Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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Receipt: 25-41027

ProductName		**Extended**
FISH	FISH AND WILDLIFE FILING	$81 00
	# Pages	6
	Document #	40-12302025-279
	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	HICKS
Balance	$39,263.00

PLEASE KEEP FOR REFERENCE

12/30/25 2:26 PM MMaltby
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:
40-12302025-279
STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	dmueller@co.slo.ca.us	12/30/2025

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

PROJECT TITLE

HICKS MINOR USE PERMIT: N-DRC2025-00022 / ED25-0211

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
TERRY HICKS	terry.hicks@gmail.com	(650)766-4812

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
793 E. FOOTHILL BLVD. SUITE A116	SAN LUIS OBISPO	CA	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)	$4,123.50	$
☐ 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 Michelle Maltby	Michelle Maltby, Deputy County Clerk-Recorder

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

40-12302025-279

12/30/2025
FISH
Pages: 6
Fee: $ 81.00

By MMaltby, Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY

.012025)

Notice of Exemption/General Rule Exemption

Project Title and No.: Hicks Minor Use Permit: N-DRC2025-00022 / ED25-0211

Project Location: 1999 Sycamore Canyon Rd San Luis Obispo, CA 93405 (APN: 067-191-016)	**Project Applicant/Phone No./Email:** Terry Hicks (Owner) / terry.hicks@gmail.com (650) 766-4812
	Applicant Address (Street, City, State, Zip): 793 E. Foothill Blvd. Suite A116 San Luis Obispo, CA 93401

Description of Nature, Purpose, and Beneficiaries of Project:
A request by Terry Hicks for a Minor Use Permit (N-DRC2025-00022) to allow for the demolition of an existing approximately 2,236 square-foot single-story single-family residence and 911 square-foot garage and construction of an approximately 6,069 square foot two-story replacement residence with an attached 1,116 square-foot garage in the San Luis Obispo Highway Corridor Design Area. Minor Use Permit is needed to allow for 1) site disturbance in excess of one acre pursuant to Section 22.08.030 - Project-Based Permit Requirements, 2) grading on slopes over 20% and 3) a building height of 28-feet as measured from average natural grade Pursuant to Section 22.10.095- Highway Corridor Design Standards. The project includes driveway improvements, deck and landscape areas, installation of a retention basin and onsite septic system, and associated site improvements. The project site will be served by an existing onsite well. The project will result in disturbance of approximately 1.24 acres on a 58.83-acre site. The proposed project is within the Agriculture land use category and is located at 1996 Sycamore Canyon Road, approximately a half mile west of the City of San Luis Obispo. The project is within the San Luis Obispo Sub-area North of the San Luis Obispo 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 demolition of an existing single-family residence to allow for development of a new residence with attached garage and driveway within the Agriculture 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 54,054 square-feet. The project area is located within the San Luis Obispo North Sub-area of the San Luis

Obispo Planning Area and is subject to the applicable sub-area standards outlined in County Code Section 22.98.060. This project, as proposed, meets all applicable community standards for development. Additionally, the project is proposed to be placed in a previously disturbed/developed portion of the site and will not convert existing prime farmland to a non-agricultural use.

The proposed project is in a location visible from Los Osos Valley Road, a locally designated scenic highway pursuant to County Code Sub-Section 22.10.095.c.; therefore, a Visual Analysis (SWCA, 2025) was completed for the project. The Visual Assessment indicates that with implementation of the recommendations included in the report, potential impacts to the visual quality and character of the surrounding area would be avoided.

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. Multiple special status species are known to occur in the vicinity of the project site; therefore, an in season Biological Resources Assessment was submitted by Dwayne Oberhoff on April 1, 2025 (Revised October 17, 2025). The Biological Resource Assessment indicates that with implementation of the recommendations included in the report, no special status animal species known to exist within the project area will be affected. Therefore, the project will maintain compliance with local policies and ordinances protecting biological resources.

The project site is not in a mapped Archaeologically Sensitive Resource Area (ASA). There are various unnamed streams which cross the project site therefore the applicant prepared a Phase 1 Archaeological Study (Padre Associates, Inc. dated July 2021) which concluded "The records search revealed that no previously recorded resources are located in the Project site or the adjacent parcels…No further work is recommended for any of these resources and the Project can proceed as planned. A change in scope (i.e., increased area of disturbance), will require additional archaeological surveys." The site design and development incorporate adequate measures to ensure that archaeological resources will be acceptably and adequately protected because the parcel was surveyed prior to this project. The County ordinance also requires, and the project is conditioned, such that in the event archaeological resources are uncovered, construction activities shall cease.

The project area has potential for lateral spreading and is within a Geologic Study Area Combining Designation based upon the site's Official Maps of the County of San Luis Obispo Land Use Element Therefore, the site was evaluated for compliance with the GSA requirements. The applicant provided a full geologic report dated October 3, 2024, and a letter of concurrence from the County Geologist dated September 19, 2025. As proposed and conditioned, the project complies with these policies.

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 obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Notice of General Rule Exemption

Project Title and No.: Hicks Minor Use Permit: N-DRC2025-00022 / ED25-0211

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 15329 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.

Lead Agency Contact Person: Dane Mueller, Planner / Dmueller@co.slo.ca.us / 805-788-2959

Signature: *Dane Mueller* Date: 12/5/2025

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 December 5, 2025 the project was Approved by:

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

☐ Planning Commission ☒ Planning Dept Hearing Officer