



Notice of Exemption/General Rule Exemption

**Project Title and No.:** NKT Development, LLC/Cavaletto Ranches LLS; SUB2020-00077 CO 20-0057 (ED 24-103)

**Project Location:** 69 S. Dana Foothill Rd.  
**APNs:** 090-013-003, 090-013-004

**Project Applicant/Phone No./Email:**  
Kerry Margason/ (805) 594-1960/  
kmargason@mbslandsurveys.com

**Applicant Address (Street, City, State, Zip):**  
3559 S. Higuera St, San Luis Obispo, 93401

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

Tentative Parcel Map (CO 20-0057/SUB2020-00077) to allow the subdivision of an existing 855.47 acre parcel into two parcels of 466.47 acres and 388.78 acres. No improvements are proposed; however a 0.6-acre site for a future barn is proposed to be designated on Parcel 2. Parcel 2 is proposed to be placed into a conservation easement related to the Dana Reserve Project, Tract 3159. Parcel 1 is proposed to remain in agricultural production.

**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:** This project is covered by the general rule that CEQA applies only to projects which have the potential to cause 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].

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, due to the following factors:

- The subdivision will fully conform to the applicable General Plan and zoning;
- No residential development is proposed.
- No improvements are proposed, with the exception of a possible future barn to be located within a 1-acre site near the access road for Parcel 2.
- The entirety of Parcel 2, with the exception of a 0.6 acre area for a future barn, is proposed to be placed into a conservation easement for purposes of habitat conservation. A condition of approval will require that the conservation easement agreement be established prior to recordation of the parcel map.
- Parcel 1 is in active agricultural use, and no changes or development are proposed.

- The property is under a Williamson Act land conservation contract, and the proposed subdivision is consistent with the terms of the land conservation contract and with the County's Williamson Act Rules of Procedure. Both resulting parcels will meet the minimum size standards based on soil type, and both contain adequate area suitable for grazing.
- A biological resources assessment was completed for the 0.6 acre area where a future barn is proposed. There are no sensitive plant or animal records, and no sensitive habitats, animals, or plants were detected in the vicinity of the proposed barn site or connection to the existing well. A condition of approval will require that any future septic facilities to serve the barn be located more than 100ft from Temettate Creek.
- An archaeological inventory survey was completed for a 10-acre portion of Parcel 2, including the area proposed for the barn. No significant cultural resources were identified.

**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 Cheryl Ku (cku@co.slo.ca.us)

Telephone (805) 781-5600

**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:  Date: 8/20/24

Name: Cheryl Ku

Title: Senior Planner

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On August 5, 2024 the project was Approved by:

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