



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING

## General Rule Exemption

**Project Title and No.:** Williams Minor Use Permit (N-DRC2023-00047 / ED24-129)

**Project Location and APN:**

925 Riata Lane, Nipomo, California, 93444;  
APN: 090-012-035

**Project Applicant/Phone No./Email:**

Joseph Williams / 805-440-6207/  
Joe@luggagebase.com

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

925 Riata Lane, Nipomo, California, 93444

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

A request by Joe Williams for a Minor Use Permit to allow for the site grading and construction of a 3,000-square foot structure, new driveway, septic system and other associated improvements. The proposed structure will include several components within the single building footprint, including: a 1,194 square foot accessory dwelling unit (ADU), a 967 square foot garage/workshop that is accessory to the ADU, and an 839 square foot "RV" garage that is a "detached accessory structure" to the 3,108 square foot primary dwelling. Additionally, Minor Use Permit approval allows: 1) Grading and development outside of the building envelope established for Tract 1516 Lot 33. The project will result in the disturbance of approximately .71 acres on a 9.48-acre parcel. The proposed project is within the Residential Rural land use category and is located at 925 Riata Lane, approximately 1 ½ miles northeast of CA Highway 101 and approximately four miles north of the community of Nipomo. The site is in the South County Inland 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 project is exempt:** The project would allow for the construction of a 3,000-square foot structure, new driveway, septic system and other associated improvements. The proposed structure will include several components within the single building footprint, including: a 1,194 square foot accessory dwelling unit (ADU), a 967 square foot garage/workshop that is accessory to the ADU, and an 839 square foot "RV" garage that is a "detached accessory structure" to the 3,108 square foot primary dwelling. The applicant provided a Biological Resources Assessment – (SWCA Environmental Consultants., June 2023) to support the general rule exemption. No special-status plant species were observed during the focused botanical field surveys and the field biologist report stated that no further studies or monitoring were recommended. County Code requirements for tree removal and requirement to notify the County in the event of biological or cultural resource findings, will provide equivalent application of measures to ensure no significant effect to the environment will occur. The applicant also provided a focused visual analysis in order to provide evidence that the relocation of the building envelope will not have any adverse visual

impact on the highway review corridor. Due to the addition of applicant provided landscaping, all visual concerns are below any potential thresholds indicating potential impacts. The project, as conditioned, will be in compliance with all requirements of the County Land Use Ordinance and CEQA guidelines.

**Additional Information:** Additional information pertaining to this notice of general rule exemption may be found on the next page of this document and by contacting the Planning and Building Department, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

# Notice of General Rule Exemption

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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 15333 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**

**Telephone**

Signature: Lane Sutherland

Date: 08/26/24

**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  No

On October 18, 2024 the project was approved by:

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