



# Negative Declaration & Notice of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**ENVIRONMENTAL DETERMINATION NO.** ED17-070

**DATE:** December 29, 2017

**PROJECT/ENTITLEMENT:** AT&T Mobility & Devine Conditional Use Permit; DRC2016-00046

**APPLICANT NAME:** AT&T Mobility and April Devine **Email:** jambrose@wireless01.com

**ADDRESS:** 3905 State St., Ste. 7, Santa Barbara, CA, 93446

**CONTACT PERSON:** Jerry Ambrose at Eukon Group **Telephone:** 805-637-7407

**PROPOSED USES/INTENT:** A request by April Devine & AT&T Mobility for a Conditional Use Permit (DRC2016-00046) to allow for the construction and operation of an unmanned wireless communications facility consisting of construction of a 60-foot tall antenna support structure disguised as a pine tree (“monopine”) containing twelve (12), eight-foot panel antennas split into three sectors of four (4) antennas each and two (2), six-foot diameter dish antennas; ancillary antenna support equipment within the branches of the monopine structure; ground facilities including a 137 square foot ground-mounted equipment enclosure (10’ 7” tall) with backup power generator, equipment racks, two air conditioning units, power facilities, emergency lighting, and a utility meter; and a 6.5-foot tall wooden perimeter fence, all within a 600 square-foot lease area (20’ x 30’). The area of disturbance is approximately 4,160 square feet.

**LOCATION:** The proposed project is within the Agricultural land use category and is located at 5658 Prancing Deer Place, approximately one-third of a mile southwest of the Ground Squirrel Hollow/Prancing Deer Place intersection, approximately 5.6 miles east of the City of Paso Robles. The project is located within the North County Planning Area, El Pomar-Estrella Sub Area.

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040  
Website: <http://www.sloplanning.org>

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:** California Department of Fish and Wildlife

**ADDITIONAL INFORMATION:** Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

**COUNTY “REQUEST FOR REVIEW” PERIOD ENDS AT .....4:30 p.m. (2 wks from above DATE)**

**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

## Notice of Determination

**State Clearinghouse No.** \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as  *Lead Agency*  
 *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the ‘Lead Agency’ address above.

Kate Shea (kbshea@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



# Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.10) Using Form

**Project Title & No. AT&T Mobility Conditional Use Permit ED17-070 (DRC2016-00046)**

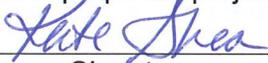
**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

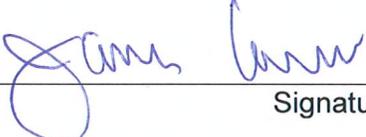
<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water /Hydrology
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kate Shea (kbshea@co.slo.ca.us)  12/18/2017  
 Prepared by (Print) Signature Date

James Caruso  Ellen Carroll, 12/18/2017  
 Reviewed by (Print) Signature (for) Date

### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

## **A. PROJECT**

**DESCRIPTION:** Request by AT&T Mobility and April Devine for a Conditional Use Permit to allow for the construction and operation of an unmanned wireless communications facility that includes the following:

- Construction of a 60-foot high antenna support structure disguised as a pine tree ("monopine") containing twelve (12), eight-foot panel antennas split into three sectors of four (4) antennas each and two (2), six-foot diameter dish antennas;
- Ancillary antenna support equipment within the branches of the monopine structure (e.g., remote radio units (RRUs), surge protector (DC-6), etc.);
- A 137 square-foot ground mounted equipment enclosure (10' 7" tall) with backup power generator, equipment racks, two air conditioning units, power facilities, emergency lighting, and a utility meter;
- A 6.5-foot-tall wooden perimeter fence; and
- Associated utility trenching for the installation of power lines and communication lines.

The project is located within a 600-square foot lease area (20' x 30') situated roughly 200 feet south of Prancing Deer Place (5658 Prancing Deer Place), 30 feet from the eastern property line of an approximately 2-acre parcel (Figure 1). The project site contains a single-family residence, solar panels, and other accessory structures. Access to the residence is via a paved, landscaped driveway. Vegetation onsite includes pine trees, ornamental vegetation near the residence, and non-native grassland/ruderal vegetation in the rear of the lot.

The telecommunications facilities will be constructed within an approximately 600 square foot lease area surrounded by a 6.5-foot-tall wooden fence. Utility lines will be extended to the lease site from an existing utility pole located west of the property on Prancing Deer Place. The area of disturbance, including utility trenching, is approximately 4,160 square feet. Access to the unmanned communication facility for construction and maintenance will be provided by a new 15-foot-wide unpaved access road extending south from Prancing Deer Place approximately 200 feet along the eastern property line.

The proposed project is within the Agriculture land use category and is located at 5658 Prancing Deer Place, approximately one-third of a mile southwest of the Ground Squirrel Hollow/Prancing Deer Place intersection, approximately 5.6 miles east of the City of Paso Robles. The project is located within the North County Planning Area, El Pomar-Estrella Sub Area.

Figure 1 – Project Site







**ASSESSOR PARCEL NUMBER(S):** 015-243-041

Latitude: 35° 37' 50.736" N Longitude: 120° 32' 25.6914" W

**SUPERVISORIAL DISTRICT # 5**

**B. EXISTING SETTING**

**PLAN AREA:** North County

**SUB:** El Pomar/Estrella

**COMM:**

**LAND USE CATEGORY:** Agriculture

**COMB. DESIGNATION:** None

**PARCEL SIZE:** Two acres

**TOPOGRAPHY:** Gently sloping to moderately sloping

**VEGETATION:** Monterey pines, Ornamental landscaping, Ruderal, and non-native grasses

**EXISTING USES:** Single-family residence(s), solar panels, accessory structures

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Agriculture; single family residence(s)	<i>East:</i> Agriculture; single-family residence(s)
<i>South:</i> Agriculture;single-family residence(s)	<i>West:</i> Agriculture; single-family residence(s)

## C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



## COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Aesthetics

**Setting.** The project site is located mid-block along Prancing Deer Place within an area known as Ground Squirrel Hollow, an antiquated subdivision consisting largely of one and two acre residential parcels (Figure 1). Located onsite is a single-family residence, solar panels, and other accessory structures. Ornamental pine trees have been planted on the project site and on the property located directly to the east. Adjacent to the residence there is additional ornamental landscaping; the rear (south) portion of the project site consists of ruderal vegetation and non-native grasses. The site has a paved driveway serving the existing residence (Figure 2).

The proposed lease area is located near the eastern property line roughly 200 feet south of Prancing Deer Place in an area vegetated largely by non-native grasses. A new, 15-foot-wide unpaved driveway located adjacent to the eastern property line would provide access to the lease site. Portions of the project site are visible from Prancing Deer Place.

### Regulatory Setting

Prancing Deer Place is not State-designated Scenic Highways, and the project site is not within the Critical Viewshed, Scenic Corridor, Sensitive Resource Area or subject to the Highway Corridor Design Standards combining designation areas. In addition, the following ordinance section and policies apply to telecommunications facilities:



**Land Use Ordinance Section 22.30.180 (C)(3)(d.) establishes the following screening standards for wireless communication facilities:**

All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to resemble rural, pastoral architecture (ex: windmills, barns, trees) or other features determined to blend with the surrounding area and be finished in a texture and color deemed unobtrusive to the neighborhood in which it is located.

**Conservation and Open Space Element Policy VR 9.3 states:**

Locate, design and screen communication facilities, including towers, antennas, and associated equipment and buildings in order to avoid views of them in scenic areas, minimize their appearance and visually blend with the surrounding natural and built environments. Locate such facilities to avoid ridge tops where they would silhouette against the sky as viewed from major public view corridors and locations.

**Conservation and Open Space Element Policy VR 9.4 states:**

Encourage co-location of communications facilities (one or more carriers sharing a site, tower or equipment) when feasible and where it would avoid or minimize adverse visual effects.

**Conservation and Open Space Element Policy VR 7.1 states:**

Protect the clarity and visibility of the night sky within communities and rural areas, by ensuring that exterior lighting, including streetlight projects, is designed to minimize nighttime light pollution.

**Impact.** The monopine is located approximately 200 feet south of Prancing Deer Place. The closest cross streets are Ground Squirrel Hollow Road and Pepper Tree Way. These roadways are two lane local roads (Figure 4). In the project area Prancing Deer Place provides a straight east-west connection over rolling hills to Pepper Tree Way and Ground Squirrel Hollow Road. Topography of the project site and vicinity slopes gently upward to the west.

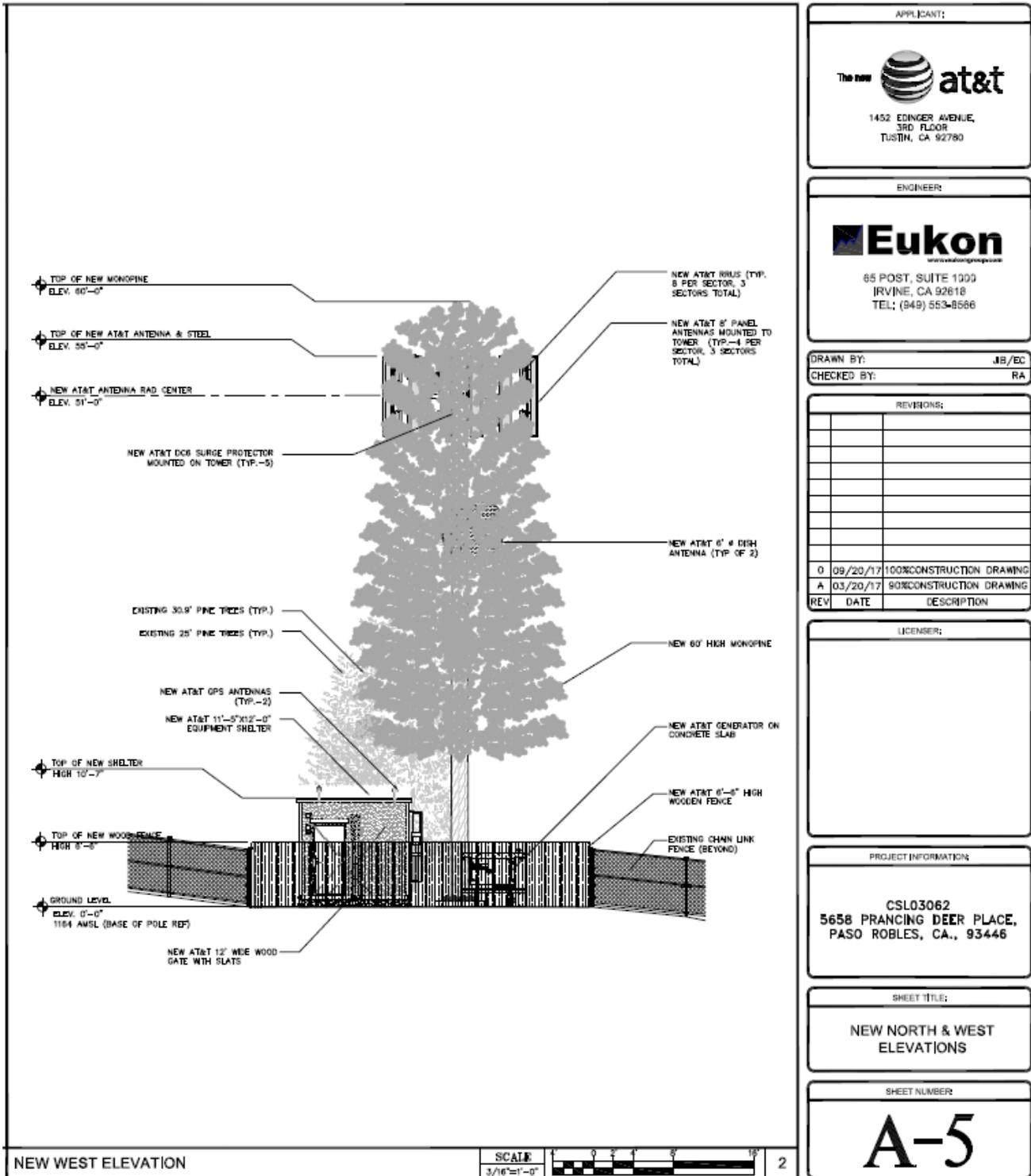
The most visible aspect of the facility is the 60-foot-tall antennae support structure which is designed to resemble a pine tree. Ground equipment, including the 10-foot 7-inch-high equipment shelter, will be partially screened by a 6.5-foot-high wooden fence along the perimeter of the lease site. To ensure that the wooden fence blends with the surrounding landscape, mitigation is recommended to require that the wooden fence be painted a non-reflective earth tone color.

The applicant has submitted an illustration of the monopine (Figure 5) as well as photo-simulations of the facility as seen from three viewing locations along or near Prancing Deer Place. The photo-simulations demonstrate that the monopine will be minimally visible to travelers along Prancing Deer Place.

