



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

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED11-106

DATE: February 9, 2012

PROJECT/ENTITLEMENT: Ames / Verizon Conditional Use Permit DRC2011-00049

APPLICANT NAME: Tricia Knight
ADDRESS: 123 Seacliff Dr., Pismo, CA 93449
CONTACT PERSON: Tricia Knight

Telephone: 805-448-4221

PROPOSED USES/INTENT: Request by Mark Ames and Verizon Wireless for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility. The proposed facility would consist of: a) twelve panel antennas mounted at a height of 38 feet above ground level within the cylinder portion of a new 40-foot high faux elevated water tank; b) one new four-foot diameter microwave dish mounted at a height of 28 feet above ground level within a seven-foot high square enclosure at the base of the tank cylinder; c) ground-mounted equipment located within a new 188 square-foot equipment shelter, designed to resemble a barn; d) one 210 gallon diesel generator on a 50 square-foot concrete pad; and e) associated utility trenching for the installation of power and telco lines. The project is located on a 45 acre parcel and will result in the disturbance of approximately 1,200 square feet for the construction of the proposed facility and the disturbance of another 3,500 square feet to add new base on steeply sloping (above 12% grade) sections of the existing dirt access road. The proposed project is within the Agriculture land use category.

LOCATION: The proposed project is located at 1920 Vineyard Drive, approximately 1,200 feet north of the intersection of Vineyard Drive and Semillon Lane. The subject property is within the rural Salinas River planning area.

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

OTHER POTENTIAL PERMITTING AGENCIES: None

STATE CLEARINGHOUSE REVIEW: YES NO

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. February 23, 2012

20-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.

Airlin Singewald

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

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(ver 3.4) User Form

Project Title & No. Ames / Verizon Conditional Use Permit ED11-106 DRC2011-00049

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 |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

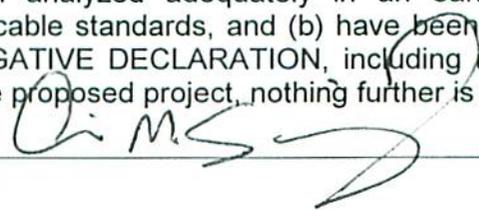
DETERMINATION: (To be completed by the Lead Agency)

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.

Airlin Singewald
Prepared by (Print)

Signature

 2/2/2012
Date

Murry Wilson
Reviewed by (Print)

Signature



Ellen Carroll,
Environmental Coordinator
(for)

2/2/2012
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 Environmental Division 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 Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Mark Ames and Verizon Wireless for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility. The proposed facility would consist of: a) twelve panel antennas mounted at a height of 38 feet above ground level within the cylinder portion of a new 40-foot high faux elevated water tank; b) one new four-foot diameter microwave dish mounted at a height of 28 feet above ground level within a seven-foot high square enclosure at the base of the tank cylinder; c) ground-mounted equipment located within a new 188 square-foot equipment shelter, designed to resemble a barn; d) one 210 gallon diesel generator on a 50 square-foot concrete pad; and e) associated utility trenching for the installation of power and telco lines. The project is located on a 45 acre parcel and will result in the disturbance of approximately 1,200 square feet for the construction of the proposed facility and the disturbance of another 3,500 square feet to add new base on steeply sloping (above 12% grade) sections of the existing dirt access road. The proposed project is within the Agriculture land use category and is located at 1920 Vineyard Drive, approximately 1,200 feet north of the intersection of Vineyard Drive and Semillon Lane. The subject property is within the rural Salinas River planning area. It is bordered by the Templeton Urban Reserve Line on the east and the Adelaida planning area boundary on the west.

County File No.: DRC2011-00049

Supervisorial District: 1

Project Manager: Airlin M. Singewald

ASSESSOR PARCEL NUMBER(S): 040-271-019

Latitude: 35 degrees 33' 1.6776" N Longitude: -120 degrees 44'
16.7964" W

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): None

EXISTING USES: Single-family residence(s) and agricultural uses (goat grazing)

TOPOGRAPHY: Nearly level to moderately sloping

VEGETATION: Grasses , ruderal, chaparral, and scattered oaks

PARCEL SIZE: 45 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; dry farming	<i>East:</i> Residential Suburban; single family homes
<i>South:</i> Residential Rural; dry farming	<i>West:</i> Agriculture; undeveloped, vineyards

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having 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 - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Setting. The project site is located on the suburban / agricultural interface at the western edge of Templeton. On the agricultural side (to the west) the landscape is characterized by rolling hills covered with a mix of oak woodlands, grasslands, vineyards, and dry farm grain fields. On the Templeton side (to the east) low density residential suburban development stretches for about one mile across gently sloping terrain towards Highway 101. Vineyard Elementary school is located about 1,200 feet south of the subject property. Playground equipment and class rooms are visible on the southern side of Vineyard Drive. Vegetation within Templeton consists of ornamentals and occasional stands of oaks and pine trees.

The proposed project would be located on a 45-acre parcel in the Agriculture land use category. The subject parcel contains a single family residence and various agricultural accessory structures. The proposed wireless facility would be located on a knoll overlooking the residential areas to the east. It would be sited near an existing goat pen and barn on the northern edge of the parcel. Verizon's lease area is setback 50 feet from the adjacent Agriculture parcel to the north and 690 feet from the nearest Residential Suburban parcel to the southeast.

Vineyard Drive, Bethel Road, and Las Tablas Road are the primary public viewing corridors in the area. These roadways are located nearly ½-mile from the project site. The nearest public view of the site is from the end of the Donelson Place cul-de-sac, about 900 feet to the east. This view, however, is largely obstructed by existing street trees and residences. The nearest unobstructed public view of the site is 1,400 feet to the east at the Hopkins/Sandalwood Road intersection. The project site is also visible from the nature trails within the open space parcel for the Wildwood subdivision. It is not visible from Highway 101.

Regulatory Setting

Land Use Ordinance Section 22.30.180 establishes the following screening standard for wireless communications 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 communications 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 collocation 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.

Impact. The proposed unmanned wireless communications facility would consist of twelve panel antennas and one four-foot diameter microwave dish concealed within a new 40-foot tall faux elevated water tank structure. It also includes ground-mounted equipment to be located within a faux barn structure. The facility would be clustered near an existing barn at the north end of the subject property.

The proposed project could have a potentially significant impact on visual resources since it would introduce a new use that is visually incompatible with the character of surrounding residential and agricultural uses. The full extent of the proposed 40-foot tall facility would be visible from closer vantage points within the residential neighborhood to the east.

The applicant submitted photo-simulations to demonstrate the visual impacts of the proposed facility from key viewing angles in the surrounding area. Due to intervening topography and viewing distances, the project site is not readily visible from Vineyard Drive. It would be visible from several locations within the adjacent residential neighborhoods and surrounding open space areas. However, since the facility is disguised to resemble an agrarian-style water tank, it would blend into the surrounding agricultural landscape, and would not be discernible as a wireless communications facility.

Mitigation/Conclusion. Although the proposed communications facility is not a use that is inherently compatible with the character of the surrounding residential and agricultural uses, the proposed project is a stealth design that would blend with the existing agrarian setting. Mitigation measures are recommended to require the use of colors and materials that are characteristic of an agrarian-style water tank and equipment shelter. Implementation of these mitigation measures (see Exhibit B) will reduce visual impacts to less than significant levels.

2. AGRICULTURAL RESOURCES

- Will the project:

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

2. AGRICULTURAL RESOURCES
- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <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"/>
c) <i>Conflict with existing zoning or Williamson Act program?</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"/>

Setting. The proposed project would be located on a 45-acre parcel in the Agriculture land use category. The property does not support agricultural uses, other than the keeping of about 25 goats for dairy products and to control weeds. Several small to medium sized vineyards are located to the northwest between the subject parcel and Highway 46. The parcels to the north and south of the subject property are used for dry grain farming. The subject property is not under a Williamson Act contract.

The proposed facility would be developed on the following non-prime soil type:

Linne-Calodo complex (9 - 30 % slope).

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

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

Impact. The proposed project will result in the disturbance of approximately 1,200 square feet for the construction of the proposed facility and the disturbance of another 3,500 square feet to add new base on steeply sloping (above 12% grade) sections of the existing dirt access road. The project site does not contain prime agricultural soils and is not under a Williamson Act Contract. The proposed unmanned facility is not anticipated to adversely affect adjacent agricultural uses. Impacts to agriculture would therefore be less than significant. In a referral response dated January 30, 2012, the County Agricultural Commissioner's office indicated that the project would have a "less than significant" impact on agricultural resources. In fact, the facility could have a positive impact on agriculture since it would provide supplemental income to an agricultural landowner, without causing agricultural/urban land use conflicts.

Mitigation/Conclusion. The project was reviewed for consistency with the Agriculture and Open Space Element and found to be consistent. The project would not impact agricultural resources. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

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

Setting. The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook 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).

Impact. As proposed, the project will result in the disturbance of approximately 4,700 square feet. This will result in the creation of construction dust, as well as vehicle emissions associated with routine maintenance at the facility. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any 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.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site has been previously disturbed due to a history of agricultural use and associated anthropogenic activities. The predominant vegetative community in the vicinity of the project is considered ruderal (disturbed) habitat. This habitat is common in vacant lots, abandoned fields, roadsides, railroad rights-of-way, agricultural fields, and development areas. The primary differences between non-native grasslands and ruderal habitats are that the soil is often disturbed in ruderal habitats, which also lack the native wildflowers found in the grasslands. Characteristic uncultivated species recorded in disturbed habitats within the planning area include non-native species such as wild mustard, wild radish (*Raphanus sativus*), Russian thistle (*Salsola iberica*), wild oat, soft chess brome, ripgut grass (*Bromus diandrus*), sweet fennel (*Foeniculum vulgare*), and castor bean (*Ricinus communis*). The only native species common in ruderal habitats of the planning area is coyote bush.

The California Natural Diversity Database (CNDDDB) identified the Mesa horkelia (*Horkelia cuneata* spp. *puberula*) as a special status plant species that is known to occur within the region of the project. This species has been found about .5 mile east of the project site. This perennial herb is generally found on sandy or gravelly soils in chaparral, cismontane woodland, and coastal scrub areas between the 70 and 810-meter elevation (230 to 2,660 feet). It has a blooming period of February-September. Mesa horkelia is considered rare by CNPS (List 1B, RED 2-3-3). The subject property has been significantly disturbed due to historic anthropogenic and agricultural activities, including goat grazing, and does not contain the habitat requirements for the Mesa horkelia in the area proposed for development. The CNDDDB did not identify any special status wildlife species or sensitive habitats on the property.

