



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. ED17-097

DATE: May 17, 2018

PROJECT/ENTITLEMENT: Verizon and Thompson Conditional Use Permit (DRC2017-00012)

APPLICANT NAME: Verizon Wireless
ds.com

Email:ben.hackstedde@sequoia-

ADDRESS: 2785 Mitchell Dr, #9, Walnut Creek, CA 92630

CONTACT PERSON: Ben Hackstedde

Telephone: (949)-259-3344

PROPOSED USES/INTENT: Request by Ned M. Thompson and Verizon Wireless for a Conditional Use Permit to allow for the construction and operation of an unmanned wireless telecommunications facility that includes: construction of a 70-foot high antenna support structure disguised as a monoecalyptus tree containing nine (9) 8-foot panel antennas; and six (6) Radio Remote Units (RRU-11), nine (9) Radio Remote Units (RRU-32), one (1) GPS Antenna, three (3) Hybrid Trunks, and six (6) DC Surge Protectors mounted behind the antennas on the monoecalyptus. The project will be located within a 625 square foot lease area situated on the northeastern portion of the 13.05 acre parcel. The project also includes a request to modify the side and rear setback requirement of 30 feet to allow side and rear setbacks of 15 feet. The area of disturbance, including roughly 1,100 linear feet of utility trenching, is approximately 5,000 square feet. Cell site access for construction and maintenance will be provided by an existing 12-foot wide unpaved access drive connected to Rocky Canyon Road.

LOCATION: The project is located at 6100 Rocky Canyon Road, adjacent to the City of Atascadero.

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: None

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 AT4:30 p.m. May 31, 2018

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.

Stephanie Fuhs (sfuhs@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. Verizon and Thompson Conditional Use Permit **ED17-097 (DRC2017-00012)**

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 checked="" 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.

Stephanie Fuhs (sfuhs@co.slo.ca.us)

5/8/18

Prepared by (Print)

Signature

Date

Steve McMasters

Signature (for) Ellen Carroll, Environmental Coordinator

5/8/18

Reviewed by (Print)

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 Ned M. Thompson and Verizon Wireless for a Conditional Use Permit to allow for the construction and operation of an unmanned wireless telecommunications facility that includes the following: construction of a 70-foot high antenna support structure disguised as a monoecalyptus tree containing nine (9) 8-foot panel antennas and six (6) Radio Remote Units (RRU-11), nine (9) Radio Remote Units (RRU-32), one (1) GPS Antenna, three (3) Hybrid Trunks, six (6) DC Surge Protectors mounted behind the antennas on the monoecalyptus and fenced equipment area; all within a 625 square foot lease area situated on the northeastern portion of the 13.05 acre parcel. The project also includes a request to modify the side and rear setback requirement of 30 feet to allow side and rear setbacks of 15 feet. The project includes approximately 1,100 feet of utility trenching and would result in a total area of disturbance of approximately 5,000 feet. The proposed project is within the Agriculture land use category and is located at 6100 Rocky Canyon Road, adjacent to the City of Atascadero. The site is in the El Pomar- Estrella sub area of the North County Planning area.

The project will be located within a 625 square foot lease area situated on the northeastern portion of the 13.05 acre parcel. The project site contains a single family residence and numerous accessory structures. Vegetation onsite includes grasses, ornamentals, and scattered oak trees.

Utility lines will be extended to the lease site from an existing utility pole located at the western edge of the property on Rocky Canyon Road. The area of disturbance, including roughly 1,100 linear feet of utility trenching, is approximately 5,000 square feet. Cell site access for construction and maintenance will be provided by an existing 12-foot wide unpaved access drive connected to Rocky Canyon Road.

The wireless communications facility will be constructed within a 625 square foot fenced enclosure surrounded by a 6-foot tall wooden fence. The lease area will include three (3) pad mounted equipment cabinets and one (1) pad mounted standby generator, along with one (1) telco cabinet, one (1) electric meter and one (1) ILC cabinet to be mounted to a rack.

The proposed project is within the Agriculture land use category and is located at 6100 Rocky Canyon Road, adjacent to the City of Atascadero. The site is in the El Pomar- Estrella sub area of the North County Planning area.

ASSESSOR PARCEL NUMBER(S): 034-551-013

Latitude: 35 degrees 29' 31" N Longitude: 120 degrees 38' 31" W

SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLAN AREA: North County

SUB: El Pomar/Estrella

COMM: Rural

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Extractive Resource Area, Renewable Energy

PARCEL SIZE: 13.05 acres

TOPOGRAPHY: Nearly level to moderately sloping

VEGETATION: Grasses, scattered oaks, ornamentals

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

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; Scattered residences state highway	<i>East:</i> Agriculture; single-family residence(s)
<i>South:</i> Agriculture; single-family residence(s), City of Atascadero	<i>West:</i> Agriculture; single-family residence(s), City of Atascadero

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 along Rocky Canyon Road, approximately 800 feet south of the Highway 41 East/Rocky Canyon Road intersection. The property is located adjacent to the City of Atascadero in a fairly rural portion of the County. The project site is mostly level along Rocky Canyon Road to moderately sloping to the east. The portion of the site to be used for the telecommunications facility is located near the top of the ridge on the northeastern corner of the parcel.

The project site contains a single family residence, numerous accessory structures, water tanks and an outdoor storage yard. There is an adjacent salvage yard to the south. An existing dirt access road will provide access from Rocky Canyon Road to the lease area. Vegetation on the property contains grasses, ornamentals and scattered oak trees.

Regulatory Setting

Rocky Canyon Road is not a State-designated Scenic Highway, 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 lease site is located approximately 1,100 feet north of Rocky Canyon Road, a two-lane local road, and approximately 800 feet south of Highway 41 East, a State Highway that connects to the community of Creston to the east and the City of Atascadero to the west. Rocky Canyon Road is relatively flat, with some minor curves in the vicinity of the project site.

The most visible aspect of the facility is the 70 foot tall antennae support structure which is designed to resemble a eucalyptus tree. Ground equipment will be screened by a 6-foot high wooden fence along the perimeter of the lease site. To assure 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 monoecalyptus tree as well as photo-simulations of the facility as seen from three key viewing locations: Rocky Canyon Road and Old Adobe Canyon Road. The photo-simulations demonstrate that the monoecalyptus tree will be minimally visible to travelers along segments of Rocky Canyon Road, but more visible from Old Adobe Canyon Road and from Rocky Canyon Road when looking north.

Because of the rural character of the area, traffic volumes on local roads serving the project site are low. Accordingly, views of the project site from surrounding public roads will be infrequent and brief.