Figure 4 – Project Vicinity

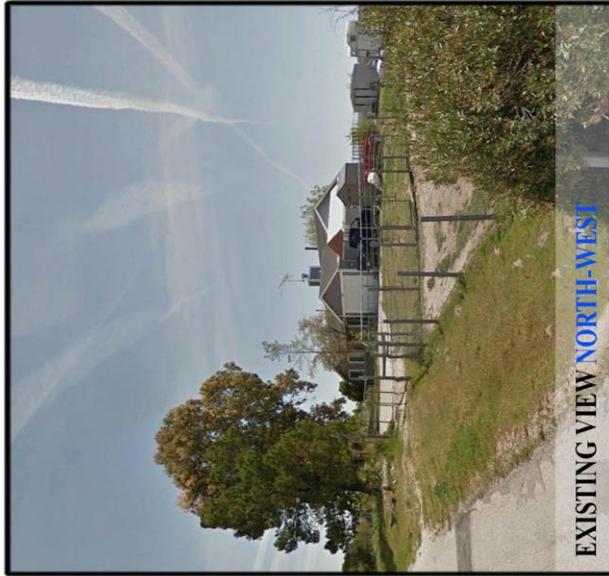


Figure 5 - Monopine (East Elevation)

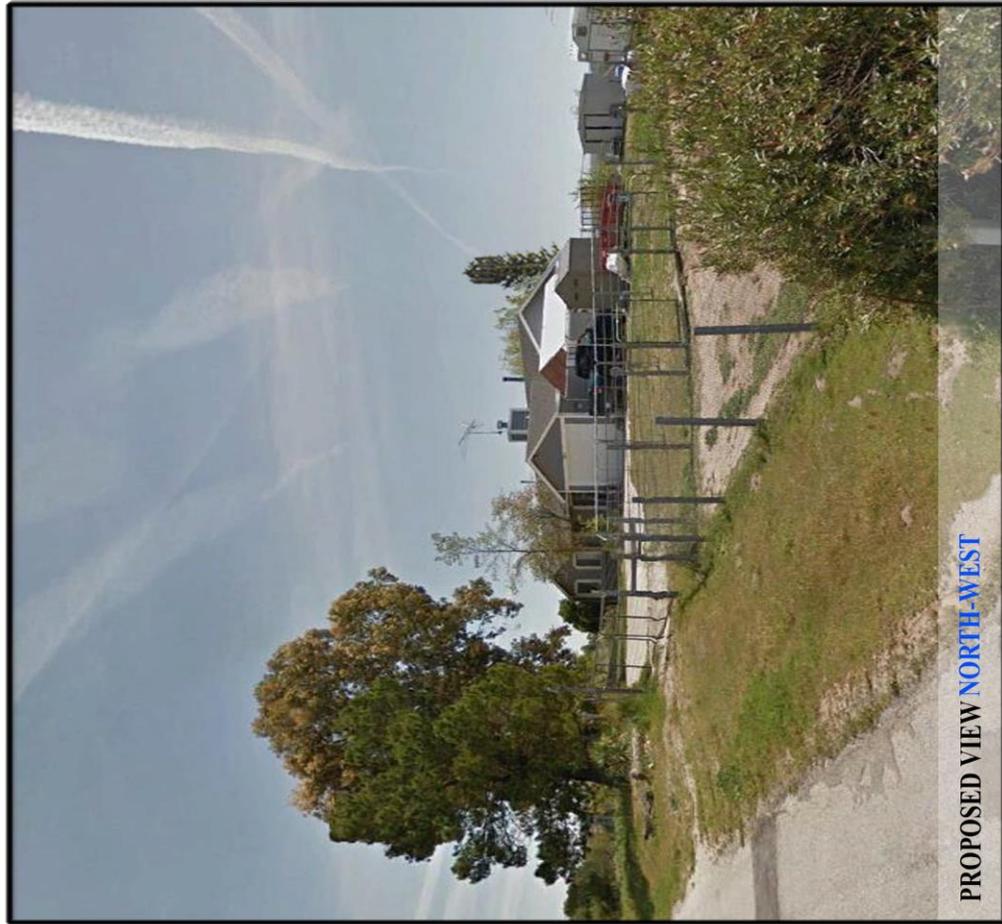




**CSL03062**  
**Fixed Wireless Local Loop**  
 5658 Prancing Deer Place, Paso Robles CA, 93446



EXISTING VIEW NORTH-WEST



PROPOSED VIEW NORTH-WEST

**SITE COORDINATES**  
 Latitude: 35° 37' 50.8"  
 Longitude: -120° 32' 24.6"



SITE LOCATION



SHEET NUMBER



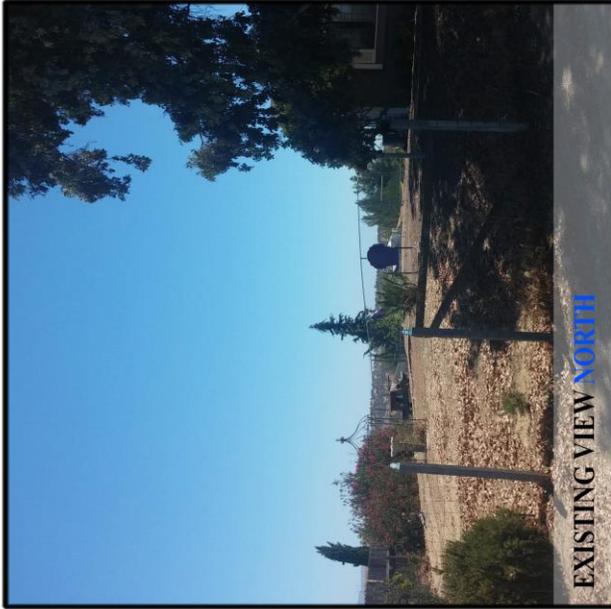
**CSL03062**

**Fixed Wireless Local Loop**

**5658 Prancing Deer Place, Paso Robles CA, 93446**



**Eukon Group**  
a SFC Communications, Inc. Company  
65 Post, Suite 1000 - Irvine,  
CA, 92618 - (949) 553-8566



**SITE COORDINATES**

Latitude: 35° 37' 50.8"  
Longitude: -120° 32' 24.6"



**SHEET NUMBER**

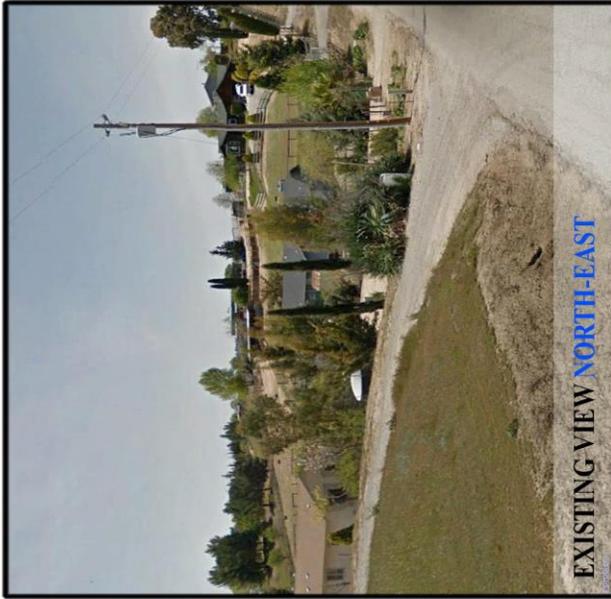
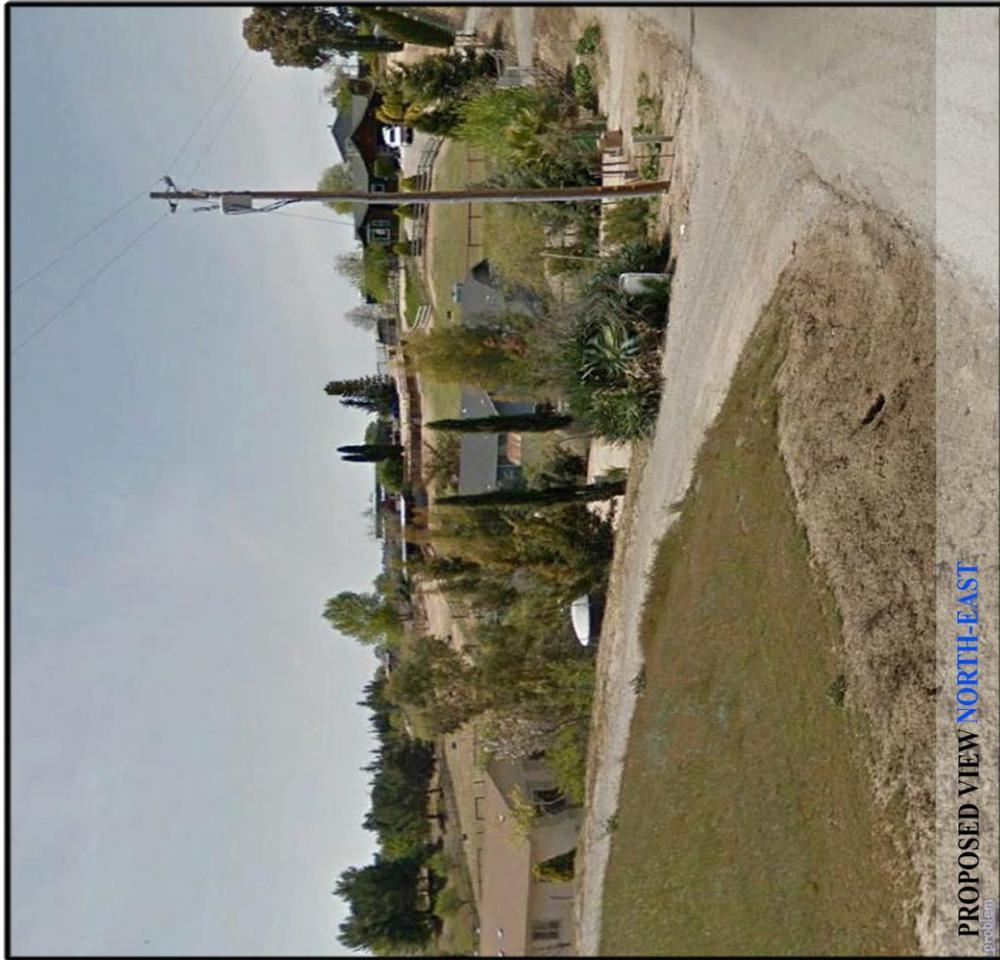
PROPOSED VIEW NORTH

EXISTING VIEW NORTH

SITE LOCATION

**CSL03062**  
**Fixed Wireless Local Loop**  
 5658 Prancing Deer Place, Paso Robles CA, 93446

**Eukon**  
 a SFC Communications, Inc. Company  
 Eukon Group  
 65 Post, Suite 1000 - Irvine,  
 CA, 92618 - (949) 553-8566



**SITE COORDINATES**  
 Latitude: 35° 37' 50.8"  
 Longitude: -120° 32' 24.6"

**SHEET NUMBER**

3 / 3

Because of the low residential density and numerous vacant lots, traffic volumes on local roads in the Ground Squirrel Hollow area are low and the opportunity for passing motorists on public streets to view the project facilities is correspondingly low.

Security lights are proposed within the fenced area near the northwest side of the equipment shelter. If not properly designed project lighting could create glare and/or light pollution on adjoining properties. A mitigation measure has been added requiring a lighting plan be approved by the County Planning & Building Department prior to obtaining building permits and that the project's plan adequately show that exterior lighting is shielded and directed towards the ground to minimize off-site glare and light pollution.

**Mitigation/Conclusion.** The project is expected to have a less than significant impact on aesthetic and visual resources because:

- Views of the lease area from Prancing Deer Place will be brief and intermittent; partially screened by existing trees, topography, and existing development.
- Although the proposed communications facility is not a use that is inherently compatible with the character of the surrounding residential/agricultural landscape, the project incorporates features to help blend the project with existing natural features of the landscape. These features include:
  - The stealth design of the antennas to resemble a pine tree; and
  - Locating the monopine near other mature pine trees.
- These features are consistent with the visual screening standard for wireless communications facilities which requires facilities to either be completely screened by vegetation or disguised to resemble natural or built features of the landscape.
- Mitigation measures are recommended that require the applicant to use the most realistic appearing monopine structure, with realistic features, texture, and colors. In addition, the applicant will be required to submit material and color samples of all visual elements of the monopine. The proposed wooden fence is required to be painted a non-reflective earth tone color.
- A lighting plan is required to address the project's exterior lighting; exterior lighting must be shielded and directed towards the ground to minimize glare and light pollution. These measures, listed in the mitigation summary table (Exhibit B), would reduce the project's potential visual impacts to a level of insignificance.

## 2. AGRICULTURAL RESOURCES

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Agricultural Resources

**Setting.** Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Agriculture

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland

In Agricultural Preserve? El Pomar Ag Preserve Area

Under Williamson Act contract? No

The project site consists is a 2-acre parcel in the Agriculture land use category located within an antiquated subdivision; no commercial agricultural activities are conducted on the project site or surrounding properties.