Impact. Construction of the proposed wireless facility would disturb an approximately 1,200 square foot area, adjacent to an existing dirt road, goat pen, and barn. This area has been significantly disturbed by anthropogenic and agricultural activities over time (refer to Figure B-1, below). The existing dirt road would not be re-graded or widened. Three steeply sloping (above 12% grade) sections of the road, which total 3,500 square feet in area, would be covered with new base to meet Templeton Fire Department standards. No expansion of the road is required to accommodate the proposed project. The entire length of this road has been previously disturbed due to on-going vehicular traffic for both agricultural and residential uses. As a result, the proposed facility is not anticipated to impact any sensitive native vegetation, significant wildlife habitats, or special status species. Biological impacts are therefore anticipated to be less than significant.

Figure B-1: Building Site



Mitigation/Conclusion. The portion of the project site subject to disturbance does not contain sensitive habitat or special status species. It has previously been disturbed by agricultural, residential, and other anthropogenic uses. To avoid the disturbance of surrounding vegetation, the applicant will be required to install highly visible protective fencing around all trees and shrubs located within 50 feet of the lease area. With implementation of this measure, the project's biological impacts would be less than significant.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area. The project is not located in an area that would be considered

culturally sensitive due to lack of physical features typically associated with prehistoric occupation.

Impact. The proposed project will result in the disturbance of approximately 1,200 square feet for the construction of the proposed facility and the disturbance of another 3,500 square feet to add new base on steeply sloping (above 12% grade) sections of the existing dirt access road. The subject property has been previously disturbed due to a history of agricultural use and associated anthropogenic activities (refer to Figure B-1, above). No evidence of cultural materials was noted on the portion of the property where development is proposed. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures 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"?</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>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"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

- Topography: Nearly level to steeply sloping
- Within County's Geologic Study Area?: No
- Landslide Risk Potential: Moderate
- Liquefaction Potential: Low
- Nearby potentially active faults?: No Distance? Not applicable
- Area known to contain serpentine or ultramafic rock or soils?: No
- Shrink/Swell potential of soil: Low
- Other notable geologic features? None

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

- Within the 100-year Flood Hazard designation? No
- Closest creek? Unnamed tributary to Salinas River Distance? On-site (1,200 feet south of proposed facility)
- Soil drainage characteristics: Not well drained

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

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

Soil erodibility: Moderate

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

Impact. As proposed, the project will result in the disturbance of approximately 4,700 square feet to construct an unmanned wireless communications facility. The subject property has been previously disturbed due to a history of agricultural use and associated anthropogenic activities. If adequate temporary and permanent measures are not taken before, during and after vegetation removal and grading, erosion of graded areas and discharge of sediment into nearby drainage will likely result, If

not properly mitigated, these impacts, both on the project site and within surrounding areas, may be significant.

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

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</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"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area. The project would require verification from the responsible fire agency (Templeton Fire Department) that all conditions have been met prior to final approval.

Impact. Other than lead acid batteries within the equipment cabinets, the project does not propose the use of hazardous materials. The project was referred to the Department of Environmental Health and it was determined that, due to the existence of lead acid batteries within the equipment cabinets, a hazardous materials plan will be required prior to issuance of a construction permit.

The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan as it is an unmanned communications facility that does not involve structures for human habitation. The Templeton Fire Department has reviewed Verizon's plans for this project and is requiring Verizon to place new base on three steeply sloping (greater than 12% grade) sections of the dirt access road and to identify fire truck turn around locations on the site plan.

The applicant submitted a radio frequency report (*Hammett & Edison, Inc; December 13, 2011*) for the project. The report concluded that the proposed facility would comply with applicable FCC standards for radiation emissions.

Mitigation/Conclusion. Templeton Fire has approved Verizon's preliminary plans, which incorporate

all of the requirements discussed above (Jim Langborg, Templeton Fire Chief; February 1, 2012). No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary above what is already required by existing ordinance or regulation.

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 increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed facility is located within a residential suburban / agricultural area with relatively low ambient noise levels, especially during evening hours. The nearest off-site sensitive noise receptor is a residence located approximately 960 feet to the east.

Impact. The proposed project would introduce noise generating equipment into a relatively quiet rural/suburban area. The facility's primary noise sources include AC units to cool the equipment shelter and an emergency back-up generator. Based on specifications provided by the applicant, the 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 65.2 dBA (at a distance of about 20 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.

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.

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

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

facility. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection. The project would not affect service levels related to schools or solid wastes because it does not involve the construction of buildings for human habitation. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. The project has been reviewed by the Templeton Fire Department for consistency with the Uniform Fire Code and will be required to prepare a fire safety plan. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

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

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

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

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

12. TRANSPORTATION/ CIRCULATION - Will the project:	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 "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The county has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area, including Vineyard Drive, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to Public Works. The project is subject to the Templeton Area A Road Fee, which addresses cumulative impacts to county roads in the area. No significant traffic-related concerns were identified.

Impact. Once constructed, the proposed project is estimated to generate about 1 trip per month for routine maintenance. In comparison, the average single family residence generates approximately 10 trips per day (or 300 trips per month). This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels, but it will contribute to the cumulative traffic within the Templeton Road Fee area.

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) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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, 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>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</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"/>

Setting. The proposed unmanned facility would not use water. The topography of the project is nearly level to steeply sloping. The closest unnamed tributary to Salinas River from the proposed development is located 1,200 feet to the south. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility. Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. The project is not within close proximity to surface water sources. The project will involve less than one acre of disturbance and will not require a SWPPP. The project will not use water.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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15. LAND USE - <i>Will the project:</i>	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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, Area Plans, 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.

Although the proposed communications facility is not a use that is inherently compatible with the visual character of the surrounding residential and agricultural landscapes, the proposed project is a stealth design that would blend with the rural/agrarian character of the 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 standard for wireless communications facilities which requires new facilities to either be completely screened by vegetation or disguised to resemble natural or built features of the landscape.

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 - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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a) *Have the potential to degrade the quality of the environment, substantially*

reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

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://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have 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	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Templeton Community Service District	Attached
<input checked="" type="checkbox"/>	Other <u>Templeton Area Advisory Group</u>	Attached
<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 checked="" type="checkbox"/>	Salinas River Area Plan and Update EIR
<u>County documents</u>		<u>Other documents</u>	
<input type="checkbox"/>	Airport Land Use Plans	<input checked="" type="checkbox"/>	Archaeological Resources Map
<input checked="" type="checkbox"/>	Annual Resource Summary Report	<input checked="" type="checkbox"/>	Area of Critical Concerns Map
<input type="checkbox"/>	Building and Construction Ordinance	<input checked="" type="checkbox"/>	Areas of Special Biological Importance Map
<input type="checkbox"/>	Coastal Policies	<input checked="" type="checkbox"/>	California Natural Species Diversity Database
<input checked="" type="checkbox"/>	Framework for Planning (Coastal/Inland)	<input checked="" type="checkbox"/>	Clean Air Plan
<input checked="" type="checkbox"/>	General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/>	Fire Hazard Severity Map
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/>	Flood Hazard Maps
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Conservation & Open Space Element (includes Energy, Conservation)	<input checked="" type="checkbox"/>	Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/>	Regional Transportation Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/>	Uniform Fire Code
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/>	Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/>	GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)
<input checked="" type="checkbox"/>	Land Use Ordinance	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Real Property Division Ordinance		
<input type="checkbox"/>	Solid Waste Management Plan		
<input checked="" type="checkbox"/>	Templeton Circulation Study		

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

- **Radio Frequency Report, Hammett and Edison, Inc., December 13, 2011**
- **West Templeton PSL # 190410, SAC Wireless, November 23, 2011**

Exhibit B - Mitigation Summary Table

Visual Resources

VR-1 At the time of application for construction permits, the construction drawings shall show the following:

- a. The water tank shall be designed to appear as a natural wood tank with realistic appearing color and texture treatments for both the tank and the support structure. No signs, banners, or graphic displays shall be painted or otherwise depicted on the tank.
- b. All of the antennas (with the exception of the GPS antennas located on the pole barn) shall be located completely within the faux tank.
- c. The microwave dish shall be flush mounted within the base of the tank and shall not protrude from the base of the tank. The opening for the microwave shall be as minimal as possible to maintain the "natural" appearance of the tank. When it becomes technically feasible, the microwave dish shall be covered with a material and color that blends with the water tank. If unused for a period of 12 consecutive months, the microwave dish shall be removed from the project or covered.
- d. The equipment shelter shall be designed to match the existing agricultural barn on site. It shall be constructed with realistic-appearing faux wood and painted a light non-reflective earth-tone color.

VR-2 At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the water tank exactly as proposed. Water tank plans shall not include generic illustrations of a typical faux tank. The drawings shall include elevations and plan views. Once approved, the water tank 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 water tank engineering and architectural plans prior to preparation of the final plans.

