

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
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Receipt: 25-3646

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-02062025-023
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
Customer Name 1002623482
Balance \$123,017.25

PLEASE KEEP FOR REFERENCE

2/6/25 9:21 AM MMaltby
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:
 40-02062025-023
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL ehuges@co.slo.ca.us	DATE 02/06/2025
COUNTY/STATE AGENCY OF FILING COUNY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
 OATES MAJOR GRADING PERMIT; GRAD2024-00038, ED25-0032

PROJECT APPLICANT NAME MARY & DAVID OATES	PROJECT APPLICANT EMAIL maryoates@gmail.com	PHONE NUMBER (805)434-2530
PROJECT APPLICANT ADDRESS 525 VISTA DEL ROBLES PLACE	CITY ARROYO GRANDE	STATE CA
		ZIP CODE 93420

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 Michelle Maltby, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-02062025-023
 02/06/2025
 FISH
 Pages: 5
 Fee: \$ 81.00

By M Maltby, Deputy



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
General Rule Exemption

Project Title and No.: Oates Major Grading Permit; GRAD2024-00038, ED25-0032

Project Location:	Project Applicant/Phone No./Email:
525 Vista Del Robles Place, Arroyo Grande CA, 93420.	Mary & David Oates (Owners) / 805-434-2530 / maryoates@gmail.com Matt Cebulla (Authorized Agent) / 805-440-5016 / mtceb@yahoo.com
APN: 044-353-010	Applicant Address (Street, City, State, Zip): Owner: 525 Vista Del Robles Place, Arroyo Grande CA, 93420 Authorized Agent: PO Boz 42, Pismo Beach CA, 93448

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2024-00038) to allow for the construction of a new approximately 1,200 square-foot accessory dwelling unit, a detached 845 square-foot garage and new septic system. The proposed project will disturb approximately 14,350 square feet of the approximately 207,781 square-foot parcel, including 423 cubic-yards of cut and 423 cubic-yards of fill. The proposed parcel is within the Residential Rural land use category and is located at 525 Vista Del Robles Place in the community of Arroyo Grande. The site is in the San Luis Bay Inland South Sub Area of the South County Planning Area.

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

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 consists of grading for the construction of an accessory dwelling unit and septic located on a previously developed parcel with an existing single-family residence, in an area with similar developments on neighboring parcels. The project area is located within the San Luis Bay Inland South Sub Area of the South County Planning Area and is subject to the applicable sub-area standards outlined in County Code Section 22.98.050.

This project, as proposed, meets all applicable community standards for development. The project site is mapped in an area with potential Pismo clarkia habitat and other special status species. However, the project is covered by a seasonally timed Biological Resources Assessment prepared by Kevin Merk Associates, LLC dated November 2024, and this project is fully compliant with the environmental requirements and criteria. The assessment considered potential impacts to special-status species, soils, and avoidance/mitigation measures in which the project is conditioned to comply. The project area does not fall within San Joaquin kit fox habitat and, therefore, does not require related mitigation measures. The project is not anticipated to remove existing Oak trees; however, if impacts or removal of three Oaks in the project area occur, the applicant is conditioned to comply with replacement measures of 2:1 for

Oak trees impacted and 4:1 for replacement in the event Oak trees are removed as a result of this project. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources and no further environmental review is necessary.

The project is not located near a stream or in an area with known archaeological resources; therefore, impacts to cultural resources are not anticipated. In the unlikely event resources are uncovered during grading activities, implementation of County Code Section 22.10.040 (Archaeological Resources) would be required, which states:

A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished. Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the residence.

The project would be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.238), which ensures the new development has access to adequate utilities such as water and sewer/septic facilities. All services and utilities are available to serve the project; the project will utilize the existing well serving the existing single-family residence.

The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project.

Additional Information: Additional information pertaining to this notice of general rule 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.

Notice of General Rule Exemption

Project Title and No.: Oates Major Grading Permit; GRAD2024-00038, ED25-0032

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.

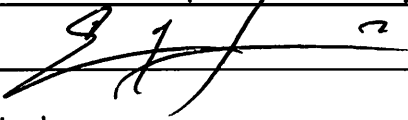
	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there a reasonable possibility that the project could have a significant effect on the environment 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.

Lead Agency Contact Person: Eric Hughes / ehuges@co.slo.ca.us **Telephone:** (805) 781-1591

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: 2/6/25

Name: Eric Hughes Title: Division Manager - Planning

On February 5, 2025, the project was Approved by:

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