Atascadero: (805)
www.slovote.com

Receipt: 25-39595

ProductName		Extended
FISH	FISH AND WILDLIFE FILING	$81.00
	# Pages	5
	Document #	40-12162025-268
	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	WEYRICK
Balance	$37,701.00

PLEASE KEEP FOR REFERENCE

12/16/25 10:59 AM 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:
40-12162025-268
STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	dmueller@co.slo.ca.us	12/16/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
COUNTY OF SAN LUIS OBISPO	

PROJECT TITLE

WEYRICK MUP/CDP; C-DRC2025-00008; ED25-0229

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
COLIN WEYRICK	colin@weyrick.com	(805) 434-3800

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
P.O. BOX 688	TEMPLETON	CA	93465

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

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder
40-12162025-268
12/16/2025
FISH
Pages: 5
Fee: $ 81.00
By MMaltby, Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY

1012025)

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1123
3/22/2018

Notice of Exemption/General Rule Exemption

Project Title and No.: Weyrick MUP/CDP; C-DRC2025-00008; ED25-0229

Project Location: 273 S. Ocean Ave, Cayucos, CA, 93430; APN: 064-125-051	**Project Applicant/Phone No./Email:** Colin Weyrick (owner), colin@weyrick.com, 805-434-3800
	Applicant Address (Street, City, State, Zip): P.O. Box 688, Templeton, CA 93465-0688

Description of Nature, Purpose, and Beneficiaries of Project:
A request by Colin Weyrick for a Minor Use Permit / Coastal Development Permit (C-DRC2025-00008) to allow for the construction of a new 2-story mixed-use project consisting of approximately 1,459 square-feet of commercial retail located on the ground floor and approximately 334 square-feet of commercial office space with 1,005 square-feet of single-family residential space located on the second floor. The project includes a parking modification pursuant to CZLUO Section 23.04.162h., to allow a reduced number of parking spaces; providing a total of two (2) carport parking spaces on-site, accessed from a shared private driveway. The project will result in the disturbance of the entire 2,500 square-foot parcel. The proposed project is within the Commercial Retail land use category and is located at 273 South Ocean Avenue in the community of Cayucos. The project is in the Coastal Zone and the Estero Planning Area.

Baseline Conditions
The project site consists of an approximately 2,500-square-foot site within the Central Business District of downtown Cayucos. The lot is currently vacant. The site is relatively level (5% average slope). The property fronts Ocean Avenue, however, vehicle access to the site will be provided by a 20-foot-wide shared private reciprocal access easement, from the rear of the lot and accessed from Park Avenue. The shared private reciprocal access easement crosses the two properties directly adjacent (north and south) of the subject site (APNs:
064-125-050 and 064-125-052). Water services will be provided by Morro Rock Mutual Water Co. and sewer services will be provided by the Cayucos Sanitary District. Surrounding land uses include Commercial Retail uses consisting of a pet groomer, health and wellness spa, and residences.

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 project consists of a new, 2-story, commercial and residential mixed-use structure containing a two-car carport. The project is not located in an area which may have an impact on an environmental resource of hazardous or critical concern which is designated, precisely mapped and officially adopted by a federal, state or local agency. The only vegetation that will be impacted as a result of this project is non-native ruderal plant

species that provides no habitat value for special status animal species. The project area has low potential for liquefaction, lateral spreading, or landslide based upon the site's Official Maps of the County of San Luis Obispo Land Use Element Existing and grading/drainage regulations will adequately address surface water quality impacts during construction and permanent use of the mixed-use building. The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project. The project is not within an archaeologically sensitive area and nearby archaeological surveys have resulted in no findings. Further, there are no unusual circumstances surrounding the project. 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 or does not cause a substantial adverse change in the significance of a historical resource as there are no structures on the vacant site.

Additional Information: Additional information pertaining to this notice of general rule exemption may be obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Notice of General Rule Exemption

Project Title and No.: Weyrick MUP/CDP; C-DRC2025-00008; ED25-0229

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.

		YES	NO
1.	Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	☐	☒
2.	Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	☐	☒
3.	Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	☐	☒
4.	Will the project involve substantial public controversy regarding environmental issues?	☐	☒
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?	☐	☒
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.)	☐	☒
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.	☐	☒
8.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒

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.

Lead Agency Contact Person Dane Mueller (dmueller@co.slo.ca.us) **Telephone** 805-788-2959

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: 12/21/2025

Name: Dane Mueller Title: Planner II

On November 21, 2025 the project was approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Other

☐ Planning Commission ☒ Planning Dept Hearing Officer