



CITY OF ATASCADERO NOTICE OF EXEMPTION

6500 Palma Avenue Atascadero, CA 93422 805.461.5000

Date Received Stamp

TO: Clerk-Recorder Office
County of San Luis Obispo
1055 Monterey Street Suite D120
San Luis Obispo, CA 93408

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: City of Atascadero
Community Development Department
6500 Palma Avenue
Atascadero, CA 93422

SUBJECT: Filing of Notice of Exemption in Compliance with Sections 15062 and 21152 of the Public Resources Code

Project Title: SBDV54-0029 – Preliminary Lot Line Adjustment Map

Project Applicant: Richard K. Shannon, 5070 San Benito Road, Atascadero, CA 93422
planning@atascadero.org; (805) 461-5035

Project Location: 7725 and 7775 Gabarda Road, Atascadero, CA 93422 (APNs 028-412-010 and 028-412-020)

Project Description: Richard Shannon, the property owner, proposes a Lot Line Adjustment involving an equal area exchange between a 1.48-acre lot located at 7725 Gabarda Road (APN: 028-412-010) and a 1.62-acre lot located at 7775 Gabarda Road (028-412-020), resulting in no change to their respective gross lot size. The adjustment is intended to correct and eliminate existing improvement encroachments, while preserving legal access to the road for both parcels. The property at 7725 Gabarda is vacant. The property at 7725 Gabarda is developed with one existing structure, one existing unpermitted structure, and one existing permitted abandoned well. The revised lot lines will not affect existing structures, utilities, or infrastructure.

Name of Public Agency Approving Project: City of Atascadero

Name of Person or Agency Carrying Out Project: Richard K. Shannon

Exempt Status:

- | | | | |
|--------------------------|---------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | Ministerial (Sec. 15268); | <input type="checkbox"/> | General Rule Exemption (Sec. 15061. c); |
| <input type="checkbox"/> | Declared Emergency (Sec. 15269(a)); | <input checked="" type="checkbox"/> | Categorically Exempt (Sec. 15301 - 15333); |
| <input type="checkbox"/> | Emergency Project (Sec. 15269(b)(c)); | <input type="checkbox"/> | Statutory Exemption (Sec. 15261 - 15285) |

Reasons why the project is exempt:

This project is exempt from environmental review pursuant to CEQA guidelines section 15305 (minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel) The proposed Lot Line Adjustment involves an equal area exchange between a 1.48-acre lot located 7725 Gabarda Road (APN: 028-412-010) and a 1.62-acre lot located at 7775 Gabarda Road (028-412-020), resulting in no change to their respective gross lot size. The adjustment corrects and eliminates existing improvement encroachments, while preserving legal access to the road for both parcels. No construction is proposed. There are no sensitive environmental resources on the project or unusual environmental circumstances surrounding the project site. There are no scenic or historical resources in the vicinity of the project site. The site is not a listed hazardous waste site property. There are no cumulative impacts from associated successive projects.

Lead Agency Contact Person: Will Daniels, Assistant Planner
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Date Exemption Accepted: 05/15/2025


William Daniels
Assistant Planner