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

Receipt: 26-25521

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	$90.00
	# Pages	5
	Document #	40-08052026-200
	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	MAYNARD
Balance	$7,236.75

PLEASE KEEP FOR REFERENCE

8/5/26, 9:15 AM PST 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:
40-08052026-200

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	mcasillas-ri@co.slo.ca.us	08/05/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
COUNTY OF SAN LUIS OBISPO	

PROJECT TITLE
MAYNARD MINOR USE PERMIT/ COASTAL DEVELOPMENT PERMIT C-DRC2025-00028

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
LIZABETH MAYNARD	libby.s.maynard@gmail.com	(626) 483-7229

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
3481 FAIRPOINT STREET	PASADENA	CA	91107

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	AGENCY OF FILING PRINTED NAME AND TITLE
X Michelle Maltby	Michelle Maltby, Deputy County Clerk-Recorder

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

40-08052026-200

08/05/2026
FISH
Pages: 5
Fee: $ 90.00

By MMaltby, Deputy

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption/General Rule Exemption

Project Title and No.: Maynard Minor Use Permit/ Coastal Development Permit C-DRC2025-00028

Project Location:	**Project Applicant/Email:**
APN: 023-143-042 & 023-143-020 1665 Berwick Drive, in the community of Cambria, CA	Lizabeth Maynard/ libby.s.maynard@gmail.com **Applicant/Agent Address :** 3481 Fairpoint Street, Pasadena, CA 91107-1208

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

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Lizabeth Maynard for a Minor Use Permit / Coastal Development Permit (C-DRC2025-00028) to allow construction of a new two-story addition consisting of an approximately 490 square foot ground-floor two-car garage, a 460 square foot second-floor guesthouse, and a 123 square foot addition to the existing approximately 2,220 square foot two-story single-family residence, consisting of a 35 square-foot second-floor entry addition and an 88 square-foot first-floor laundry room addition. The project also includes a 260 square foot second-floor sundeck/patio and 320 square-foot first-floor breezeway between structures, as well as driveway improvements and associated support appurtenances on the developed parcel located at 1665 Berwick Drive (APN: 023-143-042) in the community of Cambria. Required tree replanting associated with the project would occur on-site and on the adjacent vacant parcel to the west (APN: 023-143-020), which is under the same ownership as the project site. Use of the adjacent parcel for replanting is reinforced by an existing covenant with the Cambria Community Services District related to a prior water meter transfer and voluntary merger action, and no development is proposed on the adjacent vacant parcel. The project would result in disturbance of approximately 2,650 square feet of the 9,400 square foot parcel. The site is within the Residential Single Family land use category and the North Coast Planning Area of the Coastal Zone.

Exempt Status/Findings: 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 oak and pine tree removals for the construction of a new two-story addition consisting of an approximately 490 square foot ground-floor two-car garage, a 460 square foot second-floor guesthouse, and a 123 square foot addition to the existing approximately 2,220 square foot two-story single-family residence, consisting of a 35 square-foot second-floor entry addition and an 88 square-foot first-floor laundry room addition. The project also includes a 260 square foot second-floor sundeck/patio and 320 square-foot first-floor breezeway between structures, as well as driveway improvements and associated support

appurtenances. The parcel is located within the Residential Single-Family land use category with access to an existing road and roadway network (Berwick Drive) that is adequate to serve the project. 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.

The project is in a mapped 'Terrestrial Habitat', a designated Environmentally Sensitive Habitat Area for Monterey Pine Trees; therefore, a Biological Resources Assessment (BRA) was prepared for the project (EAM, December 21, 2025) which details measures necessary to avoid impacts to Monterey Pines. Five oak trees will be removed and replaced at a 6:1 ratio, and one pine tree will be removed and replaced at a 4:1 ratio, consistent with North Coast Area Plan replacement requirements. The biologist conducted a field survey and observed mainly non-native annual plant species. Additionally, the BRA mentioned that the project site "does not contain riparian vegetation or habitat, or other specific features or habitats suitable for most of the identified special-status animal species."

The project is located within a mapped "Archaeologically Sensitive Area", and the project involves new ground-disturbing activities; therefore, a Phase 1 Archaeological Resources Assessment was completed for the project (Albion Environmental Inc., December 2025) and concluded that no significant archaeological resources are located in the project area and that no further archaeological investigation is needed for this project. Therefore, no impacts to significant cultural resources are anticipated, and the project is conditioned to stop work in the event of an inadvertent discovery.

The site is located within a mapped "Geologic Study Area." The project was evaluated for compliance with the GSA requirements. The applicant provided a full geologic report dated July 22, 2025 (GeoSolutions, Inc.), and it was peer-reviewed by the County's geologist, Cotton, Shires and Associates, Inc., on February 17, 2026. The reports indicated no geologic objections to the proposed development, and recommended approval of the MUP/CDP.

The construction of a new two-story addition consisting of an approximately 490 square foot ground-floor two-car garage, a 460 square foot second-floor guesthouse, and a 123 square foot addition to the existing approximately 2,220 square foot two-story single-family residence, consisting of a 35 square-foot second-floor entry addition and an 88 square-foot first-floor laundry room addition. The project also includes a 260 square foot second-floor sundeck/patio and 320 square-foot first-floor breezeway between structures, as well as driveway improvements and associated support appurtenances is covered by a Class 3 Categorical Exemption (Section 15303) under CEQA. 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: (e): Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. 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.

Monserath Casillas-Rios (mcasillas-ri@co.slo.ca.us)	(805) 781-4150
Lead Agency Contact Person	**Telephone**

Signature: *Monserath Casillas-Rios* Date: June 17, 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 July 17, 2026 the project was approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Chief Building Official
☐ Planning Commission ☒ Planning Dept Hearing Officer ☐ Other_____

Notice of Common Sense Exemption

Project Title and No.: Maynard/ Minor Use Permit/ Coastal Development Permit; C-DRC2025-00028 / ED26-0069

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?	☐	☒

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.

for Monserath Casillas-Rios, Planner Date: July 17, 2026

976 OSOS STREET, ROOM 300 | SAN LUIS OBISPO, CA 93408 | (805) 781-5600 | TTY/TRS 7-1-1
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