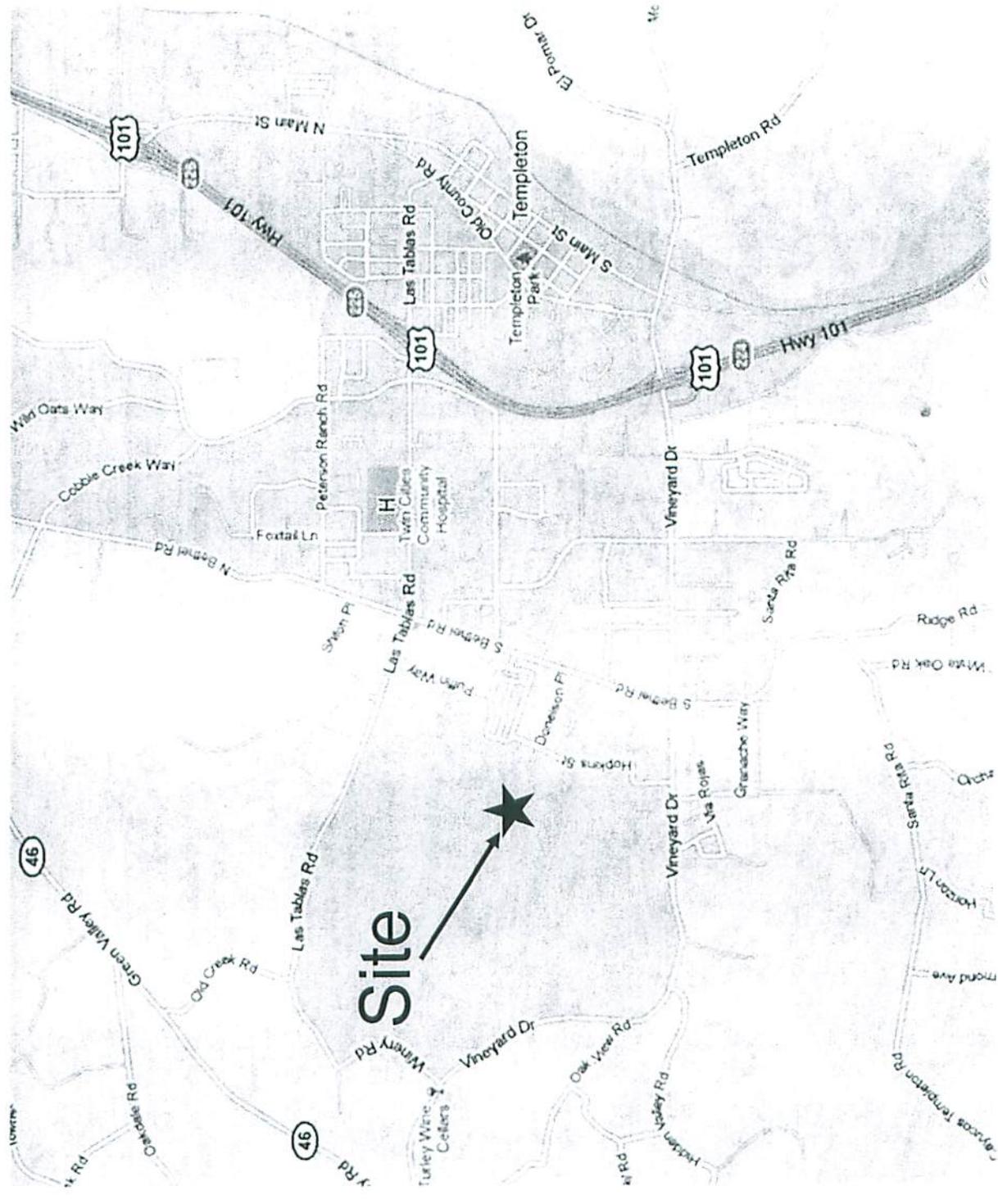
VR-3 Prior to issuance of construction permits, the applicant shall submit material and color test samples of all visible elements of the water tank to the County Department of Planning and Building for review and approval.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator. Project planner and building inspector will verify compliance with approved plans.

Biological Resources

BR-1 Prior to site disturbing activities, sturdy and highly visible protective fencing shall be placed around all shrubs and trees within 50 feet of the project site. Plan notes shall indicate this fence shall remain in place for the duration of project construction.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator. Project planner and building inspector will verify compliance with approved plans.

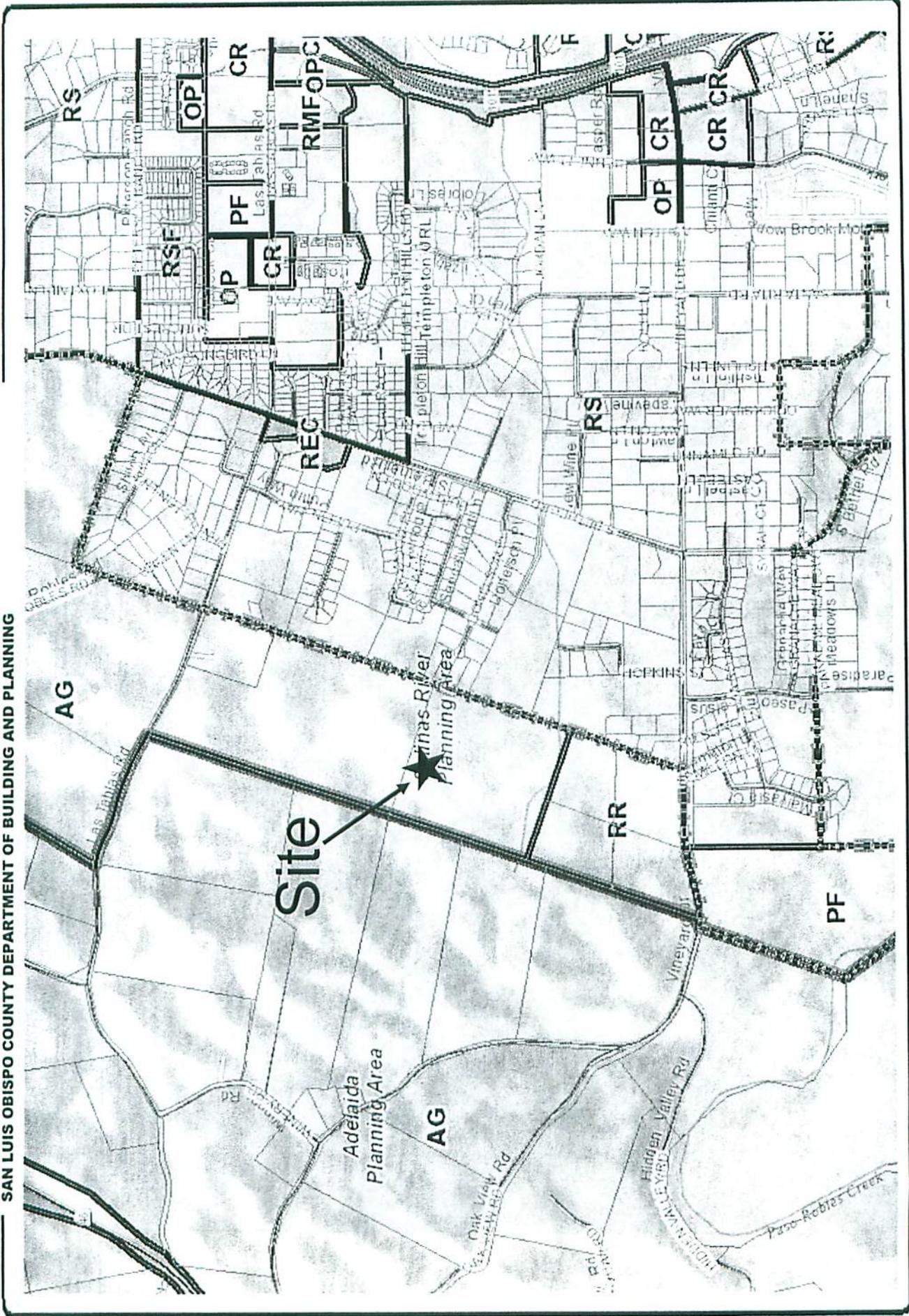


EXHIBIT

Vicinity Map



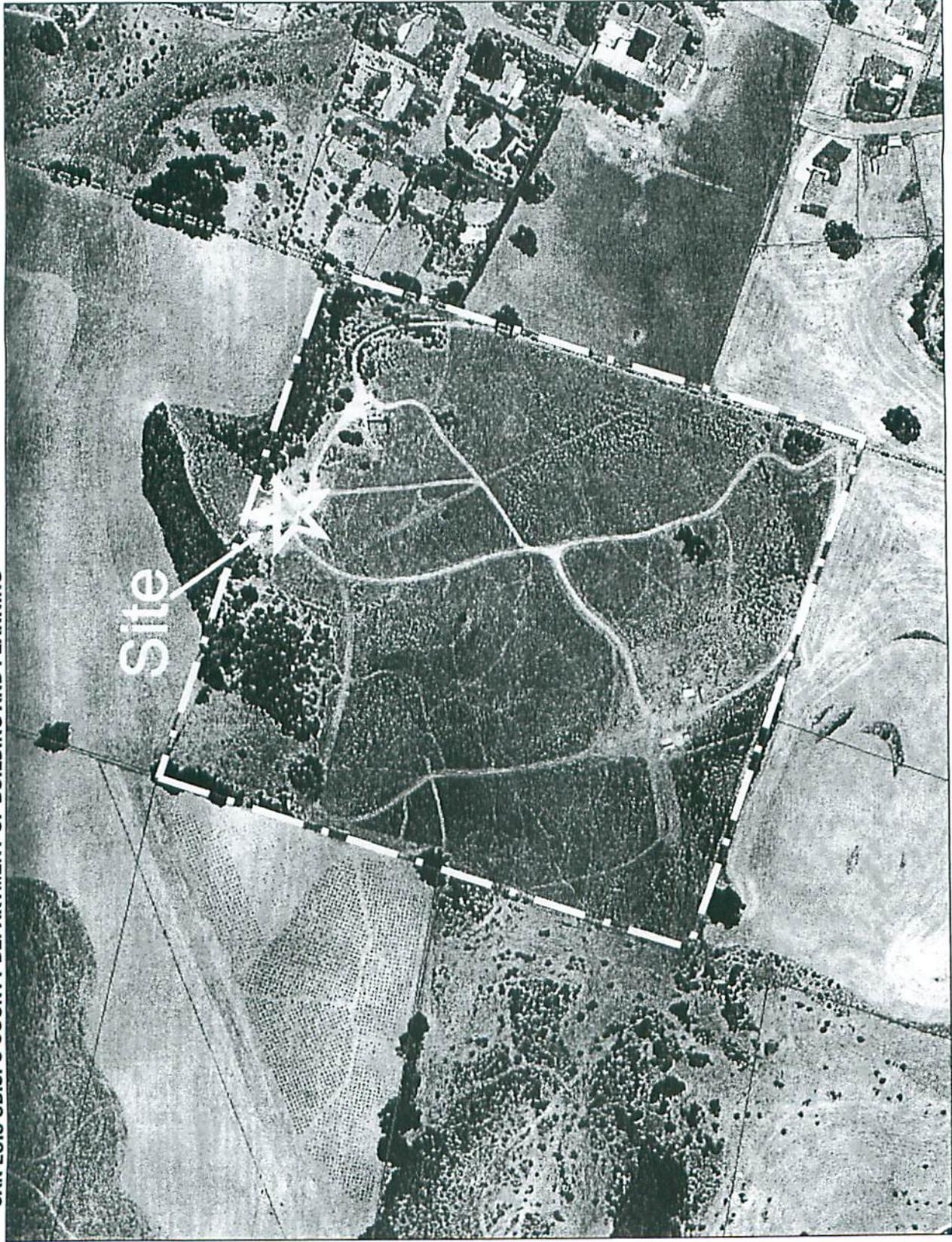
PROJECT
Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049