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 Rocky Canyon and Old Adobe Roads 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 rural/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 resembles a eucalyptus tree; and
 - Locating the eucalyptus tree within an area containing an existing stand of oak 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 artificial eucalyptus tree structure, with an organic and asymmetrical form and realistic bark texture and foliage colors. In addition, the applicant is required to submit material and color test samples of all visual elements of the monoecalyptus. The proposed wooden fence is required to be painted a non-reflective earth tone color. 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 <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</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"/>

Agricultural Resources

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

<u>Land Use Category:</u> Agriculture	<u>Historic/Existing Commercial Crops:</u> None
<u>State Classification:</u> Not prime farmland, Farmland of Statewide Importance, Prime Farmland if irrigated	<u>In Agricultural Preserve?</u> Yes, El Pomar AG Preserve Area
	<u>Under Williamson Act contract?</u> No

The soil type(s) and characteristics on the subject property include:

Hanford and Greenfield gravelly sandy loams (2 - 9% slope).

Greenfield. This gently sloping, coarse loamy bottom soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: no severe limitations identified. The soil is considered Class IV without irrigation and Class II when irrigated.

Arbuckle-Positas complex (15 - 30 % slope).

Positas. This moderately to steeply sloping coarse loamy soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Lockwood shaly loam (2 - 9% slope). This gently sloping soil is considered moderately drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Impact. Though the project site is located in the Agriculture land use category, the site is a predominantly non-agricultural area with no agricultural activities occurring on the property. The project was referred to the County Department of Agriculture, and their Summary of Findings found the project impacts to agricultural resources less than significant. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
GREENHOUSE GASES				
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 project proposes to disturb soils that have been given a wind erodibility rating of 3 to 6, which is considered “moderate low” to “moderately high”.

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).

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 CO₂/year (MT CO₂e/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 CO₂e/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. As proposed, the project will result in the disturbance of approximately 5,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is for the installation of a 60' tall monoecalyptus, 6' tall fence, antennas, and associated equipment. 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 significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide 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.

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

4. BIOLOGICAL RESOURCES

Will the project:

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 & Wildlife or U.S. Fish & 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: Grasses, scattered oaks, ornamentals

Name and distance from blue line creek(s): An unnamed “blue line” tributary to the Salinas River is located approximately 250 feet southwest of the subject property.

Habitat(s): None

Site’s tree canopy coverage: Less than 10%.

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Vegetation:

- Eastwood’s larkspur (*Delphinium parryi* ssp. *eastwoodiae*) List 1B
- Mesa horkelia (*Horkelia cuneata* var. *puberula*) List 1B
- Miles’ milk-vetch (*Astragalus didymocarpus* var. *milesianus*) List 1B
- Round-leaved filaree (*California macrophylla*) List 1B
- Yellow-flowered eriastrum (*Eriastrum luteum*) List 1B

Impact. A Biological Resources Assessment was prepared (EBI Consulting/LSA, January 17, 2018). The report found that there are no natural vegetation communities or habitats on the project site. Twenty-three special status species (12 plants and 11 animals) were identified as potentially occurring in the Atascadero area; however, none of the plant or animal species are expected to occur based on suitable soils and the disturbed nature of the project site. The report stated that there is a low likelihood for nesting birds due to the “low quality nesting habitat”, but recommended a mitigation measure for a pre-construction survey to ensure no active nests are present at the time of construction. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

Mitigation/Conclusion. No significant biological impacts are expected to occur. A measure has been added for a pre-construction survey to be conducted if construction will occur during nesting season (February 15th –September 15th). No additional mitigation measures are considered necessary.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Salinan and Chumash. No historic structures are present and no paleontological resources are known to exist in the area. The project is within 300 feet of a blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups had been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). The Salinan Tribe (Patti Dunton, correspondence of August 16, 2017) responded, and requested that a Phase I archaeological survey be performed

Impact. A Phase I (surface) survey was conducted (EBI Consulting, February 14, 2018), and concluded that no evidence of cultural materials was noted on the property, and therefore cultural resources will not be affected by the project. Per AB52, tribal consultation was performed and no resources were identified. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. County land Use Ordinance Section 22.10.040 includes a provision that construction work cease in the event resources are unearthed with work allowed to continue once the issue is resolved. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: Nearly level to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate to high

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 4 feet to the West

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

Due to the distance of any known fault (at least three miles away) or serpentine rock outcrop (at least three miles away), it is not expected that any naturally occurring asbestos would be encountered during any earthmoving activities.

Shrink/Swell potential of soil: Low to 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.

Impact. As proposed, the project will result in the disturbance of approximately 5,000 square feet. No significant impacts are expected to occur.

Mitigation/Conclusion. Under Chapter 18 of the California Building Code, the project will be required to submit a soils engineering report with the construction permit application and to implement the recommendations of the report. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

With regards to potential fire hazards, the subject project is within the High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 10-15 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

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 cm²). 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/cm² for equipment operating in the 1900 MHz frequency range.

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

The applicant submitted 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 (Hammett & Edison, Inc., Consulting Engineers; July 24, 2017), the maximum level of RF emissions at the nearest walking/working surfaces to the proposed antennas would be equivalent to 1.7 percent of the applicable public exposure limit. These results include several "worst-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

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The proposed project would introduce noise generating equipment into a rural area that contains an outdoor storage yard on the property and an adjacent salvage yard. 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, 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. As a standard condition of approval to ensure the project will not conflict with any sensitive noise receptors (e.g., residences), the proposed AC units shall be sound attenuated to 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Population/Housing

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County’s Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</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"/>

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

<u>Police:</u> County Sheriff	Location: Templeton (Approximately 5.82 miles to the northwest)	
<u>Fire:</u> Cal Fire (formerly CDF)	Hazard Severity: High	Response Time: 10-15 minutes
Location: Approximately 6.61 miles to the southwest		
<u>School District:</u> Atascadero Unified School District.		

Public Services

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section.

Impact. The proposed project involves the construction of an unmanned wireless communications facility. The proposed project is not located within a Road Fee area. No significant project-specific impacts to utilities or public services were identified.

Mitigation/Conclusion. The project was reviewed by Cal Fire for consistency with the Uniform Fire Code and will be required to prepare a fire safety plan. The project will not increase demands for police, fire, or school facilities and therefore no additional mitigation is needed.

11. RECREATION

Will the project:

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

Recreation

Setting. Based on the County Trails Map, the project is within reasonably close proximity to the Juan Bautista de Anza National Historic Trail.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Transportation

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including the project's access street, Rocky Canyon Place, is operating at an acceptable level of service. 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. After construction, the proposed unmanned wireless communications facility is estimated to generate about one vehicle trip every six to eight weeks for routine maintenance. 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 conflict with adopted policies, plans and programs on transportation.

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

13. WASTEWATER

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wastewater

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

Mitigation/Conclusion. Given that the proposed facility will not generate wastewater, impacts would be less than significant and no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water

Setting.

The proposed unmanned wireless communications facility does not propose any water usage.

The topography of the project is nearly level to moderately sloping. The closest creek from the proposed development is approximately 250 feet to the southwest. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed tributary to the Salinas River Distance? 250 feet to the southwest

Soil drainage characteristics: Moderately 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: Low to 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 5,000 square feet of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ 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 and landscaping; and
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Water Quantity

Based on the project description, the project will not use any water.

