



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING**

General Rule Exemption

Project Title and No.: Litten Parcel Map (N-SUB2023-00038 / CO 23-0016 / ED24-147)

Project Location and APN:

375 Aloma Way, Arroyo Grande, CA 93420;
APN: 075-232-032

Project Applicant/Phone No./Email:

Charlie Litten/ 805-448-3746/ clitten@yahoo.com

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

421 Aloma Way, Arroyo Grande, CA

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Charles Litten for a Vesting Tentative Parcel Map (N-SUB2023-00038 / CO23-0016) to subdivide an existing 10-acre parcel into two parcels of 5.0 and 5.0 acres each for the purpose of sale and/or development. The site is currently developed with two existing residences (mobile homes) and a residential accessory structure (barn). Both proposed parcels will be served by an on-site well and individual on-site septic system. The site design will include a 25 foot private access and utility easement across proposed Parcel 1 in favor of Parcel 2. The proposed project is within the Residential Rural land use category and is located at 375 Aloma Way, approximately ½ mile east of the Palo Mesa Village Reserve Line and two miles south of the City of Arroyo Grande. 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 consists of splitting the existing approximately 10-acre parcel into two legal parcels of 5-acres each. The subdivision does not negatively impact existing or future agricultural operations on the properties and does not propose any disturbance or development as a part of this subdivision process. Any access improvements, grading, or construction will require additional permits and associated environmental review. As proposed, the subdivision will not cause any physical disturbance of the property and will not impact any biological or cultural resources. Additionally, the subdivision will not result in other potential impacts to areas such as aesthetics, geology and soils, water, traffic, or cumulative impacts since land development is not proposed. The proposed lot configurations are designed to split the existing development to have one primary dwelling on each resulting parcel.

The project, as conditioned, will be in compliance with the Land Use Ordinance. As required by the conditions of approval, any future development for structures, utilities, or access, will require focused biological surveys and potential additional environmental review for all proposed building envelopes and disturbance areas.

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.

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

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 <input type="checkbox"/> No <input type="checkbox"/>	

Signature: *Lane Sutherland*

Date: 09/10/2024

Name: Lane Sutherland

Title: Project Manager / Planner

On December 02, 2024

the project was Approved by:

Board of Supervisors

Subdivision Review Board

Other

Planning Commission

Planning Dept Hearing Officer