EXHIBIT

Land Use Category Map

PROJECT
Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049

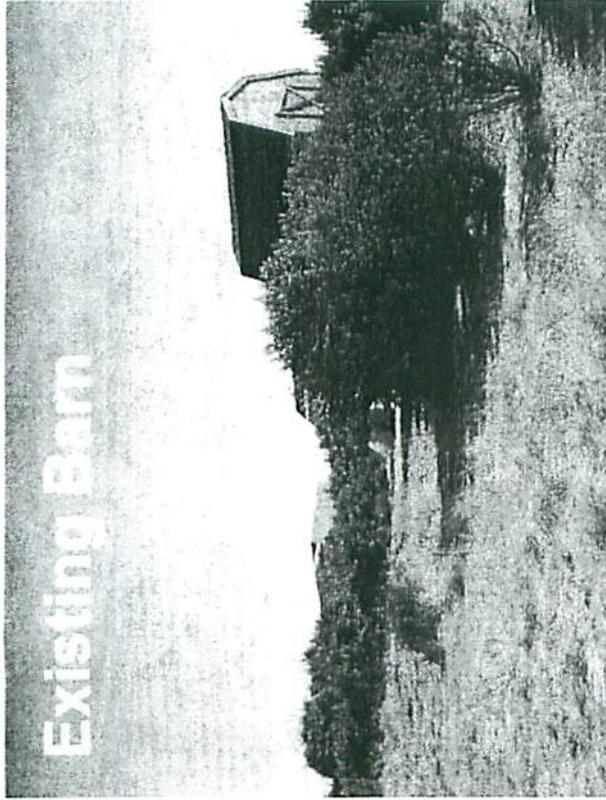


EXHIBIT

Aerial Photograph



PROJECT
Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049



PROJECT

Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049



EXHIBIT

Site Photos

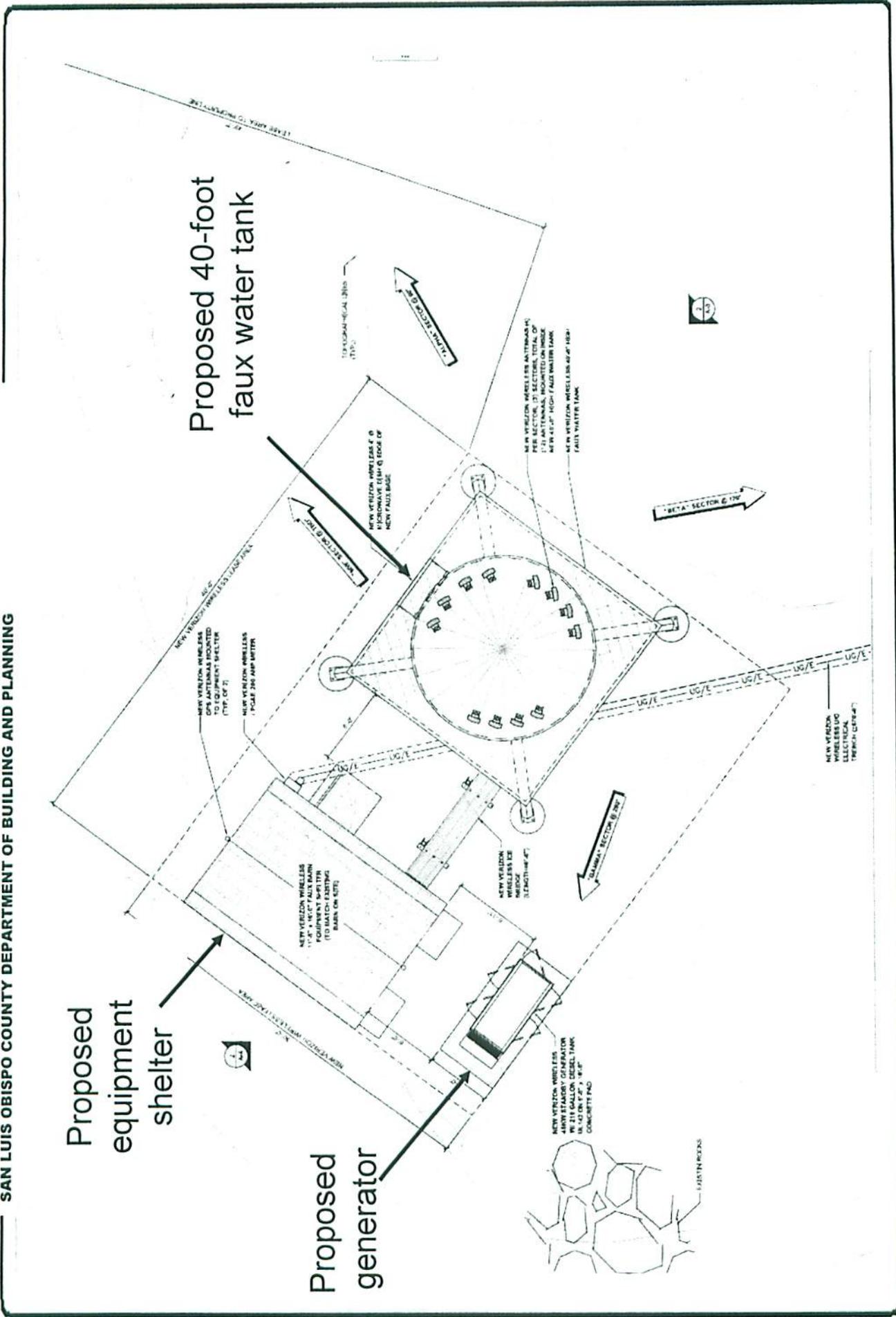
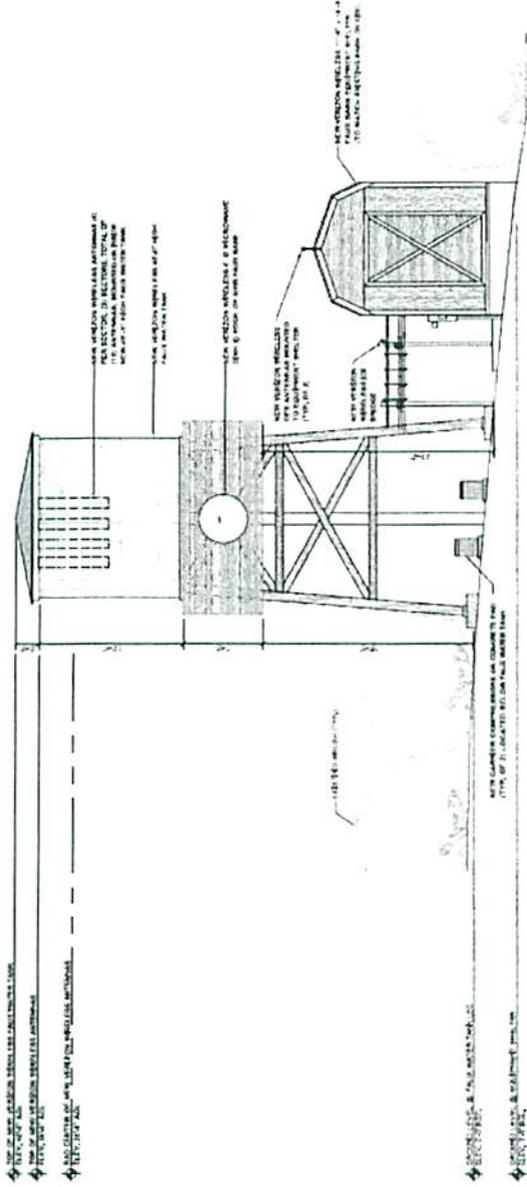


EXHIBIT
Enlarged Site Plan

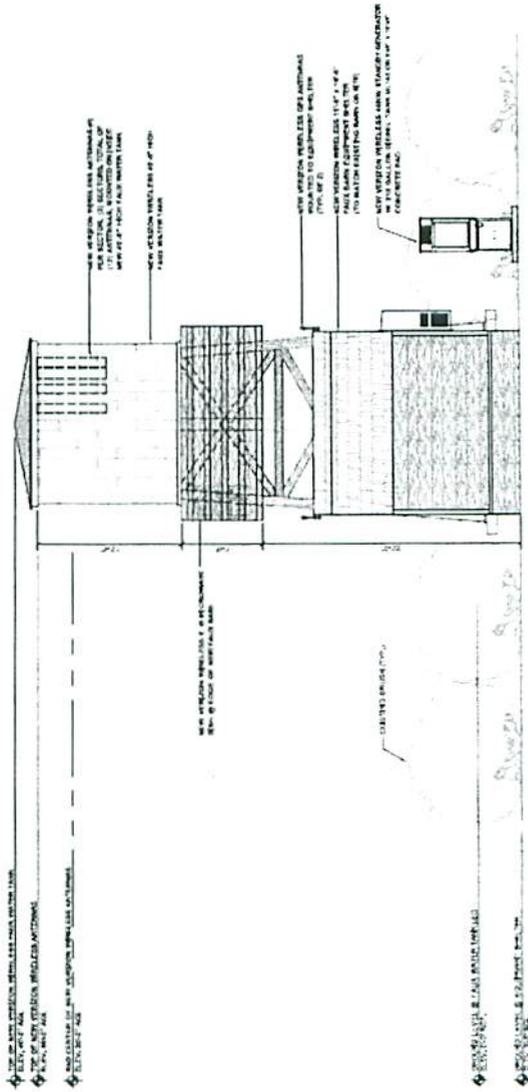


PROJECT
Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049



NORTHEAST ELEVATION

0.1" = 1'-0" SCALE: 3/16" = 1'-0" (FRONT)
 (TOP: 3/32" = 1'-0" (FRONT))



