

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

**Receipt: 25-10989**

<b>ProductName</b>	<b>Extended</b>
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-04112025-076
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE

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<b>Total</b>	<b>\$81.00</b>
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Balance	\$5,081.75

PLEASE KEEP FOR REFERENCE

**4/11/25 10:03 AM gugalde**  
**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: 40-04112025-076
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL emoreno@co.slo.ca.us	DATE 04/11/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE  
 AMBURGEY MUP; N-DRC2023-00038; (ED25-022)

PROJECT APPLICANT NAME JOHN AMBURGEY	PROJECT APPLICANT EMAIL john@peconindustries.com	PHONE NUMBER (805) 896-9610
PROJECT APPLICANT ADDRESS 950 RIATA LANE	CITY NIPOMO	STATE CA
		ZIP CODE 93444

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 <i>John Amburgey</i>	AGENCY OF FILING PRINTED NAME AND TITLE Gabriela Ugalde, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder  
**40-04112025-076**  
 04/11/2025  
 FISH  
 Pages: 5  
 Fee: \$ 81.00





**Project Title and No.:** Amburgey MUP; N-DRC2023-00038; (ED25-022)

<b>Project Location</b> 950 Riata Lane, Nipomo, California, 93444 (APN 090-012-029)	<b>Project Applicant/Phone No./Email:</b> John Amburgey/ / 805-896-9610 / john@preconindustries.com
<b>Applicant Address (Street, City, State, Zip):</b> 950 Riata Lane, Nipomo, California, 93444 (APN: 090-012-029)	

**Description of Nature, Purpose and Beneficiaries of Project**

A request by John Amburgey for a Minor Use Permit to allow for the site grading and construction of a 4,611 square foot structure, new driveway, septic system and other associated improvements. The proposed structure will include several components within the single building footprint, including: a 1,192 square foot Accessory Dwelling Unit, a 3,419 square foot detached garage/workshop accessory to the primary dwelling, and 456 square feet of covered porch space. Additionally, the Minor Use Permit approval allows: 1) development outside of the approved building envelope established for Tract 1516 Lot 27 and 2) a detached garage greater than 1,000 square feet. The project will result in the disturbance of approximately 0.62 acres on an approximately 10-acre parcel. The proposed project is within the Residential Rural land use category and is located at 950 Riata Lane in the community of Nipomo. The site is in the South County Sub Area of the South County Inland Planning Area. County Sub Area of the South County Inland Planning Area.

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

**Exempt Status:** (Check One)

- 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. \_\_\_; Class: }
- Statutory Exemption {Sec. \_\_\_}
- General Rule Exemption. {Sec. 15061(b)(3)} (see GRE form PLN-1124 below)
- Not a Project \_\_\_\_\_

**Reasons why the project is exempt:**

The project would allow for the construction of a 4,611 square foot structure, new driveway, septic system and other associated improvements. The proposed structure will include several components within the single building footprint, including: a 1,192 square foot Accessory Dwelling Unit, a 3,419 square foot detached garage/workshop accessory to the primary dwelling, and 456 square feet of covered porch space. The applicant provided a Biological Resources Assessment prepared by Padre Associates Inc. dated June 2024. No special-status plant species were observed during the focused field survey. Additionally, the applicant provided a Phase I Archeological Study prepared by Padre Associates Inc., dated May 2024. The report concluded with no positive findings. Standard County Code requirements to notify the County in the event of biological or cultural resource findings will provide sufficient protection to ensure no significant effect on the environment will occur. The applicant also provided photographic evidence that the proposed structure will not have any adverse visual impact on the highway review corridor. Due to the proposed location, all visual concerns are below any potential thresholds indicating

potential impacts. The project, as conditioned, will be in compliance with all requirements of the County Land Use Ordinance and CEQA guidelines.

**Additional Information:** Additional information pertaining to this notice of exemption may be obtained by reviewing the third page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.

Elizabeth Moreno (emoreno@co.slo.ca.us)

(805) 781-5721

**Lead Agency Contact Person**

**Telephone**

<b>If filed by applicant:</b>	
1. Attach certified document of exemption finding	
2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/>	

Signature: *Elizabeth Moreno*

Date: 2/25/2025

Name: Elizabeth Moreno

Title: Project Manager / Planner

On March 21, 2025

the project was Approved by:

Board of Supervisors

Subdivision Review Board

Other

Planning Commission

Planning Department Hearing Officer



Notice of Exemption

Notice of General Rule Exemption

Project Title and No.: Amburgey MUP; N-DRC2023-00038; (ED 25-022)

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.

Table with 3 columns: Question, YES, NO. Contains 8 rows of exemption criteria with checkboxes.

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.

Elizabeth Moreno, Project Manager Date