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

Receipt: 26-32602

Product	**Name**	**Extended**
FISH	FISH AND WILDLIFE FILING	$90.00
	# Pages	5
	Document #	40-10072026-270
	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	PACE
Balance	$17,546.50

PLEASE KEEP FOR REFERENCE

10/7/26, 9:59 AM 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: 40-10072026-270

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	jfreund@co.slo.ca.us	10/07/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
COUNTY OF SAN LUIS OBISPO	

PROJECT TITLE

MAJOR GRADING PERMIT FOR ACCESSORY DWELLING UNIT (GRAD2026-00097 / ED26-0147)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
RYAN PACE	ryan@outwardwines.com	(805) 252-3441

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1210 ANTLER DRIVE	ARROYO GRANDE	CA	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		$ $90.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $90.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Michelle Maltby	Michelle Maltby, Deputy County Clerk-Recorder

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

40-10072026-270

10/07/2026
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.: Pace, Major Grading Permit for Accessory Dwelling Unit (GRAD2026-00097 / ED26-0147)

Project Location and APN:	**Project Applicant/Phone No./Email:**
1210 Antler Drive Arroyo Grande, CA 93420 044-312-032	Ryan Pace/ 805-252-3441 / ryan@outwardwines.com **Applicant Address (Street, City, State, Zip):** 1210 Antler Drive Arroyo Grande CA, 93420

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2026-00097) to allow for the construction of a 1,200 sq. ft. accessory dwelling unit (ADU) (permit no. RBLD2025-00497) with an attached lower-level garage (563 square feet), a lower-level covered patio with exterior stairs (850 square feet), Nonstructural retaining walls (19 linear feet) and new septic system (septic tank and leach field, permit no. OWTS2026-00092) and associated improvements (water and gas). The proposed parcel is within the Residential Rural Land use category within the South County Planning Area – San Luis Bay Inland Sub Area South.

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 1,200 sq. ft. ADU with attached lower-level garage (563 sq. ft.), a lower-level covered patio with exterior stairs (850 sq. ft.) and retaining walls (19 linear feet). Grading will include creation of an ADU pad, driveway and utility trenching (water, septic, gas, and electric) and septic tank and leach field in an approximately 0.39-acre disturbance footprint in the Arroyo Grande area of San Luis Obispo County. The project is subject to the applicable subarea standards outlined in the County Code Section 22.98.054 Arroyo Grande Fringe standards. 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.

A qualified biologist prepared a biological resource assessment (BRA) for the proposed project, including field surveys in June and August 2026 to document the existing conditions and evaluate the potential for any direct or indirect significant impacts on biological or on any rare, threatened, or endangered plant or wildlife species from construction of the ADU. Based on the findings described in the BRA and incorporation of the recommended avoidance measures, the ADU project would not result in any substantial adverse effects on biological or botanical resources. The BRA impact assessment reported that neither Pismo clarkia nor las panzas manzanitas were observed at the project site. It reported that no other special status plants were observed during the appropriately timed floristic inventory and rare plant surveys. Finally, the BRA reported that there was no suitable habitat in the project area for any of the regionally occurring special-status wildlife.

The following BRA suggested avoidance measures are incorporated as conditions of approval:

- Contractor environmental awareness will occur prior to any ground disturbance to describe special status species and protection measures if needed.
- Nesting bird impact avoidance if any site disturbance activities are scheduled between Feb. 1 and Aug. 31 (general nesting bird season), nesting bird surveys shall be completed by qualified biologist with in 48 hours prior to start of work. If nests are discovered an appropriate buffer will be established until biologist determines the nest no longer active.
- Oak tree protection and replacement for 10 oak trees that will be impacted; 20 one-gallon size coast live oak trees will be replanted following the County's 2:1 replacement ratio. An oak tree replacement and reporting plan is prepared and will monitor for at least seven years.

The BRA concluded that there are no creeks, drainages, ponds, puddles or other permanent or seasonal aquatic features, therefore, there are no waters of the U.S./State in the study area.

Since the project is not located near a stream or in an area with known archaeological resources, 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 site is suitable for the proposed development provided the recommendations contained in the Soils Engineering Report (Pacific Coast Testing, 2025) related to site preparation, earthwork, foundation, slabs, retaining walls and pavement sections are incorporated into the design. The Soils Engineering Report further explains that the project area has low potential for liquefaction, or for the proposed construction to be impacted from fault rupture.

Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the ADU. 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.: Pace, Major Grading Permit for Accessory Dwelling Unit (GRAD2026-00097 / ED26-0147)

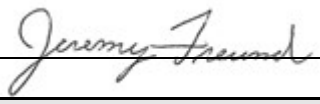
Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

		YES	NO
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.

Jeremy Freund (Jfreund@co.slo.ca.us) (805) 781-1521

Lead Agency Contact Person **Telephone**

Signature:  Date: September 29, 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 September 29, 2026 the project was approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Chief Building Official

☐ Planning Commission ☐ Planning Dept Hearing Officer ☒ Other Environmental Coordinator