



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

PLN-1123
3/22/2018

Project Title and No.: DISH Wireless / Minor Use Permit; N-DRC2023-00002 (ED24-014-PL)

Project Location:
3455 Vista Del Ciudad, San Luis Obispo, CA 93401
APN: 070-271-010

Project Applicant/Phone No./Email:
Sonal Thakur
949-565-6501
sonal.thakur@eukongroup.com

Applicant Address (Street, City, State, Zip):
65 Post, Suite 1000, Irvine, CA 92618

Description of Nature, Purpose and Beneficiaries of Project

A request by DISH Wireless for a Minor Use Permit (N-DRC2023-00002) to allow the construction and operation (collocation) of a new wireless communications facility consisting of six (6) panel antennas, twelve (12) remote radio units, one (1) GPS antenna, and one (1) surge suppressor located on a 43-foot-tall monopole housed within an approximately 13 foot by 14 foot masonry wall enclosure. Ancillary equipment will be located within an adjacent masonry enclosure that is approximately 15 feet by 17 feet and includes a back-up diesel generator and associated equipment cabinets. The project will result in the disturbance of approximately 800 square feet on a 42-acre parcel. The proposed project is located within the Rural Lands land use designation and is located at 3455 Vista Del Ciudad, four miles south of the community of Santa Margarita. The site is in the Los Padres 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)}
Categorical Exemption. {Sec. 15303; Class: 3}
Statutory Exemption {Sec. ____}
General Rule Exemption. {Sec. 15061(b)(3)}
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 new equipment and associated accessory infrastructure on two concrete pads in two areas totaling approximately 827 square feet. 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 would not affect historic or cultural resources. Cellular facilities are not explicitly included within the examples of applicable structures the exemption applies to, though it is comparable in scope and 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.

Access is provided from a pre-existing access road and existing roadway network that is adequate to serve

the project as the facility is unmanned with approximately one technician visiting for site maintenance on an approximately monthly basis. The proposed 43-foot-tall monopole is proposed to be painted green to reduce visual impacts and is substantially concealed within the existing tree canopy and vegetation. The project will be served by existing utility infrastructure, with minimal site disturbance, resulting in approximately 827.64 square-feet of disturbance, including 47.26 cubic yards (cy) of cut, and 10.65 cy of fill on a 42-acre parcel. The project site is not located in a designated, precisely mapped, or officially adopted area with environmental resources of hazardous or critical concern.

The project incorporates avoidance and minimization measures that will result in no adverse impact to designated critical habitat due to the minimal footprint of direct and permanent impacts (EBI Consulting, 2022). The project is not located within the boundaries of a FEMA-designated 100-year flood zone, near any streams, and would not have a significant effect on drainage or water quality (EBI Consulting, 2022). 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. No archaeological study was performed for this project due to the location, parcel topography, minimal area of disturbance, and the lack of culturally sensitive resources within the surrounding area. No significant cultural resources are expected to occur, and no mitigation measures are required or incorporated above what is already required by the ordinance. Specifically, Land Use Ordinance Section 22.10.040 provides standards for the treatment of archaeological resources discovered during construction activities. These standards are sufficient to address potential impacts to cultural resources in the event of a discovery. 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 project, as proposed, meets all applicable community standards for development. 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.

Mason Denning (mdenning@co.slo.ca.us)

(805) 781-1298

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:  Date: February 06, 2024

Name: Mason Denning Title: Project Manager

On March 01, 2024, the project was Approved by:

- | | | |
|---|---|--|
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Subdivision Review Board | <input type="checkbox"/> Other <u>Planning Dept.</u> |
| <input type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Planning Dept Hearing Officer | <u>Staff</u> |