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, and no significant impacts from water use are anticipated.

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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 type="checkbox"/>	<input checked="" 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 proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. LUO Section 22.94.040 E – El Pomar-Estrella Sub-Area Standards
2. LUO Section 22.94.080 B – Atascadero Planning Impact Area

Although the proposed communications facility is not a use that is inherently compatible with the visual character of the surrounding commercial service and agrarian landscape, the proposed project is a stealth design that would blend with the surrounding landscape. Since the proposed facility would visually blend with the landscape, it would not be readily discernable as a wireless communications facility. This is consistent with the visual screening standards for wireless communications facilities (Section 22.30.180(C)(3)(d)) which requires new facilities to either be completely screened by vegetation or disguised to resemble natural or built features of the landscape. A drainage plan will be required at time of construction permit application.

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:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) <i>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?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) <i>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)</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i></p> | <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" 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	Attached
<input checked="" type="checkbox"/>	County Environmental Health Services	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

*** "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 checked="" 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 Plan/EI Pomar-Estrella SA and Update EIR	



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

Cultural Resources Study, EBI Consulting, February 14, 2018

Visual Simulations, Artistic Engineering

RF Report, Hammett and Edison, Inc., Consulting Engineers, July 24, 2017

Biological Resources Assessment, EBI Consulting/LSA, January 17, 2018

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

- VR-1. **At the time of application for construction permits**, the construction drawings shall reflect the following specifications:
- a. The mono-eucalyptus shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and clusters installed in random, seemingly natural-occurring patterns. Realistic bark texture shall run the entire length of the tree pole.
 - b. The mono-eucalyptus “leaves” shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Mono-eucalyptus colors shall be field matched with the existing on-site mature eucalyptus trees.
 - c. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the mono-eucalyptus 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.
 - 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 mono-eucalyptus exactly as proposed. Plans shall not include generic illustrations of a mono-eucalyptus. The drawings shall include elevations and plan views. Once approved, mono-eucalyptus 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 mono-eucalyptus 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 mono-eucalyptus to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing mono-eucalyptus trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The faux eucalyptus 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 eucalyptus trees on site.
- 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.

Biological Resources

- BR-1. The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks **prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures **during all construction activities on the site**.



Date: April 24, 2018

**DEVELOPER'S STATEMENT FOR
Thompson-Verizon Conditional Use Permit
DRC2017-00012 / ED17-097**

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 / Visual Resources

AE-1. **At the time of application for construction permits,** the construction drawings shall reflect the following specifications:

- a. The mono-eucalyptus shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and clusters installed in random, seemingly natural-occurring patterns. Realistic bark texture shall run the entire length of the tree pole.
- b. The mono-eucalyptus "leaves" shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Mono-eucalyptus colors shall be field matched with the existing on-site mature eucalyptus trees.
- c. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the mono-eucalyptus 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.
- d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.

AE-2. **At the time of application for construction permits,** the applicant shall submit accurate, scaled engineering and architectural drawings of the mono-eucalyptus exactly as proposed. Plans shall not include generic illustrations of a mono-eucalyptus. The drawings shall include elevations and plan views. Once approved, mono-eucalyptus 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 mono-eucalyptus engineering and architectural plans prior to preparation of the final plans.

AE-3. **Prior to issuance of a construction permit,** the applicant shall submit material and color test samples of all visible elements of the mono-eucalyptus to the County

Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing mono-eucalyptus trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The faux eucalyptus 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 eucalyptus trees on site.

- AE-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.

Monitoring AE-1 through AE-4: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator prior to issuance of grading/ construction permits. Permits will not be issued until these measures have been satisfied.

Biological Resources

- BR-1. The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds **no more than two weeks prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures during all construction activities on the site.

Monitoring BR-1: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator prior to issuance of grading/ construction permits. Permits will not be issued until these measures have been satisfied.

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 Owner(s)

Date

Scott Stewart 5/2/18

Name (Print)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On May 2, 2018 before me, A. R. KRUSE-LUDTKE, Notary Public
(insert name and title of the officer)

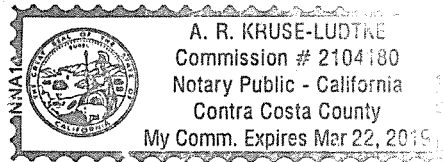
personally appeared SCOTT STEWART
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)





SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 8/8/2017

FR TO:

5th District Admin, Agricultural Commissioner, Building Division, Cal Fire*, Public Works*, Santa Margarita Area Advisory Council*

TO FROM:

Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us) North County Team / Development Review

PROJECT DESCRIPTION: DRC2017-00012 VERIZON – Proposed Conditional Use Permit for the construction of a 70 foot Mono eucalyptus wireless facility with nine 8 foot panel antennas located in three sectors with three antennas per sector, and equipment cabinets and a stand by generator on the ground of a 25 foot by 25 foot lease area, located on Rocky Canyon Road in Atascadero. APN: 034-551-013

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No concerns

22 AUG 2017
Date

Stephanie Fuhs
Name

781-1596
Phone



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF AGRICULTURE / WEIGHTS & MEASURES
Marty Settevendemie *Ag Commissioner / County Sealer*

DATE: September 8, 2017
TO: Stephanie Fuhs, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Verizon Conditional Use Permit DRC2017-00012 (1963)

Summary of Findings

The Agriculture Department's review finds that the proposed Verizon conditional use permit for a 625-square foot lease area for the construction and operation of a wireless telecommunications facility containing a faux eucalyptus tree with associated equipment located within an agricultural area will have:

- Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- Less than significant** impacts to agricultural resources or operations because the footprint of the project has been minimized by design and locating the facility in area used for industrial storage with existing access.
- No anticipated impact to agricultural resources or operations.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element and the Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture. If you have questions, please call 781-5914.

Department of Agriculture / Weights & Measures
2156 Sierra Way | San Luis Obispo, CA 93401 | (P) 805-781-5910 | (F) 805-781-1035
agcommslo@co.slo.ca.us | slocounty.ca.gov/agcomm



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 8/8/2017

TO: 5th District Admin, Agricultural Commissioner, Building Division, Cal Fire*, Public Works*, Santa Margarita Area Advisory Council*

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us) North County Team / Development Review

PROJECT DESCRIPTION: DRC2017-00012 VERIZON – Proposed Conditional Use Permit for the construction of a 70 foot Mono eucalyptus wireless facility with nine 8 foot panel antennas located in three sectors with three antennas per sector, and equipment cabinets and a stand by generator on the ground of a 25 foot by 25 foot lease area, located on Rocky Canyon Road in Atascadero. APN: 034-551-013

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

PLEASE SEE ATTACHED FIRE SAFETY PLAN.

