

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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Receipt: 25-9335

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-03282025-071
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 \$133,869.75

Comment 1002639628

PLEASE KEEP FOR REFERENCE

3/28/25 10:58 AM mkatz

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: 40-03282025-071
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 03/28/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
KNABENSHUE SUBDIVISION; N-SUB2024-00045, ED25-0031

PROJECT APPLICANT NAME BRIAN AND ELIZABETH KNABENSHUE	PROJECT APPLICANT EMAIL bk1@apple.com	PHONE NUMBER (925)785-8828
PROJECT APPLICANT ADDRESS 1720 VINEYARD DRIVE	CITY TEMPLETON	STATE CA
		ZIP CODE 93465

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	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<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

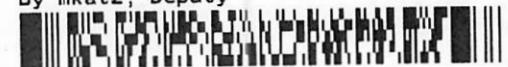
SIGNATURE <i>x Melissa Katz</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Katz, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder

40-03282025-071

03/28/2025
 FISH
 Pages: 5
 Fee: \$ 81.00

By mkatz, Deputy





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

Project Title and No.: Knabenshue Subdivision; N-SUB2024-00045, ED25-0031

Project Location:

1720 Vineyard Drive, Templeton CA, 93465.

APN: 040-271-053

Project Applicant/Phone No./Email:

Brian and Elizabeth Knabenshue (Owner) / 925-785-8828 / bk1@apple.com

Kyle Huerth (Authorized Agent) / 805-406-4215 / kyle@orcuttssurvey.com

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

Owner: 1 Macias Court, Pleasanton CA, 93566
Authorized Agent: PO Box 3087, Orcutt, CA 93457

Description of Nature, Purpose, and Beneficiaries of Project:

Hearing to consider a request by Brian and Elizabeth Knabenshue for a Vesting Tentative Parcel Map (N-SUB2024-00045 / CO24-0012) to subdivide an existing 5-acre parcel into two parcels of 2.5 and 2.5 acres each for the purpose of sale and/or development. The site is currently developed with an existing primary residence, carport, and accessory structures. Parcel 1 will be served by an existing water utility connection, and Parcel 2 will be served by a community system connection. The project proposes accessing Parcel 2 from Hopkins Street, a County maintained road. The proposed project is within the Residential Suburban land use category and is located at 1720 Vineyard Drive, within the community of Templeton. The site is in the Salinas River sub-area of the North 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 proposed Parcel 2 area has been historically tilled and disked, resulting in the absence of biological or botanical resources. No oak trees will be removed as a part of this subdivision. A Phase 1 Archaeological Report was prepared on an adjacent parcel, and no archaeological resources were found. The Phase 1 Study indicates that the records search found no previously recorded resources on the project site, and the site survey revealed no resources. County Code requirements for tree removal and the obligation to notify the County if biological or cultural resources are discovered will ensure that measures are in place to avoid any significant environmental impact.

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 future development 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 is required to comply with the California Fire Code, California Building Code, the Public Resources Code, and any other applicable fire laws. No concerns were identified by Public Works. No mitigation measures beyond those required by County ordinances are necessary to address the

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.: Knabenshue Subdivision; N-SUB2024-00045, ED25-0031

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: Blake Maule / bmaule@co.slo.ca.us **Telephone:** 805-781-4163

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: Blake Maule Date: 03/28/2025

Name: Blake Maule Title: Division Manager - Planning

On March 3rd, 2025, the project was Approved by:

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