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

Receipt: 26-34447

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	$90.00
	# Pages	4
	Document #	40-10232026-292
	Document Info:	SAN LUIS OBISPO COUNTY
	Filing Type	NOE
Total		$90.00
Tender (On Account)		$90.00

Account#	CTY
Account Name	JE except TX & DSS
Customer Name	HERRMANN
Balance	$20,692.50

PLEASE KEEP FOR REFERENCE

10/23/26, 9:14 AM PST MMaltby
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: 40-10232026-292

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	10/23/2026

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

PROJECT TITLE

THE TOWERS, LLC CONDITIONAL USE PERMIT / N-DRC2025-00037 / ED25-0247

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
SAMANTHA HERRMANN / ASSURANCE	sherrmann@assurance-group.com	(310) 488-6237

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1499 HUNTINGTON DRIVE, STE 305	PASADENA	CA	91030

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		$ $90.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $90.00

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

40-10232026-292

10/23/2026
FISH
Pages: 4
Fee: $ 90.00

By MMaltby, Deputy

2026)

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Notice of Exemption/General Rule Exemption

Project Title and No.: The Towers, LLC Conditional Use Permit / N-DRC2025-00037 / ED25-0247

Project Location and APN:	**Project Applicant/Phone No./Email:**
202 Easy Street, Templeton, CA 93446 **APN**: 040-143-028	Samantha Herrmann /Assurance Development on behalf of Verizon Wireless / (310) 488-6237 / sherrmann@assurance-group.com
	Applicant Address (Street, City, State, Zip): 1499 Huntington Drive, STE 305, Pasadena, CA 91030

Description of Nature, Purpose, and Beneficiaries of Project:

A request by The Towers, LLC and Verizon Wireless for a Conditional Use Permit to allow the construction of telecommunications and public utility facility, consisting of a 70' monopine with (3) 8' antennas, (3) 4' antennas, (3) 3' antennas, (3) rru's, (1) 6' microwave, (4) ovp boxes, (1) gps antenna, required antenna cabling, hcs jumpers, (2) ground mounted radio cabinets, (1) equipment canopy, (1) fiber box, (1) 200a ilc cabinet, (1) manual service light switch timer, (3) service lights, (1) back-up diesel generator, (2) raised concrete pads, cable ice bridge, Utility backboard and multi-meter utility service mounted on concrete pad within a 40'x40' fenced lease area. The proposed project is within the Industrial land use category and is located at 202 Easy St, in the Community of Templeton. The subject property is within the Salinas River sub-area of the North 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 70-foot-tall faux monopine, along with ground-mounted equipment and an emergency diesel generator. All components will be located within an 40-by-40-foot lease area, enclosed by a chain-link fence, in the industrial land use category. The site features developed terrain with slopes under 10% that is currently disturbed due to onsite industrial use. It is approximately 320 feet from the nearest stream, and no impacts to sensitive resources, including cultural resources, are anticipated. Additionally, a biological resources assessment conducted by Padre Associates in October 2025 did not

identify any sensitive species on the site. Given the scale, location, and design of the facility, including the faux mono-pine 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.

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.

Blake Maule (bmaule@co.slo.ca.us)	(805) 781-4163
Lead Agency Contact Person	**Telephone**

Signature: Blake Maule Date: 6/11/2026

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 June 11, 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.: The Towers, LLC Conditional Use Permit / N-DRC2025-00037 / ED25-0247

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.