

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

Receipt: 25-22252

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-07172025-153
Document Info:	HOLLY PHIPPS
Filing Type	NOE
Total	\$81.00
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Balance	\$19,635.75

PLEASE KEEP FOR REFERENCE

7/17/25 10:39 AM 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:
40-07172025-153

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY HOLLY PHIPPS	LEAD AGENCY EMAIL hhipps@co.slo.ca.us	DATE 07/17/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
TVJ, LLC, VESTING PARCEL MAP AND CONDITIONAL USE PERMIT / FILE NO: N-SUB2024-00024 / ED25-0083

PROJECT APPLICANT NAME TVJ, LLC	PROJECT APPLICANT EMAIL jacob@tvjsons.com	PHONE NUMBER (805) 441-0332
PROJECT APPLICANT ADDRESS 530 10TH STREET	CITY PASO ROBLES	STATE CA
		ZIP CODE 93446

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$
☐ 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)

☐ 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

X

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

40-07172025-153

07/17/2025
FISH
Pages: 5
Fee: \$ 81.00

By atrujillo, Deputy





Notice of Exemption/General Rule Exemption

Project Title and No.: TVJ, LLC , Vesting Parcel Map and Conditional Use Permit / File No: N-SUB2024-00024 / ED25-0083

Project Location and APN:

Located at 4210 Ramada Drive located within the community of Templeton; APN: 040-211-009

Project Applicant/Phone No./Email:

TVJ, LLC / jacob@tvjsons.com / 805-441-0332

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

530 10th Street, Paso Robles, CA, 93446

Description of Nature, Purpose, and Beneficiaries of Project:

A request by the applicant, TVJ, LLC for a Vesting Tentative Parcel Map (N-SUB2024-00024) and concurrent Conditional Use Permit to allow a commercial subdivision of a 40.02-acre parcel into 2 commercial parcels of 20.1 acres each. Per the Templeton Planning Area Standards, a land use permit shall be submitted with any subdivision request. The Conditional Use Permit includes the construction of a Construction Contractors Yard on proposed Parcel 2 for MGE Underground's Corporate Headquarters and will consist of 22,000-square-foot (sf) office, 9,000 sf maintenance shop, and an approximate 60,000 sf storage yard/training yard. Access to the Contractors Yard will be provided via Ruth Way. The project site is located at 4210 Ramada Drive, between Ramada Drive and the Union Pacific Railroad tracks, approximately 600 feet north of North Main Street, in the community of Templeton. The site is in the North County planning Area of the Salinas River Sub 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 includes grading for subdivisions and grading for the construction of a "Construction Contractors Yard" on proposed Parcel 2. The project will result in approximately 6 acres of disturbance. The project area is located within the North County planning Area of the Salinas River Sub Area and is subject to the applicable sub area standards outlined in County Code Section 22.94.030.

The project is not located in an environmentally sensitive area and there are no special status plant species known to exist within the project area. The project will not result in the removal of any oak trees; however it is estimated that 1 oak tree will be impacted as a result of trimming. The applicant has agreed to incorporate avoidance measures that have been included in the conditions that include pre-construction nesting bird surveys to ensure compliance with any other agency permits and to minimize impacts. Additionally, the applicant is proposing to plant 8 oak trees along Ramada Drive 8. An archaeological and paleontological assessment was conducted by Cogstone Resources Management on April 14, 2004. No evidence of cultural materials was found. The proposed project is within the Templeton Area C. Payment of Road

Improvement Fees is required prior to building permit issuance. Public Works has reviewed the project and no concerns were identified; stock conditions apply (see recommended conditions in referral response dated 4/28/2025). No significant impacts to biological resources would occur and no mitigation measures beyond ordinance requirements are necessary. Therefore, the project will maintain compliance with local policies and ordinances.

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.

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.

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.: TVJ, LLC for a Vesting Tentative Parcel Map and Conditional Use Permit (N-SUB2024-00024) / ED24-118

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?	☐	☒
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.

Lead Agency Contact Person Holly Phipps, hhipps@co.slo.ca.us, 805-781-1162

Signature: *Holly Phipps*

Date: 6/12/25

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 June 12, 2025 the project was Approved by:

- | | | |
|---|--|--------------------------------|
| ☐ Board of Supervisors | ☐ Subdivision Review Board | ☐ Other |
| ☒ Planning Commission | ☐ Planning Dept Hearing Officer | |