Date 9/17/17

Name TRAVIS CRAIG

Phone 805-543-4244



Scott M. Jalbert, Unit Chief

September 19, 2017

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

Subject: DRC2017-00012 (Verizon) Conditional Use Permit to install a wireless communication facility with a new 70-foot tall “Mono Eucalyptus Tree” with a ground mounted equipment cabinets and a generator.

Stephanie Fuhs,

CAL FIRE/San Luis Obispo County Fire Department recently conducted a review of existing conditions and proposed improvements at 6100 Rocky Canyon Road near Atascadero, CA. The project site is located within *State Responsibility Area (SRA)* having a “**HIGH**” Fire Hazard Severity Zone classification. The proposed project site has an approximate **12** minute response time from the nearest CAL FIRE/County Fire station (#30-Paso Robles Station).

The project and applicant shall comply with the 2016 CA. Building Code (C.B.C), the 2016 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 roadway providing access from Rocky Canyon Road to the proposed project site must provide a minimum 12-foot edge to edge all-weather driving surface capable of supporting a 20-ton load capacity.
- Vertical clearance of 13’6” is required the entire length of the roadway.
- Roadways shall also provide for a 10-foot fuel modification zone on both sides.
- A fire engine turnaround is required near the cell site structure.
- A fuel reduction zone (vegetation Clearance) is required around the project site. A minimum of 100-feet of “defensible space” shall be required. The existing trees

located throughout the site will not be required to be moved in order to satisfy this requirement.

- Annual fuel modification must be maintained in accordance with the Public Resources Code, Title 19 and California Fire Code.
- Access to all associated equipment shall be controlled by means of a locked gate or fence.
- If a proposed gate is added at the access point off Rocky Canyon Road, CAL FIRE/ SLO County Fire may require a "Knox" lock to ensure access during emergencies.
- A minimum 40:BC rated fire extinguisher required in all structures.
- Any fuel storage associated with the proposed emergency generator must meet the standards listed within Chapter 34 of the 2016 CA. Fire Code.
- All installed fire protection systems must be maintained in operable condition.

The proposed project will require final inspection. Please contact this office at (805)543-4244, extension 3490 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3490.

Sincerely,



Travis Craig
Battalion Chief/Fire Marshal

Re: DRC2017-00012 VERIZON WIRELESS, North County E-Referral, Conditional Use Permit, Atascadero

JL

Jason Luhn

Wed 8/16/2017 12:15 PM

To: Stephanie Fuhs

Cc: Holly Phipps; Michael Stoker; Martin Mofield; Cheryl Journey ↗

👍 🔄 Reply all | ▼

Inbox

Stephanie,

Please find building comments for DRC2017-00012 below. Please 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 a wireless communication facility with a new 70 foot Mono eucalyptus with nine 8 foot panel antennas located in three sectors with three antennas per sector with equipment cabinets and a stand by generator on the ground of a 25 foot by 25 foot lease area enclosed by a 6 foot high redwood fence. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2016 California Building Standards Codes and Title 19 of the SLO County Codes).

✕

- 1) 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;
- 2) Provide isometric / single line drawings for the electrical elements to verify compliance with the 2016 versions of the California Electrical Code.
- 3) 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 2016 CBC and referenced standards.
- 4) 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.
- 5) 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.
- 6) Provide an equipment schedule on the plans and supporting documentation with approved listings.
- 7) Provide the specification and installation instruction for the generator.
- 8) 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.

Should there be any questions in regards to this transmittal, please contact me at (805) 781-5707.

Thanks,

Jason Luhn, PE
Building Division Supervisor
(p) 805-781-5707
(f) 805-788-2414
jluhn@co.slo.ca.us

**COUNTY OF SAN LUIS OBISPO
PLANNING AND BUILDING**
www.slocounty.ca.gov
[Follow us on Facebook](#)

From: Mail for PL_Referrals Group
Sent: Monday, August 14, 2017 3:32:56 PM
To: Stephanie Fuhs
Cc: Holly Phipps
Subject: DRC2017-00012 VERIZON WIRELESS, North County E-Referral, Conditional Use Permit, Atascadero

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

**DRC2017-00012 VERIZON WIRELESS, North County E-Referral, Conditional Use Permit, Atascadero
APN(s): 034-551-013**

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.

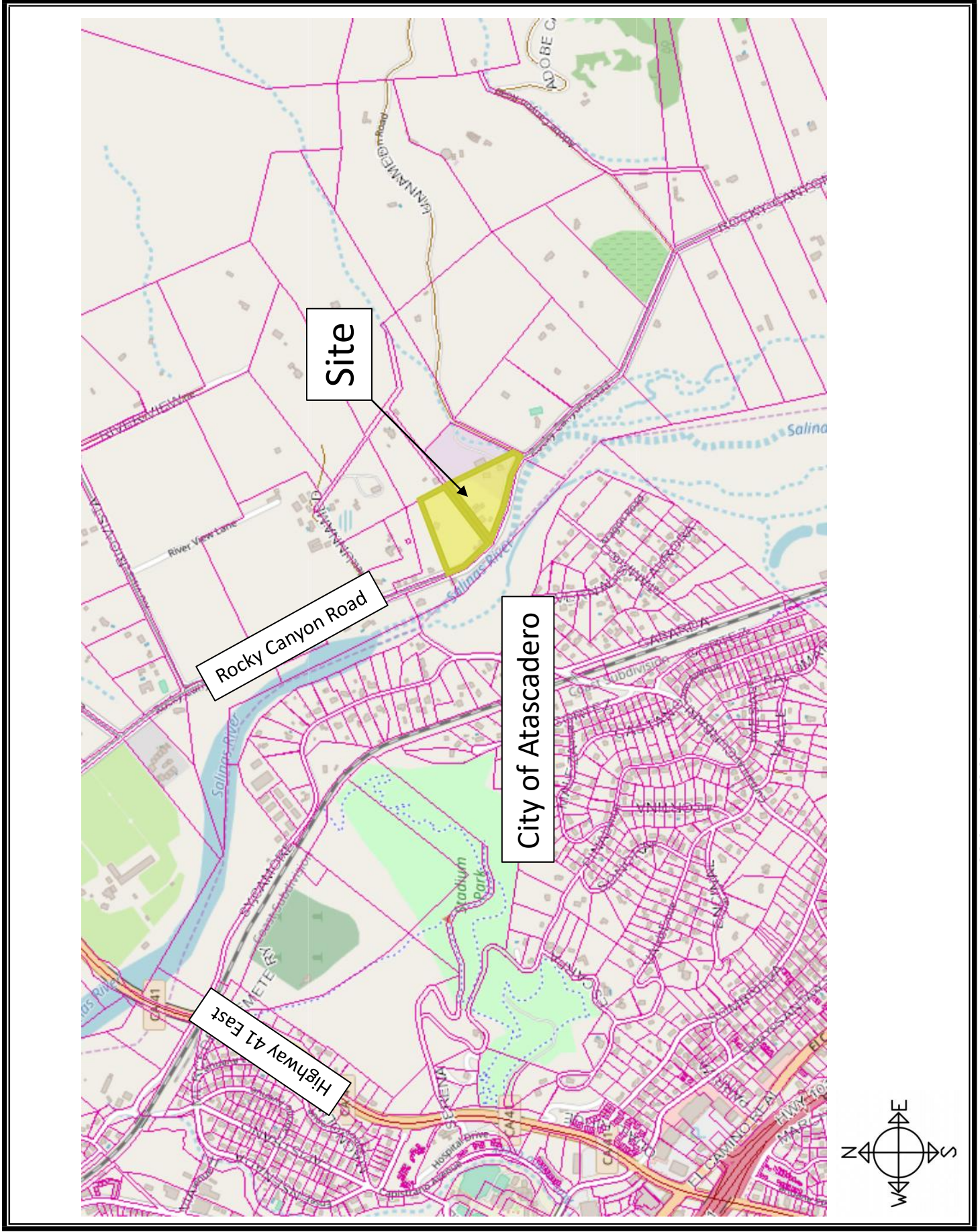
[DIRECT LINK to VERIZON Referral Package](#)