The soil types and characteristics of the subject property are summarized as follows:

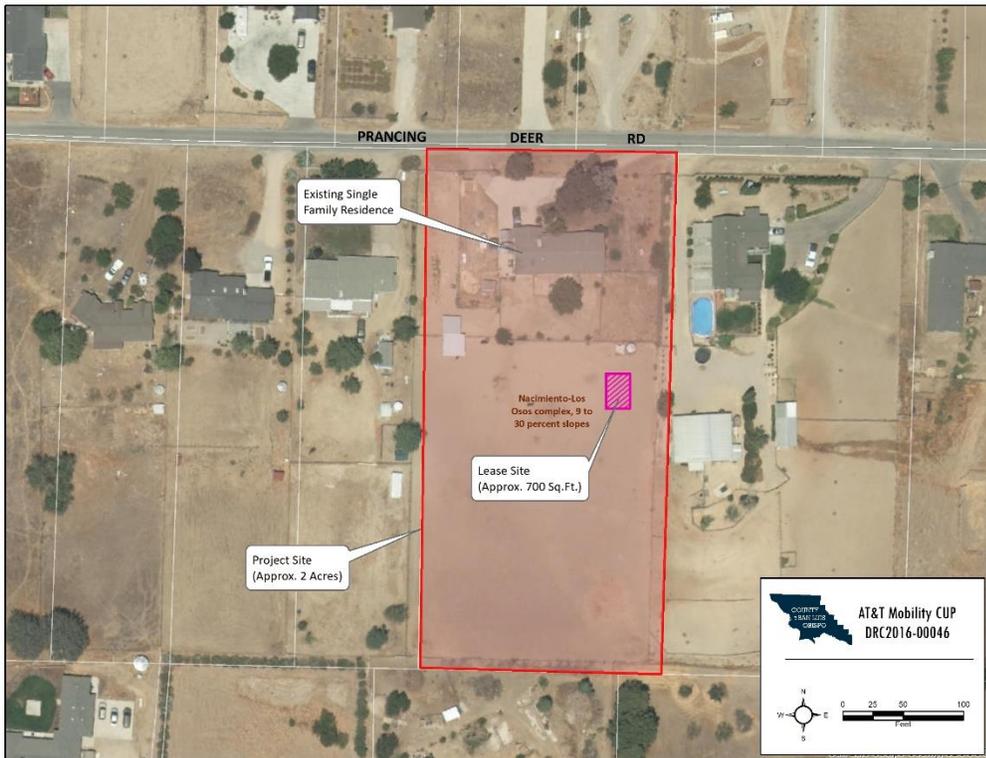
Nacimiento-Los Osos complex (9 - 30 % slope).

Nacimiento. This moderately sloping, fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Los Osos. This moderately sloping, fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.



Figure 6 – Soils



**Impact.** The project site is located in a predominantly residential area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** No mitigation measures are necessary.

**3. AIR QUALITY**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 3. AIR QUALITY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>GREENHOUSE GASES</b>				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Air Quality

**Setting.** The Air Pollution Control District (APCD) has developed and updated their [CEQA Air Quality Handbook \(2012\)](#) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

The project proposes to disturb soils that have moderate susceptibility to wind erosion.

**Greenhouse Gas (GHG) Emissions** are said to result in an increase in the earth’s average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth’s climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD’s CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:



1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project’s annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO<sub>2</sub>e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be “regulated” either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project’s GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

**Impact.**

Construction Phase Impacts

The SLO APCD CEQA Handbook establishes thresholds of significance for construction activities (Table 1). According to the Handbook, a project with grading in excess of 4.0 acres and one that will move 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM<sub>10</sub>). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NO<sub>x</sub>) or diesel particulates in excess of 7 lbs per day can result in a significant impact.

<b>Table 1 – Thresholds of Significance for Construction</b>			
<b>Pollutant</b>	<b>Threshold<sup>1</sup></b>		
	<b>Daily</b>	<b>Quarterly Tier 1</b>	<b>Quarterly Tier 2</b>
ROG+NO <sub>x</sub> (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM <sub>10</sub> ), Dust <sub>2</sub>		2.5 tons	
Greenhouse Gases (CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.

Notes:

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.

2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM10 quarterly threshold.

Based on the project description, the project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres. Therefore, construction related emissions will fall below the general thresholds triggering construction-related mitigation.

Impacts to Sensitive Receptors. Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The lease area is located approximately 100 feet south of the existing single-family residence and roughly 100 feet west of a residence located an adjacent parcel. Nearby residences can be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities. However, given the small area and brief duration of construction, this is considered a less than significant impact.

#### Naturally Occurring Asbestos

According to the APCD CEQA Air Quality Handbook, Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (CARB). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

The APCD website includes a map of zones throughout SLO County where NOA has been found and a geological evaluation is required prior to any grading. According to the web site map, the project site is not located in an area where a geologic study for the presence of NOA is required.

Development Burning. On February 5, 2000, the SLO APCD prohibited development burning of vegetative material within San Luis Obispo County. However, in under certain circumstances where no technically feasible alternative is available, limited burning may be allowed subject to regulations applied by the SLO APCD. Unregulated burning would result in a potentially significant impact.

#### Operational Phase Impacts

Following construction, the facility will require periodic maintenance which will generate an insignificant number of motor vehicle trips (1 per month). Therefore, operational phase emissions relating to ozone precursors and particulate matter are considered less than significant.

Consistency with the Clean Air Plan. The project will accommodate a level of development for the site that was anticipated by the Clean Air Plan. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts.

With regard to greenhouse gas emissions, using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less than significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provides guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

The Clean Air Plan includes land use management strategies to guide decision makers on land use



approaches that result in improved air quality.

**Mitigation/Conclusion.** Impacts to air quality are considered less than significant; therefore, no mitigation measures are necessary.

**4. BIOLOGICAL RESOURCES**

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish &amp; Wildlife or U.S. Fish &amp; Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

**Biological Resources**

**Setting.** The following are existing elements on or near the proposed project relating to potential biological concerns:

- On-site Vegetation: Pine trees, ornamental vegetation, and non-native grassland/ruderal vegetation
- Name and distance from blue line creek(s): An unnamed “blue line” tributary to the Dry Creek is approx. 440 feet northwest of parcel.
- Habitat(s): Potential San Joaquin kit fox forage.
- Site’s tree canopy coverage: Less than 10%.

The lease site and utility trench area consist of about 4,160 square feet of an approximately 2 acre site. The land outside the lease area contains non-native grasses, pine trees, ornamental/ruderal vegetation. The lease site is located in an area covered by non-native grasses. No trees are proposed for removal.

According to the Natural Diversity Database, the project site and vicinity may provide important foraging habitat for San Joaquin Kit Fox (*Vulpes macrotis*), a federally listed endangered species and a state listed threatened species. No other special status plants or animals are expected to occur on the project site.

## **Impact.**

### Impacts to Unique or Special-status Plant Species.

Based on the CNDDDB, the small size and disturbed conditions of the lease site, no special-status plant species are expected to be adversely impacted by the project.

### Impacts to Unique or Special-status Wildlife Species.

With regards to the San Joaquin Kit Fox, based on the results of previous Kit Fox Habitat Evaluations that have been conducted for the Estrella area, the standard mitigation ratio for projects on parcels less than 40 acres in size has been established as 3:1. This means that all impacts to kit fox habitat must be mitigated at a ratio of 3 acres conserved for each acre impacted (3:1). The project will result in 0.096 acres (4,160 sf) of site disturbance of kit fox habitat.

Applicants have the option of hiring a qualified biologist to conduct a Kit Fox Habitat Evaluation of the project site to determine if a lesser ratio of mitigation is justified. However, the applicant has chosen to accept the standard mitigation ratio of (3:1). Therefore, the total mitigation requirement for the project is: 0.096 acres X 3 = 0.288 acres. Mitigation measures are recommended to ensure compliance with the County's Kit Fox mitigation requirements.

### Impacts Affecting the Extent, Diversity, or Quality of Native or Other Important Vegetation

The project will not have an effect on any native or other important vegetation.

### Impacts to Wetland or Riparian Habitat

An unnamed "blue line" tributary to the Dry Creek is located approximately 440 feet northwest of the project parcel. In the project area the unnamed tributary is largely unvegetated. The tributary is not located on the project site and would not be impacted by the project.

### Project Effect on the Movement of Resident or Migratory Fish and Wildlife Species

Project impacts to San Joaquin Kit Fox are discussed above. In addition, construction activities could adversely impact nesting resident or migratory bird species that may be present in the pine trees located approximately 35 feet outside the lease site near where construction will occur. This is considered a potentially significant impact.

**Mitigation/Conclusion.** The lease area and surrounding property have previously been disturbed by anthropogenic uses. The portion of the project site subject to disturbance does not contain sensitive habitat except potential foraging habitat for San Joaquin Kit Fox. With regards to the San Joaquin Kit Fox, the applicant will be required to mitigate the loss of 0.09 acres of kit fox habitat in one of the following ways:

- ✓ Deposit of funds to an approved in-lieu fee program;
- ✓ provide for the protection of kit foxes in perpetuity through acquisition of fee or conservation easement of suitable habitat in the kit fox corridor area; or
- ✓ purchase credits in an approved conservation bank.

Pre-construction surveys will mitigate potential impacts to nesting migratory birds.

Implementation of the mitigation measures listed in Exhibit B will mitigate biological impacts to a level of insignificance.



## 5. CULTURAL RESOURCES

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Cultural Resources

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist within one-half mile of the project site.

In July, 2015, the legislature added the new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

The project is within roughly 440 feet of an unnamed tributary to Dry Creek. Potential for the presence, or regular activities of, Native Americans increases in proximity to reliable water sources. In a referral response dated January 10, 2017, the Xolon Salinan Tribe indicated they did not know of any specific sensitive sites within the area; however, they would like to be contacted if cultural resources are unearthed throughout the duration of the project.

**Impact.** The proposed project will result in the disturbance of approximately 4,160 square feet for the construction of the proposed facility including associated trenching. The subject property has been previously disturbed due to a history associated anthropogenic activities. No evidence of cultural materials was noted during a site visit on the portion of the property where development is proposed. Impacts to historical and paleontological resources are not expected.

**Mitigation/Conclusion.** Based on the consultation with the tribal representative, it was agreed that LUO Section 20.10.040 standards for archeological resources discovery during construction activities are sufficient to mitigate potential impacts to cultural resources, in the event of a discovery. No significant cultural resource impacts are expected to occur, and no mitigation measures above what are already required by ordinance are necessary.

## 6. GEOLOGY AND SOILS

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* Per Division of Mines and Geology Special Publication #42

**Setting.** The following relates to the project's geologic aspects or conditions:

Topography: Gently sloping to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

### Geology and Soils

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.



SEDIMENTATION AND EROSION – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project’s soil types and descriptions are listed in the previous Agriculture section under “Setting”. As described in the NRCS Soil Survey, the project’s soil erodibility is as follows:

Soil erodibility: Moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

**Impact.** As proposed, the project will result in the disturbance of approximately 4,160 square feet. In a referral response dated December 14, 2016, the County Public Works Department recommended the project be forwarded to the Ground Squirrel Hollow Community Services District (CSD) for review and comment since portions of the project’s power line are shown on Prancing Deer Place within the CSD’s right-of-way. In addition, County Public Works indicated the proposed project is within a drainage review area (as determined by LUO Section 22.52.110 or 23.05.040) and the applicant will be required to submit a drainage plan and a complete erosion and sedimentation control plan at the time of application for building permits. In addition, at the time of application for construction permits the applicant will be required to demonstrate whether the project is subject to the LUO Section for Storm Water Management. If the project is subject to this LUO section, the project shall: (a) submit a Storm Water Control Plan (SWCP) prepared by a licensed professional and a draft “Private Storm Water Conveyance Management and Maintenance System” exhibit for County review and approval, and (b) record with the County Clerk the “Private Storm Water Conveyance Management and Maintenance System”. These requirements must be met at the time the applicant applies for construction permits.

**Mitigation/Conclusion.** There is no evidence that measures above what will already be required by ordinance or codes are needed.

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<b>7. HAZARDS &amp; HAZARDOUS MATERIALS - <i>Will the project:</i></b>				
<b>a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Hazards and Hazardous Materials**

**Setting.** The project is located on a 2-acre parcel containing an existing single family residence and accessory structures. There is no evidence of past agricultural activities.

*Hazardous Materials*

In California, the EPA has granted most enforcement authority over federal hazardous materials regulations to the California Environmental Protection Agency (Cal/EPA). The mission of Cal/EPA is to restore, protect, and enhance the environment to ensure public health, environmental quality, and economic vitality. Under the authority of Cal/EPA, the Department of Toxic Substances Control (DTSC) and the San Francisco Bay Regional Water Quality Control Board (RWQCB) are responsible for overseeing the cleanup of contaminated soil and groundwater sites in the plan area. RWQCB regulations applicable to hazardous materials are contained in Title 27 of the California Code of Regulations (CCR). Additional state regulations applicable to hazardous materials are contained in CCR

Title 22. CCR Title 26 is a compilation of those sections or titles of the CCR that are applicable to hazardous materials.

#### *Hazardous Materials Business Plan (HMBP)*

The California Hazardous Materials Release Response Plans and Inventory Law (Business Plan Act) requires preparation of hazardous materials business plans and disclosure of hazardous materials inventories. A business plan includes an inventory of hazardous materials handled, facility floor plans showing where hazardous materials are stored, an emergency response plan, and provisions for employee training in safety and emergency response procedures (California Health and Safety Code, Division 20, Chapter 6.95, Article 1). Statewide, the DTSC has primary regulatory responsibility for management of hazardous materials, with delegation of authority to local jurisdictions that enter into agreements with the State.

Cal-EPA certified local agencies to implement and regulate the state environmental programs within the local agency's jurisdictions, called the Certified Unified Program Agency (CUPA). San Luis Obispo County is a CUPA and has a Hazardous Materials Business Plan Program Eligibility Flowchart used to identify whether a plan is required. The threshold for submitting a hazardous materials business plan is storing, using, or handling hazardous materials at any one time during a calendar year in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure.

Safety issues relating to hazardous waste, airport operations and fire risk are discussed in section 5.15, Land Use.

#### *Radio Frequency/Electromagnetic Energy*

The Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures for Radiofrequency Electromagnetic energy fields. The FCC's MPEs are measured in terms of power (milliwatts, or mW) over a unit surface (square centimeters, or cm<sup>2</sup>). Known as the power density, the FCC has established an operational MPE of 5 milliwatts per square centimeter and an uncontrolled MPE of 1 mW/cm<sup>2</sup> for equipment operating in the 1900 MHz frequency range.

