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

**Receipt: 26-1187**

| ProductName | | Extended |
|---|---|---|
| FISH | FISH AND WILDLIFE FILING | $81.00 |
| | # Pages | 4 |
| | Document # | 40-01132026-006 |
| | 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 | $40,943.55 |
| Comment | 1002728549 |

PLEASE KEEP FOR REFERENCE

**1/13/26 10:24 AM atrujillo**
**San Luis Obispo**

State of California - Department of Fish and Wildlife

# 2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 40-01132026-006

STATE CLEARINGHOUSE NUMBER *(If applicable)*

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

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| SAN LUIS OBISPO COUNTY | etolle@co.slo.ca.us | 01/13/2026 |

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

PROJECT TITLE

ROSS GRADING MINOR USE PERMIT; N-DRC2024-00040 / ED25-0216

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| DOUG ROSS | dross@gmail.com | (559) 805-4209 |

| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE |
|---|---|---|---|
| 515 WINDERMERE LANE | ARROYO GRANDE | CA | 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) | $4,227.50 | $ |
| ☐ Mitigated/Negative Declaration (MND)(ND) | $3,043.75 | $ |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | $1,437.25 | $ |

☒ 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 Anthony Trujillo | Anthony Trujillo, Deputy County Clerk-Recorder |

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

**40-01132026-006**

**01/13/2026**
**FISH**
**Pages: 4**
**Fee: $ 81.00**

**By atrujillo, Deputy**

**COUNTY OF SAN LUIS OBISPO**
**DEPARTMENT OF PLANNING & BUILDING**

# Notice of Common-Sense Exemption

**Project Title and No.:** Ross Grading Minor Use Permit; N-DRC2024-00040 / ED25-0216

| **Project Location:** | **Project Applicant/Agent/Phone No./Email:** |
|---|---|
| 562 Printz Road, Arroyo Grande, CA 93420<br>Primary Project site grading for new residence/site improvements APN: 047-136-024 | Doug Ross (Applicant) / (559) 805-4209<br>drosscva@gmail.com |
| | **Applicant/Agent Address (Street, City, State, Zip):**<br>515 Windermere Lane, Arroyo Grande, CA 93420 |

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

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

A request by Gregory Ross for a Minor Use Permit (N-DRC2024-00040) to authorize major grading for the purposes of constructing a driveway, future building pad for a two-story 5,827 square-foot residence, 3,382 square-foot garage (on lower level), 7,500 cubic-foot retention basin (on adjoining parcel APN 047-136-025/560 Printz Rd), and utility trenching. The project will be served by an existing shared well and a new on-site septic system. The project would result in total disturbance of approximately 108,000 square-feet (2.48 acres), including approximately 3,000 cubic yards of cut and 1,000 cubic yards of fill across two parcels totaling 6.64 net acres. The proposed project is within the Residential Suburban land use category at 562 Printz Rd, accessed from a privately maintained access road, Lorienda Court, approximately 2,300 feet northwest of Carpenter Canyon Rd and 1,200 feet north of the Arroyo Grande city limits. The project is within the Arroyo Grande Fringe of the San Luis Inland Sub-Area of the South County Planning Area.

**Exempt Status/Findings:** This project is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The County of San Luis Obispo determines that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), Common Sense Exemption]

**Reasons why project is exempt:** The project includes grading for the construction of privately maintained access road to serve a future residential building pad, which would support the construction of a driveway, future building pad for a residence and garage, 7,500 cubic-foot retention basin (on adjoining parcel D, APN: 047-136-025, and utility trenching. The subject site is located within the Residential Suburban land use category with access to an existing road and roadway network that is adequate to serve the project. Initially, the larger site consisted of APN 047-136-022, which was later subdivided and map recorded in 1984 as part of CO 82-118, consisting of a portion of Lots 17 and 18 of the Vachell Tract. The map subdivided the two lots (totaling 13 acres) into four parcels (A, B, C, & D). The applicant has designed the grading, site improvements, and location of the proposed building pad to minimize project impacts to the most reasonable degree possible considering the privately maintained access road is proposed to be graded across the two parcels A and D. The proposed privately maintained access road to be graded is primarily sited on disturbed vegetation. 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 wood storage purposes and heavy equipment parking, 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 Gordon Hensley, dated June 12, 2025. The BRA noted that no Pismo Clarkia was observed during the assessment, and that the existing eucalyptus trees at the northerly, westerly, and southerly edges of the property are not enough in number or arrangement to attract or support wintering Monarch Butterfly.

A Phase I Archaeological study was also prepared for this project by Padre Associates, Inc., dated December 2024. The study identified no cultural resources within the project site, and no further archaeological study or monitoring to be warranted. The project has been conditioned to cease construction activities in the event cultural resources are encountered and to resume once an archaeologist who meets the U.S. Secretary of the Interior's Historic Preservation Professional Qualification Standards for Archaeology assesses, identifies, and implements appropriate mitigation measures.

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.

**Additional Information:** Additional information pertaining to this notice of exemption may be obtained by reviewing the third page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.

**Project Manger:** Eric Tolle (805-781-2148 / etolle@co.slo.ca.us) **Date:** 12/18/2025

On December 19, 2025 the project was Approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Other

☐ Planning Commission ☒ Planning Dept Hearing Officer

**Project Title and No.:** Ross Grading Minor Use Permit; N-DRC2024-00040 / ED25-0216

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.

**Project Manger:** *Eric Tolle* **Date:** 12/18/2025