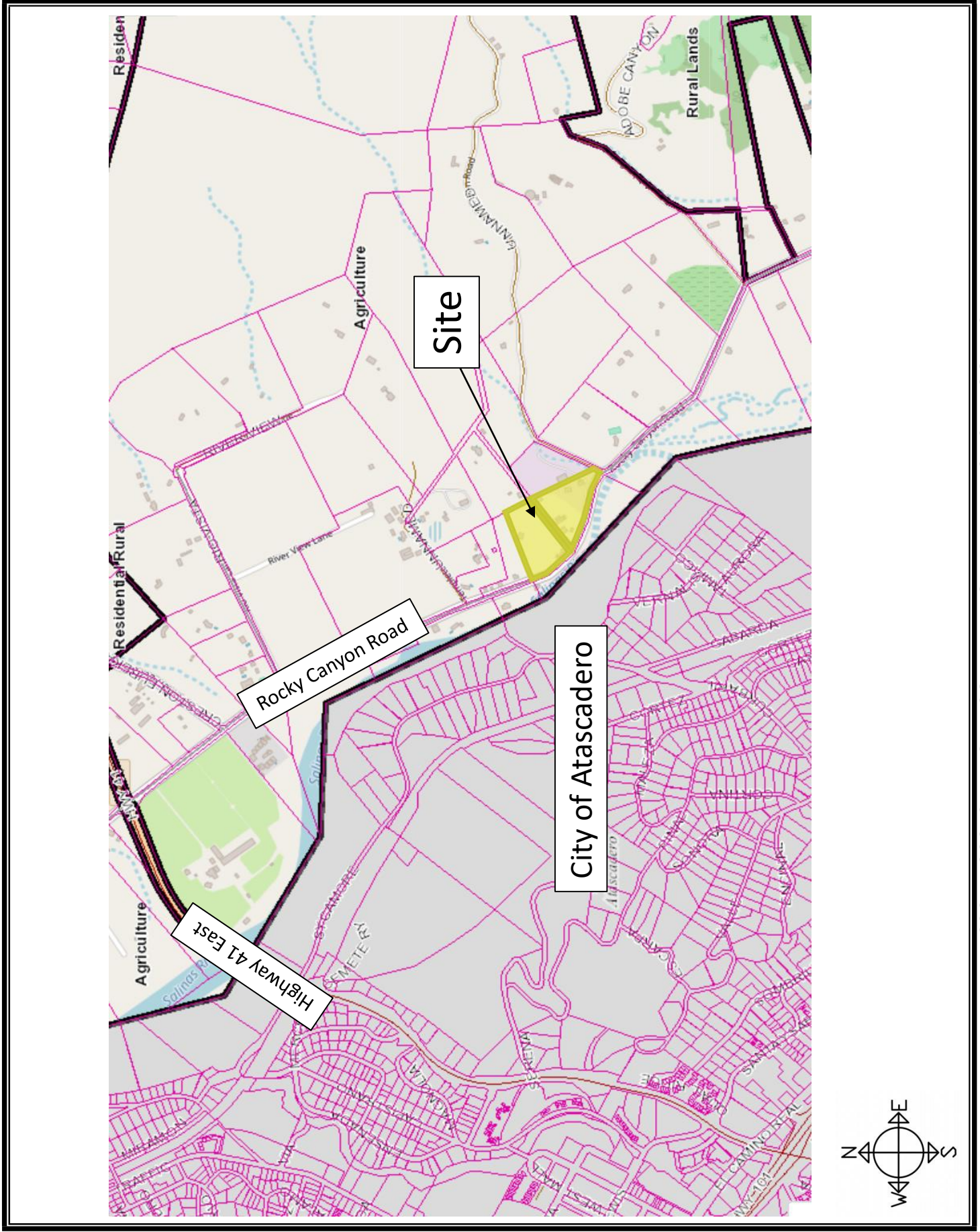
Link to webpage for all referral packages on new website (07/26/2017 and later)

