

Elaina Cano
San Luis Obispo
County Clerk-Recorder
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Receipt: 26-22319

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$90.00
# Pages	3
Document #	40-07092026-172
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE
Total	\$90.00
Tender (On Account)	\$90.00
Account#	CTY
Account Name	JE except TX & DSS
Customer Name	RAMIREZ & COFFEY
Balance	\$3,326.75

PLEASE KEEP FOR REFERENCE

7/9/26 1:28 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:
40-07092026-172

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN LUIS OBISPO COUNTY

LEAD AGENCY EMAIL

dmueller@co.slo.ca.us

DATE

07/09/2026

COUNTY/STATE AGENCY OF FILING

COUNTY OF SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE

MINOR USE PERMIT / COASTAL DEVELOPMENT PERMIT; N-DRC2024-00049 / ED26-0005

PROJECT APPLICANT NAME

RAY RAMIREZ AND SHELLY COFFEY

PROJECT APPLICANT EMAIL

raramirez@pcl.com

PHONE NUMBER

(661) 343-2795

PROJECT APPLICANT ADDRESS

1302 RENOIR AVENUE

CITY

BAKERSFIELD

STATE

CA

ZIP CODE

93314

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

\$

\$90.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☐ Credit☐ Check☒ Other

TOTAL RECEIVED

\$

\$90.00

SIGNATURE

X

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

40-07092026-172

07/09/2026

FISH

Pages: 3

Fee: \$ 90.00

By M Maltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

Project Title and No.: Minor Use Permit / Coastal Development Permit; N-DRC2024-00049 / ED26-0005

Project Location: 319 Lampton Street,
Cambria, CA 93428, County of San Luis Obispo

Project Applicant/Phone No./Email:

Ray Ramirez and Shelly Coffey (Owners) / (661) 343-2795 /
raramirez@pcl.com

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

1302 Renoir Ave., Bakersfield, CA, 93314

Description of Nature, Purpose and Beneficiaries of Project:

A request by Ray Ramirez and Shelly Coffey for a Minor Use Permit / Coastal Development Permit (N-DRC2024-00049) to allow construction of a new two-story approximately 2,004 square-foot single-family residence with an attached 300-square-foot one-car garage, and 490 square feet of deck areas. The project also includes conversion of the existing 542 square-foot two-story single-family residence into a guesthouse. Additional site improvements include relocation of the existing shed, driveway upgrades, landscaping, and associated site appurtenances. The project requires the purchase of 400 square feet of Transfer of Development Credits (TDCs). The project would result in the disturbance of most of the approximately 5,250 square-foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 319 Lampton Street in the community of Cambria. The project is in the Coastal Zone and in the North Coast Planning Area.

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

Exempt Status: (Check One)

- | | | |
|-------------------------------------|-------------------------|--|
| ☐ | 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. <u>15303</u> ; Class: <u>3</u> } |
| ☐ | Statutory Exemption | {Sec. ____} |
| ☐ | General Rule Exemption. | {Sec. 15061(b)(3)} (also complete GRE form PLN-1124) |
| ☐ | Not a Project | |

Reasons why project is exempt:

The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 (New Construction and Conversion of Small Structures) because the project consists of the construction of a new single-family residence and the conversion of the existing single-family residence into a guesthouse, in a residential zone. 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. Further, there are no unusual circumstances surrounding the project. There are no unusual circumstances and the project is limited to a principal residential use of the site. 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.

An existing approximately 542 square-foot single-family residence is located on-site which was constructed in 1968 according to the County Assessor's records and a previously issued building permit (County of San Luis Obispo, July 23, 1968). The existing residence on-site will be converted to a guesthouse with the construction of the proposed single-family residence on-site. A historical resource evaluation was completed for the project (Applied Earthworks, April 6, 2026), which recognizes the existing residence's association with the early



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

development of Cambria as a coastal neighborhood/artist community and acknowledges the structure as being designed by a well-known local architect, Warren Leopold. The submitted report also notes that despite the structure being representative of Cambria's historical growth and being designed by a well-known local architect, the integrity of the historical setting has been affected by surrounding development, most notably structural alterations which occurred in 2010. The submitted report indicates that the period of historical significance for the property was from 1968 through 2010 and that overall, the current structure no longer retains historical integrity and is not a significant historical resource for the purposes of CEQA review. Additionally, the existing structure is not labeled within Official Maps (Part III) of the Land Use Element as a "Historical Site."

No Monterey Pine or Coastal Live Oak trees are being removed or impacted as a part of this project, as there are none currently on-site. There are no occurrences of special status plant or animal species on-site based on the California Natural Diversity Database available within Official Maps (Part III) of the Land Use Element.

The site is located within a mapped "Geologic Study Area." The applicant provided a full geologic report dated May 9, 2023 (GeoSolutions, 2023). However, the project meets the exception from GSA requirements pursuant to CZLUO Section 23.07.082 as the project includes one single-family residence which does not exceed two stories, and the residence is not proposed to be constructed in conjunction with two or more residences by a single contractor or owner on a single parcel or abutting parcels. The site is within a mapped low liquefaction risk zone and low potential for landslide risk. Therefore, peer-review of the submitted Geologic and Soils Report was not deemed necessary pursuant to the Geologic Study Area requirements of the CZLUO.

The site is located within a mapped "Archaeologically Sensitive Area", and the project involves new ground disturbing activities, therefore, a Phase 1 Archaeological Resources Assessment was submitted as a part of this project (Padre Associates, 2023). The survey produced negative results and recommended that no further archaeological studies are necessary. Therefore, no impacts to significant cultural resources are anticipated and the project is conditioned to stop work in the event of an inadvertent discovery.

Dane Mueller, (805) 788-2959, dmueller@co.slo.ca.us

Lead Agency Contact Person (Name, Number, E-mail)

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: *Dane Mueller*

Date: 5/7/2026

Name: Dane Mueller

Title: Project Manager

On June 19th, 2026 the project was Approved by:

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