



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

PLN-1123
3/22/2018

Project Title: Nahmias & Lohr/Lot Line Adjustment/N-SUB2023-00027/COAL23-0020/ED24-087

Project Location: located on APN 027-191-019 019-071-071 & 019-071-070: 6955 & 6961 Estrella Road, San Miguel, CA 93451

Project Applicant/Phone No./Email:
Pamela Jardini (Agent) / 805-801-0453
pam@planningsolutions.com

Applicant Address (Street, City, State, Zip):
1360 New Wine Place, Templeton, CA 93465

Description of Nature, Purpose and Beneficiaries of Project

A request by Jeannot Nahmias & Lohr Family Vineyards for a Lot Line Adjustment COAL 23-0020 (N-SUB2023-00027) to adjust the lot lines between two parcels of 323.6 acres (Lot 1) and 95 acres (Lot 2). The adjustment will result in two parcels of 377.3 acres (Lot 1) and 42.4 acres (Lot 2). The project will not result in the creation of any additional parcels. An easement will be provided for the new section of Lot 2 to maintain access on the existing road on the northwesterly side Lot 1. The proposed Lot Line Adjustment will create a larger Agriculturally zoned parcel and align lot lines with existing land use designations and Parkhill Road. The proposed project is within the Agriculture land use category and is located at 6955 & 6961 Estrella Road, approximately three quarters of a mile north of the City of Paso Robles. The site is in the El Pomar-Estrella Sub Area & Salinas River Sub Area of the North County planning area.

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

Exempt Status: *(Check One)*

- Ministerial {Sec. 21080(b)(1); 15268}
- Declared Emergency {Sec. 21080(b)(3); 15269(a)}
- Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
- Categorical Exemption. {Sec.____; Class: }
- Statutory Exemption {Sec.____}
- General Rule Exemption. {Sec. 15061(b)(3)} (see GRE form PLN-1123 below)
- Not a Project _____

Reasons why project is exempt:

This project is exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(3), General Rule Exemption. The Environmental Coordinator has determined that it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment. A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

Additional Information: Additional information pertaining to this notice of 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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Lane Sutherland (lsutherland@co.slo.ca.us)

(805) 788-9470

Lead Agency Contact Person

Telephone

<p>If filed by applicant:</p> <p>1. Attach certified document of exemption finding</p> <p>2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/></p>

Signature: Lane Sutherland

Date: 06/26/2024

Name: Lane Sutherland

Title: Project Manager / Planner

On August 02, 2024

the project was Approved by:

- Board of Supervisors
- Planning Commission

- Subdivision Review Board
- Planning Dept Hearing Officer

Other



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Notice of General Rule Exemption

Project Title and No.: Nahmias & Lohr N-SUB2023-00027 (COAL 23-0020); (ED24-087)

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"/>



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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.

X *Lane Sutherland*

Lane Sutherland, Project Manager

Date 06/26/2024