

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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Receipt: 26-14639

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81 00
# Pages	9
Document #	40-05052026-107
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE
<hr/>	
Total	\$81.00
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Customer	JODIE & MARCEL
Name	GRAEBER
Balance	\$30,072.00

PLEASE KEEP FOR REFERENCE

5/5/26 2:44 PM MMaltby
San Luis Obispo



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

RECEIPT NUMBER: 40-05052026-107
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL aknighton@co.slo.ca.us	DATE 05/05/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
GRAEBER, MAJOR GRADING PERMIT; GRAD2025-00170; ED25-0164

PROJECT APPLICANT NAME JODIE AND MARCEL GRAEBER	PROJECT APPLICANT EMAIL jodiegraeber@yahoo.com	PHONE NUMBER (805) 404-6599
PROJECT APPLICANT ADDRESS P.O. BOX 573	CITY PISMO BEACH	STATE CA
		ZIP CODE 93448

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 type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
<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		\$ _____ \$81.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$81.00

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

40-05052026-107

05/05/2026
FISH
Pages: 9
Fee: \$ 81.00

By MMaltby, Deputy





COUNTY OF SAN LUIS OBISPO

DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption/General Rule Exemption

Project Title and No.: Graeber, Major Grading Permit; GRAD2025-00170; ED25-0164

Project Location: APN: 044-372-028	Project Applicant/Phone No./Email: Jodie and Marcel Graeber/ 805-404-6599/ jodiegraeber@yahoo.com
	Applicant Address (Street, City, State, Zip): P.O. Box 573 Pismo Beach, CA 93448

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Jodie and Marcel Graeber for a Major Grading Permit (GRAD2025-00170) to allow grading for the demolition of an existing mobile home and placement of a new 2,272 square-foot manufactured residence, 284 square-foot covered porch, and septic system. The project will result in the disturbance of approximately 20,745 square-feet on the 4.47-acre parcel, including 510 cubic yards of cut and 446 cubic yards of fill. The proposed project site is located within the Residential Single-Family land use category and is located on Richard Avenue (APN: 044-372-028), 0.75 miles north of the City of Arroyo Grande. The site is in the San Luis Bay Inland Sub Area South of the South County Planning Area.

Baseline Conditions

The project site is a 4.47-acre parcel located at 579 Las Lomas Drive (APN: 044-372-028) 0.75 miles north of the City of Arroyo Grande. The site is within the Residential Rural land use category. The site is gently sloping (9% average slope). Plant communities/habitats that exist on site include Eucalyptus/Coast live oak woodland, Arroyo willow woodland, clusters of Wells Manzanita, and disturbed grassland. Pismo clarkia was not observed in previous botanical surveys. A number of oak and eucalyptus trees perished or were removed due to hazardous conditions including disease (i.e. sudden oak death), storms/winds and other natural causes, PG&E fire prevention clearing, and native vegetation management (i.e. non-native eucalyptus trees removed to enable growth of manzanita and oaks). The soils underlying the project site are the Edna Member and the Squire Member of the Pismo Formation. Building envelopes for the site were created by Parcel Map CO 06-0010, recorded in 2016. Both the existing mobile home to be demolished and the proposed manufactured residence are within the building envelope. The proposed manufactured residence will be located in generally the same, already disturbed area as the previous mobile home.

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

Exempt Status/Findings: This project is covered by the "General Rule" or "Common Sense" exemption that the California Environmental Quality Act (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].



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The project consists of a new manufactured residence, covered porch and septic system in an area that is already disturbed by existing development. The project is not located in an area which may have an impact on an environmental resource of hazardous or critical concern which is designated, precisely mapped and officially adopted by a federal, state or local agency. No trees are proposed for removal to accommodate the proposed project. Two Coast live oak trees are within the project's area of disturbance. Impacts to these trees will be minimized with tree protective fencing, use of permeable Class II Aggregate Base for the driveway, and replanting of 4 Coast live oak trees on the project parcel, which will be monitored for a period of 7 years, per the County General Plan Policies. Per the California Natural Diversity Database (CNDDB), special status animal species have not been observed on the project site or vicinity, and no habitat for special status species is located within the project area of disturbance. The applicant provided a Geotechnical Engineering Report, prepared by Beacon Geotechnical, dated September 30, 2024. The project is required to implement recommendations from this report, which are included as conditions of approval. Implementation of these recommendations will minimize risks to the structure from potential geologic hazards and ensure there will be no significant impacts to geologic or soil resources from the proposed project. The project is also located within the SLO County Air Pollution Control Board (SLOAPCD) Naturally Occurring Asbestos (NOA) Screening Buffer. Therefore, the project has been conditioned to prepare a geologic investigation to determine if NOA are present on the project site, which shall be approved by the SLOAPCD prior to issuance of grading permits, consistent with the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. The project is not within an archaeologically sensitive area and nearby archaeological surveys have resulted in no findings. The project is conditioned to cease construction in the event that archaeological resources are discovered during ground disturbing activities. Further, there are no unusual circumstances surrounding the project. The location of the proposed project is not within any hazardous waste site compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource as there are no structures on the vacant site.