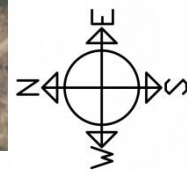
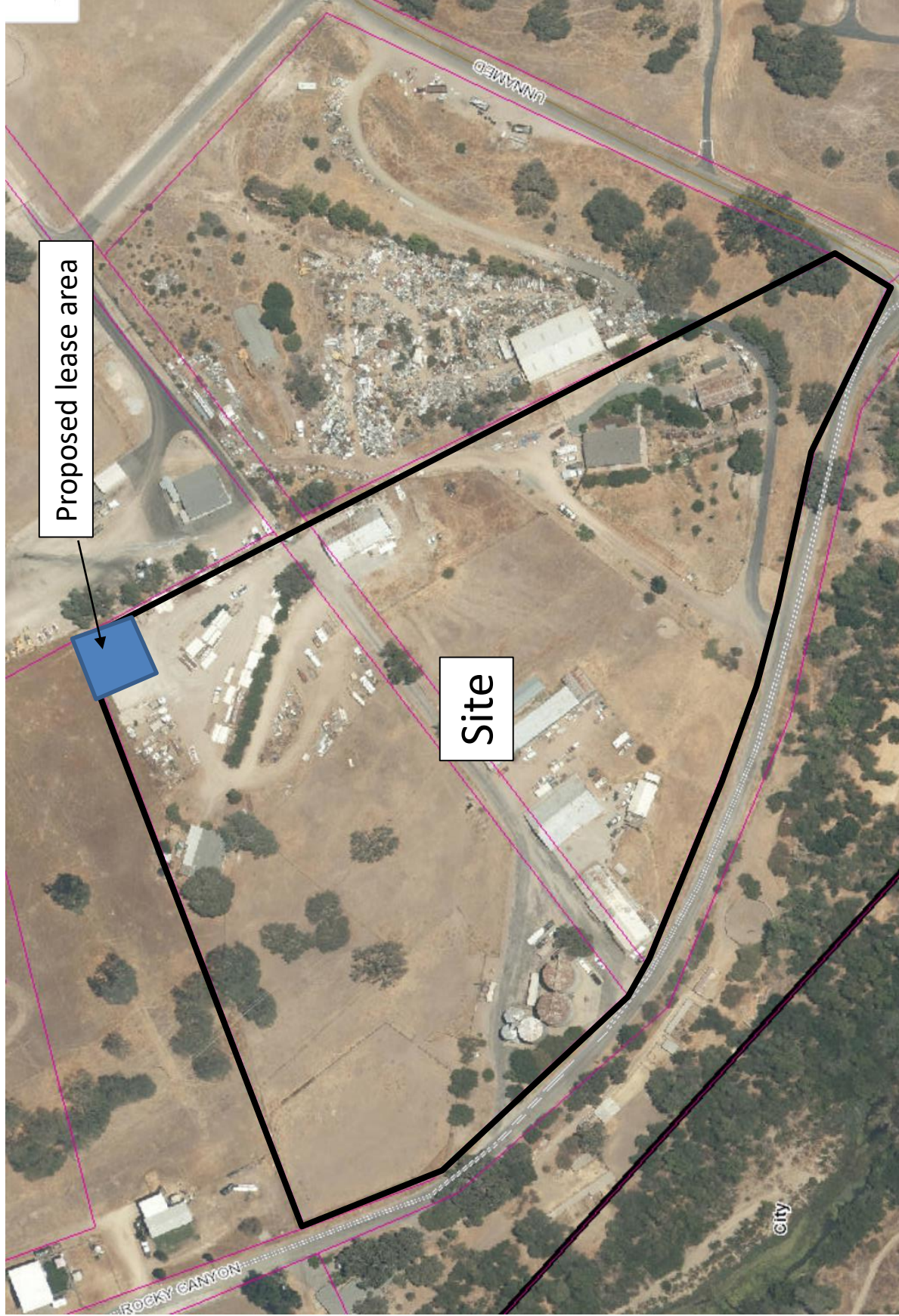
Please comment on all issues associated with this project **within 14 days** of receiving this e-mail.

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

Direct your comments to the project manager(s), Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)