#### **Impacts.**

Construction Activities. Construction activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations. In addition, compliance with best management practices would also address this impact (refer to Section 13 Water).

Operational Impacts. Following construction, the project will operate 24 hours per day unless a power outage occurs. To provide back-up power, the project incorporates lead batteries and a diesel generator. Lead is considered a toxic substance and the event of a leak in the battery wall, lead could be released to the environment. The back-up generator will run on diesel fuel which will be stored in a fuel tank. An accident involving refueling or a break in the fuel tank could release diesel fuel to the environment.

The proposed project will include lead acid batteries within the equipment cabinets. Other than the lead acid batteries, the project does not propose the use of hazardous materials. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan. Furthermore, the Department of Environmental Health reviewed the proposed project and the project

will require the applicant to submit to the Department of Environmental Health, a hazardous materials business plan.

The applicant supplied a Radio Frequency (RF) report to evaluate the proposed communications facility for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. According to the RF report for this project (EBI Consulting; November 14, 2016), the maximum level of RF emissions from the proposed facility at ground-level of the nearest walking/working surfaces to the antennas would be equivalent to 8.2 percent of the applicable public exposure limit. These results include several “work-case” assumptions and therefore are expected to overstate actual power density levels.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

## 8. NOISE

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Noise

**Setting.** The proposed unmanned wireless communications facility is located within an antiquated subdivision known as Ground Squirrel Hollow. This area is composed of single family residential lots (1 to 2 acres in size) with relatively low ambient noise levels, especially during evening hours. The nearest sensitive noise receptors are nearby single-family residences. One residence is located on the project site approximately 100 feet north; the other residence is on an adjacent parcel located roughly 110 feet east of proposed communications facility. The communications facility would be located roughly 200 feet south of Prancing Deer Place; however, since the unmanned facility is not considered a sensitive noise receptor it is not subject to noise impacts from Prancing Deer Place.

**Impact.** The proposed project would introduce noise generating equipment into a relatively quiet rural residential area. The facility’s primary noise sources include air conditioning units to cool the equipment shelter and an emergency back-up generator. Based on specifications provided by the applicant, the

air conditioning (AC) units would produce a maximum noise level of 66 dBA (at the source) and the emergency generator would produce a maximum noise level of 66.7 dBA (at a distance of about 23 feet). The emergency generator is intended to power the facility in the event of a power outage, and only after the lead acid batteries within the equipment cabinets fail. It would also be operated for about 15 minutes each month for routine maintenance and testing. As conditioned, the generator would only be operated for testing during day-time hours. In addition, the proposed facility will be unmanned and as such would not be considered noise sensitive.

**Mitigation/Conclusion.** No significant noise impacts are anticipated, and no mitigation measures are necessary. The project will be conditioned to incorporate sound attenuation to ensure the AC units and diesel generator meet applicable County and State exterior noise standards. The project shall be maintained in compliance with the County Noise Element (including emergency generators). Implementation of these existing requirements would reduce noise impacts to a less than significant level.

**9. POPULATION/HOUSING**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Population/Housing**

**Setting/Impact:** Based on the project description, the proposed project is not anticipated to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The proposed wireless communications facility would not result in a need for a significant amount of new housing or displace existing housing. No significant population and housing impacts are anticipated.

**Mitigation/Conclusion.** The project is consistent with the County’s Housing Element. No significant population and housing impacts are anticipated; therefore, no mitigation measures are necessary.

**10. PUBLIC SERVICES/UTILITIES**

*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**10. PUBLIC SERVICES/UTILITIES**

*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <b>Schools?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <b>Roads?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <b>Solid Wastes?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <b>Other public facilities?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <b>Other:</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project area is served by the following public services/facilities:

<u>Police:</u> County Sheriff Templeton	<u>Location:</u> (Approximately 15.6 miles to the Southwest)
<u>Fire:</u> Cal Fire (formerly CDF)	<u>Hazard Severity:</u> High
<u>Location:</u> (Approximately 5.5 miles to the northwest)	<u>Response Time:</u> 5-10 minutes
<u>School District:</u> Paso Robles Joint Unified School District.	

**Public Services**

The project site lies within the service area of the Ground Squirrel Hollow CSD which provides road maintenance for the neighborhood. For additional information regarding fire hazard impacts, please refer to Section 5.15 Land Use.

**Impact.** The proposed project involves the construction of an unmanned wireless communications facility. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection. The project’s direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** The project was reviewed by Cal Fire. In a referral response dated December 28, 2016, CAL FIRE indicated the project shall comply with the 2013 CA Building Code (C.B.C), the 2013 CA Fire Code (C.F.C), the Public Resources Code (P.R.C), and any other applicable fire/building codes. Items such as an all-weather access road (minimum 16 feet wide), vertical overhead clearance, a turnaround onsite, a fuel reduction zone near the project site, a locked gate and adequate emergency access through the gate, and fire extinguishers are required. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

**11. RECREATION**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <b>Increase the use or demand for parks or other recreation opportunities?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## 11. RECREATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Recreation

**Setting.** The County’s Parks and Recreation Element does not show a potential trail through the project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

**Impact.** The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

**Mitigation/Conclusion.** No significant recreation impacts are anticipated, and no mitigation measures are necessary.

## 12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing “Level of Service” on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 12. TRANSPORTATION/CIRCULATION

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
-------------------------	--------------------------------	----------------------	----------------

*Will the project:*

i) *Other:* \_\_\_\_\_





### Transportation

**Setting.** The project site is located on Prancing Deer Place, a two-lane local road. From Prancing Deer Place, Ground Squirrel Hollow Road and Pepper Tree Way (two-lane local roads) provide access to Geneseo Road (a collector). Geneseo Road provides access to Highway 46 (located to the north). The County has established the acceptable Level of Service (LOS) on rural roads of LOS “D” or better. The existing road network in the area is operating at acceptable levels. Because of the rural character of the area, traffic volumes on local roads serving the project site are low. Traffic counts taken on Geneseo Road south of Highway 46 in 2016 showed an average daily traffic of 1,711 with an AM peak hour volume of 207. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

### Impact.

Construction Impacts. Construction related traffic will increase during the morning and afternoon peak hours on Prancing Deer Place. Based on the project information, it is expected that as many as 2 workers may be arriving and leaving the project site on a typical construction work day. The temporary traffic will increase during the construction timeframe will not reduce the currently-acceptable level of service.

### Operational Impacts

The proposed project is estimated to generate approximately one trip per month for routine maintenance. In comparison, the average single-family residence generates approximately 10 trips per day (or 300 trips per month). This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not result in a significant contribution to cumulative impacts to County roads in the area.

**Mitigation/Conclusion.** No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

## 13. WASTEWATER

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
-------------------------	--------------------------------	----------------------	----------------

*Will the project:*

a) *Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?*





b) *Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?*





c) *Adversely affect community wastewater service provider?*






### 13. WASTEWATER

Potentially Significant      Impact can & will be mitigated      Insignificant Impact      Not Applicable

*Will the project:*

d) *Other:* \_\_\_\_\_

#### Wastewater

#### Wastewater

**Setting/Impact.** The proposed project consists of an unmanned wireless communications facility and will not generate wastewater or require wastewater disposal.

**Mitigation/Conclusion.** No wastewater impacts are anticipated, and no mitigation measures are necessary.

### 14. WATER & HYDROLOGY

Potentially Significant      Impact can & will be mitigated      Insignificant Impact      Not Applicable

*Will the project:*

#### QUALITY

a) *Violate any water quality standards?*

b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?*

c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*

d) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?*

e) *Change rates of soil absorption, or amount or direction of surface runoff?*

f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*

g) *Involve activities within the 100-year flood zone?*

#### QUANTITY

h) *Change the quantity or movement of available surface or ground water?*

i) *Adversely affect community water service provider?*

## 14. WATER & HYDROLOGY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Water

**Setting.** The existing single-family residence derives potable water from an existing on-site well. The project is an unmanned communication facility. No landscaping or water use is proposed.

A tributary to Dry Creek is located approximately 440 feet northwest of the project site. Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

**DRAINAGE** – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed tributary to Dry Creek      Distance? Approximately 440 feet

Soil drainage characteristics: Not well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Moderate

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

### Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 4,160 square feet of site disturbance is proposed and no cut and fill;



- ✓ The project will be subject to standard County requirements for drainage, sedimentation, and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within the 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

**Impact -- Water Quantity**

Based on the project description no landscaping and/or water use is proposed above baseline conditions.

**Mitigation/Conclusion.** As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality. Impacts related to water supply will remain at baseline conditions.

**15. LAND USE**

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
<i>Will the project:</i>				
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Land Use**

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., Cal Fire for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study. The project is not within the Airport Review area.

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. LUO Section 22.94.040 El Pomar-Estrella Sub-Area Standards
2. LUO Section 22.30.180. All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to resemble rural, pastoral architecture (ex: windmills, barns, trees) or other features determined to blend with the surrounding area and be finished in a texture and color deemed unobtrusive to the neighborhood in which it is located.
3. Section 22.30.180(B) Radio Frequency Analysis  
Requires applications for communications facilities to include estimates of non-ionizing radiation generated and/or received by the facility. These shall include estimates of the maximum electric and magnetic field strengths at the edge of the facility site and the extent that measurable fields extend in all directions from the facility.
4. Section 22.30.180 – Communications Facilities  
This section of the ordinance describes specific permit and application content requirements as well as siting and design standards for proposed wireless communications facilities. The requirements of this section apply to communications transmission and receiving facilities in addition to all applicable permit requirements and standards of the FCC. As described below, the proposed project meets these requirements.
5. Section 22.30.180(4) Unused Facilities  
Requires all obsolete or unused facilities to be removed within 12 months of cessation of communication operations at the site.

Discussion: As conditioned, the project is consistent with these standards.

### ***Conservation and Open Space Element***

#### **Policy VR 7.1 Nighttime Light Pollution**

Protect the clarity and visibility of the night sky within communities and rural areas, by ensuring that exterior lighting, including streetlight projects, is designed to minimize nighttime light pollution.

Discussion: Security lights are proposed within the fenced area near the northwest side of the equipment shelter. If not properly designed, project lighting could create glare and/or light pollution. A mitigation measure has been added requiring a lighting plan be approved by the County Planning & Building Department prior to obtaining building permits and that the project's plan adequately show that exterior lighting is shielded and directed towards the ground to minimize off-site glare and light pollution.

#### **Policy VR 9.3 Communications Facilities**

Locate, design and screen communication facilities, including towers, antennas, and associated equipment and buildings in order to avoid views of them in scenic areas, minimize their appearance and visually blend with the surrounding natural and built environments. Locate such facilities to avoid ridge tops where they would silhouette against the sky as viewed from major public view corridors and locations.

#### **Policy VR 9.4 Co-location of communication facilities**

Encourage co-location of communications facilities (one or more carriers sharing a site, tower or equipment) when feasible and where it would avoid or minimize adverse visual effects.

Discussion: The purpose of this requirement is to minimize visual impacts by concentrating telecommunications equipment in the fewest possible number of locations, rather than scattering facilities across the county. It is usually in a carrier's interest to comply with this requirement



since “collocation” sites are strategically located to provide superior coverage, already have the necessary infrastructure in place (access, power, and fiber), and are approved through the more expedient and less expensive minor use permit (rather than conditional use permit) process. As discussed in Section 1, Aesthetic and Visual Resources, the design is consistent with the goals of the County’s communication facilities ordinance.

The increasing necessity for broadband for those who lack access to infrastructure capable of providing adequate coverage requires a new “point to multi-point” technology where a transmitter antenna is located on a tower and will require a technician to install a fixed receiver at each user’s location. Because of this, location flexibility for the proposed coverage objective is minimal. AT&T Mobility evaluated the feasibility of collocating at the nearest existing facility is located approximately 2.8 miles to the northeast. The alternative site was found infeasible because it is well outside the small search area for the proposed facility.

### ***Safety Element***

#### **Policy S-26 Hazardous Materials**

Reduce the potential for exposure to humans and the environment by hazardous substances.

##### **Implementation Measures:**

**Program S-68** Review commercial projects which use, store, or transport hazardous materials to ensure necessary measures are taken to protect public health and safety.

**Standard S-69** Work with Caltrans to require all transport of hazardous materials to follow Caltrans approved routes.

**Program S-70** Inform residents along approved haul routes of the potential for hazard release.

Discussion: The State of California Hazardous Waste and Substances Site List (also known as the “Cortese List”) is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in October 2017 revealed no active sites in the vicinity. As conditioned the project will be consistent with these policies and standards.

#### **Policy S-8 Flood Hazards**

Strictly enforce flood hazard regulations both current and revised. FEMA regulations and other requirements for the placement of structures in flood plains shall be followed. Maintain standards for development in flood-prone and poorly drained areas.

##### **Implementation Measures:**

**Standard S-16** To the extent practicable, do not allow development in areas of high flood hazard potential.

**Standard S-17** Discourage single road access into remote areas that could be closed during floods. Additional access ways should be planned.

**Standard S-18** Review plans for construction in low-lying areas, or any area which may pose a serious drainage or flooding condition.

**Standard S-19** Do not allow development which will create or worsen known flood and drainage problems.

Discussion: The project site is not located within a 100-year flood plain. As conditioned the project will be consistent with these policies and standards.

## **Policy S-28 EMF**

Reduce the potential for health hazards from electromagnetic fields.

### **Implementation Measures:**

**Program S-74** Maintain a prudent avoidance strategy relative to high voltage transmission lines. EMF standards established by the California Energy Commission and Public Utilities Commission (if any) should be applied.

