

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING

PLN-1123 3/22/2018

Notice of Exemption

Project Title: Almond Heights, LLC/Lot Line Adjustment/N-SUB2023-00042/COAL23-0011/ED24-148				
Project Location: Located on APN(s): 018-141-	Project Applicant/Phone No./Email:			

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 A	Agency	Approving	Project:	County of	of San	Luis	<u>Obispo</u>
Exempt Status: ((Check (One)					

npt Stat	t us: (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}}
$\overline{\boxtimes}$	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.

St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600. Lane Sutherland (Isutherland@co.slo.ca.us) (805) 788-9470 **Lead Agency Contact Person Telephone** If filed by applicant: Attach certified document of exemption finding 2. Has a notice of exemption been filed by the public agency approving the project? YesL No Signature: Lane Sutherland Date: 10/01/2024 Name: Lane Sutherland Title: Project Manager / Planner

the project was Approved by:

Subdivision Review Board

Planning Dept Hearing Officer

Other

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

On November 15, 2024

Board of Supervisors

Planning Commission



COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING

PLN-1123 06/06/2018

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.

		YES	<u>NO</u>
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?		\boxtimes
3.	Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?		\boxtimes
4.	Will the project involve substantial public controversy regarding environmental issues?		\boxtimes
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?		\boxtimes
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?		\boxtimes
	basis of this initial evaluation, I find that the proposed project does not have the potential to con the environment, and is therefore exempt from CEQA.	cause a s	significant
	Lane Sutherland		
Lane S	Sutherland, Project Manager Date 10/01/2024		