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

Receipt: 26-1192

ProductName		**Extended**
FISH	FISH AND WILDLIFE FILING	$81 00
# Pages		3
Document #		40-01132026-008
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
Balance	$41,105.55
Comment	1002728551

PLEASE KEEP FOR REFERENCE

1/13/26 10:39 AM atrujillo
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: 40-01132026-008

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	lslutherland@co.slo.ca.us	01/13/2026

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

PROJECT TITLE

JOHN WATERMAN/LOT LINE ADJUSTMENT/N-SUB2025-00050/COAL 25-012/ED25-0239

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
JOHN WATERMAN	john@laynelabs.com	(805) 748-4548

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
4303 HUASANA ROAD	ARROYO GRANDE	CA	93420

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$
☐ 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)

☐ 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 [signature]	Anthony Trujillo, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder

40-01132026-008

01/13/2026
FISH
Pages: 3
Fee: $ 81.00

By atrujillo, Deputy

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption

PLN-1123
06/06/2018

Project Title: John Waterman/Lot Line Adjustment/N-SUB2025-00050/COAL 25-0012/ED25-0239

Project Location: located on APN(s) 047-091-005 & 047-091-016: 3913 Huasna Road, Arroyo Grande, CA 93420	**Project Applicant/Phone No./Email:** John Waterman / 805-748-4548 john@laynelabs.com
	Applicant Address (Street, City, State, Zip): 4303 Huasna Road, Arroyo Grande, CA 93420

Description of Nature, Purpose and Beneficiaries of Project

A request by John Waterman for a Lot Line Adjustment (COAL 25-0012) to adjust the lot lines between two existing legal parcels. The purpose of the proposed Lot Line Adjustment is to reconfigure the lot lines between Parcel 1 (56.8 acres) and Parcel 2 (32.2 acres), resulting in Parcel 1 (37.1 acres) and Parcel 2 (51.9 acres). The adjustment will align the shared boundary with an existing intermittent stream to consolidate related agricultural structures and uses onto separate parcels, creating a more logical division of land to support continued agricultural operations and residential uses. Both parcels are within the Agriculture land use category and located in the San Luis Bay Inland Sub Area South of the South County Planning Area, approximately 2.4 miles northeast of the Arroyo Grande Urban Reserve Line, at 4235 Huasna Road in the unincorporated area of Arroyo Grande, California.

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

Exempt Status: *(Check One)*

☐	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. ___; Class: }
☒	Statutory Exemption	{Sec. 15305 }
☐	General Rule Exemption.	{Sec. 15061(b)(3)} (see GRE form PLN-1123 below)
☐	Not a Project _____	

Reasons why project is exempt:

The project qualifies for a **Class 5 Categorical Exemption (Minor Alterations in Land Use Limitations)** pursuant to **CEQA Guidelines Section 15305**. This exemption applies because the Lot Line Adjustment involves only minor boundary modifications on a site with slopes under 20% and does **not** create any new parcels, increase density, or change the existing land use. The adjustment remains fully consistent with applicable County land use regulations and the General Plan. Additionally, the proposed LLA would not result in any reasonably foreseeable impacts to biological resources, cultural resources, air quality, noise, traffic circulation, or other environmental factors. Accordingly, the project meets the criteria for this exemption.

Additional Information: Additional information pertaining to this notice of 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.

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption

PLN-1123
06/06/2018

Lane Sutherland (lsutherland@co.slo.ca.us) (805) 788-9470

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: *Lane Sutherland* Date: 11/18/2025

Name: Lane Sutherland Title: Project Manager / Planner

On December 19, 2025 the project was Approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Other
☐ Planning Commission ☒ Planning Dept Hearing Officer