Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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Receipt: 26-72

ProductName		**Extended**
FISH	FISH AND WILDLIFE FILING	$81.00
	# Pages	4
	Document #	40-01022026-002
	Document Info	SAN LUIS OBISPO COUNTY
	Filing Type	NOE
Total		$81.00
Tender (Journal Voucher)		$81.00

Paid By SAN LUIS OBISPO COUNTY

PLEASE KEEP FOR REFERENCE

1/2/26 11:01 AM manelson
San Luis Obispo

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
40-01022026-002

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	LSUTHERLAND@CO.SLO.CA.US	01/02/2026

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

PROJECT TITLE
3090 ANDERSON LLC WINERY MODIFICATION REQUEST - AMEND 2025-0007/ ED25-0212

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DAMIEN MAVIS	DMAVIS@COVELOP.NET	(805) 781-3133

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
PO BOX 12910	SAN LUIS OBISPO	CA	93406

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$

☒ 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	AGENCY OF FILING PRINTED NAME AND TITLE
x M. Nelson	Monique Nelson, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder
40-01022026-002
01/02/2026
FISH
Pages: 4
Fee: $ 81.00
By manelson, Deputy

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption/General Rule Exemption

Project Title and No.: Palmer, Major Grading Permit / GRAD2025-00118 / ED25-0119

Project Location and APN:	**Project Applicant/Phone No./Email:**
3573 Parkhill Road, Santa Margarita, CA 93453 APN: 070-511-036	Kayla Hammer (805) 591-0236 Kaylahammer@gmail.com
	Applicant Address (Street, City, State, Zip): 3573 Parkhill Road, Santa Margarita, CA 93453

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2025-00118) to allow for the construction of a 1,620-square-foot (sf) single-family residence with associated utilizes. The proposed project will disturb approximately 20,249 sf (0.46 acres) of the 9.78-acre parcel, including 1,227 cubic yards of cut and fill. The proposed parcel is within the Rural Lands use category and is located at 3573 Parkhill Road, Santa Margarita, CA 93453 in the Las Pilitas Sub-Area of the North County Planning Area.

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

Exempt Status:

- ☐ 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. 15303; Class: 3}
- ☐ Statutory Exemption {Sec.____}
- ☒ General Rule Exemption {Sec. 15061(b)(3)}
- ☐ Not a Project _____

Reasons why project is exempt: The project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including, per subsection (a) "One single-family residence, or a second dwelling unit in a residential zone.". This project is also 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 proposes grading for the construction of a single-family residence within the Rural Lands land use category, served by an existing roadway network that is adequate to support the development. The applicant has designed the grading and site improvements to minimize site disturbance, resulting in a relatively small disturbance area of approximately 0.46 acres. The proposed residence will be located within a portion of the footprint and area of disturbance as a previous residence to be demolished. The project site is located within the Las Pilitas Sub-Area of the North County Planning Area and is subject to the applicable development standards outlined in County Code Section 22.94.050. As proposed, the project complies with all applicable community development standards and is not located on

prime farmland, nor will it result in the conversion of prime farmland to a non-agricultural use.

The project site is located outside of designated San Joaquin Kit Fox habitat and therefore does not require species-specific mitigation measures. No heritage oak trees or other native tree species will be removed as part of the proposed development. Additionally, there are no known occurrences of special-status plant species within the project area. To address oak tree impacts, the applicant has proposed on-site replanting at a ratio of 2:1 for impacted oak trees. With twelve oak trees proposed to be impacted, a total of 24 replacement oak trees will be planted on-site. As proposed, the project remains consistent with applicable local policies and ordinances related to the protection of biological resources.

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.

The project area has low potential for liquefaction, lateral spreading, and low to moderate potential for landslides based upon the site's soil quality and condition and the absence of groundwater in the soil. The Geotechnical Engineering Report contains geologic elements with recommendations for construction that will be incorporated into the project.

Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the 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.

Therefore, the proposed activity qualifies for a Categorical Exemption 15303 (Class 3, New Construction of Small Structures) pursuant to CEQA Guidelines Section 15332 and is further 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.

Additional Information: Additional information pertaining to this notice of general rule exemption may be found on the next page of this document and by contacting the Planning and Building Department, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Notice of General Rule Exemption

Project Title and No.: Palmer, Major Grading Permit / GRAD2025-00118 / ED25-0119

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.

		YES	NO
1.	Does this project fall within any exempt class as listed in sections 15301 through 15333 of the State CEQA Guidelines?	☒	☐
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?	☐	☒
4.	Will the project involve substantial public controversy regarding environmental issues?	☐	☒
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.	☐	☒
8.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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.

Blake Maule (bmaule@co.slo.ca.us) (805) 781-4163

Lead Agency Contact Person **Telephone**

Signature: Blake Maule Date: 12/31/2025

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 ☐

On December 31, 2025 , the project was approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Chief Building Official

☐ Planning Commission ☐ Planning Dept Hearing Officer ☒ Other_____