

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

Receipt: 26-3942

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	4
Document #	40-02062026-032
Document Info: SAN LUIS OBISPO COUNTY	
Filing Type	EIR
<hr/>	
Total	\$81.00
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Customer Name	WEITON
Balance	\$52,582.80

PLEASE KEEP FOR REFERENCE

2/6/26 10:19 AM MMaltby
San Luis Obispo



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

RECEIPT NUMBER: 40-02062026-032
STATE CLEARINGHOUSE NUMBER (If applicable) 2015031090

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL mcasillas-vi@co.slo.ca.us	DATE 02/06/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT (DRC2020-00227 - ED25-0231)

PROJECT APPLICANT NAME MARYANNE WELTON	PROJECT APPLICANT EMAIL maryanne@kwelton.com	PHONE NUMBER (650) 269-3341
PROJECT APPLICANT ADDRESS 660 KENDALL AVE	CITY PALO ALTO	STATE CA
		ZIP CODE 94306

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ 81.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 81.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Michelle Maltby, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder
40-02062026-032
02/06/2026
FISH
Pages: 4
Fee: \$ 81.00

By MMaltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR
Notice of Exemption (NOE)
PROJECT DETERMINED CONSISTENT WITH PREVIOUS
ENVIRONMENTAL IMPACT REPORTS

DATE: December 5, 2025

TO: File

FROM: County of San Luis Obispo Planning Division (Planning Staff)

PROJECT TITLE: Minor Use Permit/Coastal Development Permit (DRC2020-00227 – ED25-0231)

SUBJECT: Environmental Determination (ED25-0231) for a request by Maryanne Welton for a Minor Use Permit/Coastal Development Permit (DRC2020-00227) to allow for construction of an approximately 2,918 square-foot two-story, single-family residence with an approximately 923 square-feet of deck areas, approximately 502 square-foot attached garage, driveway, septic system, and associated site improvements. The project will result in the disturbance of approximately 7,400 square-feet (0.17 acre) of the 20,098 square-foot (0.46 acre) undeveloped parcel. Proposed development and improvements will be located within the west half of the site. The eastern 0.2-acre (approximately 9,000 square foot) portion of the site will not be developed and is recorded as an Open Space Easement with the County of San Luis Obispo. The project is located within the Residential Single-Family land use category, located at 2493 San Sebastian Lane (APN: 074-483-032), within the community of Los Osos. The site is in the Estero Planning Area of the Coastal Zone.

<p>Project Location: 2493 San Sebastian Lane, Los Osos, CA 93402, County of San Luis Obispo APN: 074-483-032</p>	<p>Project Applicant/Phone No./Email: Maryanne Welton / (650) 269-3341 / maryanne@kwelton.com</p>
<p>Applicant Address (Street, City, State, Zip): 660 Kendall Ave, Palo Alto, CA, 93406-2723</p>	

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

STATEMENT OF FINDINGS

The Environmental Coordinator finds that the previously certified Final Environmental Impact Reports (FEIRs) are adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIRs, no substantial changes have occurred with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIRs, and no new information of substantial importance has been identified which was not known at the time that the previous FEIRs were certified.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*
Notice of Exemption (NOE)
PROJECT DETERMINED CONSISTENT WITH PREVIOUS
ENVIRONMENTAL IMPACT REPORTS

BACKGROUND

The Board authorized the preparation of the Los Osos Habitat Conservation Plan (LOHCP) on July 27, 2010, and adopted the Plan on December 15, 2020. On December 15, 2020, the Board certified Final Environmental Impact Reports for the Los Osos Community Plan (LOCP) (SCH #2015031090) and the LOHCP (SCH #2013091071) pursuant to the applicable sections of the California Environmental Quality Act (CEQA).

On February 15, 2024, the USFWS approved the LOHCP and issued the community-wide programmatic Incidental Take Permit (Permit No.: ESPER8245217) for a period of 25 years. As the permittee, the plan authorizes the County to issue Certificates of Inclusion to confer take coverage to private and public development projects in Los Osos. The LOCP requires new development within the Los Osos urban area to participate in the LOHCP and receive mitigation credits for new site disturbance.

On June 13, 2024, the California Coastal Commission certified Local Coastal Plan (LCP) Amendment Number LCP-3-SLO-21-0028-1-Part G (LOCP). The Coastal Commission conditioned its certification of the LCP by issuing suggested modification to require that all development can only move forward with mandatory participation in the LOHCP and community-wide incidental taking permit approved by the U.S. Fish and Wildlife Service or equivalent mitigation.

Staff presented the LOHCP implementation packet to the Board on December 10, 2024, which included actions necessary for LOHCP implementation, in which the Board approved the requested funding and staffing.

FINDING OF CONSISTENCY WITH PRIOR FEIRs

The County of San Luis Obispo certified the Final Environmental Impact Reports for the Los Osos Community Plan (SCH # 2015031090) and the Los Osos Habitat Conservation Plan (SCH # 2013091071) on December 15, 2020 (County Board of Supervisors), pursuant to the applicable sections of the California Environmental Quality Act (CEQA), and the County finds that this determination is appropriate (pursuant to Public Resources Code Section 221000 et seq., and CA Code of Regulations Section 15000 et seq.). Mitigation and avoidance measures identified in the certified Final EIRs are adequate and have been included as conditions of approval through reference in Exhibit C. (ED25-0231, December 5, 2025).

Notice of Exemption Determination

This is to advise that the San Luis Obispo County Planning and Building Department as *Lead Agency* *Responsible Agency* approved the below described project on December 5, 2025, and has made the following determinations regarding the below described project:

The project will not have a significant effect on the environment. Associated mitigation and avoidance measures to address previously identified significant impacts through the previously certified FEIRs are included as conditions of approval for this project (through reference). Previously made findings were made pursuant to the provisions of CEQA.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR
Notice of Exemption (NOE)
PROJECT DETERMINED CONSISTENT WITH PREVIOUS ENVIRONMENTAL IMPACT REPORTS

Monserath Casillas-Rios, Planner

(805) 781-4150

Lead Agency Contact Person

Telephone

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: Monserath Casillas-Rios Date: 12/5/25

Name: Monserath Casillas Rios Title: Planner I

On January 16th, 2026 the project was Approved by:

- [] Board of Supervisors [] Subdivision Review Board [] Other
[] Planning Commission [x] Planning Dept Hearing Officer

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building, County Government Center, Room 200, San Luis Obispo, CA 93408-2040, (805) 781-5600.

Sincerely,

Monserath Casillas-Rios

Monserath Casillas-Rios, Planner

Link to applicable project documents

- 1. LOHCP FEIR
2. LOCP FEIR