

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

**Receipt: 19-24183**

<b>ProductName</b>	<b>Extended</b>
FISH FISH AND WILDLIFE FILING	\$50.00
# Pages	16
Document #	40-07162019-208
Document Info: COUNTY OF SAN LUIS OBISPO	
Filing Type	NED
<hr/>	
<b>Total</b>	<b>\$50.00</b>
Tender (On Account)	\$50.00
Account#	CTY
Account Name	JE except TX & DSS
Customer Name	GARCIA
Balance	\$2,653.75
Comment	PLANNING& BUILDING

PLEASE KEEP FOR REFERENCE

7/16/19 11:59 AM jfbrown  
San Luis Obispo



2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER: 40-07162019-208
STATE CLEARINGHOUSE NUMBER (If applicable) 2010041054

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF SAN LUIS OBISPO	LEAD AGENCY EMAIL kinall@co.slo.ca.us	DATE 07/16/2019
COUNTY/STATE AGENCY OF FILING SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE  
ENVIRONMENTAL DETERMINATION FOR GARCIA SUB2018-00067 COAL 18-024

PROJECT APPLICANT NAME RUBEN & SUSAN GARCIA	PROJECT APPLICANT EMAIL kinall@co.slo.ca.us	PHONE NUMBER (805) 466-2445
PROJECT APPLICANT ADDRESS 8790 CENTRA AVE	CITY SAN MIGUEL	STATE CA
		ZIP CODE 93451

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$ _____

Exempt from fee

Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash   
 Credit   
 Check   
 Other

TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Jamila Brown, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
Tommy Gong  
San Luis Obispo - County Clerk-Recorder  
**40-07162019-208**  
07/16/2019  
FISH  
Pages: 16  
Fee: \$ 50.00  
By jfbrown, Deputy



# CONSISTENCY WITH PREVIOUS NEGATIVE DECLARATION

(ENDORSED)  
**FILED**

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

JUL 16 2019

TOMMY GONG, COUNTY CLERK

DEPUTY CLERK

DATE: 1/16/2019

SUBJECT: Environmental Determination for Garcia SUB2018-00064 COAL 18-024

The Negative Declaration prepared and issued for the previously reviewed Garcia SUB2006-00154 COAL 07-0036 (see attached), is still adequate. Therefore, no new environmental determination is necessary.

The proposed project is in the same location and proposes similar placement of lot lines compared to the previously adopted Mitigated Negative Declaration SUB2006-00154 COAL 07-0036.

### ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 200, San Luis Obispo, CA 93408-2040, (805) 781-5600.

### STATEMENT OF FINDINGS

The Environmental Coordinator, after review of the previously-prepared Negative Declaration, finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous Negative Declaration; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted. Therefore, use of the previously-prepared Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

### Notice of Determination

State Clearinghouse No. : 2010041054

This is to advise that the San Luis Obispo County SRB as  Lead Agency  Responsible Agency approved/denied the above described project on 3/4/19, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
976 Osos St., Room 200, San Luis Obispo, CA 93408-2040

Katie Nall (kinall@co.slo.ca.us) 7/12/2019 County of San Luis Obispo

Signature

Title

Date

Public Agency

Governor's Office of Planning & Research

AUG 08 2019

STATE CLEARINGHOUSE



# NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

FILED  
JUL 27 2010

FOR OFFICIAL USE ONLY ( )

ENVIRONMENTAL DETERMINATION NO. ED09-109

JULIEL RODEWALD COUNTY CLERK

BY ABAUTISTA  
DEPUTY CLERK

DATE: April 22, 2010

PROJECT/ENTITLEMENT: Garcia Lot Line Adjustment (SUB2006-00154 COAL 07-0036)

APPLICANT NAME: Ruben and Susan Garcia  
ADDRESS: 8790 Centra Avenue  
CONTACT PERSON: Wilson Land Surveys Telephone: 805-466-2445

PROPOSED USES/INTENT: Request by Ruben and Susan Garcia for a Lot Line Adjustment (COAL 07-0036) to adjust the lot lines between two parcels of 31.25 acres and 3.27 acres each. The adjustment will result in two parcels of 24.87 acres and 9.65 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category

LOCATION: The project is located at 8790 Centra Avenue, approximately 0.5 mile south of the community of San Miguel. The site is in the Salinas River planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. on May 6, 2010

