

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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Receipt: 26-24695

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$90.00
	# Pages	5
	Document #	40-07292026-189
	Document Info:	SAN LUIS OBISPO COUNTY
	Filing Type	NOE
Total		\$90.00
Tender (On Account)		\$90.00
Account#	CTY	
Account Name	JE except TX & DSS	
Customer Name	MORGAND	
Balance	\$5,066.75	

PLEASE KEEP FOR REFERENCE

7/29/26, 12:38 PM PST 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:
40-07292026-189

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL ehughes@co.slo.ca.us	DATE 07/29/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	
PROJECT TITLE GRADING PERMIT - GRAD2023-00107		

PROJECT APPLICANT NAME BILLY MORGAND & DEE LYNNA MORGAN	PROJECT APPLICANT EMAIL lance@morgan-enterprise.com	PHONE NUMBER (559) 300-5404
PROJECT APPLICANT ADDRESS 3600 W MINERAL KING, SUITE B	CITY VISALIA	STATE CA
		ZIP CODE 93291

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		\$	\$90.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$90.00

SIGNATURE

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

40-07292026-189

07/29/2026

FISH

Pages: 5

Fee: \$ 90.00

By MMaltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: Grading Permit - GRAD2023-00107

Project Location and APN:

1475 Sugarbush Court, Arroyo Grande, CA 93420

APN: 044-313-008

Project Applicant/Phone No./Email:

Billy Morgand & Dee Lynna Morgan / 559-300-5404
/ Lance@Morgan-Enterprise.com

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

3600 W Mineral King, Suite B, Visalia, CA 93291

Description of Nature, Purpose, and Beneficiaries of Project:

Request for a Major Grading Permit to allow the construction of a 3,856-square-foot single-family residence (RBLD2023-00256), including an attached 1,093-square-foot four-car garage, a 1,310-square-foot covered patio, a new septic system, driveway, and three retaining walls. The proposed project would disturb approximately 0.98 acres of the 6.32-acre parcel and involve approximately 6,117 cubic yards of cut and fill. The project site is designated Residential Rural and is located at 1475 Sugarbush Court in the San Luis Bay Inland 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 single-family residence with an attached four-car garage, covered patio, new septic system, driveway, and three retaining walls within the Residential Rural land use category. The project would be served by the existing roadway network, which is adequate to accommodate the proposed development. The grading plan and site improvements have been designed to minimize site disturbance, resulting in a relatively limited area of disturbance of approximately 0.98 acres. The project area is located within the San Luis Bay Inland-area of the South Planning area and is subject to the applicable standards outlined in County Code. 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 will not result in impacts to special status plant and animal species known to exist within the project area. Therefore, 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 will not be impacted by geologic conditions, and all geotechnical recommendations have been incorporated into the project design, if applicable. 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 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.

Notice of General Rule Exemption

Project Title and No.: Grading Permit - GRAD2023-00107

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?	☐	☒
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	☐	☒
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	☐	☒
4. Will the project involve substantial public controversy regarding environmental issues?	☐	☒
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?	☐	☒
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.)	☐	☒
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.	☐	☒
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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.

Eric Hughes (ehughes@co.slo.ca.us)

(805) 781-1591

Lead Agency Contact Person

Telephone

Signature: *Eric Hughes*

Date: 7/28/2026

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 February 15, 2024 the project was approved by:

- | | | |
|---|--|---|
| ☐ Board of Supervisors | ☐ Subdivision Review Board | ☒ Chief Building Official |
| ☐ Planning Commission | ☐ Planning Dept Hearing Officer | ☐ Other _____ |