



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: McKee Residence Major Grading (GRAD2024-00034 / ED24-182)

Project Location and APN:

6012 Hog Canyon Road, San Miguel, CA 93451
APN: 019-021-006

Project Applicant/Phone No./Email:

Robert McKee (owner) / (805) 835-8112 / mckee.ranches@gmail.com

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

6012 Hog Canyon Road, San Miguel, CA 93451

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2024-00034) to allow for the demolition and removal of an existing 1388-square-foot residence and subsequent construction of a 5207-square-foot residence, 63-square-foot uncovered balcony, 929-square-foot covered patio, and 1800-square-foot garage. The proposed project will disturb approximately 0.42 acres of the 163-acre parcel, including 720-cubic-yards of cut and fill. The proposed project is within the Agriculture land use category and is located at 6012 Hog Canyon Road, in the Shandon-Carrizo Sub-area of the North 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 includes grading for the construction of a renovated single-family dwelling with an attached garage within the Agriculture land use category with access to an existing roadway network that is adequate to serve the project. 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 0.42 acres. The project is located within the Shandon-Carrizo Sub-area of the North County Planning area and is subject to the applicant sub-area standards outlined in County Code Section 22.94.090. This project, as proposed, meets all applicable community standards for development. Additionally, the project is proposed to be placed in an area that was previously disturbed as there is an existing structure which is proposed to be removed.

The project is in a previously disturbed area and there are no special status plant or animal species known to exist within or nearby the project area. Although impacts to cultural resources are not anticipated. In the unlikely event resources are uncovered during grading activities, implementation of County Code Section 22.10.040 (Archaeological Resources) would be required, which states:

- A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

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.

Dominic Dal Porto (ddalporto@co.slo.ca.us)

(805) 781-5710

Lead Agency Contact Person

Telephone

Signature: _____

Date: _____

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 December 5, 2024 the project was approved by:

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