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

Receipt: 26-34442-C1

Receipt corrected 10/23/26, 9:05 AM by MMaltby
26-34442-C1 - correcting page count

ProductName		Extended
FISH	FISH AND WILDLIFE FILING	$90.00
	# Pages	3
	Document #	40-10232026-291
	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	EDWARDS	
Balance	$20,602.50	

PLEASE KEEP FOR REFERENCE

10/23/26, 9:00 AM PST 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: 40-10232026-291

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	mdenning@co.slo.ca.us	10/23/2026

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

PROJECT TITLE

SWIFT LOT LINE ADJUSTMENT / COASTAL DEVELOPMENT PERMIT / C-SUB2025-00002

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
JEFF EDWARDS	jhedwardscompany@gmail.com	(805) 235-0873

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
6070 PO BOX	LOS OSOS	CA	93412

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	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

40-10232026-291

10/23/2026
FISH
Pages: 2
Fee: $ 90.00

By MMaltby, Deputy

5)

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption

Project Title and No.: Swift Lot Line Adjustment / Coastal Development Permit / C-SUB2025-00002 (ED26-0139)

Project Location:	**Project Applicant/Phone No./Email:**
3535 Los Osos Valley Road Los Osos, CA 93402 **APN**: 067-171-039	Jeff Edwards / 805-235-0873 / jhedwardscompany@gmail.com **Applicant Address (Street, City, State, Zip):** 6070 PO BOX LOS OSOS, CA 93412

Description of Nature, Purpose and Beneficiaries of Project

Hearing to consider a request by Los Osos Valley Ranch, LLC for a Lot Line Adjustment/Coastal Development Permit (C-SUB2025-00002 / COAL25-0029) to adjust the lot lines between two parcels of approximately 360.14-acres (Parcel 1) and 7.1-acres (Parcel 2), resulting in two reconfigured parcels of 352.38-acres (Parcel 1) and 14.86-acres (Parcel 2). The project will not result in the creation of new parcels, and no site disturbance is proposed or authorized. The project would establish two potential building envelopes on adjusted Parcel 1, while adjusted Parcel 2 would not include a designated building envelope restriction. Portions of both parcels located along Los Osos Valley Road that contain mapped prime agricultural soils would be placed under a farming / soils conservation easement, and the southerly hillside areas of adjust Parcel 1 would be protected through a Scenic Preservation Easement. The proposed project is located at 3535, 3853, and 3863 Los Osos Valley Road, within the Agriculture land use category, approximately 1.5 miles southeast of the community of Los Osos, in the Estero Planning Area of the Coastal Zone.

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. 1530X; Class: X}
- ☐ Statutory Exemption {Sec.____}
- ☒ General Rule Exemption. {Sec. 15061(b)(3)}
- ☐ Not a Project _____

Reasons why project is exempt:

The proposed Lot Line Adjustment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the General Rule/Common Sense Exemption because the project consists solely of adjusting the lot lines between two existing legal parcels, resulting in two reconfigured parcels of approximately 352.38 acres and 14.86 acres. The project will not create any additional parcels, and no grading, construction, vegetation removal, road improvements, or other site disturbance is proposed or authorized as part of this application.

Although the proposed lot line adjustment would establish two potential building envelopes totaling approximately 12.3 acres on proposed Parcel 1, the building envelopes do not authorize construction or other physical development. The building envelopes either a) encompasses existing development, or b) identify areas where future development could potentially occur and are intended, in part, to allow potential relocation of development outside mapped prime agricultural soils and to concentrate development within defined areas for preservation of coastal resources (i.e., agriculture and scenic preservation). Any future development, including construction, grading, access improvements, vegetation removal, or demolition, would require separate review and approval pursuant to applicable County regulations and the certified Local Coastal Program, including environmental review under CEQA as applicable.

The project site contains coastal streams, mapped prime agricultural soils, a Geologic Study Area, and areas of substantial slope. However, approval of the proposed Lot Line Adjustment will not result in physical

alteration of these resources. The project includes a 42.9-acre prime agricultural soils conservation easement encompassing the approximate boundary of mapped prime soils along Los Osos Valley Road, and a scenic preservation easement over the southerly hillside areas of proposed Parcel 1 that encompasses the approximate boundary of the critical viewshed established for the Irish Hills by the Estero Area Plan – Rural Planning Area Standards. These easements will preserve agricultural and scenic resources and further limit the potential for future physical development in the protected areas.

The proposed Lot Line Adjustment does not change the underlying Agriculture land use designation or increase the number of parcels and does not propose a project proponent that would result in changes to the use of land or residential density allowance. The adjustment is intended to consolidate agricultural activities that were historically split by two families onto a primary parcel while retaining the existing legal status of both parcels. The resulting configuration does not authorize new land use(s) or establish a development entitlement independent of future permit review. Potential environmental effects associated with future development, including effects related to fire safety, access, slope disturbance, biological resources, geologic hazards, and service availability, would be evaluated as part of the applicable future development permit process.

Based on the nature and scope of the proposed Lot Line Adjustment, which involves no physical site disturbance and does not authorize new development, it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), the General Rule/Common Sense Exemption.

Mason Denning (mdenning@co.slo.ca.us) (805) 781-1298

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: *Mason Denning* Date: 10/5/2026

Name: Mason Denning Title: Project Manager

On October 5, 2026, the project was Approved by:

☐ Board of Supervisors ☒ Subdivision Review Board ☐ Other Planning Dept. Staff

☐ Planning Commission ☐ Planning Dept Hearing Officer