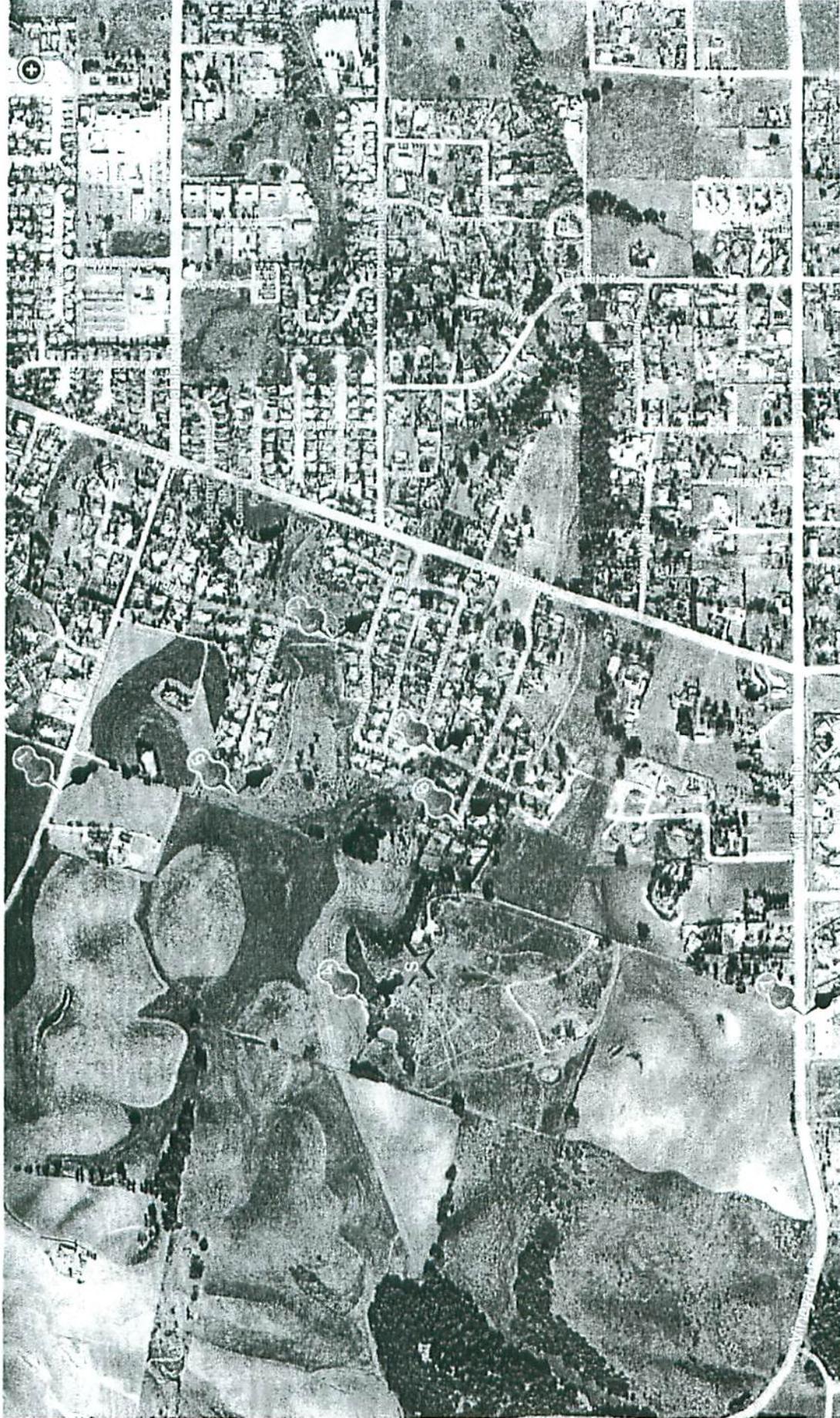
NORTHWEST ELEVATION

0.1" = 1'-0" SCALE: 3/16" = 1'-0" (FRONT)
 (TOP: 3/32" = 1'-0" (FRONT))



EXHIBIT
 Northern Elevations

PROJECT
 Ames / Verizon Wireless
 Conditional Use Permit DRC2011-00049



PROJECT

Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049

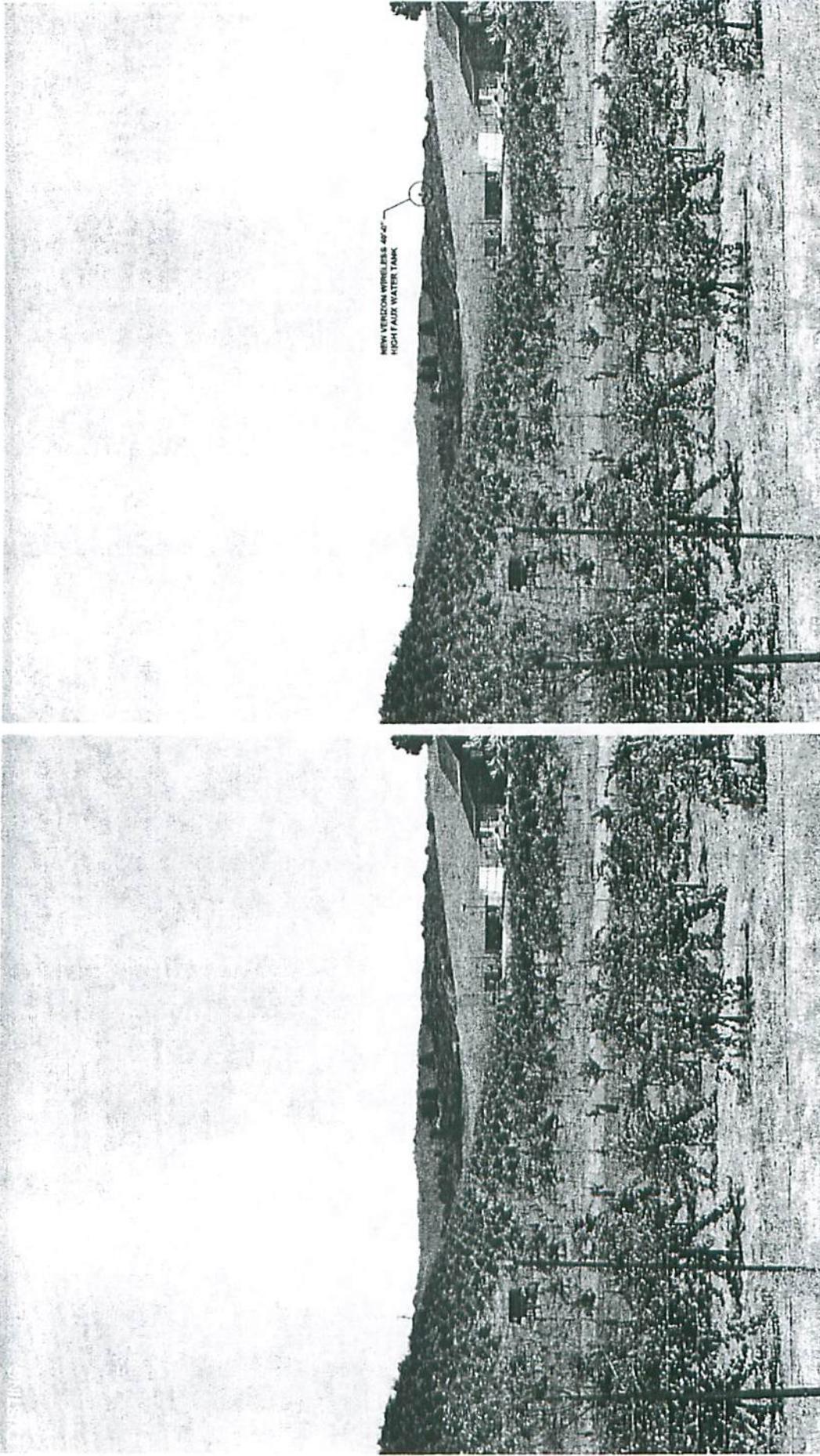


EXHIBIT

Photo-simulation Viewpoints

PHOTOSIMULATION VIEW 1

242 SERRA, CA 95068
OFFICE (408) 795-5800



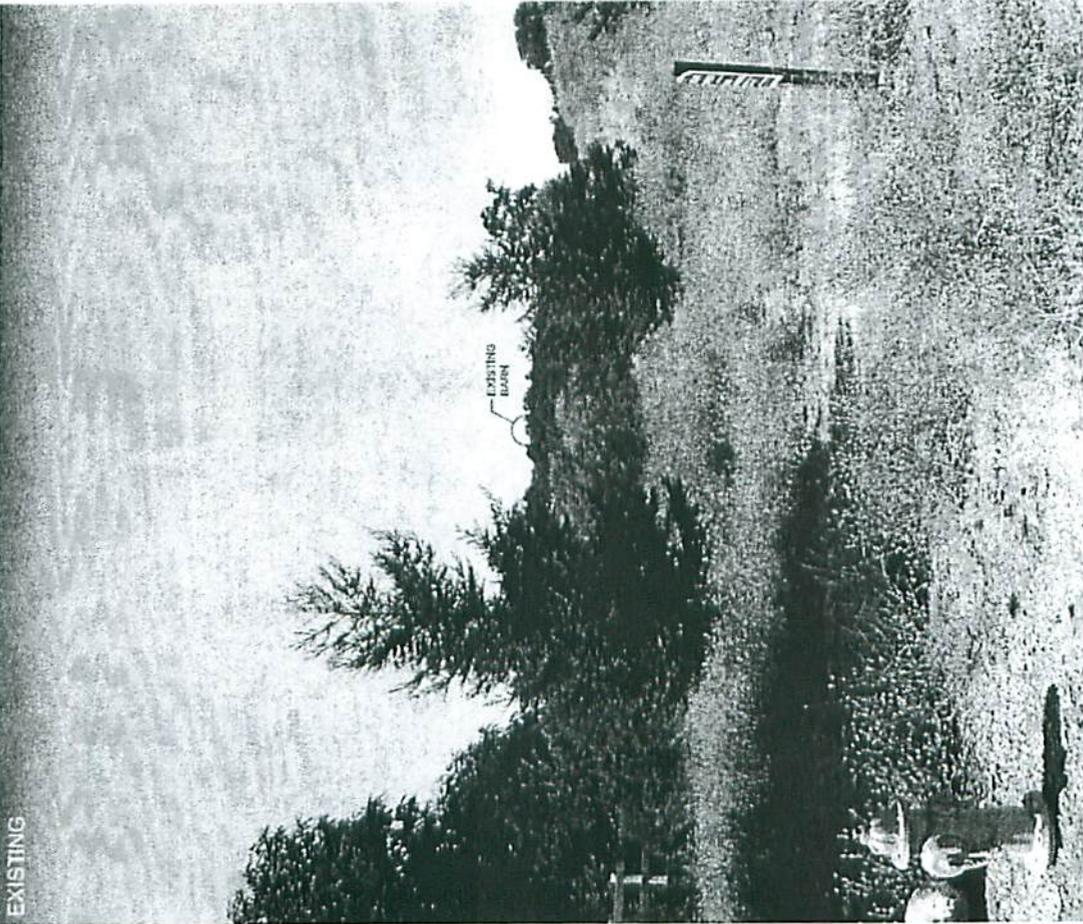
PROJECT
Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049



