

Elaina Cano
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Receipt: 26-1202

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	3
Document #	40-01132028-010
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
Balance	\$41,287.55
Comment	1002728552

PLEASE KEEP FOR REFERENCE

1/13/26 10:53 AM atrujillo
San Luis Obispo

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

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

RECEIPT NUMBER:
40-01132026-010

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN LUIS OBISPO COUNTY

LEAD AGENCY EMAIL

skinney@co.slo.ca.us

DATE

01/13/2026

COUNTY/STATE AGENCY OF FILING

COUNTY OF SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE

BELLE MER MINOR USE PERMIT N-DRC2025-00034 / ED25-0238)

PROJECT APPLICANT NAME

SAM KINNEY

PROJECT APPLICANT EMAIL

valinemetz@gmail.com

PHONE NUMBER

(661) 599-3672

PROJECT APPLICANT ADDRESS

1348 CECELIA CT

CITY

SAN LUIS OBISPO

STATE

CA

ZIP CODE

93401

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

Anthony Trujillo, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano

San Luis Obispo - County Clerk-Recorder

40-01132026-010

01/13/2026

FISH

Pages: 3

Fee: \$ 81.00

By atrujillo, Deputy





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

ENVIRONMENTAL DETERMINATION NO.: ED25-0238

DATE: October 29, 2025

TO: File
FROM: Sam Kinney

PROJECT TITLE: Belle Mer Minor Use Permit N-DRC2025-00034 / ED25-0238)

APPLICANT NAME: Curtis & Valeska Nemetz

ADDRESS: 1348 Cecelia Ct San Luis Obispo, CA 93401

TELEPHONE: (661) 599-3672

EMAIL: valinemetz@gmail.com

PROJECT DESCRIPTION: A request by Curtis and Vali Nemetz of Valeska Nemetz, Inc. for a Minor Use Permit to allow the construction of a 4,344 square foot single-family residence with a 987 square foot attached garage, three decks totaling 1,531 square feet, an attached, 1,200 square foot accessory dwelling unit with a 735 square foot garage, a pool, and other related site development. The proposed project will result in 23,500 square feet of ground disturbance on 1.01 acre parcel. The proposed project is within the Residential Rural land use category and is located on Paseo De Caballo, approximately 250 feet north of the City of San Luis Obispo. The subject property is within the San Luis Obispo sub-area of the San Luis Obispo planning area.

LOCATION 1330 Paseo De Caballo, San Luis Obispo, CA 93405; APN: 073-333-011

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Room 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

The Mitigated Negative Declaration prepared and issued under ED 98-500 for the previously reviewed project, Bunnel Tract Map and Development Plan TR-2292/S980209U (see attached MND), is still adequate. No potential environmental impacts that were not previously addressed are anticipated; therefore, no new environmental determination is necessary.

STATEMENT OF FINDINGS

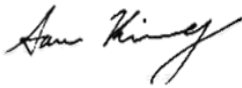
The Environmental Coordinator, after review of the previously-prepared Mitigated Negative Declaration, finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous Mitigated Negative Declaration; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted. Therefore, use of the previously-prepared Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

Notice of Determination

This is to advise that the San Luis Obispo County Planning Department Hearing as ☒ *Lead Agency*
☐ *Responsible Agency* approved the above described project on December 19, 2025 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.



Sam Kinney skinney@co.slo.ca.us 11/10/25 County of San Luis Obispo

Signature**Project Manager****Date****Public Agency**