

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

Receipt: 25-12434

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-04232025-081
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE
<hr/>	
Total	\$81.00
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Balance	\$7,868.75
Comment	1002647657

PLEASE KEEP FOR REFERENCE

4/23/25 3:03 PM atrujillo
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:
 40-04232025-081
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL nellis@co.slo.ca.us	DATE 04/23/2025
---------------------------------------	--	--------------------

COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
--	-----------------

PROJECT TITLE
 MAJOR GRADING PERMIT; BDI INSULATION OF LAS VEGAS INC. GRAD2022-00113, ED24-123

PROJECT APPLICANT NAME BDI INSULATION OF LAS VEGAS INC.	PROJECT APPLICANT EMAIL robsluvinlife@yahoo.com	PHONE NUMBER (661)978-9615
--	--	-------------------------------

PROJECT APPLICANT ADDRESS P.O. BOX 2014	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	\$ _____

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>Anthony Trujillo</i>	AGENCY OF FILING PRINTED NAME AND TITLE Anthony Trujillo, Deputy County Clerk-Recorder
---	---

Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-04232025-081
 04/23/2025
 FISH
 Pages: 5
 Fee: \$ 81.00

By atrujillo, Deputy



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

PLN-1123
3/22/2018

Project Title and No.: Major Grading Permit; BDI Insulation of Las Vegas Inc. GRAD2022-00113, ED24-123

Project Location: 1978 Lake Ysabel Road, Templeton CA, 93465, APN: 020-284-001

Project Applicant/Phone No./Email: BDI Insulation of Las Vegas Inc. (Owner) / 661-978-9615 / robsluvinlife@yahoo.com

Applicant Address (Street, City, State, Zip): P.O. Box 2014, Templeton CA, 93465

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2022-00113) to allow for the construction of a new approximately 5,036 square-foot single-family dwelling with attached 1,435 square-foot garage and new septic system. The proposed project will disturb approximately 0.70 acres of the approximately 1.79-acre parcel, including 5,210 cubic-yards of cut and 182 cubic-yards of fill. The proposed parcel is within the Residential Rural land use category and is located at 1978 Lake Ysabel Road, in the community of Templeton. The site is in the El Pomar-Estrella 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 project consists of grading for the construction of a single-family residence and associated uses. The project is located in an Agricultural area with similar development on neighboring parcels, as it is within the Santa Ysabel Ranch Tract. The project area is located within the El Pomar-Estrella Sub Area North County Planning Area and is subject to the applicable sub-area standards outlined in County Code Section 22.94.040.

This project, as proposed, meets all applicable community standards for development. Development within the Santa Ysabel Ranch is covered by a prior Negative Declaration (SCH2001021087) and this project is fully compliant with the environmental requirements and criteria. The prior Negative Declaration considered potential impacts to special-status species, trees, and archaeological resources, and designated building envelopes were assigned to each parcel within the subdivision. Development for this project will occur within the designated building envelope; therefore, no further environmental review is necessary.

Except for a mapped intermittent stream and Oak trees to the southeast portion of the parcel, the project site is located within the sparsely vegetated areas of the parcel and will result in minimum vegetation removal. The project is not anticipated to impact existing Oak trees; however, the applicant has contracted a Biologist for biological monitoring.

The site is mapped in an area known to contain San Joaquin kit fox; however, mitigations were addressed

through the land use permit D990062D and the prior Negative Declaration (SCH2001021087). There is an open space (“open space lot A”) within the Santa Ysabel Ranch with designated habitat areas for kit fox to mitigate potential impacts. Therefore, the project does not require related mitigation measures. The project will maintain compliance with local policies and ordinances protecting biological resources.

The project site is partially mapped within 100 feet of a stream but there was a prior report of archaeological monitoring and mitigations (A003546) and El Pomar/Estrella Planning Area Cultural Resources Constraint’s Analysis (A00031) conducted/prepared for Santa Ysabel Ranch. 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; Santa Ysabel Ranch receives water services from the Santa Ysabel Ranch Mutual Water Company.

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.: Major Grading Permit; BDI Insulation of Las Vegas Inc. GRAD2022-00113, ED24-123

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: Nicole Ellis / nellis@co.slo.ca.us **Telephone:** (805) 781-5157

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: Nicole Ellis Date: 4/17/2025

Name: Nicole Ellis Title: Supervisor Planner

On June 06, 2024 the project was Approved by:

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