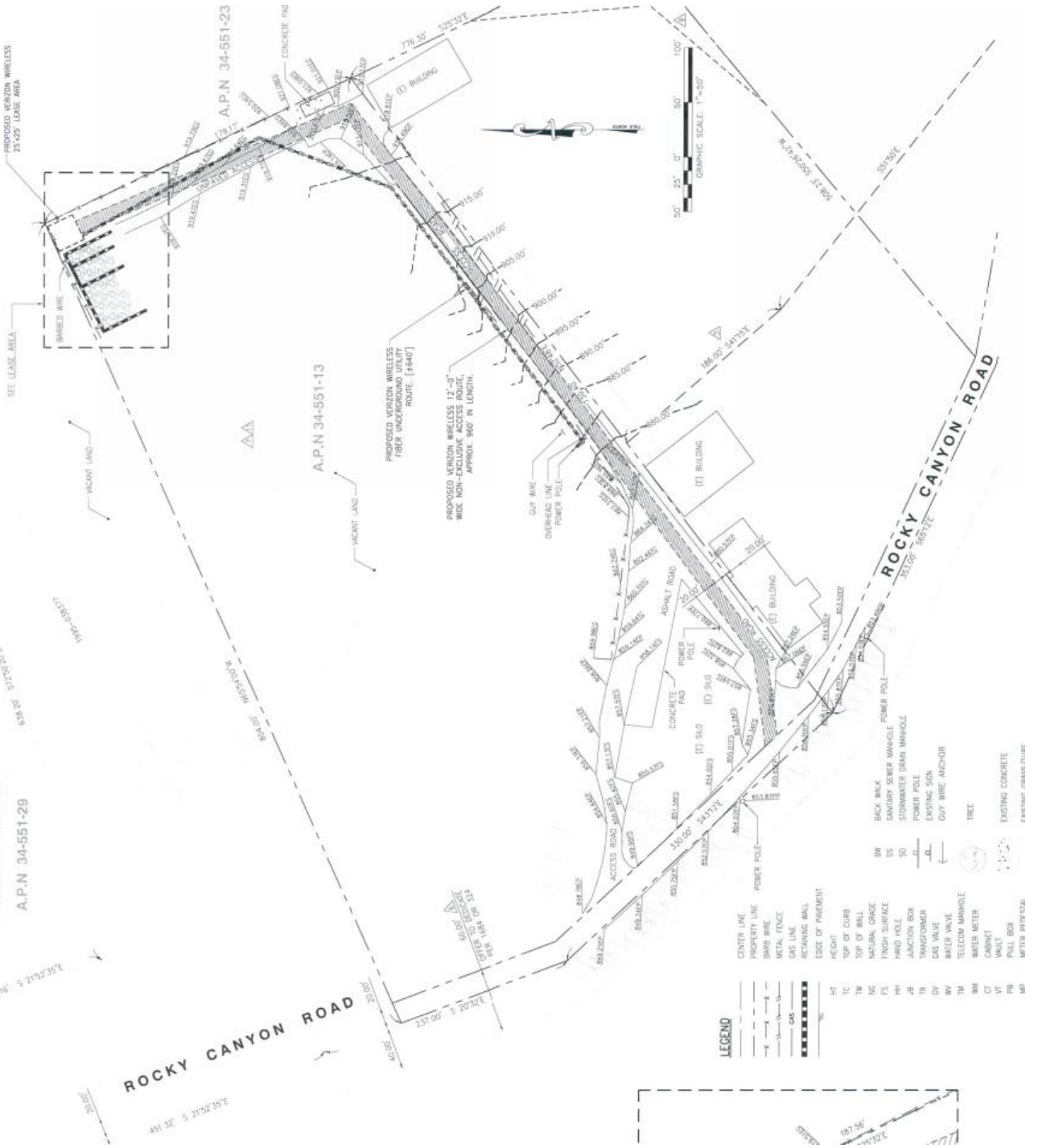






SAN LUIS OBISPO COUNTY • PLANNING and BUILDING

RECORD OF SURVEY
BOOK 76 PAGE 80
A.P.N. 34-551-29

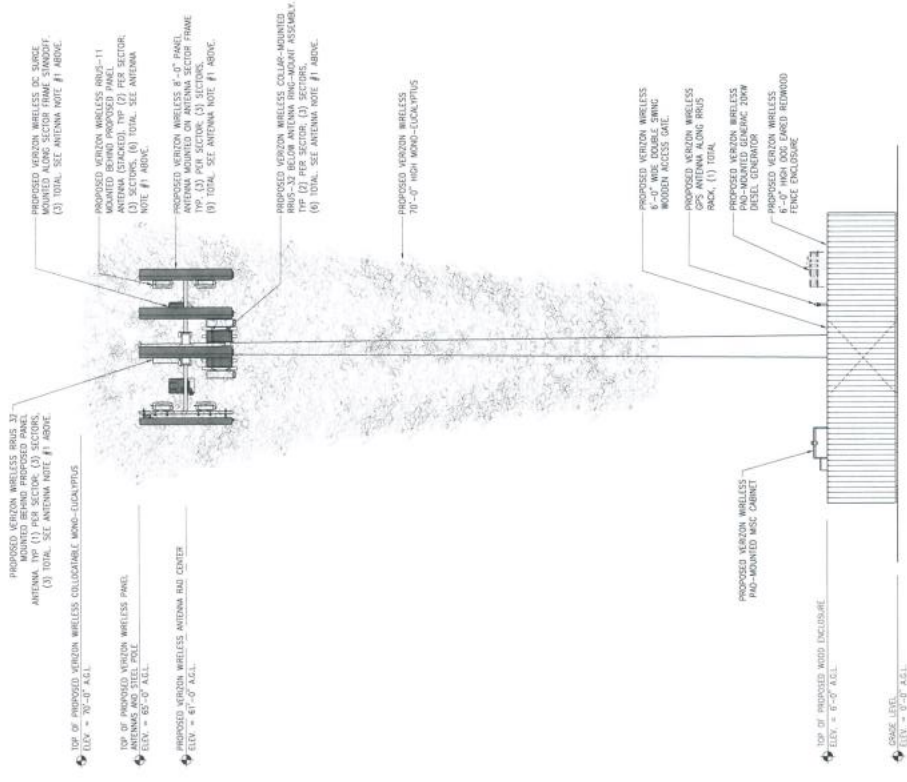


LEGEND

—	CENTER LINE
- - -	PROPERTY LINE
-x-x-	BARB WIRE
-·-·-	METAL FENCE
-w-w-	GAS LINE
-g-g-	RETAINING WALL
=====	EDGE OF PAVEMENT
HT	HEIGHT
TC	TOP OF CURB
TM	TOP OF WALL
NG	NATURAL GRADE
FS	FINISH SURFACE
HH	HAND HOLE
AB	ANCTION BOX
TR	TRANSFORMER
DV	DIG VALVE
WV	WATER VALVE
TM	TELECOM MANHOLE
WM	WATER METER
CT	CABINET
VT	VAULT
PB	PULL BOX
MP	METRIC SYMBOL



- NOTES:**
1. PROPOSED VERIZON WIRELESS ANTENNAS TO BE SET AND RIGS TO BE FRAMED OUT FOR CONCEALMENT PANEL ANTENNAS TO BE MOUNTED WITHIN EUCALYPTUS SPOKS AND/OR BARK FOR CONCEALMENT. TOP RIGS TO BE MOUNTED ON A 6" X 6" WOODEN ACCESS GATE.
 2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND UNIVERSAL MOUNTING BRACKETS TO BE FINISHED TO MATCH EUCALYPTUS BARK FOR CONCEALMENT. (1) TOTAL SEE ANTENNA NOTE #1 ABOVE.
 3. FRAME OUT WALK OR WARDEN TREE BRANCHES THAT OVERHANG TO THE PROPOSED VERIZON WIRELESS ANTENNA AND CENTER ANTENNA FROM BRANCHES TO BE REMOVED. BRACKETS TO BE FINISHED TO MATCH EUCALYPTUS BARK FOR CONCEALMENT. (1) TOTAL SEE ANTENNA NOTE #1 ABOVE.



SOUTHEAST ELEVATION

1/4" = 1'-0"
1/16" = 1/8"



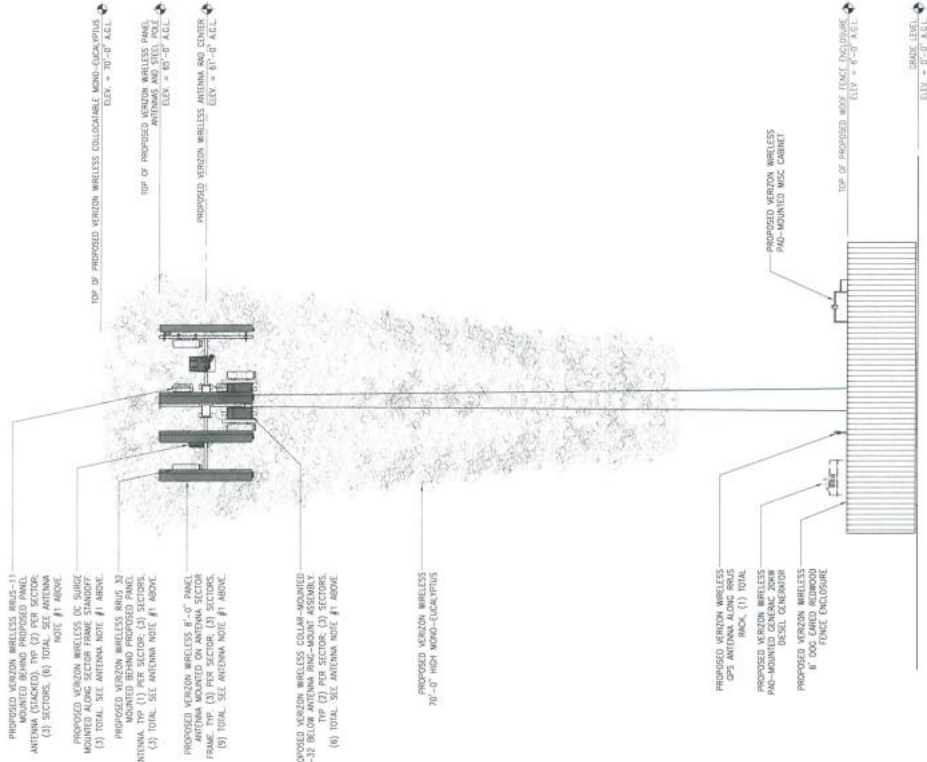
NORTHEAST ELEVATION

1/4" = 1'-0"
1/16" = 1/8"



