

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
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Receipt: 26-11138

Product Name	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	4
Document #	40-04072026-075
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	\$6,375.75
Comment	1002756097

PLEASE KEEP FOR REFERENCE

4/7/26 2:19 PM mkatz
San Luis Obispo



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 40-04072026-075
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL skinney@co.slo.ca.us	DATE 04/07/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE
APC TOWERS, LLC CONDITIONAL USE PERMIT / N-DRC2024-00019 / ED26-0021

PROJECT APPLICANT NAME JERRY AMBROSE	PROJECT APPLICANT EMAIL JAMBROSE@WIRELESS01.COM	PHONE NUMBER (805) 637-7407
PROJECT APPLICANT ADDRESS 3095 STATE ST	CITY SANTA BARBARA	STATE CA
		ZIP CODE 93105

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

- 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 <i>x Melissa Katz</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Katz, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-04072026-075

04/07/2026
 FISH
 Pages: 4
 Fee: \$ 81.00

By mkatz, Deputy





Notice of Exemption/General Rule Exemption

Project Title and No.: APC Towers, LLC Conditional Use Permit / N-DRC2024-00019 / ED26-0021

Table with 2 columns: Project Location and APN, Project Applicant/Phone No./Email, and Applicant Address (Street, City, State, Zip)

Description of Nature, Purpose, and Beneficiaries of Project:

A request by APC Towers for a Conditional Use Permit to allow the construction of telecommunications and public utility facility, consisting of (1) 132' high faux eucalyptus, with (9) sinch panel antennas, (6) Remote Radio Units (RRUS), (1) three-inch microwave antenna, (2) utility trenches, (1) metering utility on new 4 inch concrete pad, (1) community fiber vault, (1) eight inch high concrete masonry block wall with steel topper, (1) equipment cabinet, (1) battery cabinet. The proposed project is within the Residential Rural Land Use category and is located at 1389 Dawn Rd. The subject property is within the South County sub-area of the South County planning area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status:

- 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)}
Not a Project ____

Reasons why project is exempt: The project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including, per subsection (d) "Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction."

The project involves the construction of an unmanned wireless telecommunications facility, including panel antennas and related equipment concealed within a 132-foot tall faux - eucalyptus tree, and ground-mounted equipment. All components will be located within a 30-by-30-foot lease area, enclosed by a concrete masonry unit enclosure, in the industrial land use category. The site features slopes under 10% but is actively disturbed as part of the previous residential uses on site. No impacts to sensitive resources, including cultural resources, are anticipated. Additionally, a biological resources assessment and phase one archaeological study conducted by Padre Associates in July 2025 did not identify any sensitive species on the site or any archeologically sensitive resources. Given the scale, location, and design of the facility, including the faux mono- eucalyptus concealment, the project will not result in visual impacts or alter the industrial character of the area. It is conditioned to comply with all applicable grading, drainage, lighting, and glare standards and is consistent with County Code. The project qualifies as Categorically Exempt under CEQA Guidelines Section

15303 (Class 3), as it involves the construction of a wireless facility that will be concealed within a 132-foot tall faux mono- eucalyptus tree.

Therefore, the proposed activity qualifies for a Categorical Exemption 15303 (Class 3, New Construction of Small Structures) pursuant to CEQA Guidelines Section 15332 and is further 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.

This project is also 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].

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 300, San Luis Obispo, CA 93408 (805) 781-5600.

Sam Kinney (skinney@co.slo.ca.us)

(805) 781-1417

Lead Agency Contact Person

Telephone

Signature: 

Date: 1/20/2026

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 March 12, 2026, the project was approved by:

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

Notice of General Rule Exemption

Project Title and No.: APC Towers, LLC Conditional Use Permit / N-DRC2024-00019 /

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 checked="" type="checkbox"/>	<input 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.