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

<b>Notice of Determination</b>		State Clearinghouse No. _____
This is to advise that the San Luis Obispo County, <u>Subdivision Review Board</u> as <input checked="" type="checkbox"/> <u>Lead Agency</u>		
<input checked="" type="checkbox"/> <u>Responsible Agency</u>	approved/denied the above described project on <u>July 12, 2010</u>	and has made the following determinations regarding the above described project:
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.		
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:		
Department of Planning and Building, County of San Luis Obispo, 976 Osos Street, Room 300, San Luis Obispo, CA 93408-2040		
<u>Jo Manson</u> Signature	Jo Manson Project Manager Name	<u>July 12, 2010</u> Date
		County of San Luis Obispo Public Agency

Governor's Office of Planning & Research

AUG 08 2019

STATE CLEARINGHOUSE



State of California—The Resources Agency  
 DEPARTMENT OF FISH AND GAME  
 2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# **399847**  
 STATE CLEARINGHOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY **Co. of San Luis Obispo Department of Planning & JBLG** DATE **07-27-2010**

COUNTY/STATE AGENCY OF FILING **San Luis Obispo** DOCUMENT NUMBER

PROJECT TITLE **Garcia Lot Line Adjustment (SUB2000-00154 CORAL 07-0036)**

PROJECT APPLICANT NAME **Ruben & Susan Garcia** PHONE NUMBER **805 (966) 2445**

PROJECT APPLICANT ADDRESS **8720 Centra Ave** CITY **SAN LUIS OBISPO** STATE **CA** ZIP CODE

PROJECT APPLICANT (Check appropriate box):  
 Local Public Agency     School District     Other, Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$2,792.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)	\$2,010.25	\$	<u>2010.25</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$949.50	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No Effect Determination (Form Attached)			
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:  
 Cash     Credit     Check     Other **1060 Aopt # 384118** TOTAL RECEIVED \$ 2060.25

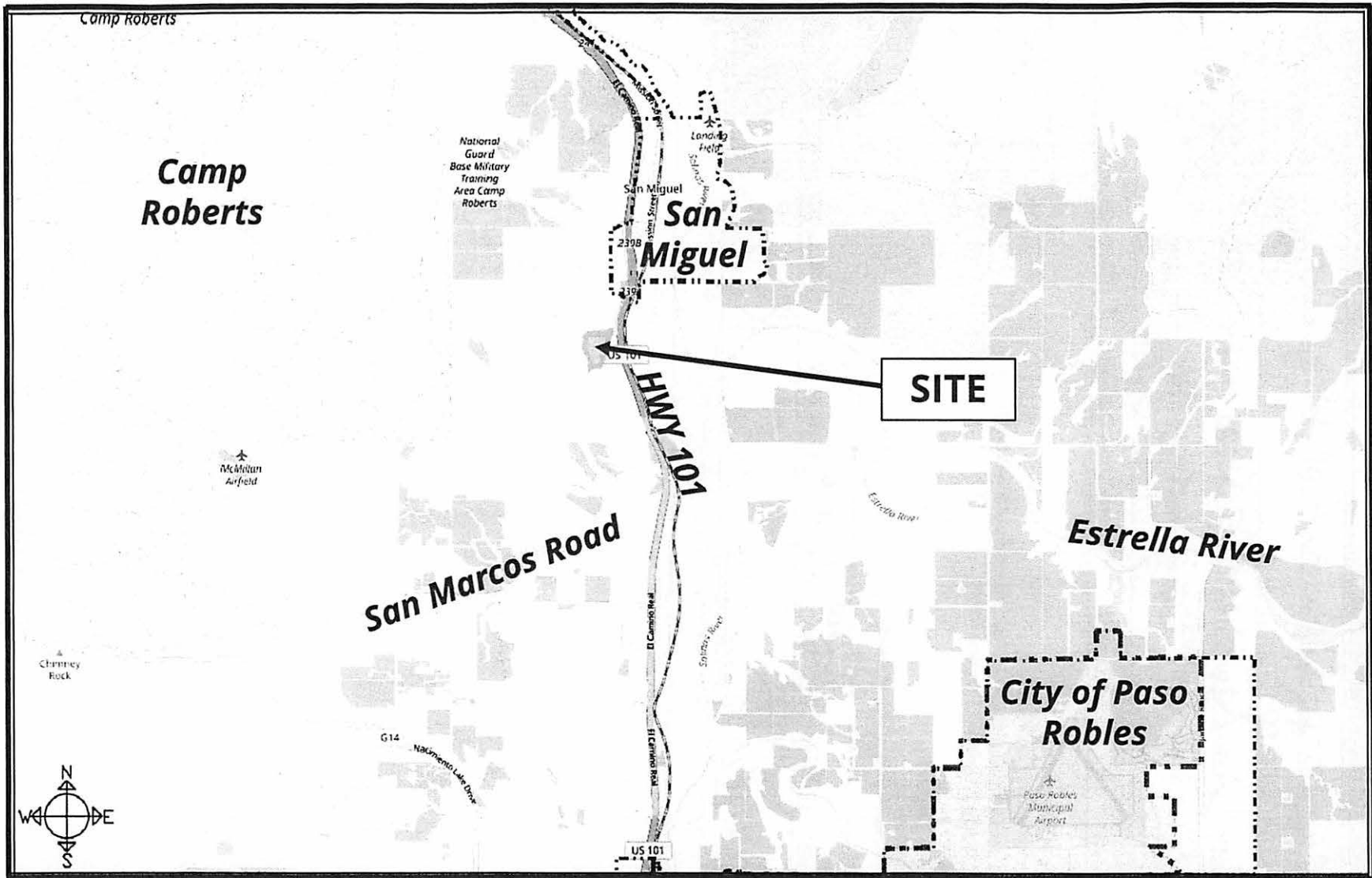
SIGNATURE **[Signature]** TITLE **Deputy Clerk**

