



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

PLN-1123
3/22/2018

Project Title: Almond Heights, LLC/Lot Line Adjustment/N-SUB2023-00042/COAL23-0011/ED24-148

Project Location: Located on APN(s): 018-141-030, 018-141-031, 018-141-032: Address: 120 19th Street, Paso Robles, CA 93446

Project Applicant/Phone No./Email: Almond Heights, LLC / 805-237-8851 BryceD@wallacegroup.us

Applicant Address (Street, City, State, Zip): 2121 Ardmore Road, Paso Robles, CA 93446

Description of Nature, Purpose and Beneficiaries of Project

A request by Almond Heights LLC for a Lot Line Adjustment (COAL 23-0011) to adjust the lot lines between four (4) parcels of 7.02, 20.71, 1.00, and .34 acres each. The adjustment will result in four (4) parcels of 8.43, 16.71, 2.8, and 1.13 acres each. This project is Phase 1 in a series of 6 phased Lot Line Adjustments. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located at 120 19th Street Paso Robles, located immediately to the west of the City of Paso Robles. The site is in the 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. The applicant has provided a Biological Resources Assessment (David Wolff Environmental, LLC, August 2024) in which standard county practices for pre-construction surveys for nesting birds were recommended at the time of any future proposed development. Additionally, the applicant provided a Cultural Resources Inventory Survey (Cultural Resources Management Services, May 2024) in which the entire surface was inspected, with negative results, concluding that no evidence of prehistoric or historic artifacts, features, or other indications of significant cultural resources were found, with no further archaeological investigations recommended or required.

**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.

Lane Sutherland (lsutherland@co.slo.ca.us)

(805) 788-9470

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**Lead Agency Contact Person**

**Telephone**

**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: *Lane Sutherland*

Date: 10/01/2024

Name: Lane Sutherland

Title: Project Manager / Planner

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On November 15, 2024

the project was Approved by:

Board of Supervisors

Subdivision Review Board

Other

Planning Commission

Planning Dept Hearing Officer



Notice of Exemption

Notice of General Rule Exemption

Project Title and No: Almond Heights, LLC/Lot Line Adjustment/N-SUB2023-00042/COAL23-0011/(ED24-148)

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.

Table with 3 columns: Question, YES, NO. Contains 8 rows of exemption criteria with checkboxes.

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.

Lane Sutherland

Lane Sutherland, Project Manager

Date 10/01/2024