

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
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Receipt: 25-1250

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-01142025-009
Document Info: SAN LUIS OBISPO COUNTY	
Filing Type	NOE

Total	\$81.00
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Tender (On Account)	\$81.00
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Account#	CTY
Account Name	JE except TX & DSS
Balance	\$121,779.25
Comment	1002615771

PLEASE KEEP FOR REFERENCE

1/14/25 1:53 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:
 40-01142025-009
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL bmaule@co.slo.ca.us	DATE 01/14/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE
 TEIXEIRA MINOR USE PERMIT / N-DRC2024-00018 / ED24-166

PROJECT APPLICANT NAME DEAN TEIXEIRA	PROJECT APPLICANT EMAIL dean@teixeirafarms.com	PHONE NUMBER (805)310-3357
PROJECT APPLICANT ADDRESS 1975 PRELL ROAD	CITY SANTA MARIA	STATE CA
		ZIP CODE 93454

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
- 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)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$81.00
- 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
40-01142025-009
 01/14/2025
 FISH
 Pages: 5
 Fee: \$ 81.00

By mstiletto, Deputy





Notice of Exemption/General Rule Exemption

Project Title and No.: Teixeira Minor Use Permit / N-DRC2024-00018 / ED24-166

Project Location and APN:

0 Hidden Springs Road, San Luis Obispo, CA 93401
APN: 076-063-031

Project Applicant/Phone No./Email:

Dean Teixeira
(805) 310-3357
dean@teixeirafarms.com

Applicant Address (Street, City, State, Zip):

1975 Prell Road, Santa Maria, CA 93454

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Dean Teixeira for a Minor Use Permit (N-DRC2024-00018) to allow construction of new 4,890-square-foot single-family residence with a 1,471-square-foot attached garage, two detached barns, a swimming pool, and associated site grading and improvements. The project includes a request for major grading resulting in greater than 1-acre of site disturbance, with a disturbance of approximately 2.93-acres on a 10.31-acre parcel. The proposed project is within the Residential Rural land use category and is located on Hidden Springs Road approximately 0.5 miles from the city of San Luis Obispo (Assessor Parcel Number 076-063-031). The project site is located. The site is in the San Luis Obispo Sub Area of the San Luis Obispo Planning Area.

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

Exempt Status:

- 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. 15303; Class: 3}
Statutory Exemption {Sec.____}
General Rule Exemption {Sec. 15061(b)(3)}
Not a Project _____

Reasons why project is exempt: The project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including, per subsection (a), "One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.", and per subsection (d) "Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction."

The applicant provided a Biological Resources Assessment - (SWCA Environmental Consultants., July 2024) to support the general rule exemption. No special-status plant species were observed during the focused botanical field surveys and the field biologist report stated that no further studies or monitoring were recommended. County code requirements for tree removal and requirement to notify the County in the event of biological or cultural resource findings, will provide equivalent application of measures to ensure no

significant effect to the environment will occur. The project site is approximately 530 ft away from the nearest stream, and it is not anticipated the project will impact sensitive resources, including cultural resources. The nature and scale of the proposed development, including its location on the existing slope, is similar to that of adjacent residences, and the project will not create visual impacts or significantly change the rural character of the vicinity. The project is conditioned to meet all standards related to grading, drainage, lighting and glare. Therefore, the proposed development will be consistent with County Code.

Therefore, the proposed activity qualifies for a Categorical Exemption 15303 (Class 3, New Construction of Small Structures) pursuant to CEQA Guidelines Section 15332 and is further 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.

This project is also 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].

Additional Information: Additional information pertaining to this notice of general rule exemption may be found on the next page of this document and by contacting the Planning and Building Department, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Notice of General Rule Exemption

Project Title and No.: Teixeira Minor Use Permit / N-DRC2024-00018 / ED24-166

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 15333 of the State CEQA Guidelines?	<input checked="" type="checkbox"/>	<input 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.

Blake Maule (bmaule@co.slo.ca.us)

(805) 781-4163

Lead Agency Contact Person

Telephone

Signature: *Blake Maule*

Date: 11/6/2024

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

On December 20, 2024, the project was approved by:

- Board of Supervisors
- Subdivision Review Board
- Chief Building Official
- Planning Commission
- Planning Dept Hearing Officer
- Other _____