

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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Receipt: 26-31880

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$90.00
# Pages	5
Document #	40-10012026-268
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
Balance	\$17,366.50
Comment	1002807079

PLEASE KEEP FOR REFERENCE

10/1/26, 8:08 AM PST atrujillo
San Luis Obispo

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
40-10012026-268

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL skinney@co.slo.ca.us	DATE 10/01/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	
PROJECT TITLE AVILA VARIANCE (N-DRC2025-00045/ ED26-0111)		

PROJECT APPLICANT NAME MIKE AVILA	PROJECT APPLICANT EMAIL mike@avilaconst.com	PHONE NUMBER (831) 594-1288
PROJECT APPLICANT ADDRESS 12 THOMAS OWENS WAY	CITY MONTEREY	STATE CA
		ZIP CODE 93940

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

Anthony Trujillo, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano

San Luis Obispo - County Clerk-Recorder

40-10012026-268

10/01/2026

FISH

Pages: 5

Fee: \$ 90.00

By atrujillo, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: Avila Variance (N-DRC2025-00045/ ED26-0111)	
Project Location and APN: Between 2846 and 2852 Lands End Road Bradley CA, 93426 APN: 012-254-038	Project Applicant/Phone No./Email: Mike Avila / (831) 594-1288 / mike@avilaconst.com
	Applicant Address (Street, City, State, Zip): 12 Thomas Owens Way Monterey, CA 93940

Description of Nature, Purpose, and Beneficiaries of Project:

Hearing to consider a request by Mike Avila for a Variance to allow for grading on slopes over 30% to allow the development of a proposed four-bedroom 4,812 square foot single family residence plus 1,108 square feet of garages, and 1,627 square feet of deck, driveway, and site improvements. The project includes 6970 square feet of site disturbance on a 0.33-acre lot. The proposed project is located between 2846 Lands end Road and 2852 Lands End Road in the Village of Oak Shores Village Reserve line 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 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 to the extent feasible on less than 30% slopes. The proposed site is 0.33 acres and has a constrained building footprint allowing construction on slopes over 30% is the only way to build a house that does not encroach within the required front setback. 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 project has a relatively small area of disturbance of approximately 6970 square feet. 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 (Christopher 2026). Additional seasonal botanical surveys were conducted in May and June of 2026 and no special status plants or species were found onsite (Christopher 2026). The applicant has agreed to tree protection measures to avoid harming the remaining oak tree. 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 one additional tree identified as impacted, a total of 14 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 legless lizards, nesting birds, yellow billed magpie, and bats. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

The applicant submitted a Cultural Resource Survey prepared by Central Coast Archaeological Research Consultants. No identified cultural resources were found within the proposed project area (CCAR 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 hard material makes the possibility of liquefaction on the site low (Mid- Coast Geotechnical). The County Geologist did not have general geologic objections to the project layout and residential feasibility, and recommended approval of the land use permit. The geologist provided recommended conditions of approval that have been incorporated into the projects condition 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.

Notice of General Rule Exemption

Project Title and No.: Avila Variance (N-DRC2025-00045/ ED26-0111)

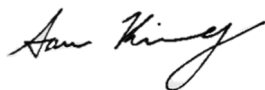
Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 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.

Lead Agency Contact Person

Telephone



Signature:

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 September 10, 2026 the project was approved by:

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