

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

Receipt: 26-15597

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	4
Document #	40-05132026-111
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE
<hr/>	
Total	\$81.00
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Customer Name	TWISSELMAN
Balance	\$31,699.00

PLEASE KEEP FOR REFERENCE

5/13/26 10:24 AM 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: 40-05132026-111
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL jfreund@co.slo.ca.ua	DATE 05/13/2026
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COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
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PROJECT TITLE
 TWISSELMAN LOT LINE ADJUSTMENT (COAL 25-0013 / N-SUB2025-00042 / ED26-0033)

PROJECT APPLICANT NAME STERLING TWISSELMAN	PROJECT APPLICANT EMAIL cea.solar@gmail.com	PHONE NUMBER (805) 801-6156
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PROJECT APPLICANT ADDRESS 773 WEST FOOTHILL BOULEVARD	CITY SAN LUIS OBISPO	STATE CA	ZIP CODE 93405
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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 X <i>Michelle Maltby</i>	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

40-05132026-111

05/13/2026
 FISH
 Pages: 4
 Fee: \$ 81.00

By MMaltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: Twisselman Lot Line Adjustment (COAL 25-0013 / N-SUB2025-00042 / ED26-0033)

Project Location and APN:

773 West Foothill Boulevard
San Luis Obispo, Ca, 93405;
APNS: 067-091-001 and 067-091-002

Project Applicant/Phone No./Email:

Sterling Twisselman/ (805) 801-6156/
cea.solar@gmail.com

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

773 West Foothill Boulevard San Luis Obispo, Ca,
93405

Description of Nature, Purpose, and Beneficiaries of Project:

A request by Twisselman for a Lot Line Adjustment (COAL 25-0013 / N-SUB2025-00042) to adjust the lot lines between four existing parcels of 1.09 acres, 2.50 acres, 73.5 acres, and 89.5 acres. The adjustment will result in four parcels of 42.30 acres, 40.10 acres, 40.00 acres and 40.10 acres. The project will not result in the creation of any additional parcels. The proposed project is within the Agricultural land use category and is located at 773 West Foothill Boulevard San Luis Obispo, California. The site is in the San Luis Obispo Planning Area, San Luis Obispo Subarea North.

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 includes adjusting lot lines between four existing parcels of 1.09 acres, 2.50 acres, 70 acres, and 90 acres. The adjustment will result in four parcels of 42.30 acres, 40.10 acres, 40.00 acres and 40.10 acres. The project does not propose site disturbance and does not propose development within the Flood Zone area. The project area is located within the San Luis Obispo Planning Area, San Luis Obispo subarea North and is subject to the applicable sub-area standards outlined in County Code Section 22.96.040. This project, as proposed, meets all applicable community standards for development.

The project complies with applicable county standards and will not result in impacts to agricultural resources. The site contains primarily Class III soils, which requires a minimum parcel size of 40 acres if irrigated or 160 acres if non-irrigated. The site currently has an agricultural well on each of the four proposed parcels, and therefore qualifies for the 40-acre minimum parcel size. To further support this analysis, the applicant submitted an Agricultural Viability Memo (October 16, 2025) prepared by Envicom Corporation. The analysis confirmed that the project site consists of Class III soils, which with proper management and irrigation can support different types of farming. The report also acknowledged that the site is within the flood zone AE, but that with proper planning and conservation practices each of the four parcels would still be able to support at least 10 acres of viable farmland. Additionally, the proposed lot line adjustment results in an equal to or

better situation since two of the existing parcels are well under the minimum parcel size for the Agriculture land use category.

The project area does not fall within San Joaquin Kit Fox habitat and, therefore, does not require related mitigation measures. The project will not result in the removal of any heritage oak trees or other native tree species, and there are no special status plant species known to exist within the project area. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

No development is proposed as part of the proposed Lot Line Adjustment. Future development on the resulting parcels will require drainage plans per county code and will be reviewed for compliance with the flood hazard combining designation.

The project is not proposing development and not is located near an area with known archaeological resources; therefore, impacts to cultural resources are not anticipated.

The project area has moderate potential for liquefaction, and low risk for landslide based upon the site's soil quality.

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.

Jeremy Freund jfreund@co.slo.ca.us

(805) 781-5621

Lead Agency Contact Person

Telephone

Signature: 

Date: March 22, 2026

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 April 17, 2026 the project was approved by:

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

Notice of General Rule Exemption

Project Title and No.: Twisselman Lot Line Adjustment (COAL 25-0013 / N-SUB2025-00042 / ED26-0033)

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.