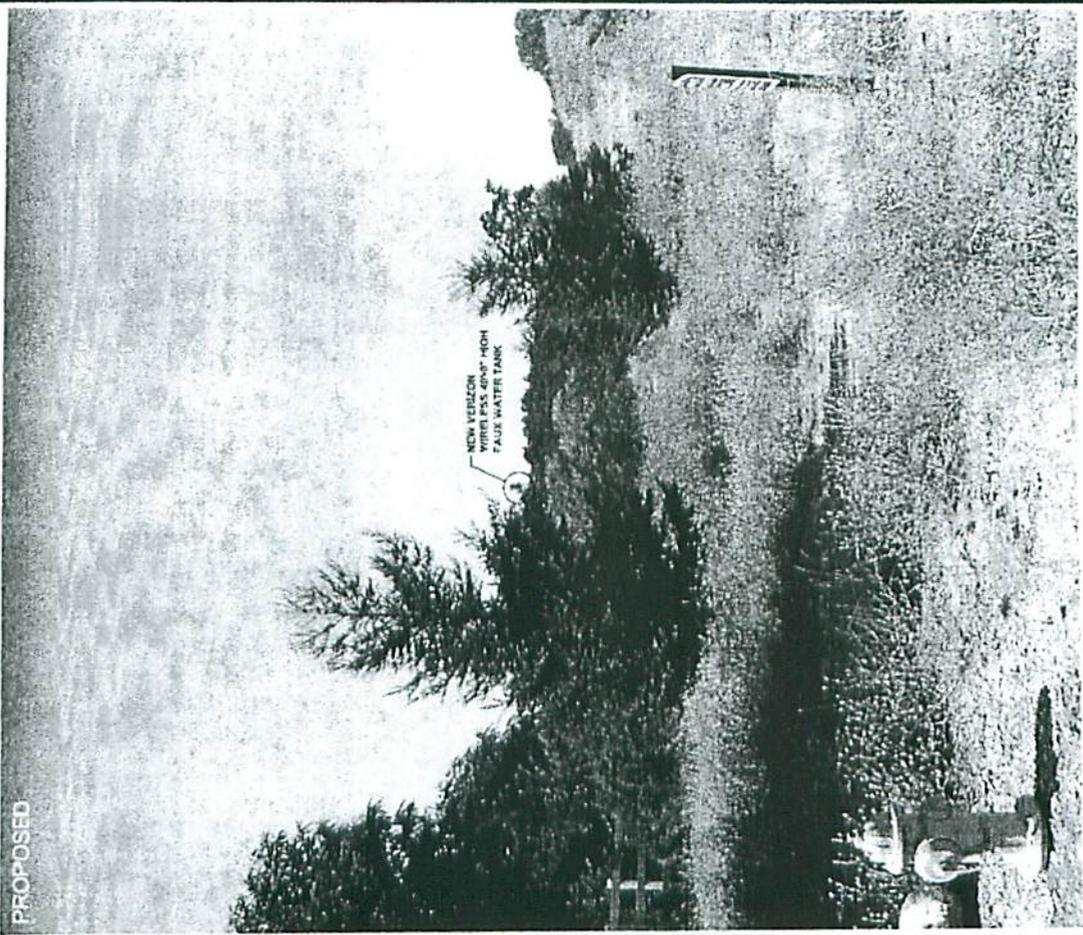
EXHIBIT
View from Las Tablas

PHOTOSIMULATION VIEW 2

EXISTING



PROPOSED



CARLSBAD, CA 92008
OFFICE (760) 795-5200

PROJECT

Ames / Verizon Wireless

Conditional Use Permit DRC2011-00049

EXHIBIT



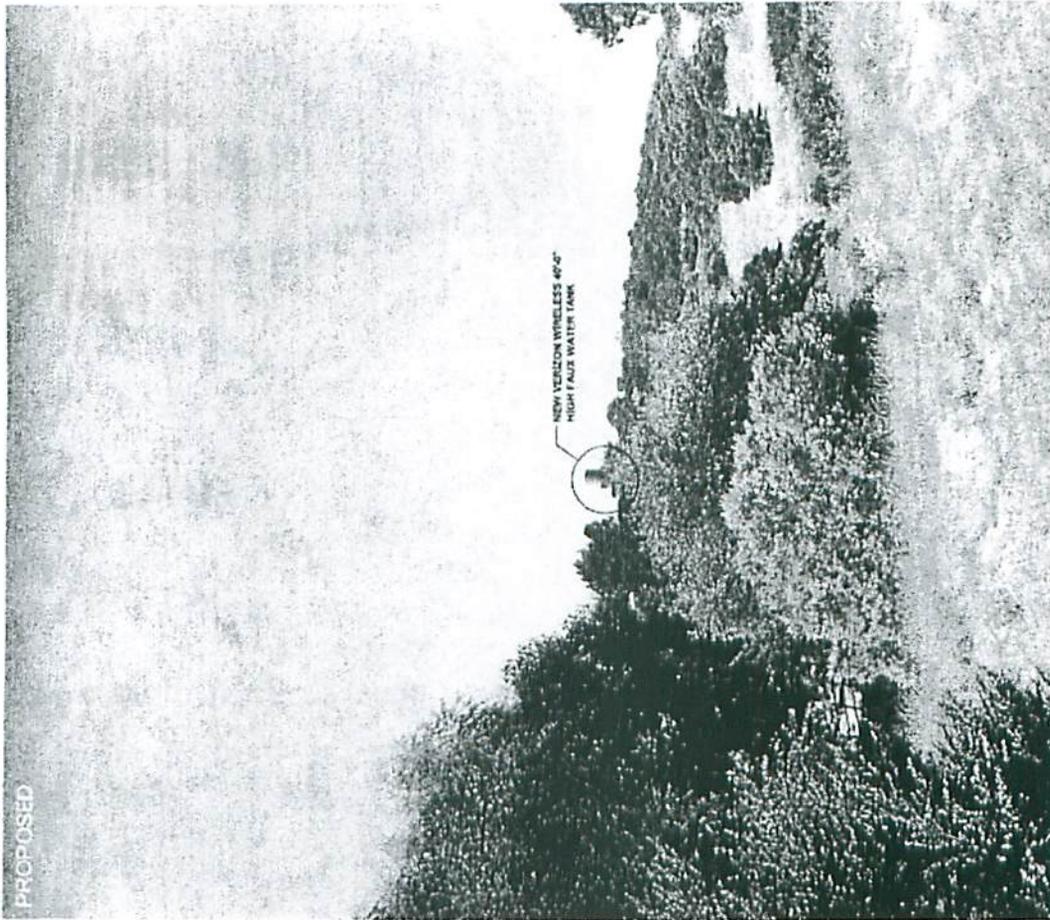
View from Briarwood Pl. /Puffin Way

PHOTOSIMULATION VIEW 3

EXISTING



PROPOSED



CARLEBAD, CA 93506
OFFICE (805) 795-3200

PROJECT

Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049

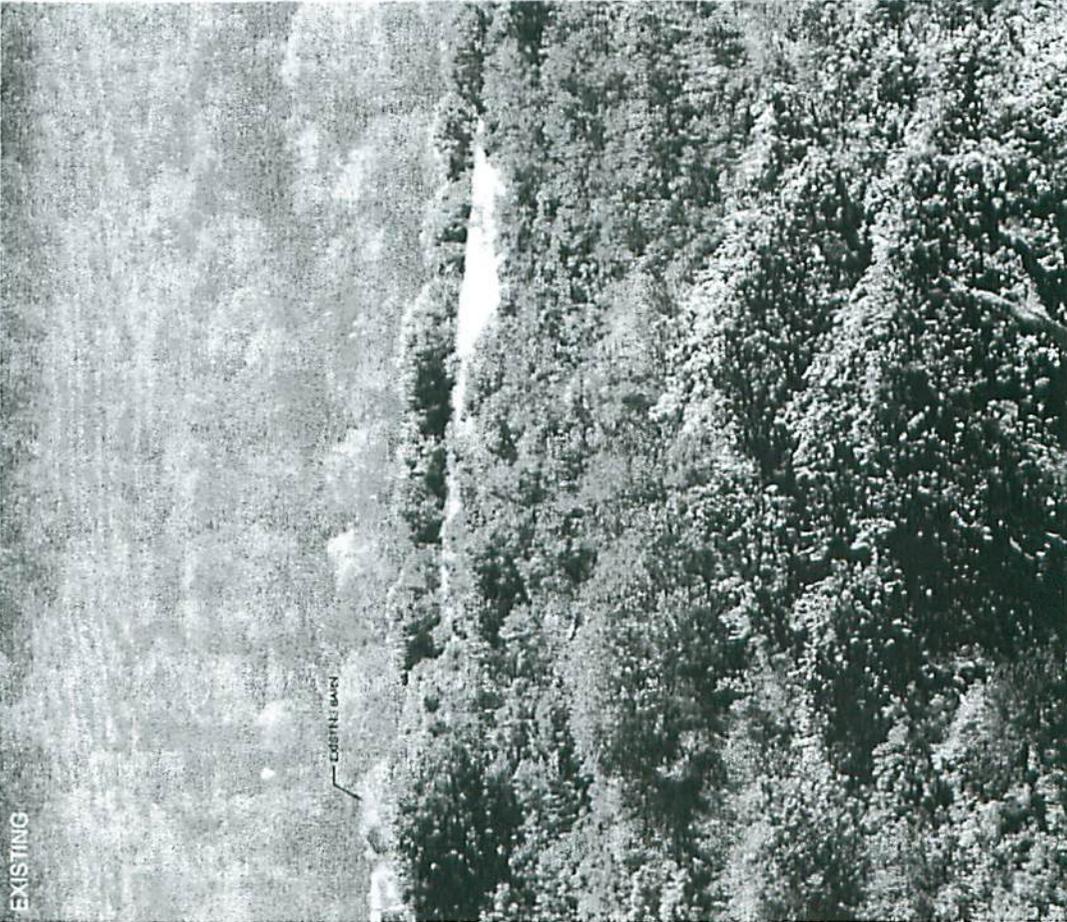
EXHIBIT

View from Hopkins Street



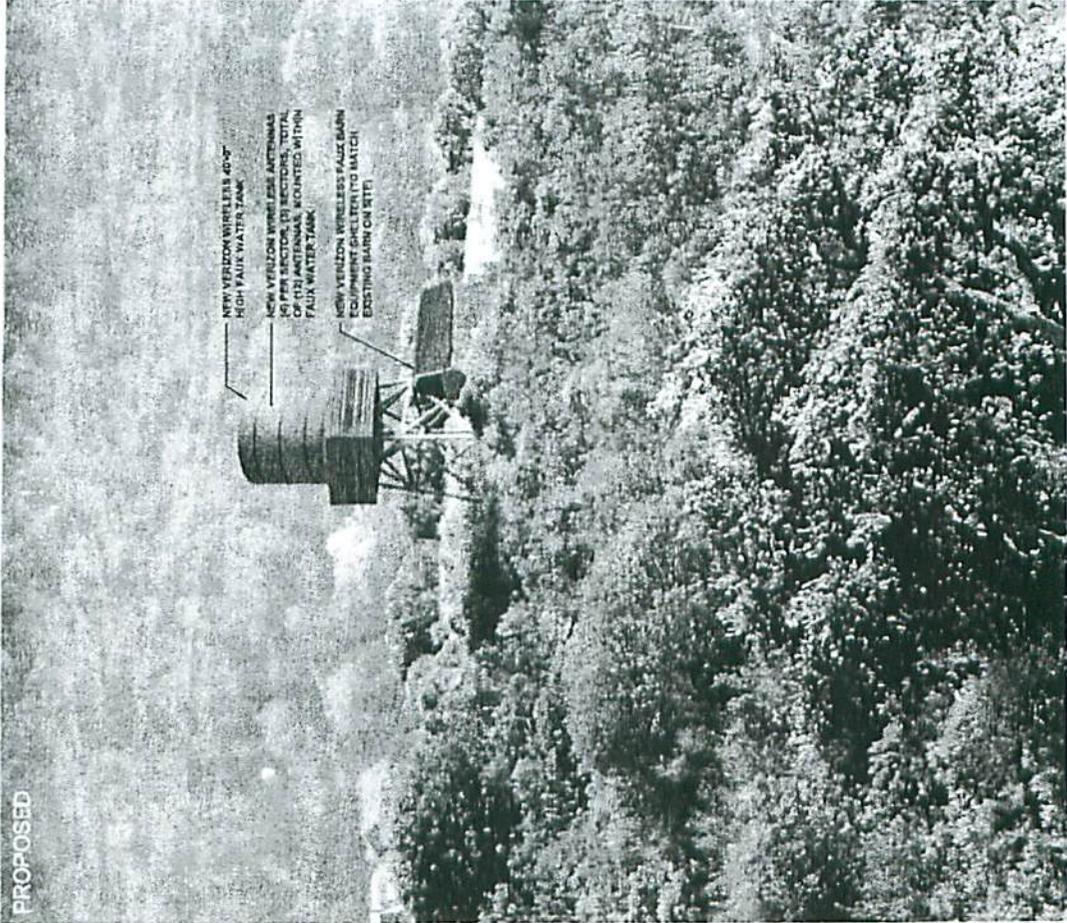
PHOTOSIMULATION VIEW 4

EXISTING



EXISTING BARN

PROPOSED



NEW VERIZON WIRELESS 40'x40' TOWER WITH 12 ANTENNAS
NEW VERIZON WIRELESS ANTENNAS 12 PER SECTOR, TOTAL OF 120 ANTENNAS, MOUNTED WITHIN FAUX WATER TANK
NEW VERIZON WIRELESS FAUX BARN EQUIPMENT ENCLOSURE MATCH EXISTING BARN ON SITE

