of the South County Planning Area.

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 a single-family and driveway within the Residential Rural land use category with access to an existing road and roadway network that is adequate to serve the project. The applicant has designed the grading, site improvements, and location of the structures and site improvements to minimize project impact as the single-family residence and improvements primarily use or are primarily located on previously graded roads and pads. The project has a relatively small area of disturbance of approximately 0.94 acres. The project area is located within the San Luis Bay Inland Sub-Area of the South County Planning area and is subject to the applicable sub-area standards outlined in County Code Section 22.98.050. This project, as proposed, meets all applicable community standards for development. Additionally, the project is proposed to be placed in an area that does not contain prime farmland and will not convert existing agricultural crop area to non-agricultural use.

The project area does not fall within San Joaquin Kit Fox habitat, therefore, does not require related mitigation measures. A biological resources assessment was prepared for this project and has identified appropriate avoidance measures to reduce any potential impacts to protected species known to occur in the area to a less than significant level. The project is not located within a designated Highway Design Corridor. There is no current proposal for the removal of any heritage oak trees. Removal of any trees on site will be replanted at an appropriate ratio.

No archaeological study was performed due to the location, parcel topography and minimal amount of site disturbance. Additionally, nearby previous archaeological and cultural studies are not have resulted in no findings within the project vicinity. 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.

Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the on-site residence and associated improvements. The project will maintain compliance with local policies and ordinances protecting biological and archaeological resources. In conclusion, 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 third page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

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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: Dane Mueller – dmueller@co.slo.ca.us – (805) 788-2959

Signature: *Dane Mueller*

Date: 06/28/2024

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

On June 26, 2024 the project was Approved by:

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