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

Receipt: 25-32887

ProductName		Extended
FISH	FISH AND WILDLIFE FILING	$81.00
	# Pages	3
	Document #	40-10162025-216
	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
Balance	$18,197.00
Comment	1002700541

PLEASE KEEP FOR REFERENCE

10/16/25 2:12 PM atrujillo
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: 40-10162025-216

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN LUIS OBISPO COUNTY	emoreno@co.slo.ca.us	10/16/2025

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

PROJECT TITLE

DEVELOPMENT PLAN N-DRC2023-00053 (ED25-0175)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
ARMONDO MONTES	armondo.montes@sequoia-ds.com	(562)309-5577

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1 SPECTRUM POINTE DR., SUITE 130	LAKE FOREST	CA	92630

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 [signature]	Anthony Trujillo, Deputy County Clerk-Recorder

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

40-10162025-216

10/16/2025
FISH
Pages: 3
Fee: $ 81.00

By atrujillo, 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

Notice of Exemption

PLN-1123
3/22/2018

Project Title and No.: Development Plan N-DRC2023-00053 (ED25-0175)

Project Location
155 Los Olivos Avenue,
Los Osos, CA. 93402
APN: 074-292-003

Project Applicant/Phone No./Email:
Armando Montes /(562) 309-5577
/ armando.montes@sequoia-ds.com

Applicant Address (Street, City, State, Zip):
1 Spectrum Pointe Dr., Suite 130
Lake Forest, CA 92630

Description of Nature, Purpose and Beneficiaries of Project
A hearing to consider a request by Verizon Wireless for a Development Plan / Coastal Development Permit to allow the construction and operation of a 55-foot-tall faux mono-eucalyptus tree wireless communications facility consisting of the following: 1) six panel antennas, 2) six remote radio units, 3) four surge suppressor units, and 4) one GPS antenna. The project also includes associated trenching, equipment, cabinets, and hardware including a 30-kW emergency diesel generator. The proposed project will result in the ground disturbance of 3,580 square feet on a 1.37-acre parcel. The proposed project is within the Commercial Service land use category and is located at 1155 Los Olivos Avenue (behind of the Grocery Outlet), in the community of Los Osos within the Estero Planning Area Coast 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. 15303; Class: 3}
☐	Statutory Exemption	{Sec.____}
☐	General Rule Exemption.	{Sec. 15061(b)(3)} (see GRE form PLN-1124 below)
☐	Not a Project _____	

Reasons why project is exempt:
This project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) because it involves the installation of a new cellular facility and associated equipment and accessory infrastructure within an approximately 900 square-foot area surrounded by an 8-foot-tall chain-linked fence. The project does not trigger Section 15300.2 exceptions to the use of a categorical exemption as it is not located in a sensitive environment; would not contribute to a cumulatively significant impact; would not result in a significant effect due to unusual circumstances; would not affect scenic resources within a scenic highway area; is not located on a listed hazardous materials site; and it would not affect historic or cultural resources. Cellular facilities are not explicitly included as an example provided for the exemption; however, it is comparable in scope and in function to those listed including a single-family residence or secondary dwelling, duplexes and multi-family dwellings, a commercial development not exceeding 2,500 square feet in floor area, utility extensions, accessory structures, and sterilization units for treatment of medical waste.

The project site is located within the Commercial Service land use category and it is surrounded by commercial services and retail uses. The project site is also within a mapped Archaeologically Sensitive combining designation area. The applicant submitted a Phase I Cultural Resource Survey prepared by Central Coast Archeological Research Consultant, dated April 2024. The report did not identify any prehistoric or historical cultural resources within the project area.

The project is not located within the boundaries of a FEMA-designated 100-year flood zone, near any mapped streams or drainage, and would not have a significant effect on drainage or water quality. The proposed diesel backup generator is the main source of noise and powered in the event of a power outage and for occasional routine maintenance and testing. While in operation, the telecommunications facility would not result in substantial air pollution. There are no unusual circumstances surrounding the project. Existing grading and drainage regulations will adequately address surface water quality impacts during construction.

The construction of a wireless communications facility at this location is consistent with the General Plan designation, existing uses on site, and all applicable zoning designations and regulations. The Environmental Coordinator has determined that it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment, and this Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

Additional Information: Additional information pertaining to this notice of exemption may be obtained by reviewing the third page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.

Elizabeth Moreno (emoreno@co.slo.ca.us)	(805) 781-5721
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: ***Elizabeth Moreno*** Date: 9/25/2025

Name: Elizabeth Moreno Title: Project Manager

On the project was Approved by:

☐ Board of Supervisors ☐ Subdivision Review Board ☐ Other

☒ Planning Commission ☐ Planning Dept Hearing Officer