

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

**Receipt: 25-550**

<b>ProductName</b>	<b>Extended</b>
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	3
Document #	40-01072025-003
Document Info: SAN LUIS OBISPO COUNTY	
Filing Type	NOE

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**Total** \$81.00

Tender (On Account) \$81.00

Account# CTY

Account Name JE except TX & DSS

Balance \$120,921.25

Comment 1002611839

PLEASE KEEP FOR REFERENCE

**1/7/25 11:29 AM 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:  
 40-01072025-003  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL ddalporto@co.slo.ca.us	DATE 01/07/2025
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE  
 VERIZON WIRELESS / CONDITIONAL USE PERMIT / N-DRC2024-00011 (ED24-121)

PROJECT APPLICANT NAME MADISON LASCALZA	PROJECT APPLICANT EMAIL madison.lascalza@sequoia-ds.com	PHONE NUMBER (949)326-3232
PROJECT APPLICANT ADDRESS 1 SPECTRUM POINTE, UNIT 130	CITY LAKE FOREST	STATE CA
		ZIP CODE 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 <b>X</b> <i>Anthony Trujillo</i>	AGENCY OF FILING PRINTED NAME AND TITLE Anthony Trujillo, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder

**40-01072025-003**

01/07/2025  
 FISH  
 Pages: 3  
 Fee: \$ 81.00

By atrujillo, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

PLN-1123
3/22/2018

Project Title and No.: Verizon Wireless / Conditional Use Permit / N-DRC2024-00011 (ED24-121)

Project Location (Specific address [use APN or description when no situs available]): 5225 Highway 41, Creston, County of San Luis Obispo (APN: 043-091-075)

Project Applicant/Phone No./Email: Madison LaScalza / (949) 326-3232 / madison.lascalza@sequoia-ds.com

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

Description of Nature, Purpose and Beneficiaries of Project

Hearing to consider a request by Verizon Wireless for a Conditional Use Permit (N-DRC2024-00011) to allow for the construction and operation of a new wireless communications facility consisting of three (3) sectors of three (3) antennas each, totaling nine (9) panel antennas along with six (6) remote radio units (RRUs), located within a seventy-foot (70') faux water tower. Ancillary equipment, including a 30kW diesel generator, equipment cabinets, and PG&E transformer will be located on a 230-square-foot concrete pad within a 900-square-foot lease area enclosed by a 8-foot-tall chain-link fence. The proposed project will result in the disturbance of approximately 3000-square-feet on a 162.66-acre parcel and will be sited directly north from the County Fire station. The proposed project is within the Agricultural land use category and is located at 5225 Highway 41 East, approximately 0.5-miles north of the Community of Creston. The site is in the El Pomar-Estrella Sub Area of the North County Planning Area.

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)}
[X] Categorical Exemption. {Sec.15303; Class: 3}
Statutory Exemption {Sec.\_\_\_\_}
General Rule Exemption. {Sec. 15061(b)(3)} (also complete GRE form PLN-1124)
Not a Project \_\_\_\_\_

Reasons why project is exempt:

The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) because the construction of a wireless communications facility is minor in nature and the design will visually blend with the rural character

of the surrounding area. Although the project is within the 1:1 San Joaquin Kit Fox mitigation area, the project has no significant impact on the San Joaquin Kit Fox as the area of disturbance is miniscule and the resulting structure is small in nature and will not disrupt any movement of the Kit Fox. Pre-construction surveys will occur for nesting birds and Kit Fox in accordance with the biological assessment (Trileaf, July 2024). The proposed project is surrounded by other similarly developed lots and would not change the primary use of the right-of-way or the general street and neighborhood design. It would not result in any significant effects relating to traffic, since the facility is unmanned, with a technician visiting the site as required for routine maintenance. The proposed project will not impact any scenic resources for any officially designated scenic highway because the project is small in nature and has been designed to blend in with the existing neighborhood development. The location of the proposed project is not within any hazardous waste site compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve or does not cause a substantial adverse change in the significance of a historical resource. The site disturbance resulting from the project will only remove a minimal amount of ruderal vegetation and does not propose to remove any healthy, mature, or scenic trees. The project site has an average slope of only 3% and site disturbance will not occur in a flood zone, groundwater basin or near any streams, and would not have a significant effect on drainage or water quality.

Dominic Dal Porto [ddalporto@co.slo.ca.us](mailto:ddalporto@co.slo.ca.us)

(805) 781-5710

**Lead Agency Contact Person**

**Telephone**

<b>If filed by applicant:</b> 1. Attach certified document of exemption finding 2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/>
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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Dominic Dal Porto Title: Planner

On December 12, 2024 the project was Approved by:

- Board of Supervisors       Subdivision Review Board       Other \_\_\_\_\_
- Planning Commission       Planning Dept Hearing Officer