

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

Receipt: 25-22169

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-07162025-151
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE

Total \$81.00

Tender (On Account) \$81.00

Account# CTY
Account Name JE except TX & DSS
Balance \$19,473.75

PLEASE KEEP FOR REFERENCE

7/10/25 4 PM gugalde
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:
 40-07162025-151
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL dmueller@co.slo.ca.us	DATE 07/16/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
 LITTELL MAJOR GRADING PERMIT: GRAD2024-00157 / ED25-0158

PROJECT APPLICANT NAME BILL AND JUDI LITTELL	PROJECT APPLICANT EMAIL br@bracketao.com	PHONE NUMBER (805)704-0535
PROJECT APPLICANT ADDRESS 1725 CORBETT HIGHLANDS RD	CITY ARROYO GRANDE	STATE CA
		ZIP CODE 93420

PROJECT APPLICANT (Check appropriate box)

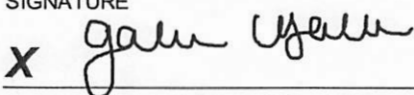
Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

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 	AGENCY OF FILING PRINTED NAME AND TITLE Gabriela Ugalde, Deputy County Clerk-Recorder
---	--

Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-07162025-151

07/16/2025
 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/General Rule Exemption

Project Title and No.: Littell Major Grading Permit: GRAD2024-00157 / ED25-0158

Project Location: 1725 Corbett Highlands rd
Arroyo Grande, CA 93420 (APN: 044-273-009)

Project Applicant/Phone No./Email:
Bill and Judi Littell (Owners) - 650) 773-2334
Bryan Ridley (Agent/Applicant) - (805)-704-0535
/ br@bracketao.com

Applicant Address (Street, City, State, Zip):
1725 Corbett Highlands rd, Arroyo Grande, CA
93420

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2024-00157) to allow for a new workshop and accessory dwelling unit (ADU). The proposed project will result in approximately 18,200 square-feet of site disturbance on the approximately 5-acre parcel, including 1200 cubic-yards of cut and fill. The proposed project is within the Residential Rural land use category and is located at 1725 Corbett Highlands rd, in the San Luis Bay Inland Sub-area of the South 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 includes grading for the construction of a new workshop and ADU within the Residential Rural land use category with access to an existing roadway network that is adequate to serve the project. The applicant has designed the grading and site improvements to minimize site disturbance, and the project has a relatively small area of disturbance of approximately 18,200 square-feet. The project area is located within the San Luis Bay Inland Sub-area of the South County Planning Area and is subject to the applicable sub-area standards outlined in County Code Section 22.96.030. This project, as proposed, meets all applicable community standards for development. Additionally, the project is proposed to be placed in an area that is not categorized as prime farmland and will not convert prime farmland to a non-agricultural use.

The project area does not fall within San Joaquin Kit Fox habitat and, therefore, does not require related mitigation measures. The project will not result in the removal of any heritage oak trees or other native tree species. A special status species, Pismo Clarkia, is known to occur in the vicinity of the project site; therefore, an in season botanical survey focused on Pismo Clarkia was submitted by Padre Associates on July 9th, 2025. The botanical survey indicates that Pismo Clarkia is not present on the subject parcel. No special status animal species known to exist within the project area. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

"The Project site is located within ... rural Arroyo Grande, California. An unnamed ephemeral creek is located approximately 0.53-mile to the northwest. The Project site is bounded on all sides by rural residential parcels. The Project involves the construction of a new workshop...

The records search identified one previously recorded cultural resource, a prehistoric occupation site, within the Project site. Therefore, [an Archaeological Resources Assessment was requested by County Planning Staff and completed by Padre and Associates on July 9, 2025, which recommended the following avoidance and minimization measures be implemented]:

- a) Prior to Project implementation, a consultant and construction-worker cultural resources awareness training program for all personnel involved in project implementation shall be developed in coordination with the County-qualified archaeologist. The training will be conducted by the project archaeologist and must be provided to all Project employees, contractors, subcontractors, and other workers prior to their involvement in any ground-disturbing activities, with subsequent training sessions to accommodate new personnel becoming involved in the Project.
- b) A County-qualified archaeologist and Native American representative shall be retained
- c) to monitor all Project related earth disturbances within the Project site.
- d) The archaeologist shall have the authority to temporarily halt or redirect Project construction in the event that potentially significant cultural resources are exposed. Based on monitoring observations and the actual extent of project disturbance, the lead archaeologist shall have the authority to refine the monitoring requirements as appropriate (i.e., change to spot checks, reduce or increase the area to be monitored) in consultation with the County.
- e) If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. The lead County shall be notified of any such find"(Padre, 2025).

The project area has low potential for liquefaction, lateral spreading, or landslide based upon the site's Official Maps of the County of San Luis Obispo Land Use Element

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.: Littell Major Grading Permit; GRAD2024-00157 / ED25-158

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: Dane Mueller, Planner II / Dmueller@co.slo.ca.us / 805-788-2959

Signature: *Dane Mueller*

Date: 7/16/2025

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 16, 2025 the project was Approved by:

- | | | |
|---|--|---|
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Subdivision Review Board | <input checked="" type="checkbox"/> Other <u>Chief Building</u> |
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Planning Dept Hearing Officer | <u>Official</u> |