

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

**Receipt: 26-10779**

<b>ProductName</b>	<b>Extended</b>
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	4
Document #	40-04032026-074
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE

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**Total** \$81.00

**Tender (On Account)** \$81.00

Account# CTY  
Account Name JE except TX & DSS  
Customer Name KNOTTS  
Balance \$8,294.75

PLEASE KEEP FOR REFERENCE

**4/3/26 2:26 PM MMaltby**  
**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: 40-04032026-074
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL mcasillas-ri@co.slo.ca.us	DATE 04/03/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER
PROJECT TITLE KNOTTS GRADING PERMIT (GRAD2025-00293 / ED26-0046)		

PROJECT APPLICANT NAME JAKE AND ANYA KNOTTS	PROJECT APPLICANT EMAIL jake@midstatecontainers.com	PHONE NUMBER (805) 931-4534
PROJECT APPLICANT ADDRESS 254 MILLER CIRCLE	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) \$4,227.50 \$ \_\_\_\_\_
- 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 X	AGENCY OF FILING PRINTED NAME AND TITLE Michelle Maltby, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder  
**40-04032026-074**

04/03/2026  
 FISH  
 Pages: 4  
 Fee: \$ 81.00

By MMaltby, Deputy





## General Rule Exemption

**Project Title and No.:** Knotts Grading Permit (GRAD2025-00293 / ED26-0046)

**Project Location and APN:**

331 Quail Hill Lane, Arroyo Grande, CA 93420  
APN: 044-360-030

**Project Applicant/Phone No./Email:**

Jake and Anya Knotts (Owners)/ (805) 931-4534/  
[jake@midstatecontainers.com](mailto:jake@midstatecontainers.com)

**Applicant Address (Street, City, State, Zip):**

254 Miller Circle Arroyo Grande, CA 93420

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

A request for a Major Grading Permit (GRAD2025-00293) to allow for the construction of an approximately 1,120 square-foot accessory dwelling unit, 678 square-foot garage, 294 square-foot covered porch, and septic system. The proposed project will disturb approximately 0.24 acres of the 0.74-acre parcel, including 390 cubic yards of cut and fill. The proposed parcel is within the Residential Suburban land use category and is located at 331 Quail Hill Lane, 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 an accessory dwelling unit, garage, porch, and septic system within the Residential Suburban 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 0.24 acres. 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 22.94.030. 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. There are no known occurrences of special-status plant species within the project area. To address oak tree impacts, the applicant has proposed on-site replanting at a ratio of 2:1. With 3 oak trees proposed to be impacted, a total of 6 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, or landslide 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 structure. 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.

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

(805) 781-4150

**Lead Agency Contact Person**

**Telephone**

Signature: 

Date: 4/2/26

**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 April 2, 2026 the project was approved by:

- Board of Supervisors     
  Subdivision Review Board     
  Chief Building Official  
 Planning Commission     
  Planning Dept Hearing Officer     
 Other \_\_\_\_\_

# Notice of General Rule Exemption

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**Project Title and No.:** Knotts Grading Permit (GRAD2025-00293 / ED26-0046)

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 15333 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.