

Elaina Cano
San Luis Obispo
County Clerk-Recorder
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Receipt: 26-18257

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-06042026-142
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
Customer Name	NEMAHAI
Balance	\$43,291.25

PLEASE KEEP FOR REFERENCE

6/4/26 3:15 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:

40-06042026-142

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN LUIS OBISPO COUNTY

LEAD AGENCY EMAIL

bmaule@co.slo.ca.us

DATE

06/04/2026

COUNTY/STATE AGENCY OF FILING

COUNTY OF SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE

NEMAHAI VARIANCE; N-DRC2025-00051; ED26-0051

PROJECT APPLICANT NAME

ANTON NEMAHAI

PROJECT APPLICANT EMAIL

anton.nemahai@gmail.com

PHONE NUMBER

(559) 495-5820

PROJECT APPLICANT ADDRESS

919 LEGACY LANE

CITY

SAN LUIS OBISPO

STATE

CA

ZIP CODE

93405

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 Michelle Maltby

AGENCY OF FILING PRINTED NAME AND TITLE

Michelle Maltby, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano

San Luis Obispo - County Clerk-Recorder

40-06042026-142

06/04/2026

FISH

Pages: 5

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.: Nemahai Variance; N-DRC2025-00051; ED26-0051

Project Location: APN: 034-471-006 & 034-471-007	Project Applicant/Phone No./Email: Anton Nemahai, 559-495-5820 Anton.nemahai@gmail.com Applicant Address (Street, City, State, Zip): 919 Legacy Lane San Luis Obispo, CA 93405
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Description of Nature, Purpose, and Beneficiaries of Project:

A request by Anton Nemahai for a Minor Use Permit to disturb more than one acre of land, along with a Variance (N-DRC2025-00051) to allow grading on slopes exceeding 30 percent. The project proposes construction of a 3,652-square-foot, single-story, three-bedroom, five-bathroom single-family residence with an attached 1,441-square-foot, three-car garage. The project also includes approximately 1,035 linear feet of retaining walls, approximately 99,930 square feet of site disturbance, 4,437 cubic yard of cut, 4,625 cubic yard of fill, 9,062 cubic yards total, and a private driveway extending through parcels 034-471-006 and 034-471-007. The project is located at 3725 East Highway 41 on parcel 034-471-007, within the Residential Rural land use category and the El Pomar-Estrella Sub-Area of the North County Planning Area.

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].

Reasons why project is exempt:

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

The project proposes grading for the construction of a single-family residence within the Residential Rural land use category. The applicant has designed the grading and site improvements to minimize site disturbance, resulting in a relatively small disturbance area of approximately 2.29 acres on the two parcels totaling 37 acres. The proposed residence will be located within the south-central portion of the 034-471-007, with the access driveway coming through parcel 034-471-006. The variance for the private access road will not adversely affect public health or safety. The proposed private access road will be designed by licensed professionals in compliance with applicable building codes. The design will incorporate appropriate measures to address erosion control, slope stability, and long-term safety. Allowing grading on slopes exceeding 30 percent for the driveway enables the residence itself to be located on flatter, more stable portions of the site, which ultimately improves safety for occupants and reduces long-term risk. Neighboring ridge-top residences are served by private driveways that traverse slopes exceeding 30 percent, reflecting a consistent and established pattern of development within the immediate vicinity. In addition to steep slopes, the project site contains an extensive oak woodland located primarily along the northern portion of the parcels, parallel to Highway 41. The proposed private driveway alignment was carefully selected to minimize grading impacts, route through areas of lower oak density, and avoid the densest concentrations of mature trees, particularly on Parcel 034-471-007. Accessing the proposed residence

via Parcel 034-471-006 further reduces impacts to sensitive resources. The project site is located within the El Pomar-Estrella Sub-Area of the North County Planning Area and is subject to the applicable development standards outlined in County Code Section 22.94.040. As proposed, the project complies with all applicable community development standards and is not located on prime farmland, nor will it result in the conversion of prime farmland to a non-agricultural use.

The project site is located outside of designated San Joaquin Kit Fox habitat and therefore does not require species-specific mitigation measures. No heritage oak trees will be removed as part of the proposed development. Additionally, there are no known occurrences of special-status plant species within the project area. To address oak tree impacts, the applicant has proposed on-site replanting at a ratio of 2:1 for impacted oak trees. With twenty-six oak trees proposed to be impacted, and twenty-eight to be removed, a total of one hundred sixty-four replacement oak trees will be planted on-site. As proposed, the project remains consistent with applicable local policies and ordinances related to the protection of biological resources.

The project is not in an area with known archaeological resources; and a Phase 1 Archaeological survey resulted in no positive findings on-site, therefore, 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 the materials discovered 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 project area has low potential for liquefaction, lateral spreading, and moderate to high potential for landslides based upon the site's soil quality and condition and the absence of groundwater in the soil. The Geotechnical Engineering Report contains geologic elements with recommendations for construction that will be incorporated into the project.

Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the residence. 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.

Therefore, the proposed activity 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.

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.

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 Blake Maule (bmaule@co.slo.ca.us) **Telephone** 805-781-4163

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: Blake Maule Date: 5/14/2026

Name: Blake Maule Title: Planner

On May 14, 2026, the project was approved by:

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

Notice of General Rule Exemption

Project Title and No.: Nemahai Variance; N-DRC2025-00051; ED26-0051

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 15329 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?	☐	☒