

N-SUB

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

**Receipt: 24-37295**

<b>ProductName</b>	<b>Extended</b>
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	5
Document #	40-12232024-236
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE

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**Total** \$81.00

**Tender (On Account)** \$81.00

**Account#** CTY  
**Account Name** JE except TX & DSS  
**Customer Name** RUDYBACHMANN  
**Balance** \$116,625.50

PLEASE KEEP FOR REFERENCE

**12/23/24 10:01 AM awebster**  
**San Luis Obispo**



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 40-12232024-236  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL bmaule@co.slo.ca.us	DATE 12/23/2024
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE  
 BACHMANN LOT LINE ADJUSTMENT (N-SUB2024-00027 / CAOL23-0041 / ED24-161)

PROJECT APPLICANT NAME RUDY BACHMANN	PROJECT APPLICANT EMAIL rbacmann@specialtyconstruction.	PHONE NUMBER (805) 543-1706
PROJECT APPLICANT ADDRESS 645 CLARION COURT	CITY SAN LUIS OBISPO	STATE CA
		ZIP CODE 93401

**PROJECT APPLICANT** (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$4,051.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ \_\_\_\_\_

- 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>Amy Webster</i>	AGENCY OF FILING PRINTED NAME AND TITLE Amy Webster, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder

**40-12232024-236**

12/23/2024  
 FISH  
 Pages: 5  
 Fee: \$ 81.00

By awebster, Deputy





## General Rule Exemption

**Project Title and No.:** Bachmann Lot Line Adjustment (N-SUB2024-00027 / COAL23-0041 / ED24-161)

**Project Location and APN:**

0 North Frontage Road, Arroyo Grande, CA 93420;  
APN: 091-091-063, 091-091-064, & 091-091-065

**Project Applicant/Phone No./Email:**

Rudy Bachmann / 805-543-1706 /  
rbachmann@specialtyconstruction.com

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

645 Clarion Court, San Luis Obispo, CA 93401

**Description of Nature, Purpose, and Beneficiaries of Project:**

A request by Rudy Bachmann, for a Lot Line Adjustment COAL 23-0041 / N-SUB2024-00027 to reconfigure the three (3) parcels to achieve a more equitable distribution of land, ensuring that they are relatively equal in size and have an equal opportunity to establish an onsite wastewater treatment system. The newly configured parcels will be 0.634 acres (Parcel 1), 0.642 acres (Parcel 2), and 0.657 acres (Parcel 3). The adjustment will not result in the creation of any new parcels. The site is located between US 101 south bound Los Berros Road and the East US 101 Frontage Road at the southwest corner of the US 101 and Los Berros Road interchange. The project is located in the South County Inland Sub Area in the South 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 proposes the adjustment of three parcels lot lines totaling 1.933 acres with no development is proposed at this time. The project area is located within the South County Inland Sub-area of the South County Planning area and is subject to the applicable sub-area standards outlined in County Code Section 22.98.070. This project, as proposed, meets all applicable community standards for development. Additionally, the project is proposed to be placed in an area that is not categorized as prime farmland and will not convert prime farmland to a non-agricultural use.

There are no special-status plant or wildlife species, nor natural communities of concern, present within the project area.

The project is not located near a stream or in an area with known archaeological resources; therefore, impacts to cultural resources are not anticipated. In the unlikely event resources are uncovered during grading activities, implementation of County Code Section 22.10.040 (Archaeological Resources) would be required, which states:

A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

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.

**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.

# Notice of General Rule Exemption

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**Project Title and No.:** Bachmann Lot Line Adjustment (N-SUB2024-00027 / COAL23-0041 / ED24-161)

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.

**Lead Agency Contact Person**

**Telephone**

Signature: Blake Maule

Date: 10/25/2024

**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 December 6, 2024 the project was approved by:

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