

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

Receipt: 25-4731

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	2
Document #	40-02182025-028
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
Customer Name HANAN AZEEM
Balance \$123,422.25

PLEASE KEEP FOR REFERENCE

2/18/25 2:18 PM MMaltby
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: 40-02182025-028
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL jfreund@co.slo.ca.us	DATE 02/18/2025
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COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
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PROJECT TITLE
 HANAN AZEEM FOR A VARIANCE/ MINOR USE PERMIT / COASTAL DEVELOPMENT PERMIT (C-DRC2023-00052) /

PROJECT APPLICANT NAME HANAN AZEEM	PROJECT APPLICANT EMAIL hanan.azeem@gmail.com	PHONE NUMBER (805)952-3377
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PROJECT APPLICANT ADDRESS 419 VERONICA DR	CITY PASO ROBLES	STATE CA	ZIP CODE 93446
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PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

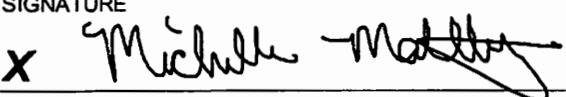
Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<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
40-02182025-028
 02/18/2025
 FISH
 Pages: 3
 Fee: \$ 81.00

By MMaltby, Deputy





Notice of Exemption

Project Title and No.: Hanan Azeem for a Variance/ Minor Use Permit / Coastal Development Permit (C-DRC2023-00052) / ED24-189)

Project Location:
3250 Ocean Boulevard Cayucos, CA 93430
APN: 064-424-019

Project Applicant/Phone No./Email:
Hanan Azeem (Owners) / (805) 952-3377
hanan.azeem@gmail.com
Applicant Address (Street, City, State, Zip):
419 Veronica Dr Paso Robles, CA 93446

Description of Nature, Purpose and Beneficiaries of Project

Hanan Azeem for a Variance / Minor Use Permit / Coastal Development Permit (C-DRC2023-00052) to allow a phased residential multi-family mixed-use development on a lot less than the minimum parcel size of 6,000 square feet. The project includes two residential multi-family units totaling 3,541-square feet in floor area, a 857-square foot accessory dwelling unit (ADU) and 400-square foot commercial office use. Phase 1 is a three-story structure with a 970-square foot two-bedroom residential multi-family use and a 857-square foot ADU and a three car garage, and Phase 2 is a two-story structure with a 400-square foot commercial office use, an 502-square foot one-bedroom residential multi-family use, a one car garage and a 355-square foot roof top deck. Project includes a total of four garage parking spaces and one unenclosed ADA parking space, and exterior staircase and balconies. The project will include site disturbance of 4,227 square feet of the entire site. The proposed project is within the Commercial Retail land use category and is located at 3250 Ocean Boulevard within the community of Cayucos. The site is in the Coastal Zone and the Estero Planning Area.

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

Exempt Status: Double click to check one and delete this highlighted text

- 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 Sec. 15303 New Construction or Conversion of Small Structures, because the project consists of a small phase residential multi-family mixed-use development with two multifamily dwelling units and 400 square feet of commercial space. The project is not located in an area which may have an impact on an environmental recourse of hazardous or critical concern which is designated, precisely mapped and officially adopted by a federal, state or local agency. Further, there are no unusual circumstances surrounding the project. The proposed project is surrounded by other similarly developed lots which are residential. The proposed project does not impact any scenic resources for any officially designated scenic highways. The proposed project is not located on a site which is included on any hazardous waste site list compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource.

Lead Agency Contact Person

Telephone

Signature: Jeremy Freund

Date: December 12, 2024

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 23, 2025 the project was approved by:

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