

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

Receipt: 25-22256

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-07172025-154
Document Info:	DOMINIC DAL PORTO
Filing Type	NOE
<hr/>	
Total	\$81.00
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Balance	\$19,716.75
Comment	1002675832

PLEASE KEEP FOR REFERENCE

7/17/25 10:46 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: 40-07172025-154
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY DOMINIC DAL PORTO	LEAD AGENCY EMAIL ddalporto@co.slo.ca.us	DATE 07/17/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
MORRO RANCH GRADING PERMIT (GRAD2024-00046 / ED25-0155)

PROJECT APPLICANT NAME TYSON FAVIS	PROJECT APPLICANT EMAIL tyson@pcwelldrilling.com	PHONE NUMBER (805)703-0746
PROJECT APPLICANT ADDRESS PO BOX 184	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	\$	_____
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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	AGENCY OF FILING PRINTED NAME AND TITLE Anthony Trujillo, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-07172025-154
 07/17/2025
 FISH
 Pages: 5
 Fee: \$ 81.00
 By atrujillo, Deputy



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: Morro Ranch Grading Permit (GRAD2024-00046 / ED25-0155)

Project Location and APN:
1750 Highway 41 W Morro Bay, CA 93442

APN: 073-031-030

Project Applicant/Phone No./Email:
Tyson Favis (Managing Member) / 805-703-0746
tyson@pcwelldrilling.com

Applicant Address (Street, City, State, Zip):
PO Box 184 Templeton CA, 93465

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2024-00046) to allow for the construction of a pond used for agricultural irrigation. The proposed agricultural pond will disturb approximately 5.07 acres of the 350-acre parcel, including 86,701-cubic-yards of cut and fill. The proposed project is within the Agriculture land use category and is located at 1750 Highway 41 W, in the Estero Planning Area of the Coastal Zone.

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 the construction of an irrigation pond to be used for on-site agriculture. The applicant has designed the grading and site improvements to minimize site disturbance. This project, as proposed, meets all applicable community standards for development.

The project does not require mitigation measures and will not result in the removal of any heritage oak trees. Avoidance measures have been conditioned to avoid any special status species should they be present at the time of construction (SWCA, 2024).

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 construction activities shall cease and the Department shall be notified (Central Coast Archaeological Research Consultants, 2024).

The project area has low potential for liquefaction, and low potential for landslides based upon the site's characteristics (GeoSolutions, 2024). 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 pond. 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 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.: Schantz Grading Permit (GRAD2024-00046 / ED25-0155)

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 15333 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

Telephone

Signature: 

Date: 7/14/2025

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 July 14, 2025 the project was approved by:

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