



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-DRC2023-00055 (ED24-095)

Project Location (Specific address [use APN or description when no situs available]): 1118 N. Dana Foothill, Nipomo, County of San Luis Obispo (APN: 090-041-083)

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-DRC2023-00055) 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 fifty-foot (50') faux water tower. Ancillary equipment, including a 30kW diesel generator, equipment cabinets, and PG&E transformer will be located on a 110-square-foot concrete pad within a 900-square-foot lease area enclosed by a 6-foot-tall redwood fence. The proposed project will result in the disturbance of approximately 2444-square-feet on a 2.5-acre parcel. The proposed project is within the Agricultural land use category and is located at 1118 N Dana Foothill Road, approximately 1.6-miles north of the Community of Nipomo. The site is in the South County Inland Sub Area of the South 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. Project construction will not take time when there is potential of the site hosting any endangered, threatened, or endangered species in accordance with the biological assessment (Trileaf, May 2024). Further, there are no unusual circumstances surrounding the project. 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

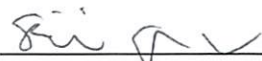
(805) 781-5710

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: 10 / 11 / 2024

Name: Dominic Dal Porto Title: Planner

On September 26, 2024 the project was Approved by:

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