**Program S-75** Continue to monitor the information available regarding EMF hazards.

Discussion: The project does not involve high voltage lines but does involve the generation of radio waves from the unmanned communication facility. The project will be conditioned to comply with federal and state requirements for the characteristics of the radio signals produced by the facility.

## **Noise Element**

### **Stationary Noise Sources:**

**Policy 3.3.4** New development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards of Table 3-2, unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified in Table 3-2.

Discussion: Based on the project description, the project does not involve the development of noise sensitive land uses that would be exposed to existing stationary noise sources.

Based on the project description, the project will not expose people to noise levels in excess of County standards. The closest residence is approximately 100 feet away from the construction area.

## **Policy S-13 Pre-Fire Management**

New development should be carefully located, with special attention given to fuel management in higher fire risk areas. Large, undeveloped areas should be preserved so they can be fuel-managed. New development in fire hazard areas should be configured to minimize the potential for added danger.

### **Implementation Measures:**

**Standard S-29** Identify high value and high risk areas, including urban/wildland interface areas, and develop and implement mitigation efforts to reduce the threat of fire.

**Standard S-30** Site homes near one another to the extent practicable to reduce the need for multiple response teams during fires. Require that the subdivision design be reviewed by fire safety personnel. Require the clustering of lots or buildings in high and very high fire hazard areas as appropriate. New developments in high and very high fire hazard areas should maintain open areas large enough to allow for control burns and other vegetation management programs.

**Program S-31** Encourage applicants for subdivisions in fire hazard areas to cluster development to allow for a wild fire protection zone. Consider the voluntary use of transfer of development credits to bring development out of high and very high fire hazard areas.

**Standard S-32** Require fire resistant material to be used for building construction in fire hazard areas.

**Program S-33** Work with homeowners to improve fire safety and defensibility on developed parcels. Defensible space should be required around all structures in high and very high fire hazard areas.

Discussion: With regards to potential fire hazards, the subject project is within a High Fire Hazard Severity Zone. Based on the County’s fire response time map, it will take approximately 5 to 10 minutes to respond to a call regarding fire or life safety. The project would require verification from the responsible fire agency (Cal Fire) that all conditions have been met prior to final approval. Refer to the Public Services section for further discussion on Fire Safety impacts.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

**16. MANDATORY FINDINGS OF SIGNIFICANCE**

Potentially Significant      Impact can & will be mitigated      Insignificant Impact      Not Applicable

*Will the project:*

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------
  
- b) *Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
  
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

For further information on CEQA or the County’s environmental review process, please visit the County’s web site at “[www.sloplanning.org](http://www.sloplanning.org)” under “Environmental Information”, or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for information about the California Environmental Quality Act.

## Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	<b>In File**</b>
<input checked="" type="checkbox"/>	County Environmental Health Services	<b>None</b>
<input type="checkbox"/>	County Agricultural Commissioner's Office	<b>Not Applicable</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input type="checkbox"/>	Air Pollution Control District	<b>Not Applicable</b>
<input type="checkbox"/>	County Sheriff's Department	<b>Not Applicable</b>
<input type="checkbox"/>	Regional Water Quality Control Board	<b>Not Applicable</b>
<input type="checkbox"/>	CA Coastal Commission	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	<b>None</b>
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	<b>In File**</b>
<input type="checkbox"/>	CA Department of Transportation	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Community Services District – Ground Squirrel Hollow	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Other: SLO County Building Division	<b>In File**</b>
<input checked="" type="checkbox"/>	Other: Xolon Salinan Tribe, Salinan Tribe of Monterey & SLO	<b>In File**</b>
<input checked="" type="checkbox"/>	Other: USFWS	<b>None</b>

\*\* "No comment" or "No concerns"-type responses are usually not attached

The following checked () reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> North County Area/ El Pomar-Estrella Sub and Update EIR	



In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Project application materials.

Cal Fire comments dated December 28, 2016

EBI Consulting, November 14, 2016, Radio Frequency – Electromagnetic Energy Compliance Report

SLO County Building Division comments dated October 17, 2017

SLO County Public Works Department comments dated December 14, 2016

Xolon Salinan Tribe letter dated January 10, 2017

## Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

### Aesthetics and Visual Resources

- VR-1 **At the time of application for construction permits**, the construction drawings shall reflect the following specifications:
- The monopine shall be designed to match the colors and textures of the bark and leaves of the adjacent conifer trees. Realistic bark texture shall run the entire length of the monopine.
  - Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
  - The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes.
  - The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.
- VR-2 **At the time of application for construction permits**, the applicant shall submit accurate, scaled engineering and architectural drawings of the monopine tree exactly as proposed. Plans shall not include generic illustrations of a monopine tree. The drawings shall include elevations and plan views. Once approved, monopine tree plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the monopine tree engineering and architectural plans prior to preparation of the final plans.
- VR-3 **Prior to issuance of a construction permit**, the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing monopine trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The monopine shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing adjacent Monterey pine trees.
- VR-4 **Prior to the issuance of a construction permit** the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be solid, and designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways and shall be subject to the review and approval of the Planning and Building Department. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited. Fencing shall be painted a non-reflective earth tone color.

- VR-5 **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting within a lighting plan. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties.
- VR-6 **Prior to final inspection**, the applicant shall paint all visible elements of the facility, including the equipment shelter, to match colors, and lighting approved by the Department of Planning and Building.

## Biological Resources

BR-1 **Prior to issuance of grading and/or construction permits**, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 0.288 acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) and the County.

This mitigation alternative (a), requires that all aspects of this program must be in place before County permit issuance or initiation of any ground disturbing activities.

- b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy," would total \$720.00. This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification identifying your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

- c. Purchase 0.288 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation

alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total \$720.00. This fee is calculated based on the current cost-per-credit of \$2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

BR-2 **Prior to issuance of grading and/or construction permits**, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the Department of Planning and Building. The retained biologist shall perform the following monitoring activities:

- a. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- b. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, diking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site- disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.
- c. **Prior to or during project activities**, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determine it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the U.S. Fish and Wildlife Service and the Department (see contact information below). The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

- d. In addition, the qualified biologist shall implement the following measures:
  1. **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:

- a) Potential kit fox den: 50 feet
  - b) Known or active kit fox den: 100 feet
  - c) Kit fox pupping den: 150 feet
2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.

BR-3 **Prior to issuance of grading and/or construction permits**, the applicant shall clearly delineate as a note on the project plans, that: *“Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox”*. Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**. In addition, **prior to permit issuance and initiation of any ground disturbing activities**, conditions BR-3 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

BR-4 **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-5 **Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction**, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

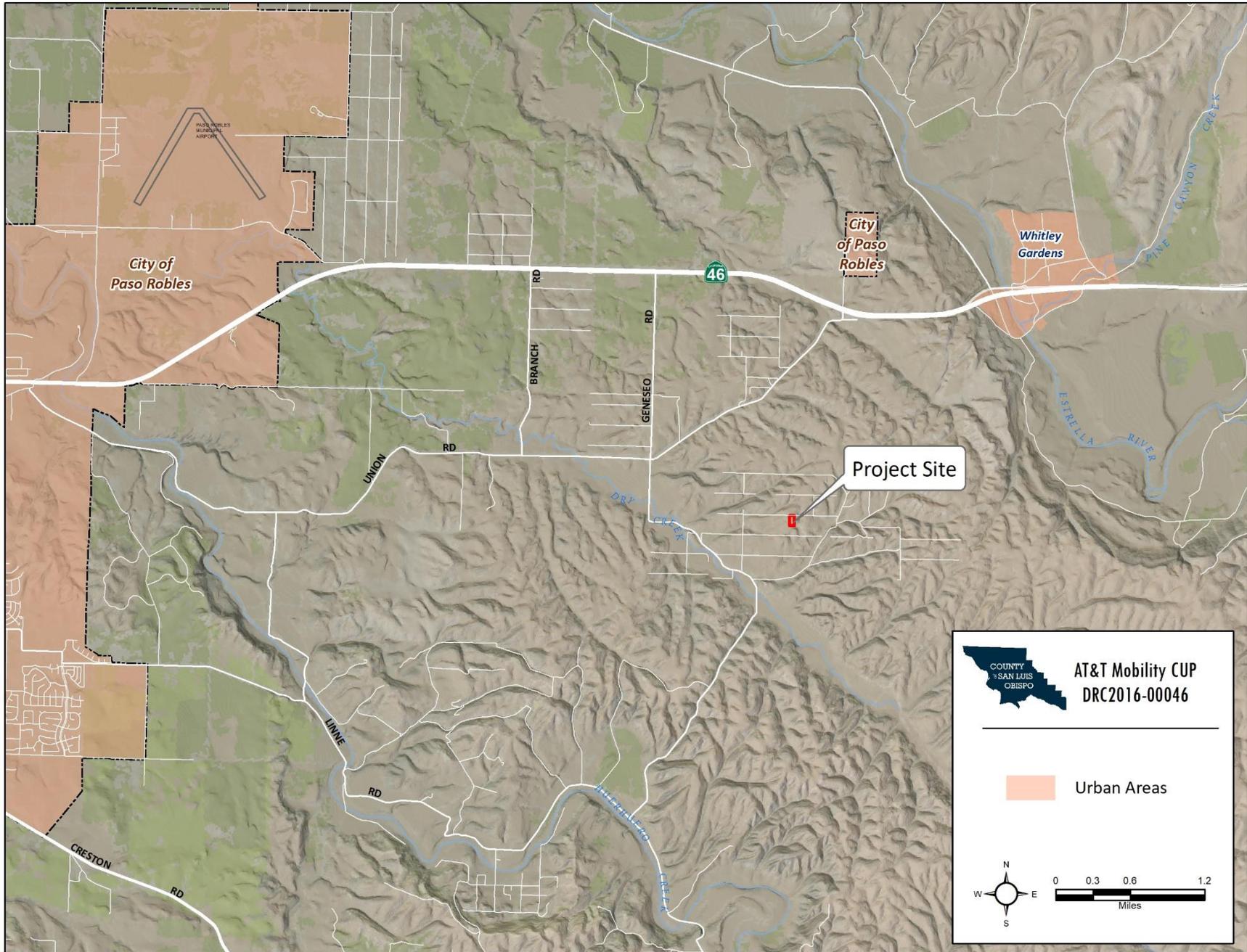
BR-6 **During the site-disturbance and/or construction phase**, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded

BR-7 **During the site-disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

BR-8 **During the site-disturbance and/or construction phase**, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers

only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

- BR-9 **Prior to, during and after the site-disturbance and/or construction phase**, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
- BR-10 **During the site-disturbance and/or construction phase**, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.
- BR-11 **Prior to construction and during construction**, to minimize impacts to nesting bird species, construction activity should avoid the bird-nesting season (February 1-August 31). If construction activity occurs during the nesting season, a preconstruction nesting survey will be required to determine if nesting activity occurs on site. If during the survey no nesting activity is observed, no further action is required. If nesting activity is observed, construction activity shall be prohibited within a 300-foot (~100-meter) buffer around the nest until the nestlings have fledged.



**DEVELOPER'S STATEMENT FOR  
AT&T MOBILITY / DEVINE / CONDITIONAL USE PERMIT / DRC2016-00046 /  
Located at 5658 Prancing Deer Place**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

The following mitigation measures address impacts that may occur as a result of the development of the project.

**Aesthetics and Visual Resources**

- VR-1 **At the time of application for construction permits**, the construction drawings shall reflect the following specifications:
- a. The monopine shall be designed to match the colors and textures of the bark and leaves of the adjacent conifer trees. Realistic bark texture shall run the entire length of the monopine.
  - b. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
  - c. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes.
  - d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.
- VR-2 **At the time of application for construction permits**, the applicant shall submit accurate, scaled engineering and architectural drawings of the monopine tree exactly as proposed. Plans shall not include generic illustrations of a monopine tree. The drawings shall include elevations and plan views. Once approved, monopine tree plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the monopine tree engineering and architectural plans prior to preparation of the final plans.
- VR-3 **Prior to issuance of a construction permit**, the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing monopine trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The monopine shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing adjacent Monterey pine trees.

- VR-4 **Prior to the issuance of a construction permit** the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be solid, and designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways and shall be subject to the review and approval of the Planning and Building Department. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited. Fencing shall be painted a non-reflective earth tone color.
- VR-5 **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting within a lighting plan. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties.

**Monitoring: (Visual Recourse Measures VR-1 to VR-5)** Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

- VR-6 **Prior to final inspection**, the applicant shall paint all visible elements of the facility, including the equipment shelter, to match colors, and lighting approved by the Department of Planning and Building.

**Monitoring: VR-6** Required prior to final inspection. Compliance will be verified by the County Department of Planning and Building.

## Biological Resources

- BR-1 **Prior to issuance of grading and/or construction permits**, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 0.288 acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) and the County.

This mitigation alternative (a), requires that all aspects if this program must be in place before County permit issuance or initiation of any ground disturbing activities.

- b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy," would total \$720.00. This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification identifying your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

- c. Purchase 0.288 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total \$720.00. This fee is calculated based on the current cost-per-credit of \$2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

**BR-2 Prior to issuance of grading and/or construction permits**, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the Department of Planning and Building. The retained biologist shall perform the following monitoring activities:

- a. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- b. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site-disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for

some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.

- c. **Prior to or during project activities**, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determine it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the U.S. Fish and Wildlife Service and the Department (see contact information below). The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

- d. In addition, the qualified biologist shall implement the following measures:
1. **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
    - a) Potential kit fox den: 50 feet
    - b) Known or active kit fox den: 100 feet
    - c) Kit fox pupping den: 150 feet
  2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
  3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.

