

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

**Receipt: 25-18865**

| <b>ProductName</b>               | <b>Extended</b>                  |
|----------------------------------|----------------------------------|
| FISH FISH AND WILDLIFE<br>FILING | \$81.00                          |
| # Pages                          | 7                                |
| Document #                       | 40-06172025-127                  |
| Document Info:                   | SAN LUIS OBISPO COUNTY           |
| Filing Type                      | NOE                              |
| <hr/>                            |                                  |
| <b>Total</b>                     | <b>\$81.00</b>                   |
| <b>Tender (On Account)</b>       | <b>\$81.00</b>                   |
| Account#                         | CTY                              |
| Account Name                     | JE except TX & DSS               |
| Customer Name                    | PETER AND BEATA<br>PRZYBYSLAWSKI |
| Balance                          | \$5,455.75                       |

PLEASE KEEP FOR REFERENCE

**6/17/25 2:58 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:<br>40-06172025-127         |
| STATE CLEARINGHOUSE NUMBER (If applicable) |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|  |   |                    |
|--|---|--------------------|
| LEAD AGENCY<br>SAN LUIS OBISPO COUNTY                      | LEAD AGENCY EMAIL<br>jfreund@co.slo.ca.us | DATE<br>06/17/2025 |
| COUNTY/STATE AGENCY OF FILING<br>COUNTY OF SAN LUIS OBISPO |   | DOCUMENT NUMBER    |

PROJECT TITLE  
 PRZYBYSLAWSKI MINOR USE PERMIT / CDP C-DRC2023-00060 / ED24-152

|   |   |                                |
|---|---|--------------------------------|
| PROJECT APPLICANT NAME<br>PETER AND BEATA PRZYBYSLAWSKI | PROJECT APPLICANT EMAIL<br>pkba@sbcglobal.net | PHONE NUMBER<br>(530) 414-0551 |
| PROJECT APPLICANT ADDRESS<br>P.O. BOX 125               | CITY<br>TAHOE VISTA                           | STATE<br>CA                    |
|   |   | ZIP CODE<br>96148              |

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<br>X | AGENCY OF FILING PRINTED NAME AND TITLE<br>Michelle Maltby, Deputy County Clerk-Recorder |
|----------------|--|

Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder  
**40-06172025-127**  
 06/17/2025  
 FISH  
 Pages: 7  
 Fee: \$ 81.00  
 By M Maltby, Deputy



General Rule Exemption

Project Title and No.: Przybyslawski Minor Use Permit / CDP C-DRC2023-00060 / ED24-152

Project Location and APN:

2675 Sherwood Drive Cambria CA 93428
APN: 023-012-016

Project Applicant/Phone No./Email:

Peter and Beata Przybyslawski (530) 414-0551
pbka@sbcglobal.net

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

P.O. Box 125, Tahoe Vista, California 96148

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Peter and Beata Przybyslawski for a Minor Use Permit/Coastal Development Permit (C-DRC2023-00060) to allow the replacement of an existing, single-family residence with a new two-story, approximately 2,419 square foot, single-family residence with three bedrooms, three bathrooms, kitchen, dining and family room, a media room, and laundry room, exterior deck, a single car garage and one uncovered parking space. The project will result in the disturbance of approximately 5,929 square feet on a 0.10 acre parcel. The proposed project is within the Residential Single-Family land use category and is located at 2675 Sherwood Drive in the community of Cambria. The site is in the North Coast Area Plan.

Baseline Conditions

The project site consists of an approximately 4,240-square-foot site in the residential single-family land use category of Cambria. An existing 1,170 square-foot single-family residence currently exists on the parcel. The average slope of the site is 17% and is within a mapped Geologic Study Area (GSA) due to coastal bluff. The project site fronts Sherwood Drive. Water services and sewer services are provided by Cambria Community Services District.

Surrounding land uses include other residential single-family dwellings and the coastline.

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

Exempt Status/Findings: This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

Reasons why project is exempt:

The following is an overview of the relevant environmental issue areas that were considered in this determination.

Aesthetic and Visual Resources:

The project complies with the North Coast Area Plan and Coastal Zone Land Use Ordinance (CZLUO) for height requirements, setbacks and other development standards. The site is an urban, currently developed lot in

Cambria- there will be no impacts to scenic resources such as rocks, trees or historic buildings. The proposed building height is 15 feet and the visibility of the site does not change because the new building will be of similar size, scale and use to other buildings on Sherwood Drive. No exceptions adjustments or modification are requested for the building height, scale or massing. The project will not be a source of significant daytime or nighttime glare since the structure is not proposed to be constructed out of reflective materials and all exterior lighting shall be shielded downwards and shall have dark colored hoods.

#### Air Quality

The site is located in an urbanized area and falls below the APCD's numerical threshold for daily emissions. The project is located within 1,000 feet of sensitive receptors (residential single-family homes). The project will comply with the County's standard fugitive dust control measures and the San Luis Obispo Air Pollution Control District's (SLOAPCD) standard measures for construction equipment for reducing nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment. With the implementation of these standard regulatory measures, potential air quality impacts are less than significant. Based on SLO APCD CEQA handbook Table 1-1 the project won't result in operation impacts. Based on SLO APCD CEQA handbook Table 1-1 the project won't result in construction impacts.

