Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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Receipt: 26-30159

ProductName		**Extended**
FISH	FISH AND WILDLIFE FILING	$90.00
	# Pages	4
	Document #	40-09152026-254
	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	WILLET
Balance	$16,168.50

PLEASE KEEP FOR REFERENCE

9/15/26, 12:03 PM 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: 40-09152026-254

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	skinney@co.slo.ca.us	09/15/2026

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

PROJECT TITLE

WILLET VARIANCE (N-DRC205-00047/ ED26-0110

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DEBORAH WILLET AND RICHARD PUCKETT	debbiewillet@comcast.net	(831) 325-1389

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
125 VISTA MAR COURT	APTOS	CA	95003

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

40-09152026-254

09/15/2026
FISH
Pages: 4
Fee: $ 90.00

By MMaltby, Deputy

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: Willet Variance (N-DRC2025-00047/ ED26-0110)

Project Location and APN:	**Project Applicant/Phone No./Email:**
Between 8135 Smith Point Rd and 8143 Smith Point Rd Bradley CA, 93426 APN: 012-265-034	Deborah Willet and Richard Puckett (831) 325-1389 debbiewillet@comcast.net
	Applicant Address (Street, City, State, Zip): 125 Vista Mar Court Aptos, CA 95003

Description of Nature, Purpose, and Beneficiaries of Project:

A request by the Richard D Puckett & Deborah A. Willett Revocable Trust to allow for grading on slopes over 30% for the development of a 2,364 square foot single family residence including a 720 square foot garage, 740 square feet of deck and porches, driveway and associated site improvements. The project includes 6,000 square feet of site disturbance on a 10,291 square foot lot. The proposed project is located between 8135 Smith Point Road and 8143 Smith Point Road in the Village of Oak Shores within the Nacimiento planning Sub Area in 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 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; 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 project includes grading for the construction of a single-family residence with an attached garage within the Residential single family land use category with access to an existing roadway network that is adequate to serve the project. The applicant has designed the grading and site improvements to minimize site disturbance, and the project is located entirely on slopes greater than 30%. Without a variance the lot would not have a viable building envelope.

The proposed residence 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. Several neighboring parcels have residences constructed mostly or entirely on slopes over 30%. The proposed use and grading would not constitute a special privilege and is consistent with the surrounding neighborhood characteristics.

The project has a relatively small area of disturbance of approximately 6000 square feet on a 10,291 square foot parcel. The project area is located within the Nacimiento Sub-area of the North County Planning area in the Village of Oak shores and is subject to the applicable sub-area standards outlined in County Code Section 22.94.070 and Community standards outlined in 22.104.040. This project, as proposed, meets all applicable community standards for development. Additionally, the project is proposed to be placed in an area that is not categorized as prime farmland and will not convert prime farmland to a non-agricultural use.

The project area does not fall within San Joaquin Kit Fox habitat and, therefore, does not require related mitigation measures. A biological resource assessment and Oak tree report were prepared as part of the project. The report found no special status plants or species were currently on the project site (Althouse and Meade 2026). The applicant has agreed to tree protection measures to avoid harming the remaining oak trees. The applicant has proposed on-site replanting at a ratio of 4:1 for removed oak trees and 2:1 for impacted oak trees. With three oak trees proposed for removal and three additional trees identified as impacted, a total of 18 replacement oak trees will be planted. The applicant has agreed to tree protection measures to avoid harming the remaining oak tree. The project will not result in

the removal of any heritage oak trees, and there are no special status plants currently within the project area the project has been conditioned to include preconstruction surveys for nesting birds. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

The applicant submitted a Cultural Resource Survey prepared by Albion. No identified cultural resources were found within the proposed project area (Albion 2026).

The project is not located near a stream or in an area with known archaeological resources; 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 discovered materials 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 proposed project is located within a Geologic Survey Area and requires a geologic survey to be peer reviewed by the County Geologist. The geologic study showed no mapped landslides within proximity to the proposed site. The County Geologist recommended approval of the land use permit with the understanding that the pier and grade beam foundation system be incorporated into the foundation design. The geologist provided recommended conditions of approval that have been incorporated into the projects conditions of approval (Cotton, Shires and Associates, Inc 2026).

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.

Additional Information: Additional information pertaining to this notice of general rule exemption may be found on the next page of this document and by contacting the Planning and Building Department, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Sam Kinney (skinney@co.slo.ca.us)	(805) 781-1417
Lead Agency Contact Person	**Telephone**

Signature: *Sam Kinney* Date: 7/6/2026

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 August 27, 2026 the project was approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Chief Building Official

☒ Planning Commission ☐ Planning Dept Hearing Officer ☐ Other_____

Notice of General Rule Exemption

Project Title and No.: Avila Variance (N-DRC2025-00047/ ED26-0110)

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 15333 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.