CARLEBAD, CA 92008
OFFICE (761) 95-5200

PROJECT

Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049

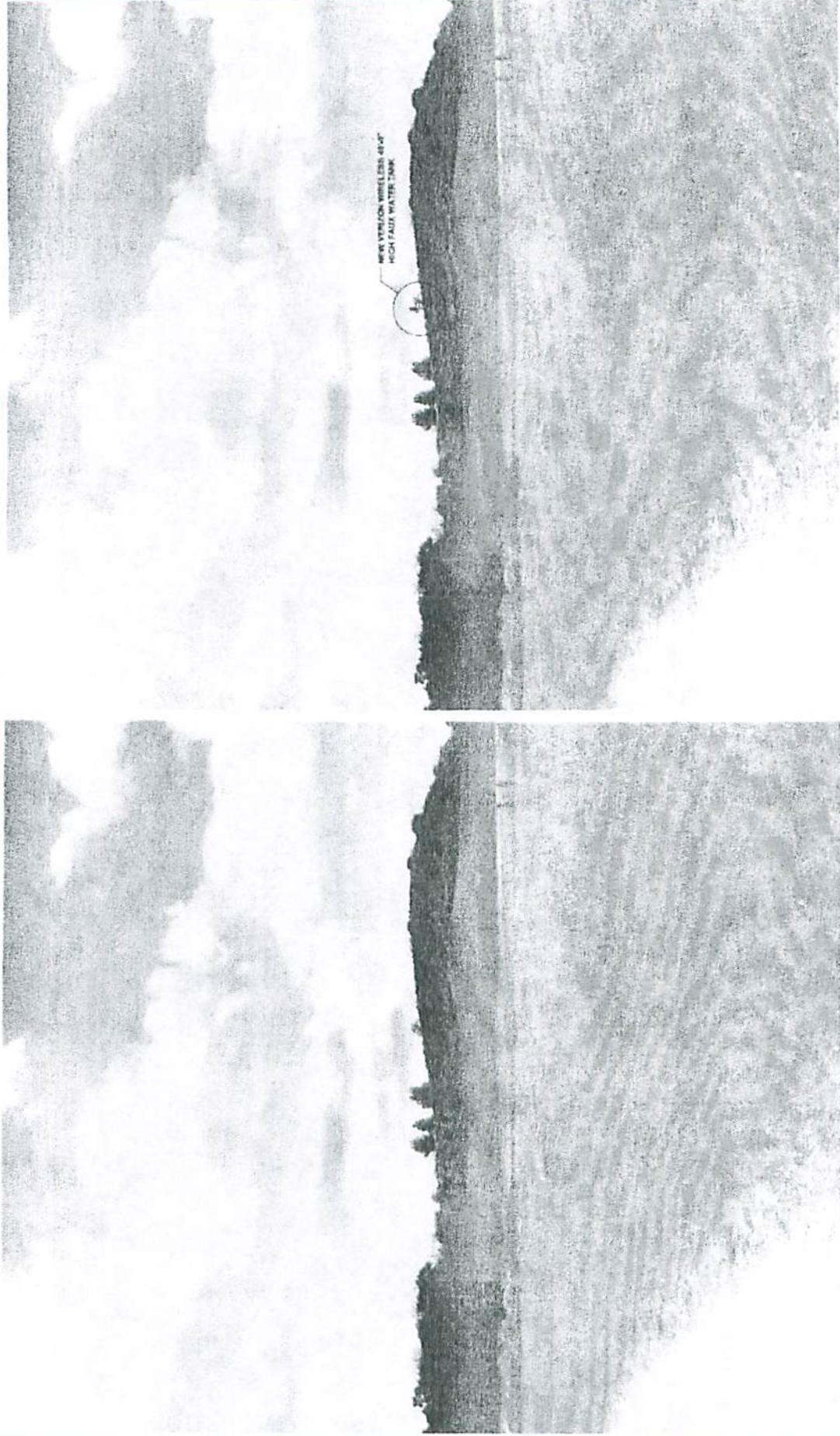


EXHIBIT

Looking South from Adjacent Ag Parcel

PHOTOSIMULATION VIEW 5

CALIFORNIA
OFFICE TEL: 760.766.5276



PROJECT

Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049

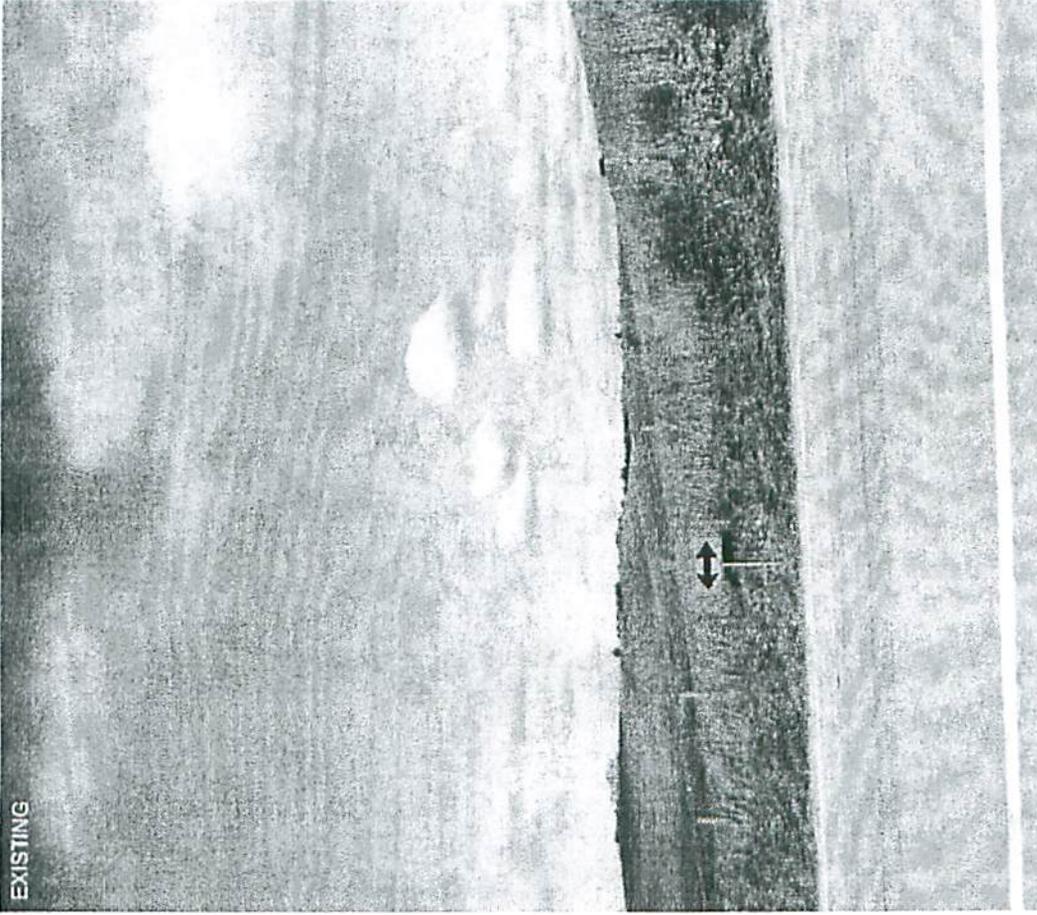
EXHIBIT

View from Wildwood Open Space

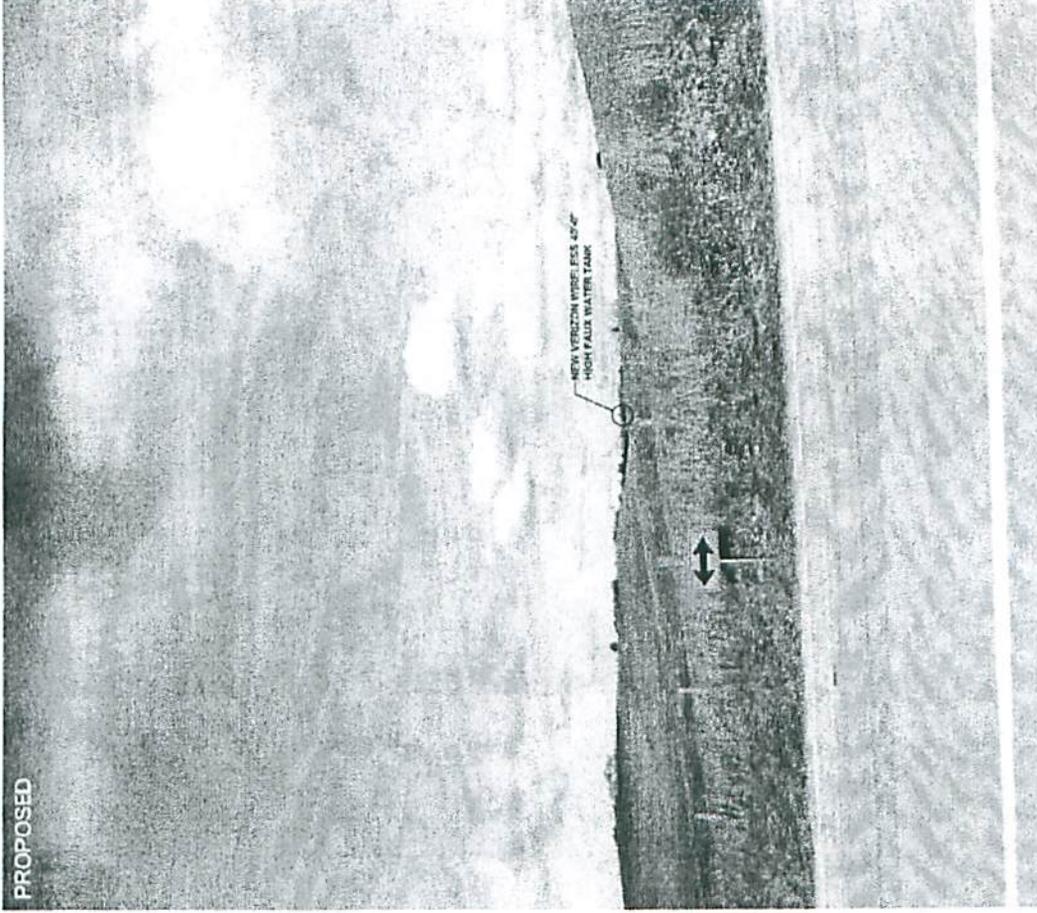


PHOTOSIMULATION VIEW 7

EXISTING



PROPOSED



C:\PL 2010\AD CA 00006
OFFICE (760) 796-5200

PROJECT
Ames / Verizon Wireless
Conditional Use Permit DRC2011-00049



EXHIBIT
View from Vineyard Drive



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: January 13, 2012

TO: Airlin Singewald, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *JA*

SUBJECT: Ames/Verizon Conditional Use Permit DRC2011-00049 (1622)

Summary of Findings

The Agriculture Department's review finds that the proposed Ames/Verizon Conditional Use Permit for a 1,200 square foot communication facility located within an agricultural area will have:

- Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- Less than significant** impact(s) to agricultural resources or operations because the project will result in the conversion of only 1,200 square feet of important agricultural soil and will not be incompatible with existing on-site or adjacent agricultural uses. During construction activities, the responsible party should work with the neighboring property owners to minimize the disruption to agricultural activities.
- 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.



Gm 5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BEHAVIOR

THIS IS A NEW PROJECT REFERRAL

JAN - 5 2012

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 1/5/2012

PR TO: PW

TO FROM: Airlin Singewald

PROJECT DESCRIPTION: DRC2011-00049 AMES- Conditional Use Permit for a cell site located off Vineyard Drive in Templeton. APN: 040-271-019.

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

1.10.12
Date

Glean Marshall
Name

781-1596
Phone



Fw: DRC2011-00049 AMES, North County E-Referral, CUP in Templeton

Airlin Singewald to: Holly Phipps

01/10/2012 11:02 AM

From: Airlin Singewald/Planning/COSLO
To: Holly Phipps/Planning/COSLO@Wings

Airlin Singewald
San Luis Obispo County
Department of Planning and Building
(805) 781-5198
asingewald@co.slo.ca.us

----- Forwarded by Airlin Singewald/Planning/COSLO on 01/10/2012 11:01 AM -----

From: Charles Riha/Planning/COSLO
To: Airlin Singewald/Planning/COSLO@Wings
Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings
Date: 01/10/2012 11:01 AM
Subject: Re: DRC2011-00049 AMES, North County E-Referral, CUP in Templeton

Airlin,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect or Engineer of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2010 California Codes.

Charles Riha, Plans Examiner III



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/5/2012

TO: Env. Health - Leslie Terry

JAN 6 2012

FROM: Airlin Singewald

PROJECT DESCRIPTION: DRC2011-00049 AMES- Conditional Use Permit for a cell site located off Vineyard Drive in Templeton. APN: 040-271-019.

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.

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- YES (Please go on to PART II.)
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PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

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- 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.

Applicant shall submit, to this office, the hazardous materials business plan for the proposed cell site. The plans shall be reviewed and approved prior to final sign-off. Please contact Aaron LaBarre at 781-5595 if you have any questions.

1/11/12
Date

[Signature]
Name

75551
Phone



RE: Ames/Verizon CUP DRC2011-00049
Jim Langborg to: asingewald

02/01/2012 11:53 AM

From: "Jim Langborg" <JLangborg@templetoncsd.org>
To: <asingewald@co.slo.ca.us>

History: This message has been replied to.

Airlin,

The information in your email is accurate and we have approved Verizon's preliminary plans.

Jim Langborg
TFD Fire Chief

From: asingewald@co.slo.ca.us [mailto:asingewald@co.slo.ca.us]
