NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 11485 Weatherhill WCF / PRJ-1114673

State Clearinghouse No.: N/A

Project Location-Specific: 11485 Weatherhill Way, San Diego CA 92131

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) to continue the operation and modify the existing Wireless Communication Facility (WCF). The project proposes to remove 15 antennas and install 12 façade mounted antennas behind Fiber-Reinforced Plastic boxes on the existing WCF. The WCF is on an existing 30-foot-tall San Diego Water District tower. The site is zoned Residential – Single Unit (RS-1-14) and designated as Low Residential in the Miramar Ranch North Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices, Affordable Housing Parking Demand, and Very High Fire Hazard Severity Zone, within Council District 5. LEGAL DESCRIPTION: PORTION OF PARCEL 1 OF PARCEL MAP NO. 11571, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 7, 1981, AS FILE NO. 81-251378 OF OFFICIAL RECORDS.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Armando Montes, 1 Spectrum Pointe Drive, Suite 130, Lake Forest, CA 92630. (562) 309-5577.

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: Section 15301, Existing Facilities and Section 15302, Replacement or Reconstruction
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities. Section 15301

allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. This exemption would apply because the project is renewing an existing permit to continue the operation of an existing WCF located on an existing 30-foot-tall Water District tower. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction. CEQA Section 15302 allows for the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The project is proposing to modify the existing WCF by removing old equipment and replacing it with new equipment. No environmental impacts would occur. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Kristy Blodgett **Telephone:** (619) 236-7788

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

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Anne Gaugore, Senior Planner
Signature/Title

April 14, 2025
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: