



# NOTICE OF GENERAL RULE EXEMPTION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**Project Title and No.:** PB Coastview LLC Lot Line Adjustment/SUB2013-00055 (COAL14-0026)

<b>Project Location(Specific address):</b> Mattie Road to the west, Thousand Hills Road to the east, and adjacent to the City Limits of Pismo Beach to the south (Pismo Heights) neighborhood	<b>Project Applicant &amp; Phone No.:</b> Brad Wilde - (602) 359-8400
<b>Project Location(County):</b> San Luis Obispo	<b>Applicant Address (specific):</b> PO Box 1988, Tempe, AZ 85280

**Name of Public Agency Approving Project:** County of San Luis Obispo

## Description of Nature, Purpose and Beneficiaries of Project

A Lot Line Adjustment/Coastal Development Permit to adjust the lot lines between four parcels of 40, 132, 335, and 394 acres each. The adjustment will result in two parcels of 20 and 880 acres each.

**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 lot line adjustment will reduce the development potential and will not have an adverse impact on the environment and sensitive environmental resources, including visual, biological, cultural and agricultural resources. No measures beyond those required by County ordinances are necessary to address the environmental impacts associated with the proposed project.

**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.

Stephanie Fuhs

(805) 781-5721

**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  No

Signature \_\_\_\_\_ Date May 6, 2014 \_\_\_\_\_

Name (Print) Stephanie Fuhs Title Planner III



## REVIEW FOR EXEMPTION / ENVIRONMENTAL CHECKLIST

**Project Title & No:** PB Coastview LLC Lot Line Adjustment/SUB2013-00055 (COAL14-0026)

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 15329 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.

Stephanie Fuhs

May 6, 2014

for Ellen Carroll, Environmental Coordinator

Date