BR-3 **Prior to issuance of grading and/or construction permits**, the applicant shall clearly delineate as a note on the project plans, that: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox*". Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**. In addition, **prior to permit issuance and initiation of any ground disturbing activities**, conditions BR-3 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

BR-4 **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during

which additional kit fox mitigation measures may be required.

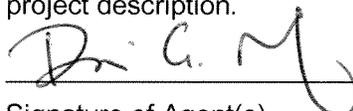
- BR-5 **Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction**, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.
- BR-6 **During the site-disturbance and/or construction phase**, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded
- BR-7 **During the site-disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.
- BR-8 **During the site-disturbance and/or construction phase**, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
- BR-9 **Prior to, during and after the site-disturbance and/or construction phase**, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
- BR-10 **During the site-disturbance and/or construction phase**, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of

the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

BR-11 **Prior to construction and during construction**, to minimize impacts to nesting bird species, construction activity should avoid the bird-nesting season (February 1-August 31). If construction activity occurs during the nesting season, a preconstruction nesting survey will be required to determine if nesting activity occurs on site. If during the survey no nesting activity is observed, no further action is required. If nesting activity is observed, construction activity shall be prohibited within a 300-foot (~100-meter) buffer around the nest until the nestlings have fledged.

**Monitoring (Biological Resource Measures BR-1 to BR-11) Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.**

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

  
Signature of Agent(s)

12/6/2017  
Date

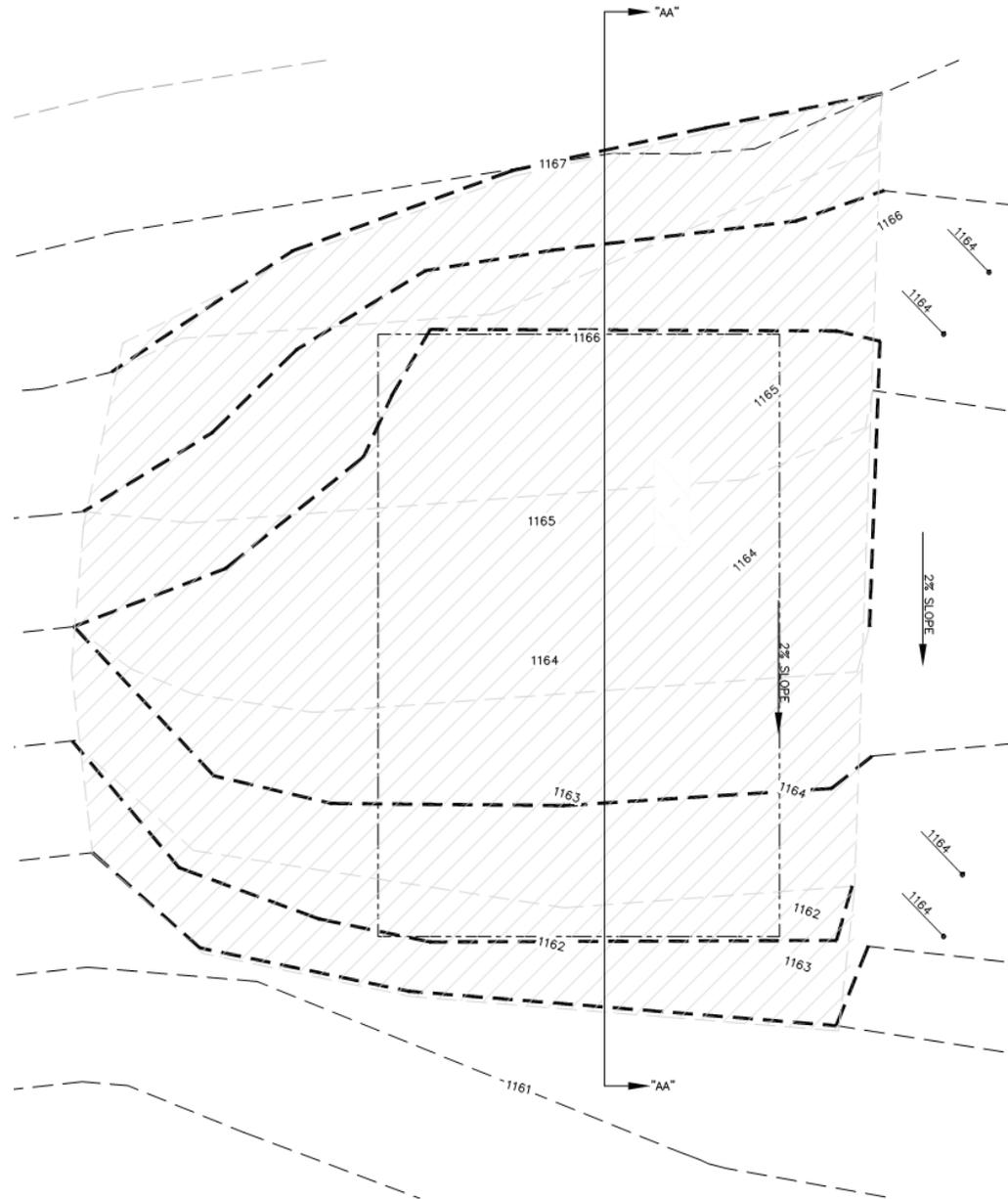
BRIAN E. MALOOF  
Name (Print)