Sent: Wednesday, February 01, 2012 11:51 AM
To: Jim Langborg
Cc: Tricia Knight
Subject: Ames/Verizon CUP DRC2011-00049

Hi Jim,

I understand that Tricia Knight (on behalf of Verizon) has been in contact with you regarding Templeton Fire's requirements for the proposed wireless communications facility at 1920 Vineyard Drive. She explained that you would like to see base (decomposed granite or red rock, I assume) added to any portion of the road that exceeds 12 percent grade. She also said that you've reviewed and approved their preliminary plan indicating the locations for the fire truck turn-arounds on the property. Does this sound accurate. I just need something in writing (like an email) for the file. Please advise if there are any other design considerations that should be incorporated into the project at this time.

Thanks,
Airlin

Airlin Singewald
San Luis Obispo County
Department of Planning and Building
(805) 781-5198
asingewald@co.slo.ca.us

[Scanned @co.slo.ca.us]

**DEVELOPER'S STATEMENT FOR:
Ames and Verizon Wireless
Conditional Use Permit
DRC2011-00049**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading 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.

Visual Resources

VR-1 At the time of application for construction permits, the construction drawings shall show the following:

- a. The water tank shall be designed to appear as a natural wood tank with realistic appearing color and texture treatments for both the tank and the support structure. No signs, banners, or graphic displays shall be painted or otherwise depicted on the tank.
- b. All of the antennas (with the exception of the GPS antennas located on the pole barn) shall be located completely within the faux tank.
- c. The microwave dish shall be flush mounted within the base of the tank and shall not protrude from the base of the tank. The opening for the microwave shall be as minimal as possible to maintain the "natural" appearance of the tank. When it becomes technically feasible, the microwave dish shall be covered with a material and color that blends with the water tank. If unused for a period of 12 consecutive months, the microwave dish shall be removed from the project or covered.
- d. The equipment shelter shall be designed to match the existing agricultural barn on site. It shall be constructed with realistic-appearing faux wood and painted a light non-reflective earth-tone color.

VR-2 At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the water tank exactly as proposed. Water tank plans shall not include generic illustrations of a typical faux tank. The drawings shall include elevations and plan views. Once approved, the water tank 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 water tank engineering and architectural plans prior to preparation of the final plans.

VR-3 Prior to issuance of construction permits, the applicant shall submit material and color test samples of all visible elements of the water tank to the County Department of Planning and Building for review and approval.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator. Project planner and building inspector will verify compliance with approved plans.

Biological Resources

BR-2 Prior to site disturbing activities, sturdy and highly visible protective fencing shall be placed around all shrubs and trees within 50 feet of the project site. Plan notes shall indicate this fence shall remain in place for the duration of project construction.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator. Project planner and building inspector will verify compliance with approved plans.

The applicant understands that any changes made to the project 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 Landowner(s)

Date

Name (Print)



Signature of Tenant

2/2/12

Date

Peter Maushardt

Name (Print)

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator. Project planner and building inspector will verify compliance with approved plans.

Biological Resources

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Mark W. Ames Melinda E. Ames
Signature of Landowner(s)

2-3-12
Date

Mark W. Ames Melinda E. Ames
Name (Print)

Signature of Tenant

Date

Name (Print)