



General Rule Exemption

Project Title and No.: Bill and Jim Keese Grading Permit (GRAD2024-00041 / ED24-165)

Project Location and APN:

208 Front Street, Avila Beach, CA 93424
APN: 076-222-025

Project Applicant/Phone No./Email:

Bill and Jim Keese / 805-458-6831/
jkeese@calpoly.edu

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

394 Tolosa Way, San Luis Obispo, CA 93405

Description of Nature, Purpose, and Beneficiaries of Project:

A Major Grading Permit (GRAD2024-00041) to allow authorization to grade on slopes in excess of 30% on an approximately 6,000 square foot parcel to allow development for two residences. The project previously received a discretionary entitlement, as required by County Code, which included a Variance / Minor Use Permit / Coastal Development Permit (DRC2021-00041). Residence A (RBLD2024-00091) includes a three-level single family residence of approximately 1,950 square feet and a 454 square foot garage and storage area; Residence B (RBLD2024-00092) includes a three-level single family residence of approximately 1,950 square feet and a 965 square foot garage and storage area. The project will disturb approximately 6,001-square feet (0.14 acres), including on-site drainage improvements, and earthwork quantities totaling 948 cubic yards of cut/fill. The proposed project is within the Residential Multi-Family land use category and is located at 208 Front Street, in the community of Avila Beach. The site is in the San Luis Bay Coastal 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 includes grading for the construction of 2 single-family residences located in an urbanized area within the Residential Multi-Family land use designation. The applicant has designed the grading and site improvements to minimize site disturbance, and the project has a relatively small area of disturbance of approximately 0.14 acres. The project area is located within the Avila Beach Specific Plan area of the San Luis Bay Coastal Planning Area and is subject to the applicable planning area standards and specific plan. This project, as proposed, meets all applicable community standards for development. Additionally, the project is proposed to be placed in an area that is not categorized as prime farmland and will not convert prime farmland to a non-agricultural use.

The project will not result in the removal of any heritage oak trees or other native tree species, and there are no special status plant species known to exist within the project area. The site is infill and has development on the two sides of the property. The site is not adjacent to mapped blue-line streams. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

Air Quality

The site is located in an urbanized area and falls below the APCD's numerical threshold for daily emissions. The project is located within 1,000 feet of sensitive receptors (residential single-family homes). The project's construction will comply with the County's standard fugitive dust control measures and the San Luis Obispo Air Pollution Control District's (SLOAPCD) standard measures for construction equipment for reducing nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment. Based on the SLO APCD CEQA handbook (Table 1-1), the project won't result in operational impacts. Based on the SLO APCD CEQA handbook (Table 1-1) the project won't result in construction impacts. Additionally, construction is temporary in nature and will employ the use of standard best management practices (BMPs) to reduce emissions from construction activities, as mentioned above.

Cultural Resources / Tribal Cultural Resources

The proposed project is consistent with this section. The project site is located in a mapped Archeologically Sensitive Area. A Phase 1 Archeological survey was conducted by Central Coast Archaeological Research Consultants in September 2020. The records search and field survey did not identify the presence of previously undocumented archaeological resources within or near the project area. Therefore, no impacts to significant cultural resources are anticipated and the project is conditioned to stop work in the event of an inadvertent discovery.

In compliance with County Code Section 23.07.104, a monitoring plan is required to be submitted prior to the issuance of grading and or construction permits and the plan is to be prepared by a County approved archeologist for review and approval by the County Planning and Building Department. The intent is to monitor construction during ground disturbing activities. In the event buried or otherwise unknown cultural resources are discovered during construction, pursuant to County Code Section 23.07.104 and Condition 23 and 24 of DRC2021-00041 work shall be suspended, and the appropriate recommendations within the monitoring plan shall be adhered to, including consultation with a qualified archeologist, historian, and County personnel if necessary. If the coroner determines the remains are Native American, the Native American Heritage Commission will be contacted, and the remains will be protected until a decision is made on their final disposition.

Geology and Soils

A geotechnical engineering report prepared by Beacon Geotechnical on October 9, 2020, analyzed the project site for possible liquefaction and landslide potential. The report determined that the potential for liquefaction and/or lateral spreading is low, and the site topography and exposed soil types indicate that the potential for landslides is minimal. No evidence of previous landslides was observed at the site. The report provided grading parameters, and the project is conditioned to comply with the recommendations as part of each grading permit. The Geotechnical Engineering Report contains geologic elements with recommendations for construction that will be incorporated into the project. Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the residence.

Lastly, the County's General Plan Safety Element maps indicate the site has low potential for landslides and liquefaction and is not located within the County's Geologic Study Area – a combining designation applied by the official maps within the Land Use Element to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property.

Other CEQA Issue Areas

In addition, based on the project description, baseline conditions, and analysis of the project's potential environmental impacts, it has been determined that the project has no possibility to cause a significant impact on the environment relative to any CEQA issue areas that were not explicitly discussed.

Conclusions

As conditioned and in compliance with County Code, the project will conform to the applicable General Plan and Area Plan Standards, and no mitigation measures are necessary to address the environmental impacts associated with the proposed project. No measures beyond those required by County Code or as implemented by BMPs for construction are necessary to address the environmental impacts associated with the proposed project. Therefore, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and the project is exempt from CEQA.

This determination is based on the following documents and technical studies:

- Final Environmental Impact Report (FEIR) and CEQA Findings (certified by the Board of Supervisors for the Avila Beach Specific Plan on April 11, 2000)
- Cultural Resource Study by Central Coast Archaeological Research Consultants in September 2020
- Geotechnical Engineering Report by Beacon Geotechnical on October 9, 2020.

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 300, 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: _____

Date: 11/7/2024

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 November 7, 2024 the project was approved by:

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