



General Rule Exemption

Project Title and No.: Jereme Pitts Major Grading Permit (GRAD2023-00126 / ED24-185)

Project Location and APN:

3365 Oakdale Road Paso Robles, CA 93446
APN: 040-171-014

Project Applicant/Phone No./Email:

Jereme Pitts / (310) 487-3080/
jereme.pitts@gmail.com

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

2531 Myrtle Avenue Hermosa Beach, CA 90254

Description of Nature, Purpose, and Beneficiaries of Project:

A Major Grading Permit (GRAD2023-00126) to allow authorization to grade on slopes in excess of 30% on an approximately 10-acre parcel to allow development for a manufacture home and detached garage/workshops. Residence (Manufactured Home RBLD2023-00305) includes a single-level single family residence of approximately 1,206 square feet and a 2,400 square foot detached garage and workshop (RBLD2023-00306). The project will disturb approximately 0.89 acres, including on-site drainage improvements, and earthwork quantities totaling 915 cubic yards of cut/fill. The proposed project is within the Agricultural land use category and is located at 3365 Oakdale Road, Paso Robles in the Adelaida subarea 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 manufactured home and detached garage and workshop located in a rural area within the Agricultural 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 0.89 acres of a 10-acre property. The site was previously disturbed from an existing residence which burned down in 2016. A demolition permit Zon2022-00726 approved foundation of the burned down residence. The additional disturbance site includes the already disturbed area from the existing residence removal. The project area is located within the Adelaida subarea of the North County Planning Area and is subject to the applicable planning area standards. 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 not adjacent to mapped blue-line streams. Grading does not include removal of oak trees but does impacting 26 oak trees. In accordance with the Oak Woodland Ordinance, the project includes combination of replanting and payment

to the Oak Woodlands Conservation Program at a ratio of 2:1. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

Air Quality

The site is located in an rural 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 not located in a mapped Archeologically Sensitive 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.

Geology and Soils

A geotechnical engineering report prepared by Mid-Coast Geotechnical on April 5, 2023, analyzed the project site for possible liquefaction. The report determined that the potential for liquefaction is low, and the site topography and exposed soil types indicate that the potential for landslides is minimal. No groundwater was encountered to a depth of 20 feet. 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:

- Arborist Report November 4, 2024
- Geotechnical Engineering Report by Mid-Coast Geotechnical on April 5, 2023.

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: 12/13/2024

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 December 13, 2024 the project was approved by:

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