

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

Receipt: 26-18074

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	4
Document #	40-06032026-138
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 Name	PRIMARY CARE ANIMAL HOSPITAL
Balance	\$39,903.50

PLEASE KEEP FOR REFERENCE

6/3/26 2:52 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: 40-06032026-138
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL bmaule@co.slo.ca.us	DATE 06/03/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE
PRIMARY CARE ANIMAL HOSPITAL AMENDMENT AMEND2025-00008

PROJECT APPLICANT NAME PRIMARY CARE ANIMAL HOSPITAL	PROJECT APPLICANT EMAIL heather@primarycarevet.com	PHONE NUMBER (805) 709-4920
PROJECT APPLICANT ADDRESS 1128 MESA VIEW DRIVE	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 <i>Michelle Maltby</i>	AGENCY OF FILING PRINTED NAME AND TITLE Michelle Maltby, Deputy County Clerk-Recorder
---------------------------------------	--

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

40-06032026-138

06/03/2026
 FISH
 Pages: 4
 Fee: \$ 81.00

By Maltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
NOTICE OF DETERMINATION – ADDENDUM TO PREVIOUS
MITIGATED NEGATIVE DECLARATION

ENVIRONMENTAL DETERMINATION NO.: ED26-0055

DATE: April 13th, 2026

PROJECT TITLE: Primary Care Animal Hospital Amendment AMEND2025-00008

APPLICANT NAME: Primary Care Animal Hospital **CONTACT:** Heather Fries

ADDRESS: 1127 Mesa View Drive, Arroyo Grande, CA 93420

TELEPHONE: 805-709-4920

EMAIL: heather@primarycarevet.com

PROJECT DESCRIPTION: A hearing to consider a request by Primary Care Animal Hospital to amend Conditional Use Permit D980343D to modify condition of approval 4 to allow on-site kenneling and animal daycare services for animals not receiving medical care. The site is within the Residential Rural (RR) land use category and is located at 1129 and 1123 Mesa View Drive, approximately 0.5 miles south of the Palo Mesa village reserve line. The project site is within the South County Sub Area of the South County Planning Area.

LOCATION: The project is located at 1129 and 1123 Mesa View Drive, approximately 0.5 miles south of the Palo Mesa village reserve line. The site is within the South County sub area of the South County Planning Area.

LEAD AGENCY: County of San Luis Obispo

Findings: Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted Mitigated Negative Declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration.

Based on staff's determination that all the above conditions apply, an addendum to the adopted Mitigated Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Mitigated Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

Basis for Addendum: The previously adopted Mitigated Negative Declaration (MND) (ED99-066) prepared for the project identified potentially significant impacts relating to noise. Since circulation of the MND, the applicant is proposing revisions to the project description. These revisions include a request to allow room and board services for animals not receiving medical care.

The proposed amendment to allow limited "room and board" services for animals not receiving medical care is justified based on the design of the facility, operational controls, and consistency with applicable land use standards. The original restriction was established to minimize potential noise and land use compatibility impacts on adjacent rural residential properties. However, the current proposal incorporates substantial building design features and operational practices that effectively address those concerns.

The indoor kennel facility will be conditioned to specifically design the structure to minimize noise through the use of fully enclosed kennel rooms, acoustically rated construction materials, and separation of functional areas, which reduces the potential for barking escalation and sound transmission beyond the building envelope. In addition, the applicant proposes operational measures, including staff supervision, controlled use of outdoor exercise areas, and limits on the number and behavior of animals, which further reduce the potential for adverse impacts.

The project also complies with applicable development standards for kennel facilities, including minimum parcel size, setbacks from adjacent residences, and access requirements. The combined parcel size exceeds the minimum acreage required for kennel uses within the Residential Rural land use category, and the nearest off-site residence is located at a sufficient distance to meet setback requirements.

Furthermore, the project site is already developed with an existing veterinary facility, and the proposed use represents a logical expansion of services that is functionally related and compatible with the existing operation. The surrounding area, while residential in designation, is characterized by larger parcels typical of rural development patterns, which can accommodate such uses when appropriately designed and conditioned.

Based on the incorporation of noise attenuation features, adherence to development standards, and implementation of operational controls, the proposed amendment would not result in significant adverse impacts and is consistent with the intent of the Land Use Ordinance. Therefore, modification of the existing restriction on "room and board" services is considered appropriate.

A summary of the relevant environmental issues:

Noise. The proposed amendment would increase the number of animals housed on-site by allowing boarding of animals not receiving medical care. The 1999 MND previously analyzed potential noise impacts associated with facility operations and limited boarding activities to animals receiving medical care, in part due to the then-limited site area and proximity to adjacent residential uses.

The current proposal includes expansion onto the adjacent parcel (APN 075-311-018), resulting in an increased overall site area and allowing for improved separation distances between noise-generating activities and off-site sensitive receptors. The expanded site configuration, combined with existing building design features intended to attenuate noise, would continue to minimize potential operational noise impacts.

An acoustical analysis completed in November 2025 further indicates that existing ambient noise levels in the project vicinity are consistently at or above the County's 50 dBA exterior threshold, primarily due to traffic along Highway 1. Under these conditions, project-related noise would not result in a perceptible increase at property boundaries, and operational noise would remain within applicable County standards. Based on the above, and consistent with the conclusions of the prior MND, noise impacts associated with the proposed project would remain less than significant with mitigation incorporated.

Conclusion

The Environmental Coordinator, after review of the previously-prepared MND finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous MND; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; no new mitigations are necessary to reduce potential environmental impacts; and no new information of substantial importance has been identified which was not known at the time that the previous MND was adopted. Therefore, recirculation of the previously adopted MND is not required.

Additional Information: Additional information pertaining to this environmental determination may be obtained by contacting the Lead Agency at the above address or telephone number.

Additional Information: Additional information pertaining to this environmental determination may be obtained through the Lead Agency using the contact information below.

County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 200
San Luis Obispo, CA 93408
(805) 781-5600
Website: <http://www.sloplanning.org>

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County Planning Commission as *Lead Agency*
 Responsible Agency approved the above described project on May 14, 2026, and has made the following determinations regarding the above described project:

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.

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.

Blake Maule

Blake Maule (bmaule@co.slo.ca.us) 4/13/2026 County of San Luis Obispo

Signature

Project Manager

Date

Public Agency