

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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Receipt: 26-25493

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$90.00
	# Pages	4
	Document #	40-08052026-199
	Document Info:	SAN LUIS OBISPO COUNTY
	Filing Type	NOE
Total		\$90.00
Tender (On Account)		\$90.00
Account#	CTY	
Account Name	JE except TX & DSS	
Customer Name	MAUER	
Balance	\$6,294.75	

PLEASE KEEP FOR REFERENCE

8/5/26, 8:40 AM PST MMaltby
San Luis Obispo

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

40-08052026-199

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN LUIS OBISPO COUNTY

LEAD AGENCY EMAIL

skinney@co.slo.ca.us

DATE

08/05/2026

COUNTY/STATE AGENCY OF FILING

COUNTY OF SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE

MOC IV LLC (COAL 25-0055 / N-SUB2026-00001 / ED26-0085)

PROJECT APPLICANT NAME

JASON MAUER

PROJECT APPLICANT EMAIL

jason@teammoc.com

PHONE NUMBER

(661) 578-7616

PROJECT APPLICANT ADDRESS

3977 COFFEE RD STE D

CITY

BAKERSFIELD

STATE

CA

ZIP CODE

93308

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

\$

\$90.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☐ Credit☐ Check☒ Other

TOTAL RECEIVED

\$

\$90.00

SIGNATURE

x Michelle Maltby

AGENCY OF FILING PRINTED NAME AND TITLE

Michelle Maltby, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano

San Luis Obispo - County Clerk-Recorder

40-08052026-199

08/05/2026

FISH

Pages: 4

Fee: \$ 90.00

By MMaltby, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: MOC IV LLC (COAL 25-0055 / N-SUB2026-00001 / ED26-0085)

Project Location and APN: 5860 Aluffo Rd, Paso Robles 93446; APNS: 080-112-043, 080-112-018, 080-112-063	Project Applicant/Phone No./Email: Jason Mauer/ (661) 578-7616/ jason@teammoc.com
	Applicant Address (Street, City, State, Zip): 3977 Coffee Rd. Ste D, Bakersfield, CA, 93308

Description of Nature, Purpose, and Beneficiaries of Project:

A hearing to consider a request by MOC IV LLC for a lot line adjustment between three existing parcels of 9.5 acres, 37.80 acres, and 14.66 acres. The adjustment will result in three parcels of 12.70 acres, 35.41 acres, and 13.85 acres. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Rural and use category and is located at 5860 Aluffo Road in the Nacimiento Sub Area of the North County Planning Area.

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 three existing parcels of 9.5 acres, 37.8 acres, and 14.66 acres. The adjustment will result in three parcels of 12.70 acres, 35.41 acres, 13.85 acre. The project does not propose site disturbance and does not propose development within the Flood Zone area. The project area is located within the North County Planning Area, Nacimiento subarea and is subject to the applicable sub-area standards outlined in County Code Section 22.94.070. 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 lots are mostly located on non-prime farmland and do not currently have any agriculture onsite.

Additionally, the proposed lot line adjustment results in an equal to or better situation since two of the three existing parcels are well under the minimum parcel size for the Rural Lands land use category. The proposed adjustment will result in 2 non-conforming parcels and 1 conforming parcel meeting the equal to or better criteria.

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. The proposed lot line adjustment will not create any more buildable potential than what exists with the current lot configuration.

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

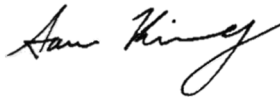
Additional Information: Additional information pertaining to this notice of general rule exemption may be found on the next page of this document and by contacting the Planning and Building Department, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Sam Kinney skinney@co.slo.ca.us

(805) 781-1417

Lead Agency Contact Person

Telephone



Signature:

Date: June 16, 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 July 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.: MOC IV LLC Lot Line Adjustment (COAL 25-0055 / N-SUB2026-00001 / ED26-0085)

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?	☐	☒
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.