County Clerk-Re...

Main Office: (805) 781-5080

Atascadero: (805) 461-6041

www.slovote.com

Receipt: 25-34254

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	$81.00
	# Pages	5
	Document #	40-10282025-226
	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	$23,122.75
Comment	1002703403

PLEASE KEEP FOR REFERENCE

10/28/25 1:35 PM manelson

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:	
40-10282025-226	
STATE CLEARINGHOUSE NUMBER *(If applicable)*	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	mcasillas-ri@co.slo.ca.us	10/28/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
COUNTY OF SAN LUIS OBISPO		

PROJECT TITLE

WINTER GRADING PERMIT (GRAD2023-00181 / CEQA2023-00228)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DIRK WINTER	dwinter@moonstonehotels.com	(805)909-0476
PROJECT APPLICANT ADDRESS	**CITY** / **STATE**	**ZIP CODE**
2905 BURTON ROAD	CAMBRIA / CA	93428

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
x M. Nelson	Monique Nelson, Deputy County Clerk-Recorder

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

40-10282025-226

10/28/2025
FISH
Pages: 5
Fee: $ 81.00

By manelson, Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: Winter Grading Permit (GRAD2023-00181 / CEQA2023-00228)

Project Location and APN:
11990 Santa Rosa Creek Road, Templeton, CA 93465;
APN: 014-201-049 & 014-201-048

Project Applicant/Phone No./Email:
Dirk Winter (Owner) / (805) 909-0476 / dwinter@moonstonehotels.com

Applicant Address (Street, City, State, Zip):
2905 Burton Road, Cambria, CA 93428

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit by Dirk Winter (GRAD2023-00181) to allow for the construction of an approximately 4,702 square-foot single-family residence, 340 square-foot patio, 177 square-foot entry, 8,100 square-foot septic field (RBLD2023-00436), and an approximately 2,738 square-foot detached, two-story, garage/workshop with a 365 square-foot covered porch (RBLD2023-00437). The proposed project will disturb approximately 1.33 acres of the 183-acre parcel, including 1,200 cubic-yards of cut and fill. The proposed parcel is within the Agriculture land use category and is located on 11990 Santa Rosa Creek Road, in the Adelaida 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 includes grading for the construction of single-family residence, patio/porch, entry, detached garage/workshop, and septic leach field within the Agriculture 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 reasonable area of disturbance of approximately 1.33 acres of the 183-acre parcel. The project area is located within the Adelaida Sub-area of the North County Planning area and is subject to the applicable sub-area standards outlined in County Code Section 22.94.030. This project, as proposed, meets all applicable community standards for development. While the parcel includes portions of Prime Farmland soils, the parcel will remain as agriculturally viable. The proposed single-family dwelling residence is an allowed use in the Agriculture land use category.

The project area does not fall within San Joaquin Kit Fox habitat and, therefore, does not require related 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 specific within the project area. To address the Live and Valley Oak impacts or removal, the applicant has been conditioned to provide a tree mitigation plan with a detailed inventory of the species and quality of all oak trees and planting methods and monitoring. The applicant is conditioned to replace oak tree removal in kind at 4:1 ratio

and oak tree impacts at 2:1 ratio. 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, or landslide based upon the site's soil quality and condition and the absence of groundwater in the soil (Beacon Geotechnical, 2022). 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.

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.: Winter Grading Permit (GRAD2023-00181 / CEQA2023-00228)

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.

Monserath Casillas-Rios (mcasillas-ri@co.slo.ca.us) (805) 781-4150

Lead Agency Contact Person **Telephone**

Signature:  Date: October 21, 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 October 17, 2025 the project was approved by:

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

☐ Planning Commission ☐ Planning Dept Hearing Officer ☐ Other_____