

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

**Receipt: 26-13689**

<b>Product Name</b>	<b>Extended</b>
FISH FISH AND WILDLIFE FILING	\$3,124.75
# Pages	2
Document #	40-04282026-101
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	ND

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**Total** \$3,124.75

**Tender (On Account)** \$3,124.75

Account# CTY  
Account Name JE except TX & DSS  
Customer Name EMILO RAMIREZ  
Balance \$23,579.50

PLEASE KEEP FOR REFERENCE

**4/28/26 2:02 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: 40-04282026-101
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL EMORENO@CO.SLO.CA.US	DATE 04/28/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE  
PARCEL MAP N-SUB2024-00023 CO 24-0016

PROJECT APPLICANT NAME EMILO RAMIREZ	PROJECT APPLICANT EMAIL GOLDCOASTCOLLISION@YAHOO	PHONE NUMBER (805) 714-8691
PROJECT APPLICANT ADDRESS 1688 QUIET OAKS DR	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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ <u>3,043.75</u>
<input type="checkbox"/> 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)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>81.00</u>
<input type="checkbox"/> Other		\$ _____


PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 3,124.75

SIGNATURE X <i>Michelle Maltby</i>	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  
**40-04282026-101**  
 04/28/2026  
 FISH  
 Pages: 2  
 Fee: \$ 3124.75  
 By M Maltby, Deputy





**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**NOTICE OF DETERMINATION – CONSISTENCY WITH PREVIOUS**  
**MITIGATED NEGATIVE DECLARATION**

**ENVIRONMENTAL DETERMINATION NO.:** ED25-0260

**DATE:** February 2, 2026

**TO:** File

**FROM:** Elizabeth Moreno / +1-805-781-5721 / [emoreno@co.slo.ca.us](mailto:emoreno@co.slo.ca.us)

**PROJECT TITLE:** Parcel Map N-SUB2024-00023 CO 24-0016

**APPLICANT NAME:** Emilo Ramirez

**ADDRESS:** 1688 Quiet Oaks Dr. Arroyo Grande, CA 93420

**TELEPHONE:** (805) 714-8691

**EMAIL:** goldcoastcollision@yahoo.com

**PROJECT DESCRIPTION:** Hearing to consider a request by Emilio Ramirez for a Vesting Tentative Parcel Map (CO 24-0016) to allow 1) use the County’s Transfer of Development Credit Program to increase density above what would otherwise be allowed and 2) subdivide an approximately 10.88-acre parcel into two parcels of 5.02 and 5.86 acres each for the sale and/or development of each proposed parcel and designate the site as a TDC Receiver Site. The site is currently developed with a primary single-family residence, a secondary single-family residence, and three workshops. The project is within the Residential Rural land and located on Quiet Oaks Drive, along Pomeroy Road, approximately .25 miles south of the Pomeroy/Los Berros Road intersection, approximately three miles north of the community of Nipomo, in the South County Inland Sub Area and in the South County Planning area.

**LOCATION:** 1688 Quiet Oaks Dr. Arroyo Grande, CA 93420 **APN:** 091-011-057

**LEAD AGENCY:** County of San Luis Obispo  
 Dept of Planning & Building  
 976 Osos Street, Room 300  
 San Luis Obispo, CA 93408-2040  
 Website: <http://www.sloplanning.org>

The Negative Declaration prepared and issued under ED05-289 for the previously reviewed project SUB2005-00079 Parcel Map Dave Fox, is still adequate. No potential environmental impacts that were not previously addressed are anticipated; therefore, no new environmental determination is necessary.

**STATEMENT OF FINDINGS**

The Environmental Coordinator, after review of the previously-prepared Negative Declaration, finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous Negative Declaration; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted. Therefore, use of the previously-prepared Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

<b>Notice of Determination</b>		<b>State Clearinghouse No.</b>	
This is to advise that the San Luis Obispo County Planning Department Hearing as <input checked="" type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> approved the above described project on <u>March 3, 2026</u> , and has made the following determinations regarding the above described project:			
<i>The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.</i>			
This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the ‘Lead Agency’ address above.			
<i>Elizabeth Moreno</i>	Elizabeth Moreno (emoreno@co.ca.us)	2/2/2026	County of San Luis Obispo
<b>Signature</b>	<b>Project Manager</b>	<b>Date</b>	<b>Public Agency</b>