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ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
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Account#	CTY
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Customer Name	BUONAFORTUNALLC
Balance	\$12,906.25

PLEASE KEEP FOR REFERENCE

4/14/26 3:14 PM 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: 40-04142026-081
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL aknighton@co.slo.ca.us	DATE 04/14/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
 BUONA FORTUNA LLC. VARIANCE; N-DRC2025-00010; ED25-0269

PROJECT APPLICANT NAME BUONA FORTUNA, LLC.	PROJECT APPLICANT EMAIL randazzorealestate@gmail.com	PHONE NUMBER (805) 550-5210
PROJECT APPLICANT ADDRESS 2597 LAUREL AVENUE	CITY MORRO BAY	STATE CA
		ZIP CODE 93442

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

40-04142026-081

04/14/2026
 FISH
 Pages: 7
 Fee: \$ 81.00

By MMaltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption/General Rule Exemption

Project Title and No.: Buona Fortuna, LLC. Variance; N-DRC2025-00010; ED25-0269

Project Location:

APN: 064-204-062

Project Applicant/Phone No./Email:

Buona Fortuna, LLC., 805-550-5210 randazzorealestate@gmail.com

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

2597 Laurel Avenue Morro Bay, CA 93442

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Buona Fortuna, LLC. for a Variance (N-DRC2025-00010) to allow grading on slopes in excess of 30% for the construction of a new approximately 2,180 square-foot three-level single-family residence which will include an attached accessory dwelling unit (ADU), 836 square-foot non-habitable basement, 443 square-foot two car garage, and 477 square-foot of deck areas. The future development will result in the disturbance of the entire approximately 3,700 square-foot vacant parcel. The proposed project site is located within the Residential Single-Family land use category and is located on Richard Avenue (APN: 064-204-062), in the community of Cayucos. The site is in the Estero Planning Area.

Baseline Conditions

The project site is an approximately 3,700-square-foot vacant lot fronting Richard Avenue in the Residential Single-Family land use category of Cayucos. The site is steeply sloping (34% average slope) and is within a mapped Geologic Study Area (GSA) due to high landslide potential. Water services will be supplied by CSA 10A (Public Works) and sewer services will be supplied by the Cayucos Sanitary District. Surrounding land uses include other residential single-family dwellings. The project is not Coastal Appealable. Construction of the future residence and accessory dwelling unit are principally permitted uses in the land use category and are subject to ministerial construction permits; which do not require discretionary review or public hearing.

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

Exempt Status/Findings: This project is covered by the "General Rule" or "Common Sense" exemption that the California Environmental Quality Act (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].

The project consists of a new single-family residence which will include an attached accessory dwelling unit (ADU), non-habitable basement, two car garage, and deck areas. The project is not located in an area which may have an impact on an environmental resource of hazardous or critical concern which is designated, precisely mapped and officially adopted by a federal, state or local agency. The only vegetation that will be impacted as a result of this project is ruderal plant species and shrubs that provides no habitat value for special status animal species. The applicant provided a Soils Engineering and Engineering Geology Report, prepared by Earth Systems Pacific, dated June 15, 2006, and a Soils Engineering Report Update, prepared by GeoSolutions, Inc., dated May 14, 2024. The report was peer reviewed by Cotton, Shires and Associates, the County's contracted engineering and geologic consulting firm. In a memo dated April 8, 2025, Cotton, Shires and Associates reviewed the geologic reports and did not have any objections to the project from a geologic standpoint. The recommendations from the GeoSolutions and Earth Systems Pacific reports, and the Cotton, Shires and Associates peer review memo, are included as conditions of approval for the proposed project to minimize risks to the structure from potential geologic hazards and ensure there will be no significant impacts to geologic or soil resources from the proposed project. The project is not within an archaeologically sensitive area and nearby archaeological surveys have resulted in no findings. The project is conditioned to cease construction in the event that archaeological resources are discovered during ground disturbing activities. Further, there are no unusual circumstances surrounding the project.

The location of the proposed project is not within any hazardous waste site 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 as there are no structures on the vacant site.

Reasons why project is exempt:

The following is an overview of the relevant environmental issue areas that were considered in this determination.

Aesthetic and Visual Resources:

The future development of the proposed single-family residence and ADU is required to comply with the Estero Area Plan and Coastal Zone Land Use Ordinance (CZLUO) for height requirements, setbacks and other development standards. The site is located in an urban area in Cayucos- there will be no impacts to scenic resources such as rocks, trees or historic buildings. The proposed building height is 28 feet and will be of similar size, scale and use to other buildings on Park Avenue. No exceptions, adjustments or modifications are requested for the building height, scale or massing. The project will not be a source of significant daytime or nighttime glare since the structure is not proposed to be constructed out of reflective materials and all exterior lighting shall be shielded downwards and shall have dark colored hoods.

Air Quality

The site is located in an urbanized area and falls below the APCD's numerical threshold for daily emissions. The project is located within 1,000 feet of sensitive receptors (residential single-family homes). The project is conditioned and will comply with the County's standard fugitive dust control measures and the San Luis Obispo Air Pollution Control District's (SLOAPCD) standard measures for construction equipment for reducing nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment. The project is also located in With the implementation of these standard regulatory measures, potential air quality impacts are less than significant:

Air Quality

Fugitive Dust Construction Control Measures. The following measure(s) shall be implemented **prior to, and during, construction activities associated with the land use permit improvements** and shall be included on all applicable improvement plans.

