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

**Receipt: 25-41031**

| **Product** | **Name** | **Extended** |
|---|---|---|
| FISH | FISH AND WILDLIFE FILING | $81.00 |
| | **# Pages** | 5 |
| | **Document #** | 40-12302025-281 |
| | **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** | BONKOSKY |
| **Balance** | $39,425.00 |

PLEASE KEEP FOR REFERENCE

**12/30/25 2:35 PM 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: 40-12302025-281

STATE CLEARINGHOUSE NUMBER *(If applicable)*

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| SAN LUIS OBISPO COUNTY | bmaule@co.slo.ca.us | 12/30/2025 |

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

PROJECT TITLE

BONKOSKY, MAJOR GRADING PERMIT / GRAD2025-00002 / ED25-0008

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| BRIAN BONKOSKY | brianbonkosky@yahoo.com | (661-703-3224 X 4 |

| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE |
|---|---|---|---|
| 985 BUMBLEBEE LANE | TEMPLETON | CA | 93465 |

**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**

**40-12302025-281**

**12/30/2025**
**FISH**
**Pages: 5**
**Fee: $ 81.00**

**By MMaltby, Deputy**

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY 01012025)

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

# Notice of Exemption/General Rule Exemption

**Project Title and No.:** Bonkosky, Major Grading Permit / GRAD2025-00002 / ED25-0008

| **Project Location and APN:** | **Project Applicant/Phone No./Email:** |
|---|---|
| 985 Bumblebee Lane, Templeton, CA 93465<br>APN: 039-341-002 | Brian Bonkosky<br>(661) 703-3224 x 4<br>brianbonkosky@yahoo.com |
| | **Applicant Address (Street, City, State, Zip):**<br>985 Bumblebee Lane, Templeton, CA 93465 |

**Description of Nature, Purpose, and Beneficiaries of Project:**

A request for a Major Grading Permit (GRAD2025-00002) to allow for the construction of a 1,243-square-foot (sf) single-family residence with attached 674 sf workshop, 576 sf garage, and 453 sf covered porch. The proposed project will disturb approximately 20,000 sf (0.45 acres) of the 21.1-acre parcel, including 910 cubic yards of cut and fill. The proposed parcel is within the Residential Rural use category and is located at 985 Bumblebee Lande, Templeton, CA 93465, in the Salinas River Sub-Area of the North County Planning Area.

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

**Exempt Status:**

- ☐ Ministerial {Sec. 21080(b)(1); 15268}
- ☐ Declared Emergency {Sec. 21080(b)(3); 15269(a)}
- ☐ Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
- ☒ Categorical Exemption {Sec. 15303; Class: 3}
- ☐ Statutory Exemption {Sec.____}
- ☒ General Rule Exemption {Sec. 15061(b)(3)}
- ☐ Not a Project _____

**Reasons why project is exempt:** The project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including, per subsection (a) "One single-family residence, or a second dwelling unit in a residential zone.". This project is also 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 proposes grading for the construction of a single-family residence with an attached garage and workshop within the Residential Rural land use category, served by an existing roadway network that is adequate to support the development. The applicant has designed the grading and site improvements to minimize site disturbance, resulting in a relatively small disturbance area of approximately 0.45 acres. The proposed residence will be located within the same footprint and area of disturbance as a previous residence that was demolished after being damaged by a falling tree. The project site is located within the Salinas River Sub-Area of the North County Planning Area and is subject to the

applicable development standards outlined in County Code Section 22.94.080. As proposed, the project complies with all applicable community development standards and is not located on prime farmland, nor will it result in the conversion of prime farmland to a non-agricultural use.

The project site is located outside of designated San Joaquin Kit Fox habitat and therefore does not require species-specific 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 species within the project area. To address oak tree impacts and removal, the applicant has proposed on-site replanting at a ratio of 4:1 for removed oak trees and 2:1 for impacted oak trees. With nine oak trees proposed to be impacted, a total of 18 replacement oak trees will be planted on-site. 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, and low to moderate potential for landslides based upon the site's soil quality and condition and the absence of groundwater in the soil. 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.

Therefore, the proposed activity qualifies for a Categorical Exemption 15303 (Class 3, New Construction of Small Structures) pursuant to CEQA Guidelines Section 15332 and is further 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.

**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 300, San Luis Obispo, CA 93408 (805) 781-5600.

## Notice of General Rule Exemption

**Project Title and No.:** Bonkosky, Major Grading Permit / GRAD2025-00002 / ED25-0008

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.

Blake Maule (bmaule@co.slo.ca.us) (805) 781-4163

**Lead Agency Contact Person** **Telephone**

Signature: Blake Maule Date: 12/26/2025

**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 December 24, 2025, the project was approved by:

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

☐ Planning Commission ☐ Planning Dept Hearing Officer ☒ Other_____