NOTES

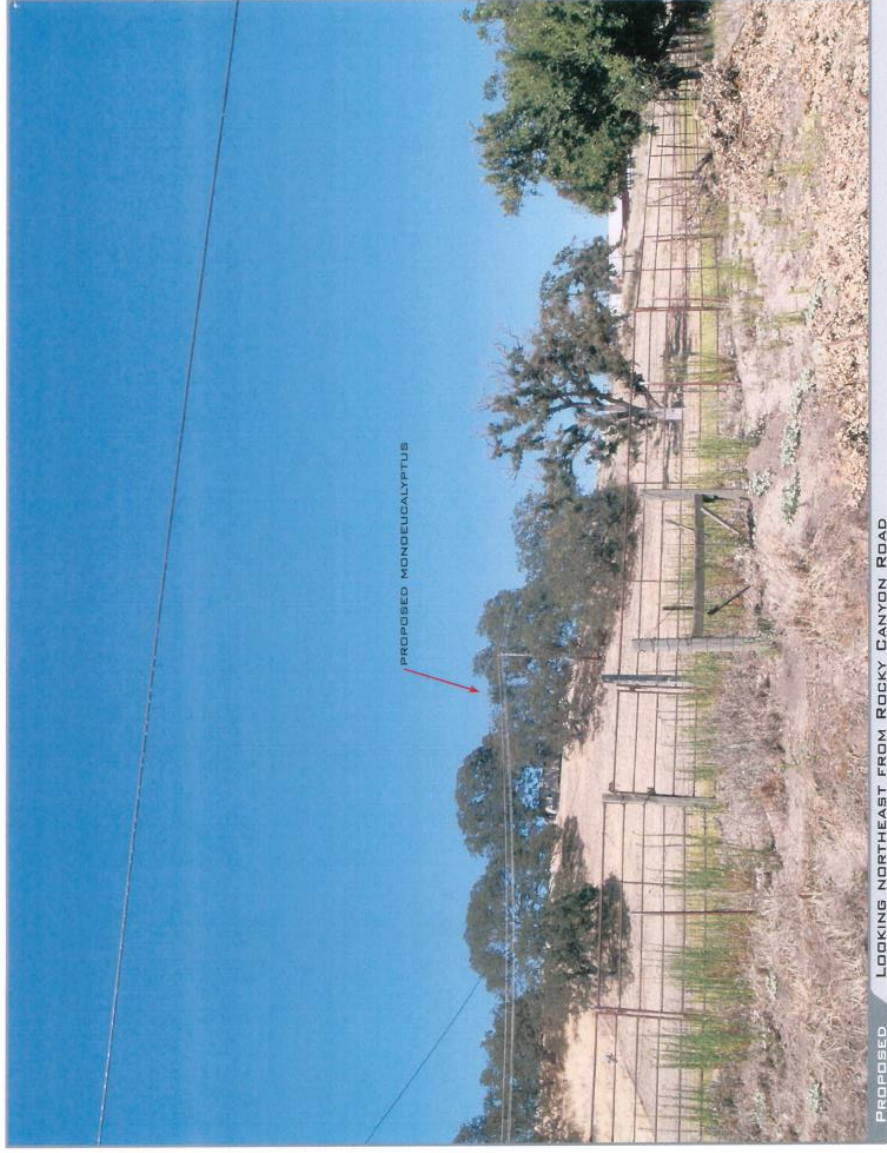
1. PROPOSED VERIZON WIRELESS ANTENNAE, DC SURGE AND POLE TO BE PAINTED GREEN FOR CONFORMANCE. PANEL ANTENNAS TO BE MOUNTED WITHIN LOCALITYUS TOWNS AND/OR BARR FOR CONFORMANCE, TYP.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND UNIVERSAL ANTENNA SHALL BE PAINTED TO MATCH LOCALITYUS BARR FOR CONFORMANCE, TYP.
3. PRUNE CUT BEARS OR BRANCHES THAT OVERHANG TO THE PROPOSED VERIZON WIRELESS ANTENNAE AND BRANCHES THAT WILL DISOCCUPY/INTERFERE WITH THE PROPOSED VERIZON WIRELESS ANTENNAE.



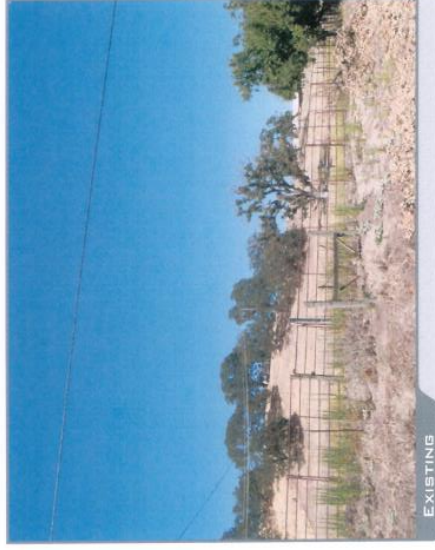
NORTHWEST ELEVATION

24'-0" H. SCALE 3/8" = 1'-0"
 11'-0" H. SCALE 3/16" = 1'-0"





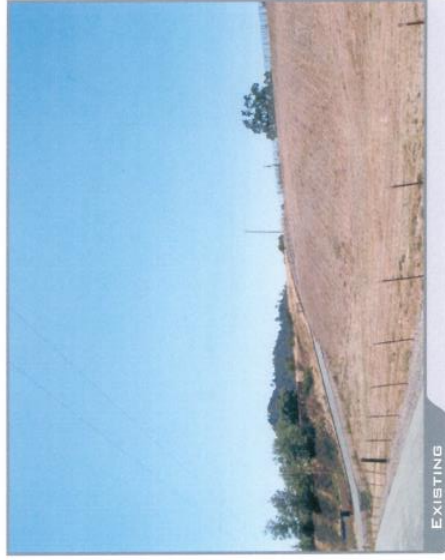
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



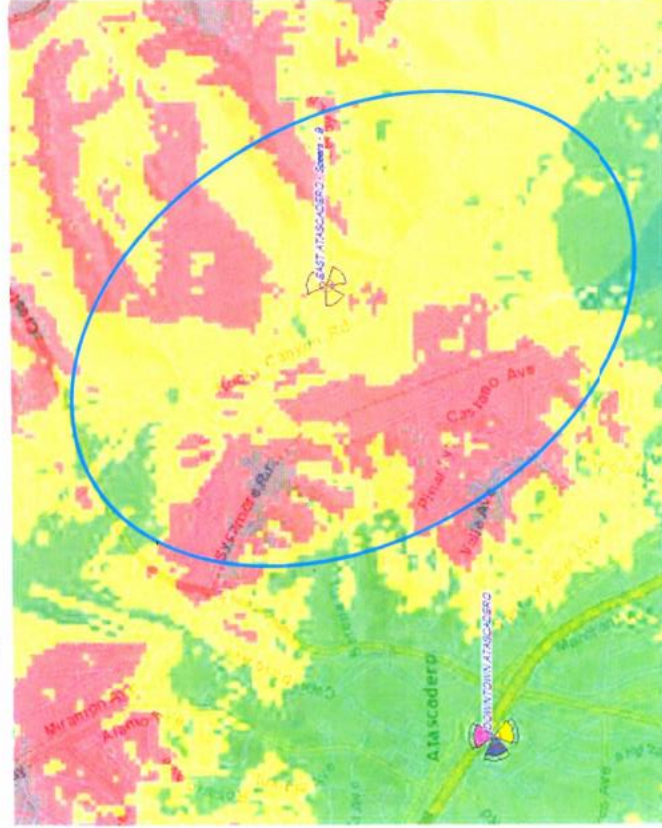


ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





Existing 700 MHz VoLTE Coverage Map



Proposed 700 MHz VoLTE Coverage Map

