

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

**Receipt: 26-5802**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	FISH AND WILDLIFE FILING	\$81.00
	# Pages	4
	Document #	40-02242026-041
	Document Info:	SAN LUIS OBISPO COUNTY
	Filing Type	NOE
<hr/>		
<b>Total</b>		<b>\$81.00</b>
Tender (On Account)		\$81.00
Account#	CTY	
Account Name	JE except TX & DSS	
Customer Name	RIDLEY	
Balance	\$1,446.00	

PLEASE KEEP FOR REFERENCE

**2/24/26 4:06 PM MMaltby**  
**San Luis Obispo**



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 40-02242026-041
STATE CLEARINGHOUSE NUMBER (If applicable) 1992041095

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL dmueller@co.slo.ca.us	DATE 02/24/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE  
 ENVIRONMENTAL DETERMINATION (ED25-0254) FOR A REQUEST BY RYAN BROERSMA FOR A MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT (C-DRC2025-00020)

PROJECT APPLICANT NAME BRYAN RIDLEY	PROJECT APPLICANT EMAIL br@bracketao.com	PHONE NUMBER (805) 704-0535
PROJECT APPLICANT ADDRESS 380 PACIFIC 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:

- |   |            |          |
|---|------------|----------|
| <input 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 | \$ _____ |

- 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 X	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

**40-02242026-041**

02/24/2026  
 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**  
**FINAL ENVIRONMENTAL IMPACT REPORT**

**DATE:** February 6, 2026  
**TO:** File  
**FROM:** County of San Luis Obispo Planning Division (Planning Staff)  
**SUBJECT:** Project Title and No.: Notice of Exemption: Environmental Determination (ED26-0002) for a request by Ryan Broersma for a Minor Use Permit/Coastal Development Permit (C-DRC2025-00020) to allow for the construction of a new approximately 2,759 square foot single-story, three-bedroom and three and one-half bathroom, single-family residence with an attached 2,062 square foot garage on a vacant parcel. Associated site improvements include a new driveway, concrete walkways and patio areas, an on-site septic system, water tanks, and support appurtenances. The project would result in the disturbance of approximately 1.25 acres of the existing approximately 9.02-acre parcel. The proposed project is within the Rural Lands land use category and is located at APN: 013-085-018 on the corner of Kathryn Drive and Cambria Pines Road. The project site is located approximately 800 feet north of the Cambria Urban Reserve Line within the North Coast Planning Area of the Coastal Zone.

<p><b>Project Location:</b>          673 Kathryn Dr, Cambria, CA 93428, County of San Luis Obispo (APN: 013-085-018)</p>	<p><b>Project Applicant/Phone No./Email:</b>          Bryan Ridley, Bracket Architecture (agent) / (805) 704-0535 / <a href="mailto:br@bracketao.com">br@bracketao.com</a></p> <hr/> <p><b>Applicant Address (Street, City, State, Zip):</b>          380 Pacific Street, San Luis Obispo, CA, 93401</p>
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**Name of Public Agency Approving Project:** County of San Luis Obispo

**STATEMENT OF FINDINGS:**

The Environmental Coordinator finds that a Final Environmental Impact Report was certified by the Planning Commission for the Vesting Tentative Map (TR 1804), Development Plan (D910279), and Coastal Development Permit for Cambria Pines Estates/Walter H. Leimert Company on April 24, 1997 (SCH #1992041095). The Environmental Coordinator finds that the previously certified Final Environmental Impact Report (FEIR) is 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 FEIR, 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 FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified. Therefore, use of the previously prepared FEIR (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is sufficient. No significant impacts of the project have been identified and pursuant to CEQA Guidelines section 15162, no project specific mitigation measures are necessary specific to Lot 18 of Tract 1804 as identified in the certified Final EIR prepared for the Cambria Pines Estates (Exhibit B- Conditions of Approval-Development Plan- D910279D).



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The project site (Lot 18 of TM 1804) is located within Cambria Pines Estates cluster subdivision which was approved by the County Planning Commission on April 24, 1997. The Planning Commission approved the request by Walter H. Leimert Company for a Vesting Tentative Tract Map (TM 1804) (S890315T) and Development Plan/ Coastal Development Plan (D910279D) which established a cluster subdivision of a 380-acre site into 18 residential lots ranging in size from approximately 1.3 acres to 91 acres and open space easements encompassing a minimum of 342 acres (90 percent) of the project site. The final map recorded June 22, 2000. The project will be served by community water (Cambria CSD) and an individual on-site septic system as originally approved through the Cambria Pines Estates cluster subdivision. The single-family residence is consistent in size and style to surrounding homes and maintains the area's rural wooded character.

The project as designed and conditioned complies with the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D and associated Design Guidelines. The project is designed to be sensitive to Cambria's rural surroundings, natural resources, and neighboring properties. The residence is designed in a locally appropriate ranch/agrarian architectural style, with a simple, symmetrical gable roof, utilitarian light fixtures, and colors and materials consisting of reclaimed barn wood vertical siding, standing seam metal roof, natural stone veneer and dark grey, bronze and black elements. The project is sited entirely within the building envelope with ample buffers from existing trees and is substantially setback from the private drive and adjacent residences. Additionally, grading and disturbance has been minimized and remains below 1 acre. The project meets and exceeds CZLUO setback standards and is below the maximum allowable building height standard.



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**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 February 6, 2026, and has made the following determinations regarding the above 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 FEIR are included as conditions of approval for this project (through reference). Previously made findings were made pursuant to the provisions of CEQA.

Dane Mueller [dmueller@co.slo.ca.us](mailto:dmueller@co.slo.ca.us)

(805) 788-2959

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: *Dane Mueller* Date: 2/6/2026

Name: Dane Mueller Title: Project Planner

On February 6, 2026 the project was Approved by:

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

**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