

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

Receipt: 25-3793

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	3
Document #	40-02072025-025
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE

Total \$81.00

Tender (On Account) \$81.00

Account# CTY
Account Name JE except TX & DSS
Balance \$123,179.25
Comment 1002624484

PLEASE KEEP FOR REFERENCE

2/7/25 10:40 AM mstiletto
San Luis Obispo



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
40-02072025-025
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL aknighton@co.slo.ca.us	DATE 02/07/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
LEDBETTER MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT; C-DRC2023-0038/ ED24-171

PROJECT APPLICANT NAME JIM AND JEANNE LEDBETTER	PROJECT APPLICANT EMAIL ledbetter3@att.net	PHONE NUMBER (209)483-1235
PROJECT APPLICANT ADDRESS 2420 BROAD STREET	CITY SAN LUIS OBISPO	STATE CA
		ZIP CODE 93401

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ _____
 - Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
 - Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____
 - 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 \$ _____ \$81.00
 - Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
- TOTAL RECEIVED \$ _____ \$81.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Metta Stiletto, Deputy County Clerk-Recorder
-----------------------	---

Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-02072025-025
 02/07/2025
 FISH
 Pages: 3
 Fee: \$ 81.00
 By mstiletto, Deputy



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption

Project Title and No.: Ledbetter Minor Use Permit/Coastal Development Permit; C-DRC2023-00038/ ED24-171

Project Location:

674 Pacific Ave.
Cayucos, CA 93430
APN: 064-149-012

Project Applicant / Phone No. / Email:

Jim and Jeanne Ledbetter / (209) 483-1235 / ledbetter3@att.net

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

2420 Broad Street, San Luis Obispo, CA 93401

Description of Nature, Purpose and Beneficiaries of Project

A request by Jim and Jeanne Ledbetter for a Minor Use Permit/Coastal Development Permit (C-DRC2023-00038) to allow for the construction of a 360 square-foot detached one-car garage, a 265 square-foot open carport, 140 square-foot covered breezeway and interior remodel to an existing single-family residence on a 5,855 square-foot lot. The project will result in the disturbance of approximately 1,148 square-feet of the site. The project is within the Residential Single-Family land use category and is located at 674 Pacific Avenue in the community of Cayucos within the Small-Scale Design Neighborhood. The site is in the Estero Planning Area.

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

Exempt Status:

- 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. 15303; Class: 3}
Statutory Exemption {Sec. ___}
Not a Project _____

Reasons why project is exempt: The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303, (Existing Facilities) because the project consists of the construction of accessory structures. The project proposes a garage, carport, breezeway and an interior remodel to an existing single-family residence. Further, there are no unusual circumstances surrounding the project. The project is in a generally residential area with similarly developed lots. The proposed 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. The proposed project does not involve a substantial adverse change in the significance of a historical resource.

Andy Knighton / aknighton@co.slo.ca.us

(805) 781-4142

Lead Agency Contact Person

Telephone

Signature:

[Handwritten signature]

Date:

1/29/2025

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 January 17th, 2025 the project was approved by:

- | | | |
|---|---|--|
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Subdivision Review Board | <input type="checkbox"/> Chief Building Official |
| <input type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Planning Dept Hearing Officer | <input type="checkbox"/> Other _____ |