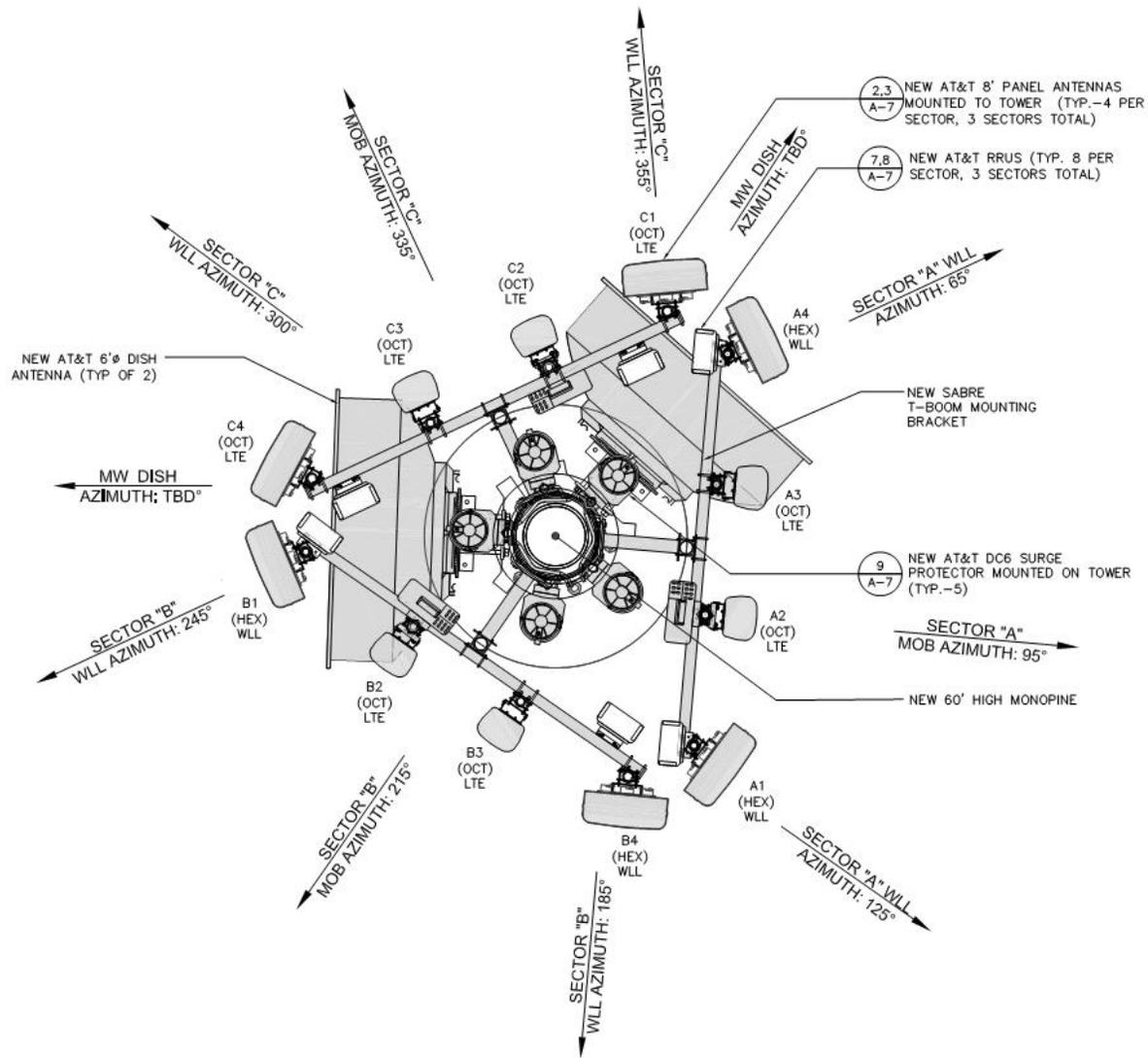




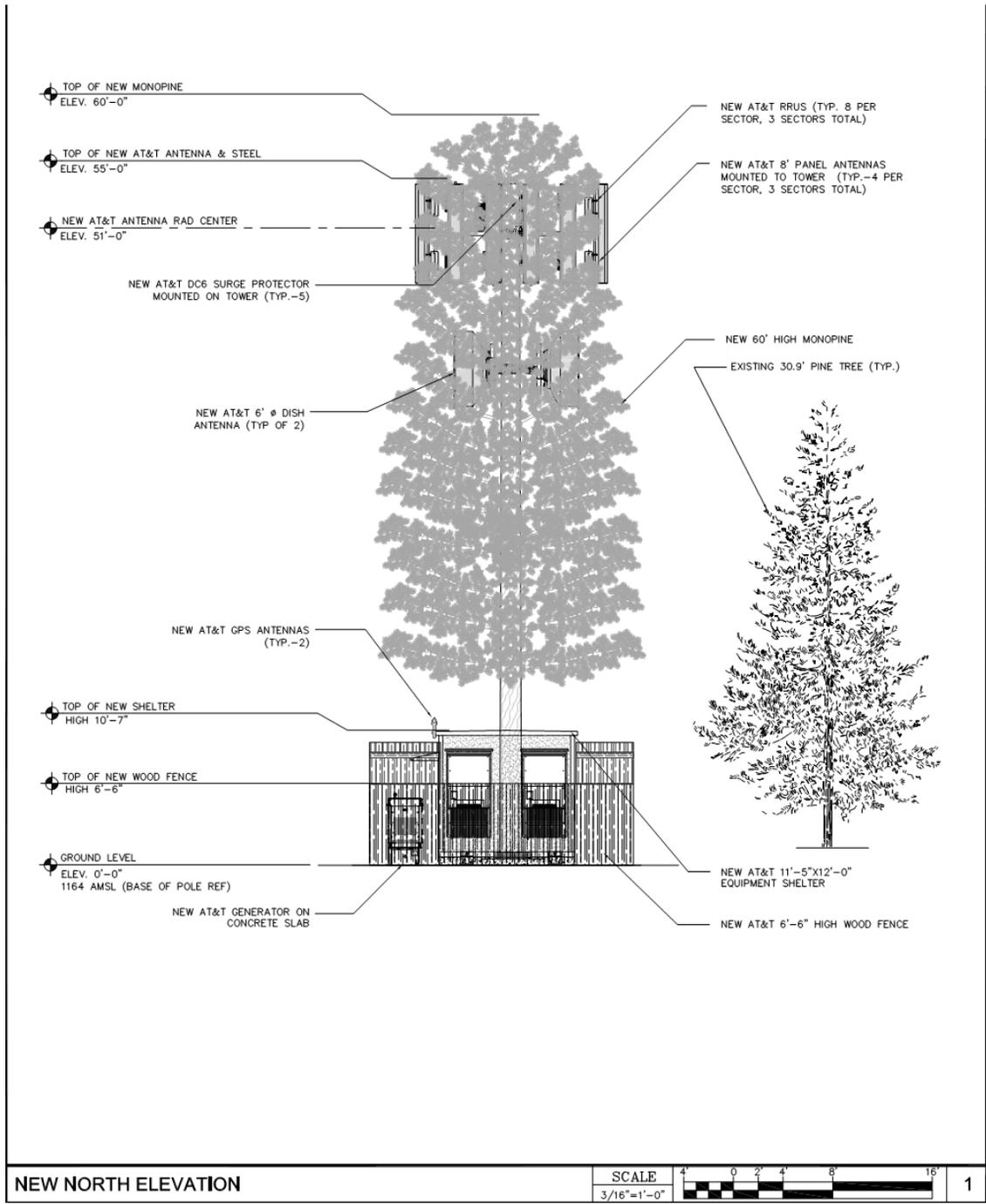


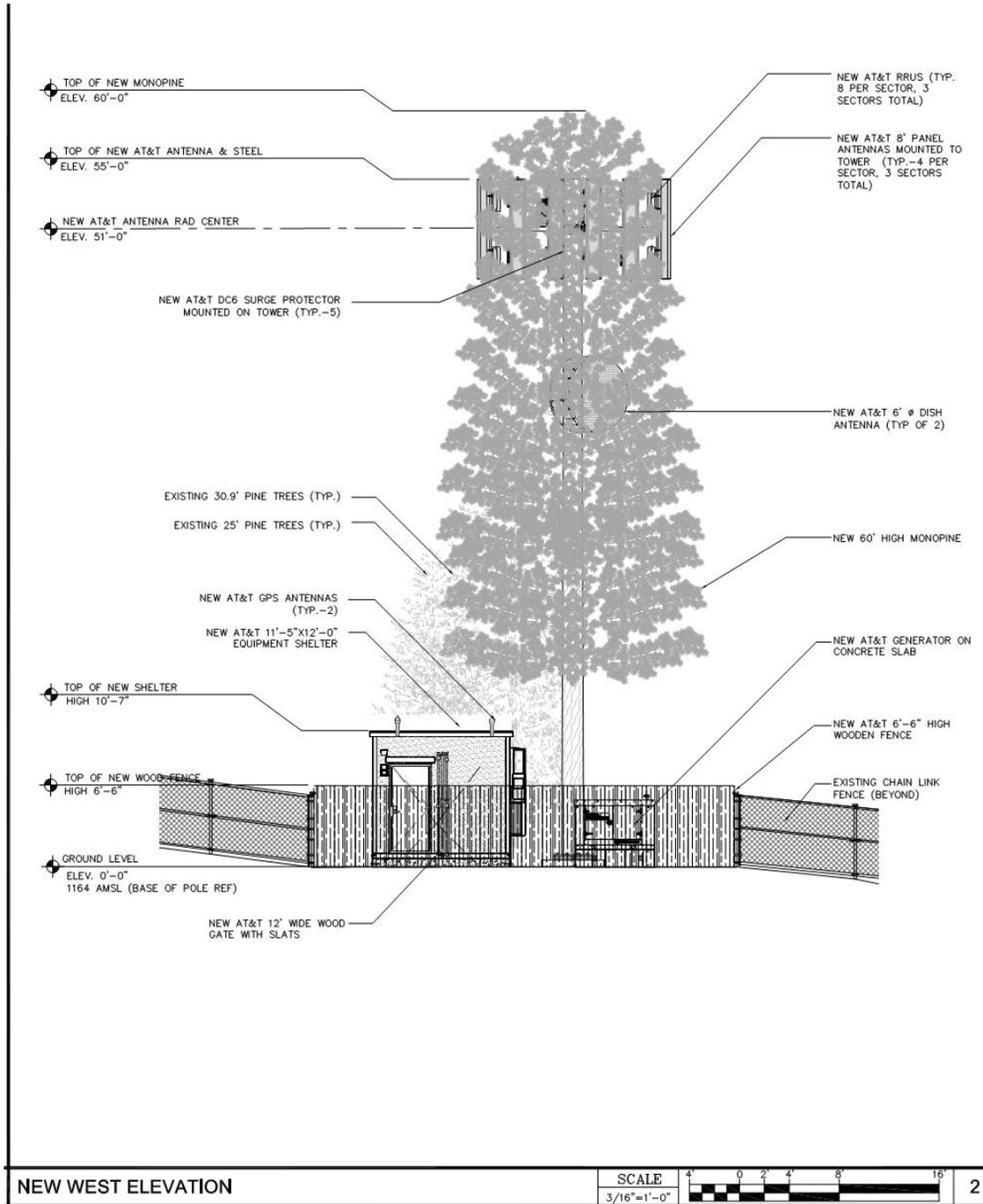
NEW GRADING PLAN

SAN LUIS OBISPO COUNTY • PLANNING and BUILDING

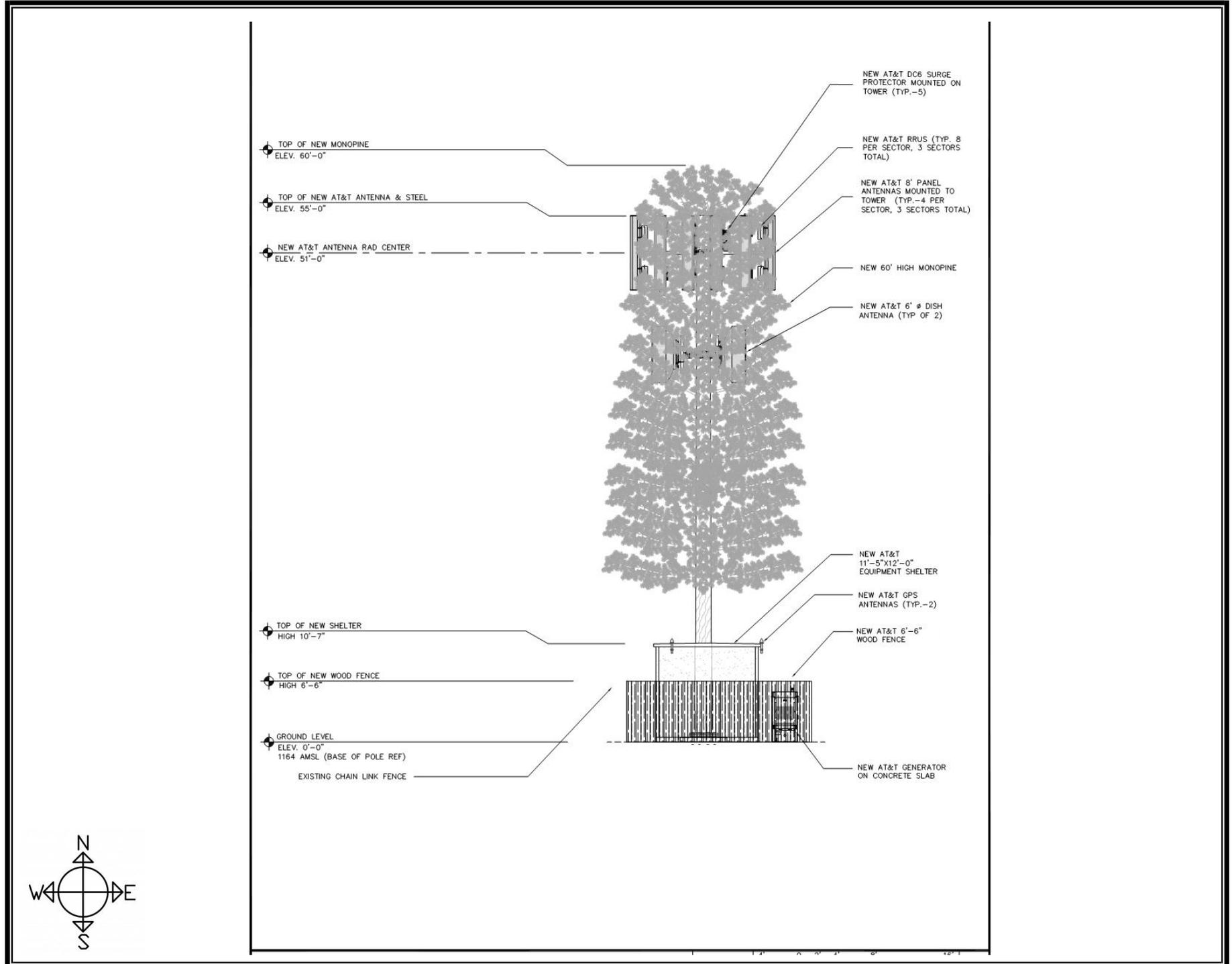


DRC2016-00046 – AT&T MOBILITY– ANTENNA LAYOUT

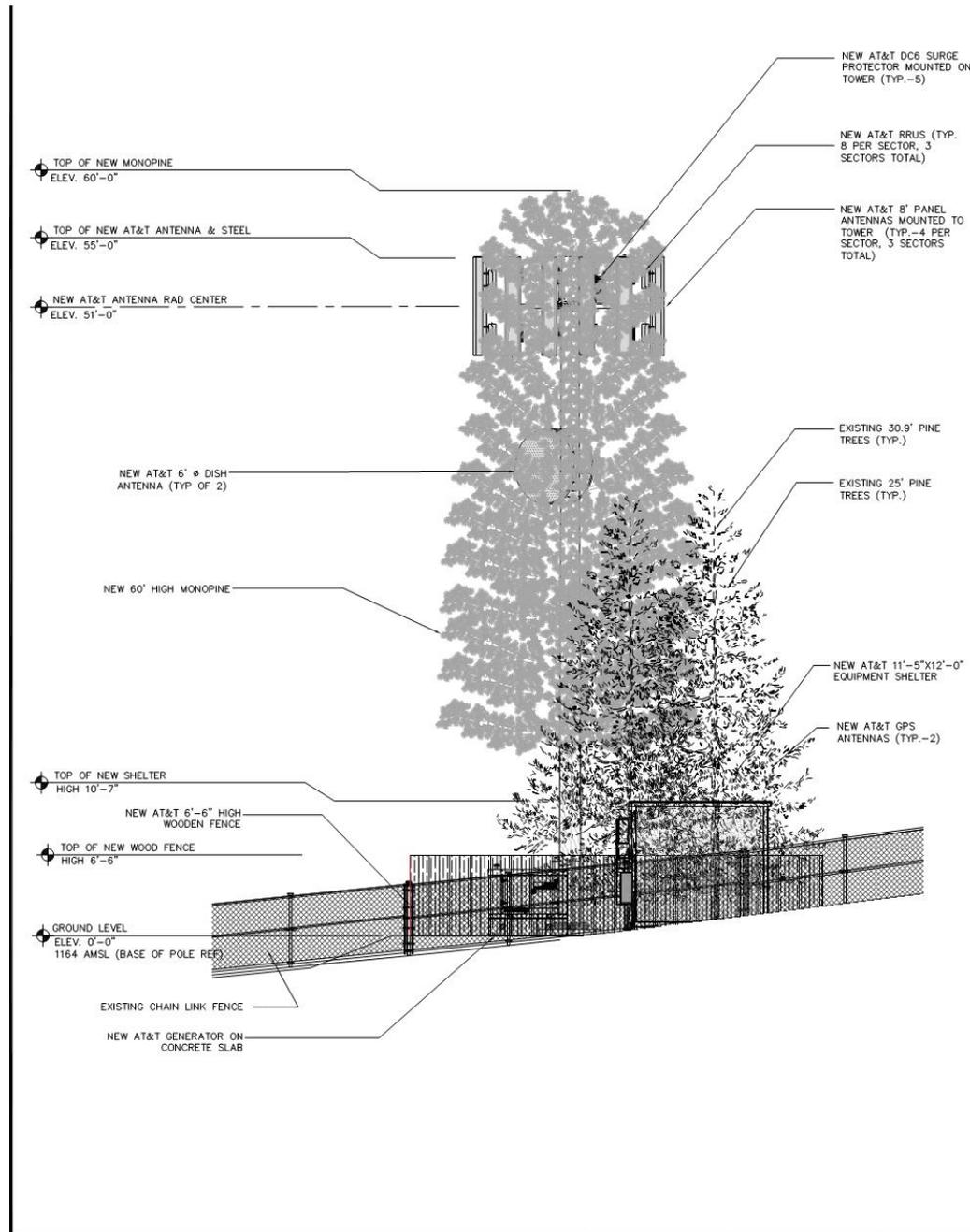




SAN LUIS OBISPO COUNTY • PLANNING and BUILDING



DRC2016-00046 – AT&T MOBILITY– SOUTH ELEVATION



DRC2016-00046 – AT&T MOBILITY– EAST ELEVATION



**SITE COORDINATES**

**Latitude:** 35° 37' 50.8"

**Longitude:** -120° 32' 24.6"

**SHEET NUMBER**

1  
3





**SITE COORDINATES**  
**Latitude:** 35° 37' 50.8"  
**Longitude:** -120° 32' 24.6"

**SHEET NUMBER**

2
3





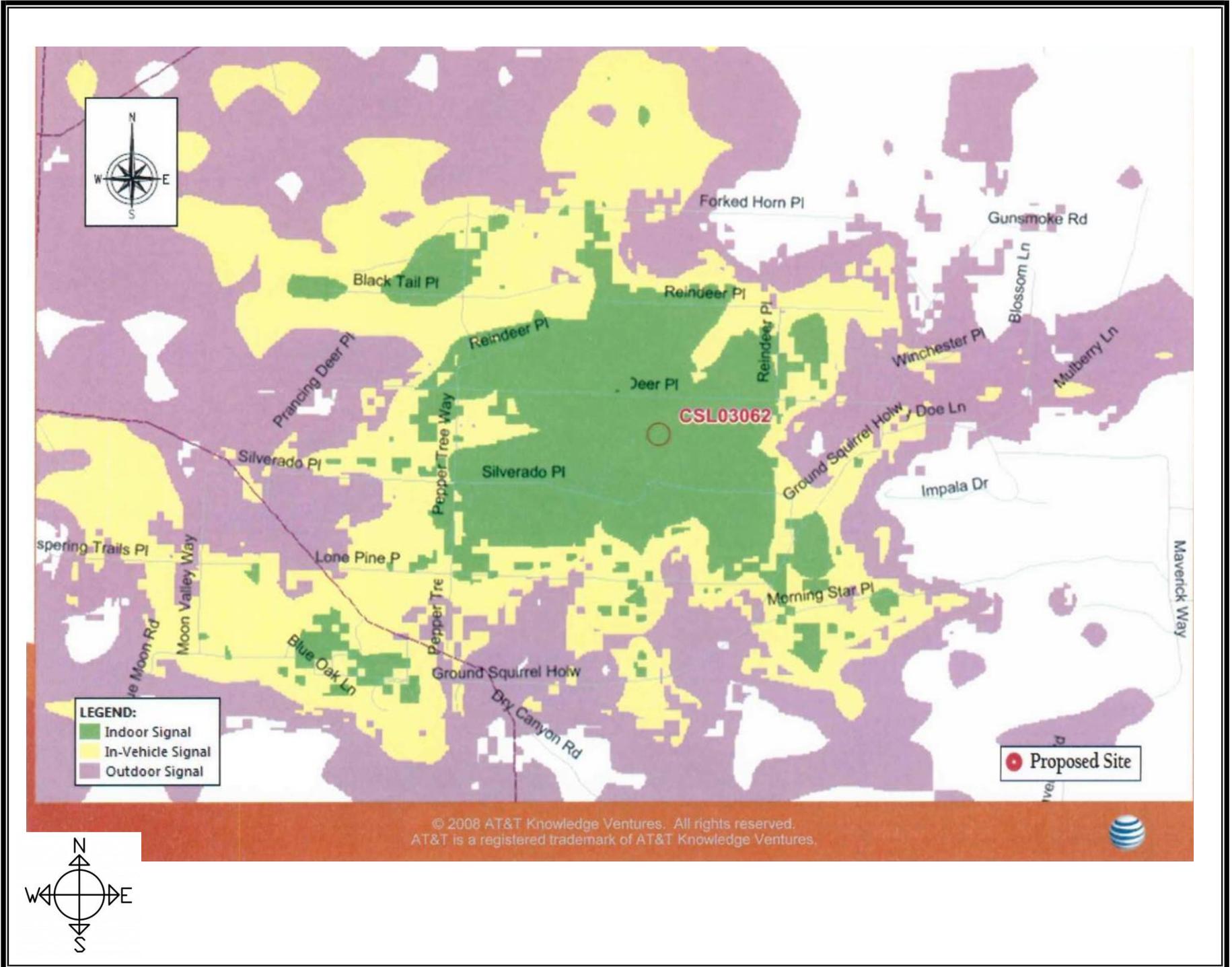
**SITE COORDINATES**

**Latitude:** 35° 37' 50.8"

**Longitude:** -120° 32' 24.6"

**SHEET NUMBER**





↩ Reply | ▾  Delete Junk | ▾ ...