#### Biological Resources

The project is located on a developed lot in an urbanized developed area Cambria. The vegetation on-site consists of ornamental plants include annuals, low shrubs, and planted Monterey cypress (*Hesperocyparis macrocarpa*). A majority of the site does not provide habitat for any sensitive species. The existing monterey cypress tree could be provide nesting and therefore if construction is to occur between February 1 and August 31 a nesting bird preconstruction survey will be required and conducted by a qualify biologist. Therefore, impacts to biological resources will be less than significant.

#### Cultural Resources / Tribal Cultural Resources

The proposed project is consistent with this Section. The project site is located in an Archeologically Sensitive Area. The project scope is a demolition of an existing building and construction of a new residential structure of a larger disturbed area. Phase 1 Archeological survey was conducted by SWCA on January 10, 2024. The records search and field survey did not identify the presence of previously undocumented archaeological resources within or near the project area. Therefore, no impacts to significant cultural resources are anticipated and the project is conditioned to stop work in the event of an inadvertent discovery.

A Historical Evaluation Report was conducted by Preservation Architecture February 21, 2023 and revised April 28, 2023 because the existing structure was designed by It was further peer reviewed by Long Historic Preservation Services July 15,2024 how supported the determination that the structure does not meet the criteria for eligibility to the California Register of Historical Resources and specifically for California Environmental Quality Act (CEQA). Therefore, no impacts to significant historical resources are anticipated

#### Geology and Soils

The project site is within a mapped Geologic Study Area (GSA) combining designation and is subject to the provisions of the CZLUO. All land use permit applications for projects located within a Geologic Study Area shall be accompanied by a report prepared by a certified engineering geologist and/or registered civil engineer (as to soils engineering), as appropriate. The County Liquefaction Hazards Map reveals that the site is within a low liquefaction hazard zone. The County Landslide Hazards map reveals that the site is within a

low landslide hazard zone. An Engineering Geology Report was conducted at the project site (Geosolutions, Inc; December 14, 2020).

A Coastal Bluff Evaluation was prepared by GeoSolutions dated December 14, 2020 and peer reviewed by Cotton Shire and Associates on February 15, 2024. A revised Coastal Bluff Evaluation Update report was prepared by GeoSolutions dated April 22, 2024 addressing Cotton Shire and Associates Comments and further peer reviewed by Cotton Shire and Associates on June 25, 2024. The reports were peer reviewed by the County's geologist, Cotton, Shires and Associates, who approved the report for completeness and confirmed the recommendations were adequate for the proposed development. The project is conditioned to comply with the recommendations from the Soils Engineering Report, Engineering Geology Investigation and the Geologic Peer Review memo to minimize risks to the structure from potential geologic hazards and ensure there will be no significant impacts to geologic or soil resources from the proposed project. Therefore, potential geologic impacts will be less than significant.

#### Other CEQA Issue Areas

In addition, based on the project description, baseline conditions, and analysis of the project's potential environmental impacts, the project will have less than significant or no impacts relating to the following:

- Agricultural Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Wildfire
- Hazards and Hazardous Materials
- Cumulative

#### Conclusions

As conditioned, the project will conform to the applicable General Plan and Area Plan standards, and no mitigation measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project. Therefore, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect, and the project is exempt from CEQA.

This determination is based on the following documents and technical studies:

- Historical Evaluation prepared by Preservation Architecture February 21, 2023 and revised April 28, 2023
- Peer Review of Historical Evaluation , prepared by Long Historic Preservation Services July 15,2024
- Phase I site survey dated January 10, prepared by 2024 by SWCA
- Soils Engineering Report by GeoSolutions, December 14, 2020
- Geologic Peer Review by Cotton, Shire and Associates, February 15, 2024
- Geologic Peer Review by Cotton, Shire and Associates, June 25, 2024

- Geology Coastal Bluff Evaluation Study, dated December 14, 2020, prepared by GeoSolutions. area (TopoView, 2020)
- Geologic Bluff Report Update provided, dated April 22, 2024, prepared by GeoSolutions. area (TopoView, 2020)
- Cambria Community Service District provided a conditional confirmation of water and sewer availability letter dated April 1, 2024,
- Cambria Community Service District Fire Department -Fire Plan Review July 31, 2024.

**Additional Information:** Additional information pertaining to this notice of general rule exemption may be found on the next page of this document and by contacting the Planning and Building Department, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.

# Notice of General Rule Exemption

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**Project Title and No.:** Przybyslawski Minor Use Permit/CDP C-DRC2023-00060 /ED24-152

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

|  | <u>YES</u>               | <u>NO</u>                           |
|--|--------------------------|-------------------------------------|
| 1. Does this project fall within any exempt class as listed in sections 15301 through 15333 of the State CEQA Guidelines?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will the project involve substantial public controversy regarding environmental issues?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment and is therefore exempt from CEQA.

Jeremy Freund (jfreund@co.slo.ca.us)

(805) 781-5621

**Lead Agency Contact Person**

**Telephone**

Signature: Jeremy Freund

Date: 10/9/2024

**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 November 1, 2024 the project was approved by:

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