Reasons why project is exempt:

The following is an overview of the relevant environmental issue areas that were considered in this determination.

Aesthetic and Visual Resources:

The proposed manufactured residence will be constructed within the building envelope established by Parcel Map CO 06-0010. The proposed manufactured residence is 14' 11" in height and complies with all setbacks and other development and planning area standards. The proposed manufactured residence will be of similar size and scale to other residences in the surrounding area. The site is located in a rural area north of Arroyo Grande- there will be no impacts to scenic resources such as rocks, trees or historic buildings. No trees are proposed to be removed for the proposed development. The project will not be a source of significant daytime or nighttime glare since the structure is not proposed to be constructed out of reflective materials and all exterior lighting shall be shielded downwards and shall have dark colored hoods.

Air Quality

The site is located in an urbanized area and falls below the APCD's numerical threshold for daily emissions. The project is located within 1,000 feet of sensitive receptors (residences). The project shall comply with the County's standard fugitive dust control measures and the San Luis Obispo Air Pollution Control District's (SLOAPCD) standard measures for construction equipment for reducing nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction



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equipment. With the implementation of these standard regulatory measures, potential air quality impacts are less than significant:

Air Quality

Fugitive Dust Construction Control Measures. The following measure(s) shall be implemented **prior to, and during, construction activities** and shall be included on all applicable improvement plans:

1. Reduce the amount of the disturbed area where possible;
2. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible;
3. All dirt stock-pile areas shall be sprayed daily as needed;
4. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
5. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
6. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

ROG, NOX, and DPM Reduction

Prior to issuance of grading or construction permits, or site disturbance activities, whichever occurs first, the following measures shall be implemented during all site disturbance activities and shown on all applicable plans:

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b. Fuel all off-road and portable diesel-powered equipment with California Air Resources Board-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c. Use diesel construction equipment meeting the California Air Resources Board's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;
- d. Use on-road heavy-duty trucks that meet the California Air Resources Board's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- e. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g., captive or NO_x exempt area fleets) may be eligible by proving alternative compliance;
- f. All on- and off-road diesel equipment shall not idle for more than 5 minutes;
- g. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;
- h. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- i. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- j. Electrify equipment when feasible;



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- k. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
- l. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.

Biological Resources

Plant communities/habitats that exist on site include Eucalyptus/Coast live oak woodland, Arroyo willow woodland, clusters of Wells Manzanita, and disturbed grassland. Pismo clarkia was not observed in previous botanical surveys. A number of oak and eucalyptus trees perished or were removed due to hazardous conditions including disease (i.e. sudden oak death), storms/winds and other natural causes, PG&E fire prevention clearing, and native vegetation management (i.e. non-native eucalyptus trees removed to enable growth of manzanita and oaks). No trees are proposed for removal to accommodate the proposed project. Two Coast live oak trees are within the project's area of disturbance. Impacts to these trees will be minimized with tree protective fencing, use of permeable Class II Aggregate Base for the driveway, and replanting of 4 Coast live oak trees on the project parcel, which will be monitored for a period of 7 years, pursuant to the County General Plan. Per the California Natural Diversity Database (CNDDDB), special status animal species have not been observed on the project site or vicinity, and no habitat for special status species is located within the project area of disturbance. With the implementation of the following standard oak tree protection measures, potential biological impacts are less than significant:

Trees Mark

Install tree protection fencing and mark any trees within 50 ft of grading activities **prior to site disturbance**.

Tree Replanting Plan

Prior to final inspection, the permit holder shall demonstrate compliance with the approved tree protection plan and mitigation schedule for all native oak trees and any Wells Manzanita located within fifty (50) feet of grading or construction disturbance. The permit holder shall provide an updated inventory of all applicable trees within this buffer area, including species, diameter at breast height, and final disposition identifying whether each tree remains, was impacted, or was removed, with "impacted" defined as any disturbance occurring within one and one-half (1.5) times the area of the tree canopy. All retained trees located within fifty (50) feet of disturbance shall be visually confirmed by Planning staff as having been physically protected during construction, with no trenching, cut/fill operations, equipment staging, or compaction occurring within the protected area, and care taken to avoid surface roots within the top eighteen (18) inches of soil. Replacement native trees shall be planted at a ratio of two (2) replacement trees for every one (1) impacted tree and four (4) replacement trees for every one (1) removed tree. Replacement trees shall be the same species as the tree impacted or removed and shall be installed at a minimum one-gallon container size; where Wells Manzanita removal or impact occurs, replanting shall utilize nursery-propagated Wells Manzanita stock appropriate to the project area. Prior to final inspection, the permit holder shall provide a replanting schedule showing the species, quantity, and physical location of each replacement tree, and Planning staff will verify the planting and mitigation during the final inspection. All replacement trees shall be maintained in healthy condition for a minimum of seven (7) years from installation, and any replacement tree that fails or dies within this period shall be replaced in-kind within ninety (90) days.

Tree Monitoring and Arborist Reporting – CCM

The permit holder shall be responsible for **ongoing monitoring** of all replacement oak trees and Wells Manzanita installed pursuant to the required replanting schedule. A qualified arborist, restoration ecologist, or other professional acceptable to the County shall inspect replacement plantings at least once annually for the first seven (7) years following installation. Monitoring shall evaluate plant



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vigor, survival, evidence of stress, irrigation adequacy, and presence of pests or disease. A written monitoring report shall be submitted to the County each monitoring year and shall include photographic documentation, dates of inspection, observed conditions, and any corrective actions taken. Any replacement tree or Wells Manzanita that fails to thrive, declines substantially, or dies during the monitoring period shall be replaced in-kind within ninety (90) days of notification or discovery, unless otherwise approved by Planning staff. All replacement material shall be maintained in accordance with standard horticultural practices, including weed suppression, mulching, and supplemental irrigation as necessary to ensure long-term survival.

Cultural Resources / Tribal Cultural Resources

The project is not in an archaeologically sensitive area and nearby archaeological surveys in the surrounding area resulted in no findings with no recommendations for further investigation or monitoring. Per CZLUO Section 23.05.140, in the event that archaeological resources are discovered during construction, construction activities shall cease and the Environmental Coordinator shall be contacted. If the discovery consists of human remains, the County Coroner should also be contacted. With the implementation of this standard measure, which has been added as a condition of approval, potential impacts to cultural resources are less than significant.

Geology and Soils

The applicant provided a Geotechnical Engineering Report, prepared by Beacon Geotechnical, dated September 30, 2024. The project is required to implement recommendations from this report, which are included as conditions of approval. Implementation of these recommendations will minimize risks to the structure from potential geologic hazards and ensure there will be no significant impacts to geologic or soil resources from the proposed project. Therefore, potential geologic impacts will be less than significant.

Hazards and Hazardous Materials

Oils, gasoline, lubricants, fuels, and other potentially hazardous substances may be used and temporarily stored onsite during construction activities. A spill or leak of these materials under accident conditions during construction activities could create a potentially significant hazard to the surrounding environment including the Pacific Ocean. The project is required to comply with the following condition of approval:

Vehicles and Equipment

All equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents as applicable. All fueling and maintenance activities shall take place in the staging area.

- a. **Spill Response Protocol.** During all construction activities, all project-related spills of hazardous materials shall be cleaned up immediately. Appropriate spill prevention and cleanup materials shall be onsite at all times during construction.

Therefore, impacts related to hazards and hazardous materials are less than significant.

Hydrology and Water Quality and Wastewater

The project proposes a new manufactured residence on a parcel that already contains a mobile home. The project is conditioned to implement standard stormwater best management practices during construction and implement a stormwater control plan for ongoing operations and stormwater management, which will minimize potential stormwater impacts. The project proposes an onsite septic system and is served by a private well.



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Based on the availability of water and proposed septic system, and with the implementation of stormwater best management practices and a stormwater control plan, the project will have less than significant impacts to hydrology, water quality, and wastewater.

Other CEQA Issue Areas

In addition, based on the project description, baseline conditions, and analysis of the project's potential environmental impacts, the project will have less than significant or no impacts relating to the following:

- Agricultural Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Wildfire
- Cumulative

Conclusions

As conditioned, the project will conform to the applicable General Plan and Area Plan standards, and no mitigation measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project. Therefore, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect, and the project is exempt from CEQA.

This determination is based on the following documents and technical studies:

- Soils Engineering and Engineering Geology Report by GeoSolutions, June 15, 2006
- Soils Engineering Report Update by GeoSolutions, May 14, 2024
- Geologic Peer Review by Cotton, Shire and Associates, April 8, 2025

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



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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 [Andy Knighton \(aknighton@co.slo.ca.us\)](mailto:aknighton@co.slo.ca.us) Telephone [805-781-4142](tel:805-781-4142)

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

Signature: _____ Date: 4/29/2026

Name: Andy Knighton Title: Planner

On May 5, 2026, the project was approved by:

- Board of Supervisors
- Subdivision Review Board
- Other
- Planning Commission
- Planning Dept Hearing Officer



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Notice of Exemption/General Rule Exemption

Project Title and No.: Buona Fortuna, LLC. Variance; N-DRC2025-00010; ED25-0269

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 15329 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"/>