



Notice of Exemption/General Rule Exemption

Project Title and No.:

Grundfor Minor Use Permit N-DRC2023-00007; ED24-082

Project Location:

1900 Front St. Oceano, CA. 93445
County of San Luis Obispo (APN: 062-118-012)

Project Applicant/Phone No./Email:

Scott Grundfor / (805) 801- 2900 /
sgrundfor@gmail.com

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

2265 Cattlerun Road, Arroyo Grande, CA.
93420

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Scott Grundfor for a Minor Use Permit to allow a single story 9,506 square-foot vehicle storage building. The vehicle storage building will be used as a private car storage facility. The vehicle storage facility includes a 500 square-foot office space and a 912 square foot storage area. The proposed project is within the Commercial Retail land use category and is located at 1900 Front Street in the Community of Oceano. The site is 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 the project is exempt: This project is to construct a 9,506 square-foot vehicle storage building on a 1.5-acre vacant lot. The project prepared a Biological Assessment prepared by Pax Environmental, Inc. dated February 2024. The study concluded that the project site is surrounded by developed areas (restaurant to the northeast along Front Street, a railroad to the south and southwest, and undeveloped open space to the southeast and northwest) and that it is unlikely that this area is used as a wildlife corridor. The report further concludes that the project’s proposed development would not substantially inhibit wildlife movement through the area. The project also included a Phase I Archeological Survey prepared by Heritage Discoveries Inc. dated February 2020. The report concluded negative findings for archeological resources and recommended that no further archaeological studies be required. The project also completed a Transportation Impact Analysis prepared by Central Coast Transportation Consulting dated July 2023. The analysis concluded that the project would generate 265 vehicle trips per weekday including 18 AM peak hours trips and 23 PM hour trips, and that it would not significantly impact vehicle miles travel. Further, the project does not impact any scenic resources for any designated scenic highways. With the prepared studies, it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment.

Notice of General Rule Exemption

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.

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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 Elizabeth Moreno | ^{emoreno}emoreno@co.slo.ca.us | 805-781-5721

Signature: Elizabeth Moreno Date: 7/10/24

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 July 5, 2024 the project was approved by:

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