



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1233
3/22/2018

Notice of Exemption/General Rule Exemption

Project Title and No.: Crye General Plan Amendment (LRP2023-00002) ED24-113

Project Location (Specific address [use APN or description when no situs available]:
250 Ash Avenue (APN 064-095-020), Cayucos, CA
Birch Avenue (APN 064-095-015), Cayucos, CA

Project Applicant/Phone No./Email:
David Crye
(805) 772-7457
david@cryeconstruction.com

Applicant Address (Street, City, State, Zip):
1170 Quintana Road, Morro Bay, CA 93442

Description of Nature, Purpose, and Beneficiaries of Project:

Hearing to consider a request by David Crye for a General Plan Amendment (LRP2023-00002) to (a) amend the Coastal Land Use Element and Local Coastal Program (Estero Area Plan) of the San Luis Obispo County General Plan to change the land use category on two parcels, totaling approximately 0.68 acres (APNs 064-095-015 and 064-095-020) from Commercial Service (CS) to Residential Multi-Family (RMF) and (b) add a new Planning Area Standard for the portion of the project site located on Birch Avenue (APN 064-095-020). The project site is located at 250 Ash Avenue and between 211 and 259 Birch Avenue, approximately 200 feet northwest of Cayucos Drive, within the community of Cayucos. The site is in the Estero Planning Area. District 2.

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 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.

The project qualifies for the General Rule Exemption because the project involves a General Plan Amendment and Local Area Plan Amendment, and all future land uses and construction would be subject to ministerial and discretionary review under CEQA. The project will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Sec. 15060(c)(2)). The project, and any future development on the project site, 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.

Additional Information:

Notice of General Rule Exemption

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 300, 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.

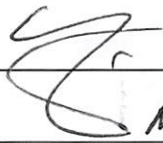
	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there a reasonable possibility that the project could have a significant effect on the environment 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 Mason Denning, Planner/ mdenning@co.slo.ca.us/ (805) 781-1298

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: 10/29/2024 _____
Name: MASON DENNING _____ Title: PLANNER _____

On October 29, 2024, the project was approved by:

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