WHITE - PROJECT APPLICANT    YELLOW - DFG/ASB    PINK - LEAD AGENCY    GOLDEN ROD - COUNTY CLERK    FG 753.5a (Rev. 11/09)

Governor's Office of Planning & Research

**AUG 08 2019**

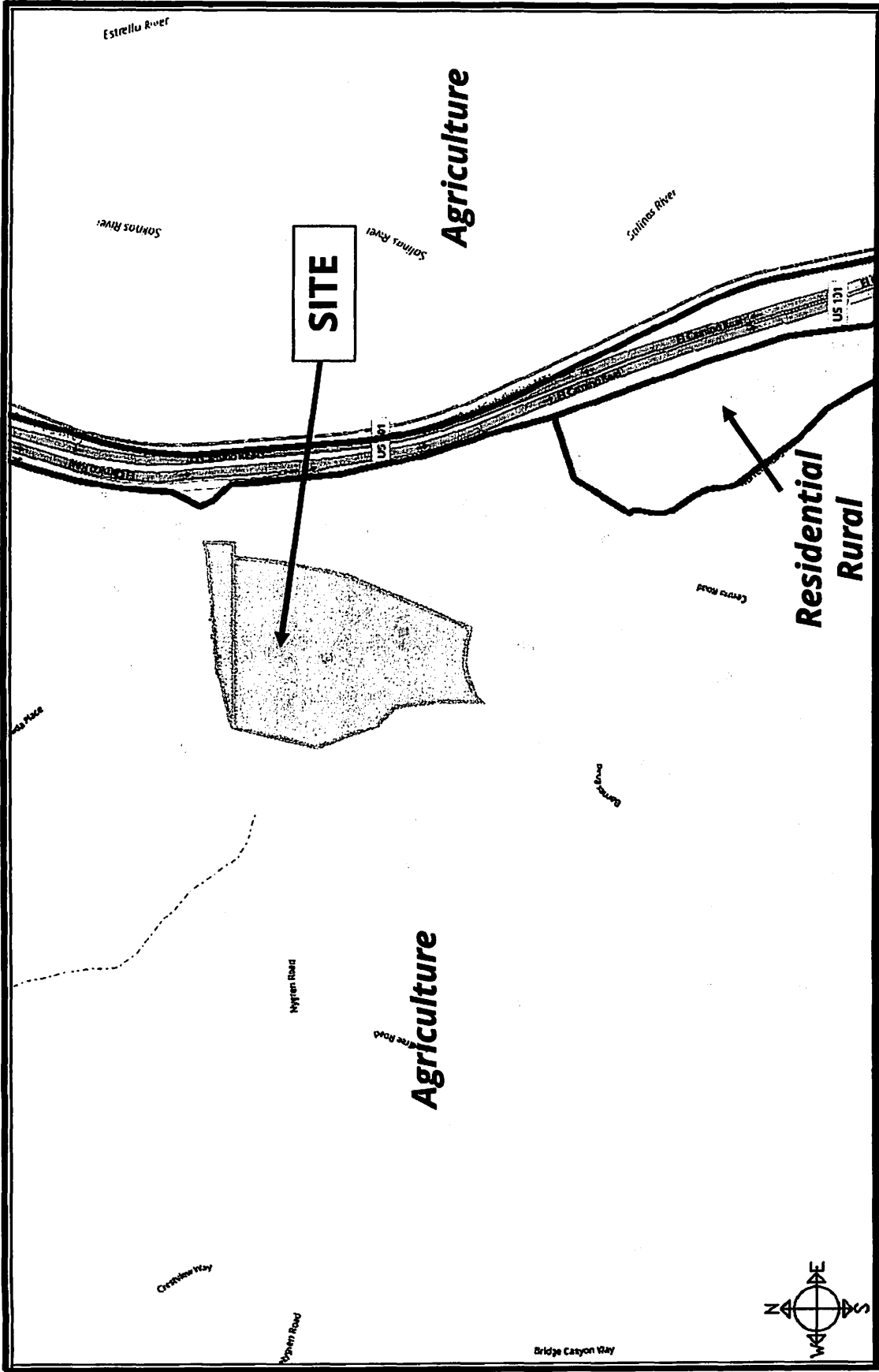
**STATE CLEARINGHOUSE**



COUNTY  
of SAN LUIS  
OBISPO

COUNTY OF SAN LUIS OBISPO

Vicinity Map  
SUB2018-00064



**Land Use Category Map  
SUB2018-00064**

COUNTY OF SAN LUIS OBISPO





Existing Parcel 2

Existing Parcel 1



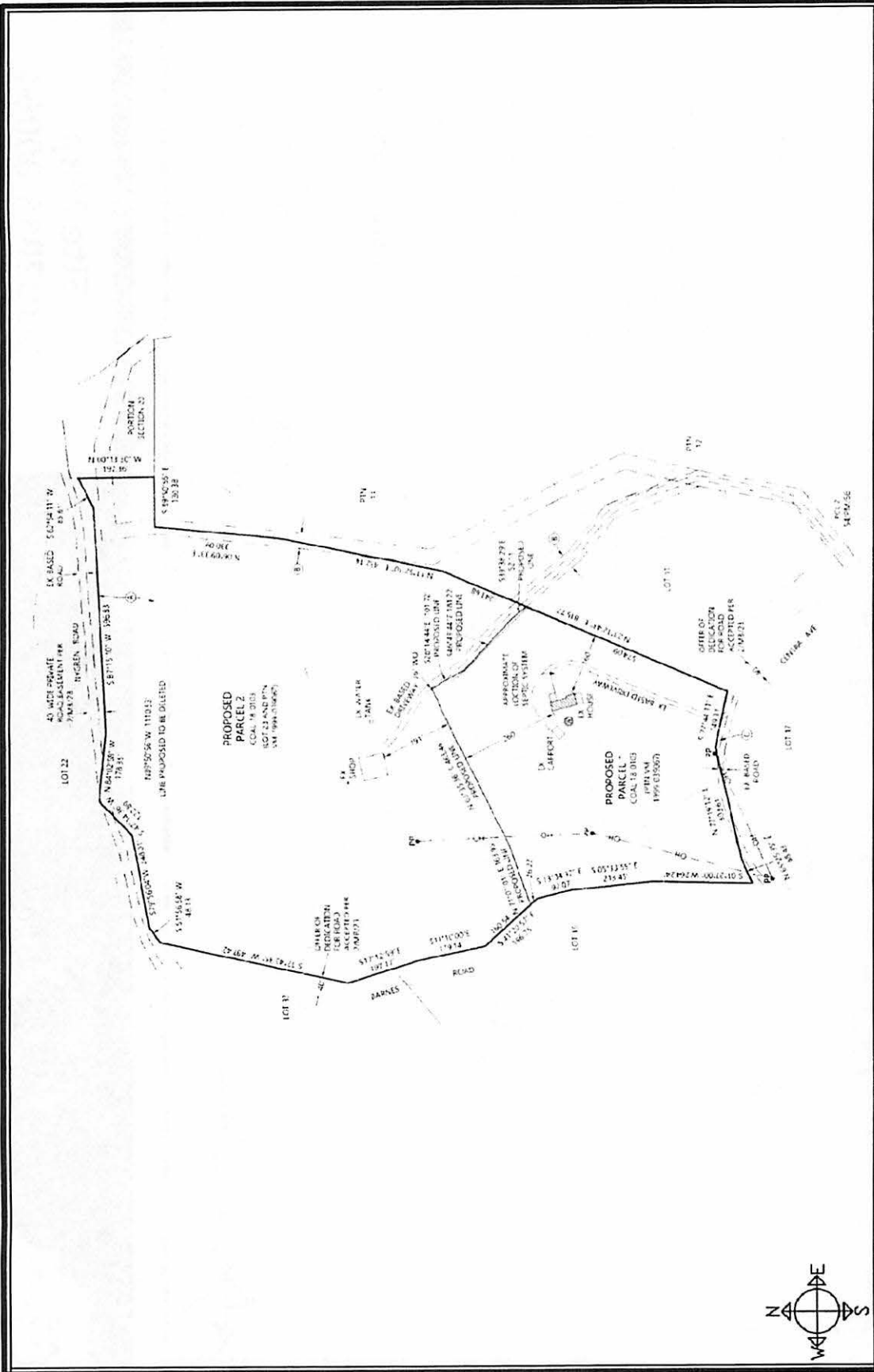
Aerial  
SUB2018-00064

COUNTY OF SAN LUIS OBISPO







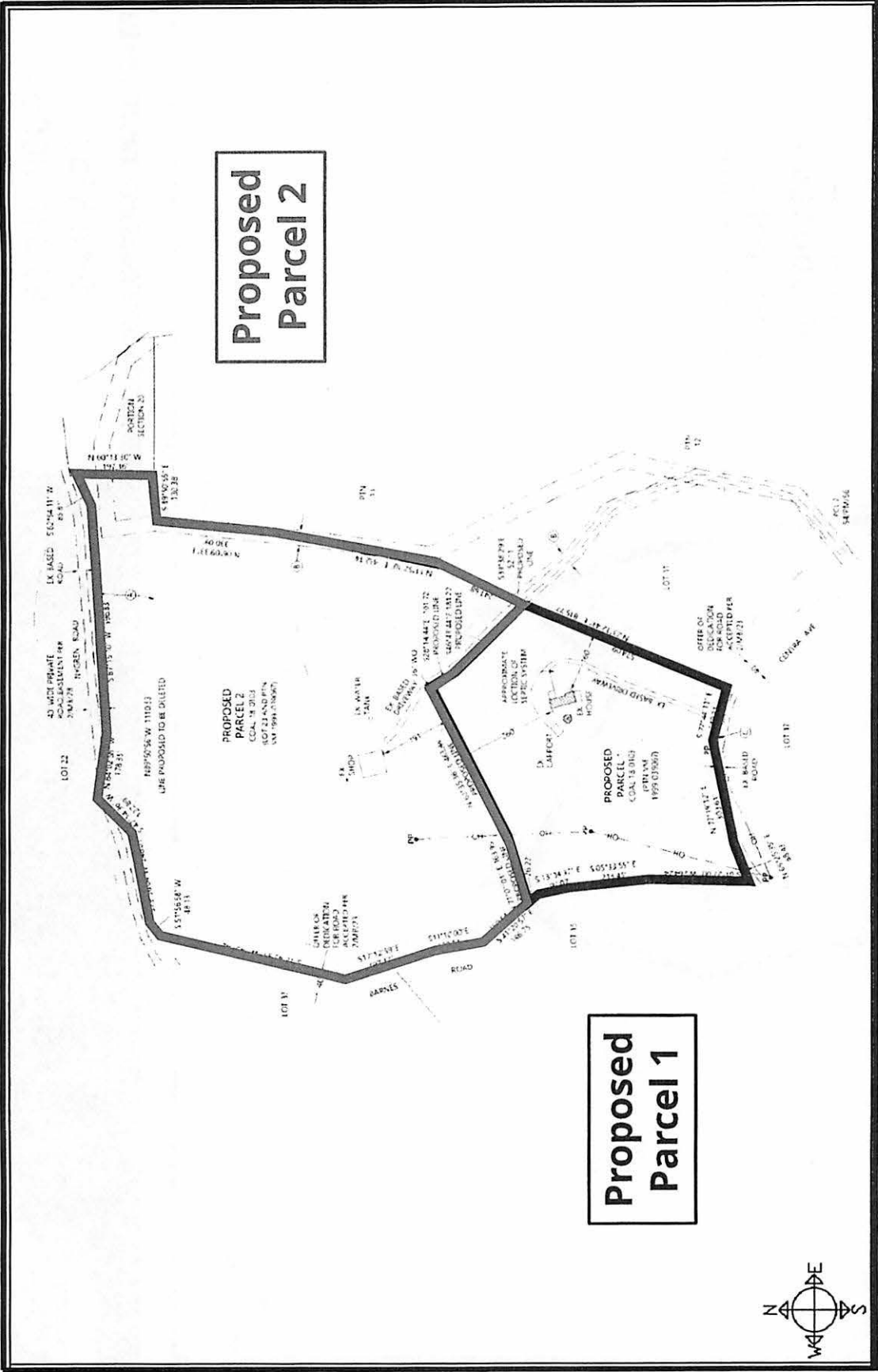


**Site Map**  
**SUB2018-00064**

COUNTY OF SAN LUIS OBISPO

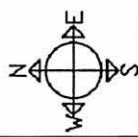






**Proposed Parcel 2**

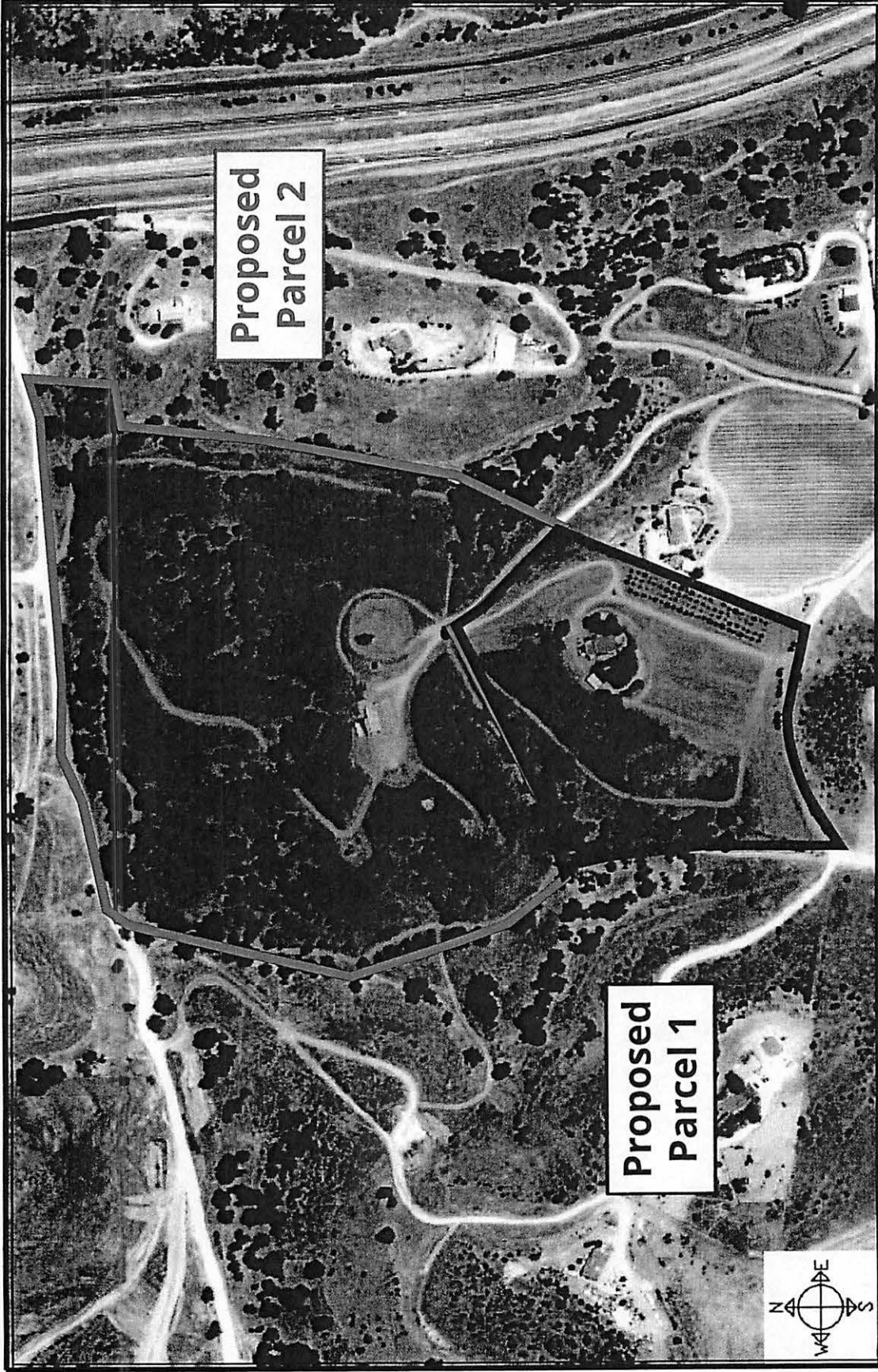
**Proposed Parcel 1**



**Site Map**  
**SUB2018-00064**

**COUNTY OF SAN LUIS OBISPO**





**Proposed  
Parcel 2**

