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

Receipt: 25-33606

ProductName		**Extended**
FISH	FISH AND WILDLIFE FILING	$81.00
# Pages		5
Document #		40-10222025-221
Document Info		SAN LUIS OBISPO COUNTY
Filing Type		NOE
Total		$81.00
Tender (On Account)		$81.00

Account#	CTY
Account Name	JE except TX & DSS
Customer Name	1008701979
Balance	$21,689.75

PLEASE KEEP FOR REFERENCE

10/22/25 2:41 PM mparedes
San Luis Obispo

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 40-10222025-221

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	bmaule@co.slo.ca.us	10/22/2025

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

PROJECT TITLE

HICKEY GRADING PERMIT(GRAD2025-00019/ ED25-0038)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
THOMAS HICKEY	tomhickeyrealtor@gmail.com	(208)871-3116

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1759 OAK HILL RD	ARROYO GRANDE	CA	93420

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$

☒ 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	AGENCY OF FILING PRINTED NAME AND TITLE
X M Paredes	Maria Paredes, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder

40-10222025-221

10/22/2025
FISH
Pages: 5
Fee: $ 81.00

By mparedes, Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Rule Exemption

Project Title and No.: Hickey Grading Permit (GRAD2025-00019/ ED25-0038)

Project Location and APN:	**Project Applicant/Phone No./Email:**
1759 OAK HILL RD ARROYO GRANDE, CA 93420 APN: 044-332-019	Thomas Hickey (Owner)/ (208) 871-3116 tomhickeyrealtor@gmail.com
	Applicant Address (Street, City, State, Zip): 1759 OAK HILL RD ARROYO GRANDE, CA 93420

Description of Nature, Purpose, and Beneficiaries of Project:

A request for a Major Grading Permit (GRAD2025-00019) to allow for the construction of a 950-square-foot two story accessory dwelling unit. The proposed project will disturb approximately 9,000 square feet (0.21 acres) of the 2.5-acre parcel, including 733 cubic yards of cut and fill. The proposed parcel is within the Residential Suburban use category and is located at 1759 Oak Hill Rd Arroyo Grande, Ca 93420, in the San Luis Bay Inland Sub-Area South of 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 includes grading for the construction of an accessory dwelling unit with an attached garage within the Residential Suburban land use category with access to an existing roadway network that is adequate to serve the project. The applicant has designed the grading and site improvements to minimize site disturbance, and the project has a relatively small area of disturbance of approximately 0.21 acres. The project area is located within San Luis Bay Inland Sub-Area South of the South County Planning Area. and is subject to the applicable sub-area standards outlined in County Code Section 22.98.050. 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.

The project site is located outside of designated San Joaquin Kit Fox habitat and therefore does not require species-specific mitigation measures. No heritage oak trees or other native tree species will be removed as part of the proposed development. Additionally, there are no known occurrences of special-status plant species within the project area. To address oak tree impacts and removal, the applicant has proposed on-site replanting at a ratio of 4:1 for removed oak trees and 2:1 for impacted oak trees. With three oak trees proposed for removal and three additional trees identified as impacted, a total of 18 replacement oak trees will be planted on-site. As proposed, the project remains consistent with applicable local policies and ordinances related to the protection of biological resources.

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 area has low potential for liquefaction, lateral spreading, and low to moderate potential for landslides based upon the site's soil quality and condition and the absence of groundwater in the soil. The Geotechnical Engineering Report contains geologic elements with recommendations for construction that will be incorporated into the project.

Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the residence. 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

Project Title and No.: Colombo Grading Permit (GRAD2025-00019/ ED25-0038)

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.

		YES	NO
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.

Blake Maule (bmaule@co.slo.ca.us) (805) 781-4163

Lead Agency Contact Person **Telephone**

Signature: Blake Maule Date: October 16, 2025

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 October 16, 2025 the project was approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☒ Chief Building Official

☐ Planning Commission ☐ Planning Dept Hearing Officer ☐ Other_____