

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

**Receipt: 26-8816**

<b>ProductName</b>	<b>Extended</b>
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	2
Document #	40-03192026-067
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
Balance	\$4,892.75

PLEASE KEEP FOR REFERENCE

**3/19/26 2:33 PM MMaltby**  
**San Luis Obispo**



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

RECEIPT NUMBER: 40-03192026-067
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL emoreno@co.slo.ca.us	DATE 03/19/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE  
CONDITIONAL USE PERMIT / N-DRC2024-00037 / ED26-0008

PROJECT APPLICANT NAME ROBERT MARANAI	PROJECT APPLICANT EMAIL robm@restorcap.com	PHONE NUMBER (510) 326-7131
PROJECT APPLICANT ADDRESS 337 17TH ST, #200	CITY OAKLAND	STATE CA
		ZIP CODE 94611

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

40-03192026-067

03/19/2026  
FISH  
Pages: 2  
Fee: \$ 81.00

By Maltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption

Project Title and No.: Conditional Use Permit / N-DRC2024-00037 / ED26-0008

Table with 2 columns: Project Location (APN: 092-579-004, 549 Hill Street, in the community of Nipomo.) and Project Applicant / Phone No. / Email (Robert Maranai / (510) 326-7131 / robm@restorcap.com). Applicant Address (Street, City, State, Zip): 337 17th Street # 200 Oakland, CA 94612

Description of Nature, Purpose and Beneficiaries of Project

A request by Robert Maranai for a Conditional Use Permit to allow the construction of two separate three-story multi-family residential buildings consisting of 38 market-rate units. The proposed project will result in the ground disturbance of 1.24 acres. The proposed project is within the Commercial Retail land use category, located at 549 Hill Street, in the community of Nipomo. The site is in the South County Inland Sub-Area of the South County Planning Area and is partially located within the West Tefft Corridor Design Plan Area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status:

- Ministerial {Sec. 21080(b)(1); 15268}
Declared Emergency {Sec. 21080(b)(3); 15269(a)}
Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
Categorical Exemption {Sec. 1530X; Class: }
Statutory Exemption {PRC.21080.66}
Not a Project

Reasons why project is exempt: The project qualifies for a Statutory Exemption pursuant to CEQA Guidelines Section pursuant to Public Resources Code section 21080.66 (Application of division, because the project consists of two separate three-story multi-family residential buildings consisting of 38 market-rate units. The project is located within an urban area in Nipomo, on a parcel of less than 20 acres, and at least 75 percent of the area within a quarter-mile radius is developed with urban uses. The project is consistent with all applicable general plan standards, zoning ordinances, and the minimum density requirements in Government Code section 65583.2. The project is not located within an of the areas identified in Government Code section 65913.4(a)(6). The project does not require the demolition of any historical structures. A phase 1 environmental assessment is conditioned, as defined in Health and Safety Code section 78090, and no recognized environmental conditions were found that would necessitate further environmental review. Further, there are no unusual circumstances surrounding the project. The proposed project does not impact any scenic resources for any officially designated scenic highways. The proposed project is not located on a site which is included on any hazardous waste site list compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource.

Elizabeth Moreno emoreno@co.slo.ca.us

(805) 721-5721

Lead Agency Contact Person

Telephone

Signature: Elizabeth Moreno

Date: February 26, 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 26, 2026 the project was approved by:

- Board of Supervisors
Subdivision Review Board
Chief Building Official
Planning Commission
Planning Dept Hearing Officer
Other