**Proposed  
Parcel 1**

**Proposed Parcel Aerial  
SUB2018-00064**

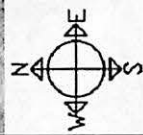
**COUNTY OF SAN LUIS OBISPO**





Proposed  
Parcel 2

Proposed  
Parcel 1



Proposed Parcel Aerial  
SUB2018-00064

COUNTY OF SAN LUIS OBISPO





Date: October 17, 2018

To: Katie Nall, Project Planner

From: Edward M. Reading, County Surveyor

**Subject: Public Works Project Referral for SUB2018-00064 COAL 18-0103 Garcia LLA, Centra Rd., San Miguel, APN 027-171-011; 027-121-005**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**Public Works Comments:**

- A. Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.**
- B. Future construction permits will be reviewed for drainage and flood hazard.**

**Recommended Project Conditions of Approval:**

- a. None**

\\wings\Public Works\Groups\Development\_DEVSERV Referrals\Land Divisions\LLA\COAL 2018-0103 SUB2018-00064 GARCIA\COAL 2018-0103 SUB2018-00064 GARCIA.docx  
UPDATED: January 16, 2019

**21.02.030 Lot Line Adjustment Check List for COAL 2018 - 0103.**

Status	Item	Comments
✓	Title Report	
✓	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.	
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.	
✓	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.	
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.	
✓	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.	
✓	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.	
✓	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.	
✓	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.	
✓	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.	
X	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.	
X	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.	