Prior to the issuance of construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

1. Reduce the amount of the disturbed area where possible;
2. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible;
3. All dirt stock-pile areas shall be sprayed daily as needed;
4. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
5. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
6. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

ROG, NOX, and DPM Reduction

Prior to issuance of grading or construction permits, or site disturbance activities, whichever occurs first, the following measures shall be implemented during all site disturbance activities and shown on all applicable plans:

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b. Fuel all off-road and portable diesel-powered equipment with California Air Resources Board-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c. Use diesel construction equipment meeting the California Air Resources Board's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;

- d. Use on-road heavy-duty trucks that meet the California Air Resources Board's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- e. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g., captive or NO_x exempt area fleets) may be eligible by proving alternative compliance;
- f. All on- and off-road diesel equipment shall not idle for more than 5 minutes;
- g. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;
- h. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- i. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- j. Electrify equipment when feasible;
- k. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
- l. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.

Biological Resources

The project is located on a vacant lot in an urbanized developed area Cayucos. The vegetation on-site consists of ruderal plant species and small shrubs, which does not provide habitat for any sensitive species. Therefore, impacts to biological resources will be less than significant.

Cultural Resources / Tribal Cultural Resources

The project is not in an archaeologically sensitive area and nearby archaeological surveys on Richard Avenue resulted in no findings with no recommendations for further investigation or monitoring. Per CZLUO Section 23.05.140, in the event that archaeological resources are discovered during construction, construction activities shall cease and the Environmental Coordinator shall be contacted. If the discovery consists of human remains, the County Coroner should also be contacted. With the implementation of this standard measure, which has been added as a condition of approval, potential impacts to cultural resources are less than significant.

Geology and Soils

The applicant provided a Soils Engineering and Engineering Geology Report, prepared by Earth Systems Pacific, dated June 15, 2006, and a Soils Engineering Report Update, prepared by GeoSolutions, Inc., dated May 14, 2024. The report was peer reviewed by Cotton, Shires and Associates, the County's contracted engineering and geologic consulting firm. In a memo dated April 8, 2025, Cotton, Shires and Associates reviewed the geologic reports and did not have any objections to the project from a geologic standpoint. The recommendations from the GeoSolutions and Earth Systems Pacific reports, and the Cotton, Shires and Associates peer review memo are included as conditions of approval for the proposed project. Therefore, potential geologic impacts will be less than significant.

Hazards and Hazardous Materials

Oils, gasoline, lubricants, fuels, and other potentially hazardous substances may be used and temporarily stored onsite during construction activities. A spill or leak of these materials under accident conditions during construction activities could create a potentially significant hazard to the surrounding environment including the Pacific Ocean. The project is required to comply with the following condition of approval:

Vehicles and Equipment

17. All equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents as applicable. All fueling and maintenance activities shall take place in the staging area.

- a. **Spill Response Protocol.** During all construction activities, all project-related spills of hazardous materials shall be cleaned up immediately. Appropriate spill prevention and cleanup materials shall be onsite at all times during construction.

Therefore, impacts to hazards and hazardous materials is less than significant.

Hydrology and Water Quality and Wastewater

The project proposes a new single-family residence on a parcel that already contains a single-family residence. The project is conditioned to implement standard stormwater best management practices during construction and implement a stormwater control plan for ongoing operations and stormwater management, which will minimize potential stormwater impacts.

Water services will be provided by County CSA 10A (Public Works) and sewer services will be provided by the Cayucos Sanitary District. The project is conditioned to obtain a will-serve letter for both water and sewer services at time of construction permits.

Based on the availability of water and sewer services, and with the implementation of stormwater best management practices and a stormwater control plan, the project will have less than significant impacts to hydrology, water quality, and wastewater.

Other CEQA Issue Areas

In addition, based on the project description, baseline conditions, and analysis of the project's potential environmental impacts, the project will have less than significant or no impacts relating to the following:

- Agricultural Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Wildfire
- Cumulative

Conclusions

As conditioned, the project will conform to the applicable General Plan and Area Plan standards, and no mitigation measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project. Therefore, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect, and the project is exempt from CEQA.

This determination is based on the following documents and technical studies:

- Soils Engineering and Engineering Geology Report by GeoSolutions, June 15, 2006
- Soils Engineering Report Update by GeoSolutions, May 14, 2024
- Geologic Peer Review by Cotton, Shire and Associates, April 8, 2025

Additional Information: Additional information pertaining to this notice of general rule exemption may be obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Notice of General Rule Exemption

Project Title and No.: Buona Fortuna, LLC. Variance; N-DRC2025-00010; ED25-0269

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.

Lead Agency Contact Person Andy Knighton (aknighton@co.slo.ca.us) **Telephone** 805-781-4142

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

Signature: *Andy Knighton* Date: 3/26/2026

Name: Andy Knighton Title: Planner

On March 26, 2026, the project was approved by:

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