

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

Receipt: 25-8744

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-03242025-069
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE

Total \$81.00

Tender (On Account) \$81.00

Account# CTY

Account Name JE except TX & DSS

Balance \$133,588.75

Comment 1002637395

PLEASE KEEP FOR REFERENCE

3/24/25 2:09 PM mstileto

San Luis Obispo



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 40-03242025-069
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL aknighton@co.slo.ca.us	DATE 03/24/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
HOLZER VARIANCE (N-DRC2024-00017 / ED-172)

PROJECT APPLICANT NAME RICHARD HOLZER	PROJECT APPLICANT EMAIL rholzer412@gmail.com	PHONE NUMBER (714)793-7141
PROJECT APPLICANT ADDRESS 424 BOLIVIA	CITY SAN CLEMENTE	STATE CA
		ZIP CODE 92672

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ _____ |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | |
|---|----------|------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ _____ \$81.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ _____ \$81.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Metta Stiletto, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder

40-03242025-069

03/24/2025
 FISH
 Pages: 5
 Fee: \$ 81.00

By mstiletto, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
NOTICE OF DETERMINATION – ADDENDUM TO PREVIOUS
ENVIRONMENTAL IMPACT REPORT

ENVIRONMENTAL DETERMINATION NO.: ED24-172

DATE: December 3, 2024

PROJECT TITLE: Holzer Variance (N-DRC2024-00017 / ED24-172)

APPLICANT NAME: Richard Holzer

ADDRESS: 424 Bolivia, San Clemente, CA 92672

TELEPHONE: (714) 793-7141

EMAIL: rholzer412@gmail.com

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: Holzer Variance (N-DRC2024-00017 / ED24-172)

STATE CLEARINGHOUSE NUMBER: SCH#2001021060

LEAD AGENCY: COUNTY OF SAN LUIS OBISPO
COUNTY PLANNING & BUILDING DEPARTMENT
976 OSOS STREET, ROOM 200
(805) 781-5600
SAN LUIS OBISPO, CA 93408

LEAD AGENCY CONTACT: Andy Knighton (aknighton@co.slo.ca.us)

TELEPHONE: (805) 781-4142

PROJECT LOCATION: Camino Purisima, Arroyo Grande, CA 93420; APN: 047-024-019

PROJECT DESCRIPTION: The project consists of a request by Richard Holzer for a Variance (N-DRC2024-00017) to allow grading on slopes in excess of 30% for the construction of a one story, 3,095 square-foot single-family residence, a 1,072 square-foot three-car garage, a 602 square-foot covered porch and a 1,465 square-foot deck. The proposal includes the site disturbance of approximately 0.64 acres (27,963 square-feet) on a 2.08-acre parcel. The project site is located on Camino Purisima, approximately 4.3 miles northeast of the City of Arroyo Grande (APN 047-024-019). The site is in the Huasna-Lopez Sub Area of the South County planning area.

STATEMENT OF FINDINGS

The Environmental Coordinator, after review of the previously-prepared Environmental Impact Report, finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous Environmental Impact Report; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous Environmental Impact Report was adopted.



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Therefore, use of the previously prepared Environmental Impact Report (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

Based on staff's determination that all the above conditions apply, an addendum to the adopted Environmental Impact Report is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Environmental Impact Report for further discussion about all potentially significant issues originally identified for the proposed project.

Basis for Addendum: The following describes why the proposed changes will not result in any significant additional impact.

Biological Resources

The habitat type of existing site is annual grassland. A Botanical Report was prepared for the proposed project site (Oberhoff, June 7, 2024). No special-status plant species were observed during the 3 site surveys conducted by biologists D. Oberhoff and B. Sloan for the Botanical Report and therefore no additional mitigation measures were recommended. The Environmental Impact Report (EIR) for the Biddle Ranch Agriculture Cluster Subdivision (Tract 2408) analyzed potential impacts to special-status animal species. The project site does not have suitable habitat for any special-status animal species because it does not contain any trees and development of the site will occur over 300 feet away from riparian habitat. Therefore, the project will not result in any new significant impacts to biological resources that have not been addressed in the EIR.

Cultural Resources

The EIR for Tract 2408 analyzed potential impacts to cultural resources. Lot 87, the project site, is located in the East Biddle Cluster and was not identified as a site containing significant cultural resources. The grading for this project will occur within an area identified by the EIR for development. The structures proposed for the project are within the building envelope established for the lot. A mitigation measure from the EIR to stop work in the event that human remains are discovered will be incorporated to keep impacts to cultural resources less than significant.

Aesthetics

Construction of the single-family residence may result in changes to viewable areas. However, as addressed in the EIR, the project site is not visible from any sensitive areas. Mitigation measures from the EIR will be incorporated into the project design, including use of earth-tone colors for the roof and other on-site features, use of natural building materials and native vegetation screening. Therefore, the project will not result in any new significant impacts to visual resources that have not been addressed in the EIR.

Geologic Stability

The project is consistent with the EIR except for the proposal to grade on slopes over 30%. Potential hazards from grading on steep slopes and other geologic features on the project site have been addressed in the Soils Engineering Report and Geology Investigation (*GeoSolutions, 2023*). The project is conditioned to



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DEPARTMENT OF PLANNING & BUILDING
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incorporate the recommendations made by the geotechnical engineer to ensure that that project does not cause significant impacts to slope/geologic stability.

Drainage, Erosion and Sedimentation.

The project site is 300 feet upslope of a mapped blue-line stream. Per the Botanical Report prepared for the project, this stream would not be affected by the project (Oberhoff, June 7, 2024). The project will incorporate mitigation measures to revegetate graded areas, avoid grading on slopes over 30% when possible, and install erosion control structures. A drainage plan and an erosion control and sedimentation plan are required to be approved at time of application for grading and construction permits. Therefore, the project will not result in any new significant impacts to visual resources that have not been addressed in the EIR.

Other CEQA Issues Considered

County staff also considered issue areas such as air quality, noise, hydrology and water quality, and determined the impacts to these issue areas are less than significant as the project impacts are consistent with the impacts analyzed in the FEIR.

ACTION BY THE PLANNING COMMISSION:

On February 27, 2025 the Planning Commission considered and relied on an Addendum to the Environmental Impact Report for the Holzer Variance (N-DRC2024-00017 / ED24-172).

This is to advise that the Planning Commission of the County of San Luis Obispo as Lead Agency has, on February 27, 2025, approved the above-described project and has made the following determination regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made as a condition of the approval of the project and a mitigation reporting and monitoring plan was adopted for this project.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Impact Report (with comments and responses) and record of project approval is available to the General Public and may be obtained from the Lead Agency at the contact information above and also on PermitSLO at <https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/fd685ff8-1367-4a80-820a-fddb5bea4f2?tab=attachments>



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
NOTICE OF DETERMINATION – ADDENDUM TO PREVIOUS
ENVIRONMENTAL IMPACT REPORT

Andy Knighton

Planner

Lead Agency Contact Person

Title

Signature: *Andy Knighton*

Date: 03/21/2025
