



# 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.:** Peachy Minor Use Permit/DRC2014-00014; ED14-137

<b>Project Location(Specific address):</b> 164 South Mallagh Street, Nipomo	<b>Project Applicant &amp; Phone No.:</b> Michael Peachy, (805)544-4334 (ext.109)
<b>Project Location(County):</b> San Luis Obispo	<b>Applicant Address (specific):</b> 225 Prado Road, Suite G, San Luis Obispo, CA

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

## Description of Nature, Purpose and Beneficiaries of Project

A request by MICHAEL PEACHY for a Minor Use Permit to allow for construction of six, 721 square foot, 2 bedroom, 1/12 bath townhouses as rental units. The project will result in the disturbance of approximately 20,000 square feet of the 24,000 square foot parcel. The proposal also includes an adjustment to the front setback standards to allow front setbacks of between 10 and 15 feet.

**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 is located within an urbanized area that is served by community water and sewer, is in character with the surrounding development patterns, will not cause a significant increase in traffic and will provide, as conditioned, measures needed to ensure that cultural resources are studied in accordance with recommendations of the qualified archaeologist. All other issue areas such as air quality, noise, public services and traffic impact fees are covered by ordinance and do not require additional mitigation measures. 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 December 9, 2014\_

Name (Print) Stephanie Fuhs Title Planner III



## REVIEW FOR EXEMPTION / ENVIRONMENTAL CHECKLIST

**Project Title & No:** Peachy Minor Use Permit/DRC2014-00014; ED14-137\_\_\_\_\_

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

December 9, 2014

for Ellen Carroll, Environmental Coordinator

Date