



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-DRC2024-00012 (ED24-122)

Table with 2 columns: Project Location (Specific address [use APN or description when no situs available]): 3350 La Panza Road, Creston, County of San Luis Obispo (APN: 043-121-010); 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-DRC2024-00012) to allow for the construction and operation of a new wireless communications facility consisting of nine (9) panel antennas and six (6) remote radio units (RRUs) located within a 40-foot faux water tower. Ancillary equipment includes a 30kW diesel generator, equipment cabinets, PG&E transformer, and 8-foot-tall wooden fence. The proposed project will result in the disturbance of approximately 17,655-square-feet on a 17-acre parcel. The proposed project is within the Residential Rural land use category and is located at 3350 La Panza Road, approximately 3.75-miles east 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 also occur for Kit Fox and nesting birds in accordance with the biological assessment (EAM, June 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 19% but the project is taking place within a flat area and site disturbance will not occur in a flood zone, 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**

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