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

Receipt: 25-39598

ProductName		**Extended**
FISH	FISH AND WILDLIFE FILING	$81.00
	# Pages	5
	Document #	40-12162025-269
	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
Customer Name	BROOKS
Balance	$37,782.00

PLEASE KEEP FOR REFERENCE

12/16/25 11:05 AM MMaltby
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:
40-12162025-269
STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	mdenning@co.slo.ca.us	12/16/2025

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

PROJECT TITLE

BROOKS MINOR USE PERMIT; N-DRC2023-00027 ED24-110

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
NELSON BERNAL	nelson@nrbdrafting.biz	(805) 237-3746

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2121 PINE STREET, UNIT A	PASO ROBLES	CA	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	AGENCY OF FILING PRINTED NAME AND TITLE
X Michelle Maltby	Michelle Maltby, Deputy County Clerk-Recorder

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

40-12162025-269

12/16/2025
FISH
Pages: 5
Fee: $ 81.00

By MMaltby, Deputy

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

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1123
3/22/2018

Notice of Exemption/General Rule Exemption

Project Title and No.: Brooks Minor Use Permit; N-DRC2023-00027 ED24-110

Project Location:	**Project Applicant/Phone No./Email:**
Ridge Road Templeton, CA 93465 APNs: 039-341-009, -010, and -011	Laura Lowe Brooks (Owner) Nelson Bernal (Agent / Applicant) / (805) 237-3746 / nelson@nrbdrafting.biz
	Applicant Address (Street, City, State, Zip): 2121 Pine Street, Unit A Paso Robles, CA 93446

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

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Laura Brooks for a Minor Use Permit (N-DRC2023-00027) to authorize major grading for the purposes of constructing a driveway to accommodate access to a future building pad for a single-story 594 square-foot (sf) residence and associated site improvements, including a septic leach field. The proposed project will disturb approximately 1.35 acres (59,000 square-feet) including approximately 1,040 cubic yards of cut and 690 cubic yards of fill across three parcels (APNs: 039-341-009, -010, and -011) totaling approximately 50.64 acres. The proposed project is located within the Residential Rural land use category and is located at 1947 Ridge Road, approximately 0.5 miles north of the Atascadero city limits. The project is within the Salinas River Sub-Area of the North County Planning Area.

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].

Additional Information: Additional information pertaining to this notice of general rule exemption may be obtained by reviewing the third page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Reasons why project is exempt: The project includes grading for the construction of an access road to serve a future residential building pad. The parcels are located within the Residential Rural land use category with access to an existing road and roadway network that is adequate to serve the project. The applicant has designed the grading, site improvements, and location of the proposed building pad to minimize project impact to the most reasonable degree possible considering the driveway is proposed to be graded across three separate parcels. The proposed driveway to be graded is primarily sited on orchard and ruderal/disturbed vegetation. Additionally, the project is proposed to be placed in an area of the parcel(s) that do not contain prime farmland. The proposed project meets all applicable community standards for development.

The project area does not fall within San Joaquin Kit Fox habitat, therefore, does not require related mitigation measures. The proposed project is primarily located on traditionally disturbed areas that are sparsely vegetated, disturbed for fuel management purposes, or historically used for orchard operations, which has

effectively reduced the potential for natural occurrence of special-status plant species and associated habitat within the property. The project is not located within a Highway Design Corridor and will not be visible from any state designated scenic highways. There is no current proposal for the removal of any heritage oak trees.

A biological resources assessment (BRA) was prepared for this project by Padre Associates, dated October 2023, in combination with a tree protection plan and tree inventory prepared by A&T Arborists, dated May 20, 2023. The project originally proposed removal of three oak trees, two of which would require replacement plantings, and impacts to nine oak trees, also requiring replacement plantings. A subsequent submittal included a revision to the provided BRA and arborist report, prepared by Padre and dated April 2024. The revised BRA and oak tree inventory noted that substantial winter storms earlier in the year damaged several oak trees previously identified, resulting in additional tree removals for safety reasons and unassociated with the project's activities.

The revised BRA also noted the following:

- No aquatic resources were identified within the survey area and associated buffer.
- No USFWS-Designated Critical Habitat occurs within the survey area.
- No sensitive natural communities as defined by CDFW.
- No special-status plant species observed during the August 2023 or April 2024 field surveys nor documented to occur within the BSA during desktop review.

Out of the 39 special-status wildlife species documented within 10 miles of the project based on a desktop review, approximately 8 species had a greater potential to occur within the survey area based on proximity of documented occurrences and/or presence of generally suitable habitat. While the potential for occurrence was noted due to generally suitable habitat, no special-status species were identified to the species level and found to occur during the August 2023 field survey.

Despite no occurrence during field surveys, pre-construction surveys have been included as avoidance measures for the project due to habitat potential for nesting birds and special-status species if construction is to occur between February and August, April through August, and/or May through July and may be completed simultaneously during overlap periods. Requirements for species relocation at their own volition have been included in the conditioned avoidance measure(s).

The project is not located 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 driveway and proposed residence. In conclusion, the project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by the County Code are necessary to address the environmental impacts associated with the proposed project.

Project Title and No.: Brooks Minor Use Permit; N-DRC2023-00027 ED24-110

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 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: Mason Denning – mdenning@co.slo.ca.us – (805) 781-1298

Signature: *Mason Denning* Date: 12/21/2025

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 November 21, 2025, the project was Approved by:

☐ Board of Supervisors
☐ Planning Commission
☐ Subdivision Review Board
☒ Planning Dept Hearing Officer
☐ Other Chief Building Official