



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

**PLN-1123
3/22/2018**

Notice of Exemption/General Rule Exemption

Project Title and No.: Mankins Major Grading Permit; GRAD2023-00190 ED24-134

Project Location (Specific address):
2774 Oak Shores, Bradley, CA 93426;
APN: 012-251-071

Project Applicant/Phone No./Email:
John Mankins (Owner)/ (805) 471-3007
mankinsjohnny57@gmail.com

Applicant Address (Street, City, State, Zip):
418 Fairview Avenue, Morro Bay, CA 93442

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2023-00190) to allow for the construction of a two-story 1,435 square-foot Single Family Residence, 253 square-feet for a deck, a 708 square-feet attached garage, and a 172 linear-foot retaining wall. The proposed project will disturb approximately 4,356 square-feet of the 6,098 square-foot parcel, including 916-cubic-yards of cut and fill. The proposed parcel is within the Residential Single Family land use category and is located at 2774 Oak Shores, in the Nacimiento 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 two-story 1,435 square-foot Single Family Residence, 253 square-feet for a deck, a 708 square-feet attached garage, and a 172 linear-foot retaining wall within the Residential Single Family 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 4,356 square-feet. The project area is located within the Nacimiento Sub-area of the North County Planning area and is subject to the applicable sub-area standards outlined in County Code Section 22.94.070. 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 area does not fall within San Joaquin Kit Fox habitat and, therefore, does not require related mitigation measures. The project will not result in the removal of any heritage oak trees. The project has been conditioned to replace oak trees at a ratio of two trees for every one tree impacted (projected total of 4 impacted trees) and four trees planted for every one tree removed (projected total of 1 removed tree). Twelve (12) replacement trees shall be planted in a minimum one-gallon container size and shall be the same species as the tree removed or impacted. With these standard measures applied no impact to the oak tree habitat will occur. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

The project is not located near a stream or in an area with known archaeological resources; therefore, 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.

The project area has low potential for liquefaction, lateral spreading, or landslide based upon the site's soil quality and condition and the absence of groundwater in the soil (GeoSolutions, Inc., 2021). 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. The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project.

Additional Information: Additional information pertaining to this notice of general rule 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.

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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.

	YES	NO
1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	☐	☒
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	☐	☒
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	☐	☒
4. Will the project involve substantial public controversy regarding environmental issues?	☐	☒
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?	☐	☒
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.)	☐	☒
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.	☐	☒
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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 Lane Sutherland, Lsutherland@co.slo.ca.us, (805) 788-9470

Signature: 

Date: 08.29.2024

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 08/28/2024 the project was approved by:

- | | | |
|---|--|---|
| ☐ Board of Supervisors | ☐ Subdivision Review Board | ☒ Other <u>Chief Building</u> |
| ☐ Planning Commission | ☐ Planning Dept Hearing Officer | <u>Official</u> |