DRC2016-00046

BC

Bullard, Clint@CALFIRE <Clint.Bullard@fire.ca.gov>



↩ Reply | ▾

Today, 9:23 AM

Kate B. Shea ▾

Inbox

Good morning Ms. Shea,

CAL FIRE/County Fire has reviewed the revised site plan for the project to install a 60 ft. tall antenna support structure with associated ground mounted equipment.

This department supports the proposed revisions.

Thank you,

Clinton I. Bullard

Fire Inspector

**CAL FIRE/San Luis Obispo County**

**Prevention 3425**

(805)593-3425



Scott M. Jalbert, Unit Chief

December 28, 2016

County of San Luis Obispo  
Department of Planning & Building  
County Government Center  
San Luis Obispo, CA. 93408

Subject: *DRC2016-00046* – AT&T Mobility

Proposed Conditional Use Permit for a 60-foot tall antenna support structure to be disguised as a faux pine tree. The proposal includes a small ground mounted equipment enclosure and generator.

The project site is located at 5658 Prancing Deer Place near Paso Robles, CA.  
(A.P.N. #015-243-041)

Ms. Shea,

CAL FIRE/San Luis Obispo County Fire Department recently conducted a review of the referral information and site/antenna layout plans provided for the proposed wireless communications facility at the address/site given above. The project site is located within *State Responsibility Area* (SRA) having a “**High**” Fire Hazard Severity Zone rating.

The proposed wireless communications facility has an approximate **10** minute response time from the nearest CAL FIRE/County Fire station (#52- Meridian).

The project and applicant shall comply with the 2013 CA. Building Code (C.B.C), the 2013 CA. Fire Code (C.F.C.), the Public Resources Code (P.R.C.) and any other applicable fire/building codes.

The following are requirements that must be satisfied prior to final inspection:

- The proposed dirt access road/driveway providing access from Prancing Deer Place to the project site must be improved to provide a minimum edge to edge all-weather driving surface of no less than 16-feet wide.
- Vertical (overhead) clearance of 13'6” is required at the project site and along the dirt access roadway.
- A turnaround is required to be located at the project site. The turnaround shall be placed prior to the gate/fence at the proposed cell site.
- A fuel reduction zone (area) may be required near the project site. CAL FIRE/ County Fire will work with the applicant and the San Luis Obispo County Department of Planning and Building to ensure adequate “defensible space” from wildland fire threat while working to satisfy any possible visual screening requirements.

- Access to all associated equipment shall be controlled by means of a locked gate or fence.
- The locked gate(s) must provide adequate means of emergency access. This department shall require a "Knox" key switch or box to ensure efficient access during emergencies. The proposed width of this gate (12-feet) is not acceptable. The gate must provide a minimum of 16-feet between posts.
- A minimum 3-A:40-B:C rated fire extinguisher is required adjacent to the vaults/structures.

If I may provide additional assistance or information regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3425.

Sincerely,



Clinton I. Bullard  
Fire Inspector

C: Ambrose, Agent



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)



Date: December 14, 2016

To: Kate Shea, Project Planner

From: Glenn Marshall, Development Services

**Subject: Public Works Comments on DRC2016-00046 AT&T CUP, Prancing Deer PI, Paso Robles, APN 015-243-041.**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**Public Works Comments:**

- A. Proposed work is being show on Prancing Deer Place in the Ground Squirrel Hollow Community Services District right-of-way.
- B. Recommend a project application be forward to the Ground Squirrel Hollow Community Services District for their review and comment.
- C. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- D. The project appears to not meet the applicability criteria for Storm Water Management (it creates or replaces less than 2500 sf of impervious area). Therefore, no Storm Water Control Plan is required.

**Recommended Project Conditions of Approval:**

Access

1. **At the time of application for construction permits**, the applicant shall submit plans to Ground Squirrel Hollow Community Services District to secure an Encroachment Permit to perform any work in the Prancing Deer Place.
2. **Prior to occupancy or final inspection**, all work in the Prancing Deer Place right-of-way has been completed to the satisfaction of the Ground Squirrel Hollow Community Services District.

Drainage

3. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
4. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

#### Storm Water Control Plan

5. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
6. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
7. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

# XOLON SALINAN TRIBE

## "PEOPLE OF THE OAKS"

*The Xolon Salinan Tribe are the People who have been referred to as the Salinan Indians from Missions San Miguel, San Antonio and Soledad. We have always called ourselves "Xolon Indians." The Federal government called us the "Salinans," because of the Salinas River that runs through most of our ancient territory; hence, we now call ourselves "The Xolon Salinan Tribe," so that everyone will know who we are. Our ancient People lived (documented) along the Central Coast of California, from the northern part of San Luis Obispo – to the Big Sur area to the north – and inland to the Temblor Range. There have been erroneous writings, regarding Natives observed living along the coast, claiming that this area was inhabited by Indians called the "Playanos." This is incorrect. It was the Salinan People – our families – who would go there on a seasonal basis to fish and collect shells for regalia and trade.*

January 10, 2017

**Re: SLO PLANNING & BUILDING, Re: AT&T Mobility projects, DRC2016-00045, DRC2016-00046, DRC2016-00047- Paso Robles, Ca. DRC2016-00048 – Creston, Ca., DRC2016-00049 – Santa Margarita, Ca.**

Good Day,

Based on the information provided and reviewed, this area falls within the Xolon Salinan traditional and cultural affiliation boundaries.

We do not know of any specific sensitive sites within these areas, however we would like to be contacted, if any cultural resources are unearthed throughout the duration of these projects.

If you have any further questions, please contact us.

Please note our email address has changed to:

**xolon.salinan.heritage@gmail.com**

Best Regards,

*Karen R. White, Council Chair  
Xolon Salinan Tribe  
831.238.1488*



P.O. Box 7045,  
Spreckels, Ca. 93962

Karen R. White  
Council Chair  
[xolon.salinan.heritage@gmail.com](mailto:xolon.salinan.heritage@gmail.com)

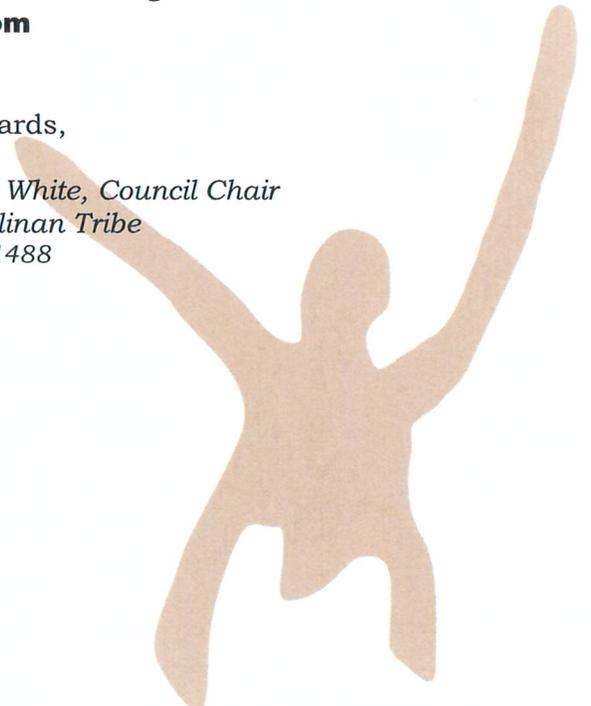
Robert Sims  
Council Vice Chair  
[ziggyorjoyce@yahoo.com](mailto:ziggyorjoyce@yahoo.com)

Thomas Ball  
Council Secretary –  
MLD/Monitor Coordinator  
[tom101999@yahoo.com](mailto:tom101999@yahoo.com)

George Larson  
Council Treasurer  
[smalltownfolks@sbcglobal.net](mailto:smalltownfolks@sbcglobal.net)

**Council Members:**  
Linda Castle - elder  
Selena Castle  
Blaise Haro  
Janet Pura-Martinez

**Tribal Headwoman**  
Donna Haro – elder  
"AAKLETSE"  
[xolonaakletse@aol.com](mailto:xolonaakletse@aol.com)



Reply | ▾ Delete Junk | ▾ ...

## Re: DRC2016-00046 AT&T MOBILITY, North County E-Referral, Conditional Use Permit, Paso Robles

MS

Michael Stoker

Thu 12/22/2016 9:59 AM

To: Kate B. Shea

Cc: Cheryl Journey; Martin Mofield ↗

👍 Reply | ▾

Inbox

Kate,

Please find buildings comments for DRC2016-00046 below. Let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a 60-ft high antenna structure (disguised as a pine tree), with a small ground mounted equipment enclosure and generator. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) Provide isometric / single line drawings for the electrical elements to verify compliance with the 2013 versions of the California Electrical Code.
- 2) Provide complete structural plans (foundation, framing, welding, bolt connections, etc) and supporting documentation (calculations, specifications, ICC ES-reports, etc) for the new structures located on the site to verify compliance with the 2013 CBSC and referenced standards.
- 3) Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-10, Chapter 13.
- 4) Specify post-installed anchorage (expansion or epoxy anchors). Indicate manufacturer's name and ICC report number. Anchors shall be approved for installation into cracked concrete.
- 5) Provide an equipment schedule on the plans and supporting documentation with approved listings.
- 6) Provide the specification and installation instruction for the generator.
- 7) Provide a list of required special inspection on the cover sheet of the plans as required by CBC, including Chapter 17. Also, the special inspector performing the inspection will need to be listed on the cover sheet and Statement of qualifications provided to the County of San Luis Obispo for review and approval.

Note: the complete application for the building permit which includes plans and supporting documentation will need to be submitted before December 31, 2016 in order to comply with the 2013 California Building Standard Codes. All application accepted on or after January 1, 2017 will need to comply with the 2016 California Building Standard Codes.

thanks

Michael Stoker, CASp  
Building Division Supervisor  
805.781.1543



---

**From:** Mail for PL\_Referrals Group  
**Sent:** Friday, December 9, 2016 3:47 PM  
**To:** Kate B. Shea  
**Cc:** Jennifer Caffee; Cheryl Journey; Martin Mofield; Michael Stoker; Clint Bullard; McRoberts, Loree; mike.salas@fire.ca.gov; Tony.Gomes\_fire.ca.gov; Leslie Terry; Edward Reading; Glenn D. Marshall; brandon.sanderson@wildlife.ca.gov; collette\_thogerson@fws.gov; glen\_knowles@fws.gov; julie\_vanderwier\_fws.gov; roger\_root@fws.gov  
**Subject:** DRC2016-00046 AT&T MOBILITY, North County E-Referral, Conditional Use Permit, Paso Robles

**San Luis Obispo County  
Planning & Building Department**

**DRC2016-00046 AT&T MOBILITY, North County E-Referral, Conditional Use Permit, Paso Robles  
APN(s): 015-243-041**

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

[Direct Link to DRC2016-00046 AT&T MOBILITY Referral Package](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

\*\*\*\*\*

**Please comment** on all issues associated with this project **within 14 days** of receiving this e-mail.

**Community Advisory Groups:** *please respond within 60 days.*

**Direct your comments to the project manager(s), Kate Shea (805-781-4097 or [kbshea@co.slo.ca.us](mailto:kbshea@co.slo.ca.us))**

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.

Regards,

Hilary Brown  
AAIII - Current & Environmental Planning  
County of San Luis Obispo - Planning and Building  
Direct: (805) 788-2009  
[hbrown@co.slo.ca.us](mailto:hbrown@co.slo.ca.us)

Connect with us online:

<http://sloplanning.org>

<http://www.facebook.com/SLOplanning>

<http://twitter.com/SLOCoPlanning>