X	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.	
✓	Property description. A description of the property as well as the assessor's parcel number(s) for the property.	
✓	Map information. A north arrow and scale and a vicinity map.	
X	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels. Planning to determine parcel validity.	<i>Plan &amp; Bldg to verify</i>
✓	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.	

Status: X = Not Applicable O = Requires Compliance ✓ = Complied





**COUNTY OF SAN LUIS OBISPO**

**DEPARTMENT OF AGRICULTURE / WEIGHTS & MEASURES**

Martin Settevendemie, Agricultural Commissioner / Sealer of Weights & Measures

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**DATE:** October 19, 2018  
**TO:** Katie Nall, Project Manager  
**FROM:** Lynda L. Auchinachie, Agriculture Department  
**SUBJECT:** Garcia Lot Line Adjustment SUB2018-00064 (3020)

**Comments**

The applicant proposes to reconfigure two existing parcels of 3.3 and 31.2 acres each to create two parcels of 9.6 and 24.9 acres each. The project site is located south of San Miguel. The project site is within the Agriculture land use category and an area that has been subdivided for rural homesites. Agricultural activities are limited because of small parcel sizes, topography and incompatible land uses.

The Agriculture Department considers the proposal to be equal to the existing configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

The Agriculture Department supports lot line adjustments that protect agricultural resources for commercial agricultural consistent with Agriculture Element policies. Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.