

NOTICE OF EXEMPTION

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

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

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

Project Title / Number: 9292 Miramar Road WCF / PRJ-1120549

State Clearinghouse No.: N/A

Project Location-Specific: 9292 Miramar Road, San Diego, CA 92126

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

Description of nature and purpose of the Project: The project is requesting a NEIGHBORHOOD DEVELOPMENT PERMIT to continue the operation of an existing wireless communication facility (WCF) designed as a 45-foot faux mono-eucalyptus tree. The faux tree would be rebranched as part of the project. The existing equipment, including 12 antennas, 12 Remote Radio Units, a 24-inch microwave dish, and an emergency generator located inside a 552-square-foot concrete lock enclosure, would remain as is. The project site located at 9292 Miramar Road is zoned Commercial Community (CC-3-8) and designated Community Commercial in the Mira Mesa Community Plan. The project is located in the following overlays/areas: Federal Aviation Administration Part 77 Noticing Area, Airport Land Use Compatibility Plan (ALUCP) Noise Contours, ALUCP Airport Influence Area, Affordable Housing Parking Demand (High), Community Plan Implementation Overlay Zone, and Airport Land Use Compatibility Overlay Zone (MCAS Miramar). (LEGAL DESCRIPTION: Parcel 3 of Parcel Map No. 13129, 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, February 10, 1984, as File No. 84-052152 of Official Records. Assessor's Parcel Number: 341-220-36).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Margaret Robinson, ATC Sequoia LLC., 10 Presidential Way, Woburn, MA, 01801. (781) 926-4500.

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: CEQA Guidelines Section 15301 (Existing Facilities)
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined that the project qualifies to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). The project meets the criteria set forth in CEQA Guidelines Section 15301, as the project would allow for the continued operation of an existing WCF, with minor alterations to the WCF due to rebranching. The project would not involve the expansion of the existing or former use. 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; the project would not cause substantial adverse change in the significance of a historical resource; and the site is not included on any list compiled pursuant to Government Code Section 655962.5 for hazardous waste sites.

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.

Analyst: C. Garcia / (619) 687-5959

Filed by:

Andrew Razon / (619) 687-5948
Name/Phone Number


Signature

Development Project Manager II
Title

03/12/2026
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR: