



Notice of Exemption/General Rule Exemption

Project Title and No.: Viola Major Grading Permit: GRAD2025-00184 / ED25-0276

Project Location: APN: 091-204-057

Project Applicant/Phone No./Email:

Tom & Simone Viola (Owners) /
Cebulla Associates, (805) 440-5016,
mtceb@yahoo.com

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

P.O. Box 198, Arroyo Grande, CA. 93421

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2025-00184) to allow for a new single-family residence and driveway. The proposed project will result in approximately 37,433 square-feet of site disturbance on the approximately 4.86-acre parcel, including 3,030-cubic-yards of cut and fill. The proposed project is within the Residential Rural land use category and is located at APN: 091-204-057, in the South County 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 a new single-family residence with driveway within the Residential Rural 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 37,433 square-feet. The project area is located within the South County Inland Sub-area of the South County Planning Area and is subject to the applicable sub-area standards outlined in County Code Section 22.98.070. 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 according to the California Important Farmland Finder 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. The project will not result in the removal of any heritage oak trees or other native tree species. Several special status species are known to occur in the vicinity of the project site including Pismo Clarkia, Kellogg's horkelia, dune larkspur, Nipomo Mesa manzanita, and Monarch Butterfly; therefore, an in season Biological Report was submitted by Ecological Resources Management on December 12, 2025. The report indicates that such special status species are unlikely to be present on the subject parcel during ground disturbing activities. Additionally, much of the existing project site is

already disturbed and does not provide suitable habitat for special status species. Therefore, with implementation of the recommendations included in the report, the project will maintain compliance with local policies and ordinances protecting 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 Official Maps of the County of San Luis Obispo Land Use Element

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.

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

Notice of General Rule Exemption

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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"/>

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: Dane Mueller, Planner / Dmueller@co.slo.ca.us / 805-788-2959

Signature: *Dane Mueller*

Date: 12/29/2025

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 March 27, 2026 the project was Approved by:

- | | | |
|---|--|--|
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Subdivision Review Board | <input checked="" type="checkbox"/> Other <u>Chief Building Official</u> |
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Planning Dept Hearing Officer | |



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: 40-05202026-115
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL planning@co.slo.ca.us	DATE 05/20/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
 VIOLA MAJOR GRADING PERMIT: GRAD2025-00184 / ED25-0276

PROJECT APPLICANT NAME TOM & SIMON VIOLA / CEBULLA ASSOCIATES	PROJECT APPLICANT EMAIL mtceb@yahoo.com	PHONE NUMBER (805) 440-5016
PROJECT APPLICANT ADDRESS PO BOX 198	CITY ARROYO GRANDE	STATE CA
		ZIP CODE 93421

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 Lucia Maceri, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-05202026-115

05/20/2026
 FISH
 Pages: 5
 Fee: \$ 81.00

By Imaceri, Deputy



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

Receipt: 26-16529

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-05202026-115
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	1002769215
Balance	\$32,647.00

PLEASE KEEP FOR REFERENCE

5/20/26 3:13 PM Imaceri
San Luis Obispo