Elaina Cano San Luis Obispo County Clerk-Recorder

Main Office: (805) 781-5080 Atascadero: (805) 461-6041

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Receipt: 25-10989

Produ	ctname		Extended
FISH	FISH AN	D WILDLIFE	\$81.00
	FILING		
	# Pages		5
	Document #	40-04	4112025-076
Do	cument Info:	SAN LUIS OBISI	PO COUNTY
	Filing Type		NOE
Total			\$81.00
Tende	r (On Accou	int)	\$81.00

Account# CTY

Account Name JE except TX & DSS

Balance \$5.081.75

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PLEASE KEEP FOR REFERENCE

4/11/25 10:03 AM gugalde San Luis Obispo DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

		RECEIPT NO 40-041120		
				NUMBER (If applicable)
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.				
LEAD AGENCY	LEAD AGENCY EMAIL		DATE	
SAN LUIS OBISPO COUNTY	emoreno@co.slo.ca.us		04/11/20	25
COUNTY/STATE AGENCY OF FILING			DOCUMEN	T NUMBER
COUNTY OF SAN LUIS OBISPO				
PROJECT TITLE				
AMBURGEY MUP; N-DRC2023-00038; (ED25-022)				
PROJECT APPLICANT NAME	PROJECT APPLICANT EM	AIL	PHONE NU	JMBER
JOHN AMBURGEY	john@peconindustries	.com	(805)896	S-9610
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	
950 RIATA LANE	NIPOMO	CA	93444	
PROJECT APPLICANT (Check appropriate box)				
Local Public Agency School District	Other Special District	State	Agency	X Private Entity
CHECK APPLICABLE FEES:	_		_	
Environmental Impact Report (EIR)				
☐ Mitigated/Negative Declaration (MND)(ND)		2,968.75		
☐ Certified Regulatory Program (CRP) document - payment due	e directly to CDFW \$	1,401.75	\$	
☑ Notice of Exemption (attach)				
☐ CDFW No Effect Determination (attach)				
Fee previously paid (attach previously issued cash receipt co	рру)			
☐ Water Right Application or Petition Fee (State Water Resource	ces Control Board only)	\$850.00		
County documentary handling fee		\$		\$81.00
☐ Other		\$		
PAYMENT METHOD:				204.00
☐ Cash ☐ Credit ☐ Check ☑ Other	TOTAL RE	CEIVED \$	·	\$81.00
SIGNATURE	ENCY OF FILING PRINTED NAI	ME AND TITL	 E	
X gall Ufelle Ga	briela Ugalde, Deputy Co	unty Clerk-	Recorder	

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

By gugalde, Deputy



COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING

PLN-1123 3/22/2018

Notice of Exemption

Project Title and No.: Amburgey MUP; N-DRC2023-00038; (ED25-022)		
Project Location 950 Riata Lane, Nipomo, California, 93444 (APN 090-012-029)	Project Applicant/Phone No./Email: John Amburgey/ / 805-896-9610 / john@preconindustries.com	
	Applicant Address (Street, City, State, Zip): 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}}		
\boxtimes	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.s	elo.ca.us)	(805) 781-5721
Lead Agency Contact Person		Telephone
 If filed by applicant: Attach certified document of ex Has a notice of exemption been 	emption finding n filed by the public agency approving the p	project? Yes No
Signature: <i>Elizabeth Moreno</i>	Date: 2	2/25/2025
Name: Elizabeth Moreno	Title: <u>F</u>	Project Manager / Planner
On March 21, 2025	the project was Approved by:	
☐ Board of Supervisors ☐ Planning Commission	☐ Subdivision Review Board ☐ Planning Department Hearing	Other



COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING

PLN-1123 06/06/2018

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.

		<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?		\boxtimes
2.	Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?		
3.	Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?		\boxtimes
4.	Will the project involve substantial public controversy regarding environmental issues?		\boxtimes
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?		
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.)		
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.		\boxtimes
8.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		
	basis of this initial evaluation, I find that the proposed project does not have the potential to con the environment, and is therefore exempt from CEQA.	ause a s	ignificant
E	Elizabeth Moreno, Project Manager Date		