



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:  
40-03192025-061  
 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 03/19/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER
PROJECT TITLE SIMAS MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT; N-DRC2024-0014 / ED25-0006		

PROJECT APPLICANT NAME BRIAN SIMAS	PROJECT APPLICANT EMAIL brian@simaslafirm.com	PHONE NUMBER (805)720-1654
PROJECT APPLICANT ADDRESS P.O. BOX 922	CITY LOS ALAMOS	STATE CA
		ZIP CODE 93440

**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 Gabriela Ugalde, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder  
**40-03192025-061**  
 03/19/2025  
 FISH  
 Pages: 3  
 Fee: \$ 81.00

By gugalde, Deputy



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

PLN-1123
3/22/2018

Project Title and No.: Simas Minor Use Permit/Coastal Development Permit; N-DRC2024-00014 / ED25-0006

Project Location:
44 Bakersfield Avenue
Cayucos, CA 93430
APN: 064-046-006

Project Applicant / Phone No. / E-mail:
Brian Simas / (805) 720-1654 / brian@simaslawfirm.com

Applicant Address (Street, City, State, Zip):
P.O Box 922, Los Alamos, CA 93440

Description of Nature, Purpose and Beneficiaries of Project

A request by Brian Simas for Minor Use Permit/Coastal Development Permit (N-DRC2024-00014) to allow grading on slopes in excess of 20% for the construction of new upper and lower floor decks totaling approximately 1,500 square feet. The project also includes the removal of two non-native pine trees, an interior remodel, driveway and right-of-way improvements, a re-roof to the existing approximately 1,075 square-foot single-family residence, and a request to establish an approximately 379 square-foot Junior Accessory Dwelling Unit (JADU) within the lower level of the residence. The project will result in disturbance of approximately 1,545 square-feet of the 3,862 square-foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 44 Bakersfield Avenue, in the community of Cayucos. 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. \_\_\_}
General Rule Exemption. {Sec. 15061(b)(3)}
Not a Project \_\_\_

Reasons why project is exempt: The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guideline Section 15303 (New Construction and Conversion of Small Structures) because the project consists of the construction of new upper and lower floor decks totaling approximately 1,500 square feet, an interior remodel, driveway and right-of-way improvements, re-roof to the existing approximately 1,075 square-foot single-family residence and establishment of an approximately 379 square-foot Junior Accessory Dwelling Unit (JADU) within the lower level of the residence. The lot was previously disturbed for the construction of the existing single-family residence. The project will not require the removal of native trees or vegetation. Further, there are no unusual circumstances surrounding the project. The project is located within a 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

(805) 781-4142 / aknighton@co.slo.ca.us

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: Andy Knighton Date: 3/13/2025

Name: Andy Knighton Title: Project Manager

On February 21, 2025 the project was Approved by:

Board of Supervisors  
 Planning Commission

Subdivision Review Board  
 Planning Dept Hearing Officer

Other \_\_\_\_\_