

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

**Receipt: 26-3889**

<b>ProductName</b>	<b>Extended</b>
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	4
Document #	40-02062026-030
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE
<hr/>	
<b>Total</b>	<b>\$81.00</b>
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Customer Name	MUNOZ
Balance	\$52,400.80

PLEASE KEEP FOR REFERENCE

**2/6/26 8:43 AM MMaltby**  
**San Luis Obispo**



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

RECEIPT NUMBER: 40-02062026-030
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL mcasillas-ri@co.slo.ca.us	DATE 02/06/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE  
MUNOZ MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT (CDRC2025-00014); ED25-0222

PROJECT APPLICANT NAME LULU MUNOZ	PROJECT APPLICANT EMAIL luluamun@gmail.com	PHONE NUMBER (805) 863-2989
PROJECT APPLICANT ADDRESS 209 PARKVIEW S	CITY SANTA MARIA	STATE CA
		ZIP CODE 93455

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 	AGENCY OF FILING PRINTED NAME AND TITLE Michelle Maltby, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
Elaina Cano  
San Luis Obispo - County Clerk-Recorder

**40-02062026-030**

02/06/2026  
FISH  
Pages: 4  
Fee: \$ 81.00

By MMaltby, Deputy





## Notice of Exemption

**Project Title and No.:** Munoz Minor Use Permit/Coastal Development Permit (C-DRC2025-00014); ED25-0222

<p><b>Project Location:</b> APN: 091-194-021</p>	<p><b>Project Applicant/Agent/Phone No./Email:</b> Lulu Munoz / 805-863-2989 / <a href="mailto:luluamun@gmail.com">luluamun@gmail.com</a></p> <hr/> <p><b>Applicant/Agent Address (Street, City, State, Zip):</b> 309 Parkview S. Santa Maria, CA 93455</p>
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**Name of Public Agency Approving Project:** County of San Luis Obispo

**Description of Nature, Purpose, and Beneficiaries of Project:**

A request by Lulu Munoz for a Minor Use Permit/Coastal Development Permit (C-DRC2025-00014) to authorize major grading to allow for the construction of an approximately 2,187-square-foot single-story, manufactured residence, driveway, on-site septic system, and support appurtenances. The project will result in the disturbance of the entire approximately 22,561 square-foot vacant parcel. The site is accessed from a privately maintained road (Olivera Avenue) and is located at APN: 091-194-021 within the Residential Suburban land use category in the Callendar-Garrett Village Reserve Line of the South County (Coastal) Planning Area.

**Exempt Status/Findings:** The major grading component of the project is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The County of San Luis Obispo determines that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), Common Sense Exemption]

**Reasons why project is exempt:** The project includes major grading for the construction of a single-story manufactured residence, driveway, on-site septic system, and support appurtenances. The parcel is located within the Residential Suburban land use category with access to an existing road and roadway network that is adequate to serve the project. The applicant has defined the grading, site improvements, and location of the proposed single-family residence to minimize project impact to the most reasonable degree possible. The proposed project is to be located on an area of the parcel that does not contain prime farmland. Additionally, the project meets all applicable community standards for development.

The project area does not fall within San Joaquin Kit Fox habitat, and, therefore, does not require related mitigation measures. The proposed project is not located within a Highway Design Corridor and will not be visible from any state designated scenic highways. There is no current proposal for the removal of any heritage oak trees.

A biological resources assessment (BRA) was prepared for this project by David Wolff Environmental, LLC, dated August 21, 2025. The biologist identified non-native veldt grass grassland habitat and a row of eucalyptus trees on the west and north property lines, but concluded a less than significant impact on terrestrial wildlife resources and recommended no mitigation measures. No tree removal or disturbance is proposed for the project. Additionally, the project will not result in an impact to sensitive coastal resources, as there are no mapped resources on-site or in the general vicinity. In conclusion, the proposed major grading

is covered by the General Rule Exemption, Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment as no measures beyond those required by County Code are necessary to address the potential environmental impacts associated with the proposed project.

The construction of an approximately 2,187-square-foot single-story, manufactured residence is covered by a Class 3 Categorical Exemption (Section 15303) under CEQA. The project is located on a vacant parcel that does not contain a significant number of trees, vegetation, or fish and wildlife habitat, and it is not anticipated the project will impact sensitive resources, including cultural resources. The project will not create visual impacts or significantly change the residential suburban character of the vicinity. The residential component of the project is consistent with a Class 3 exemption, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project is consistent with the following example: (a) One single-family residence, or a second dwelling unit in a residential zone. Additionally, none of the exceptions listed in Section 15300.2. to the exemptions apply to this property, in that there are no unusual circumstances surrounding the project, the project is in a residential area with similarly developed lots, the project does not impact any scenic resources for any officially designated scenic highways, the location of the proposed project is not within any hazardous waste site compiled pursuant to Gov. Code § 65962.5., and the proposed project does not involve a substantial adverse change in the significance of a historical resource.

**Additional Information:** Additional information pertaining to this notice of exemption may be obtained by reviewing the third page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.

**Project Manager:** *Monserath Casillas-Rios* ([mcasillas-ri@co.slo.ca.us](mailto:mcasillas-ri@co.slo.ca.us) / 805-781-4150) **Date:** January 16<sup>th</sup>, 2026

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On January 16, 2026 the project was Approved by:

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

## Notice of Common Sense Exemption

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**Project Title and No.:** Munoz Minor Use Permit/Coastal Development Permit (C-DRC2025-00014); ED25-0222

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.