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. ED11-172 **DATE:** September 20, 2012

PROJECT/ENTITLEMENT: Ragged Point Inn Minor Use Permit (DRC2011-00067)

APPLICANT NAME: T-Mobile West Corporation (Adrianne Patnaud)
ADDRESS: 4100 Guardian Street, Suite 101, Simi Valley, CA 93063
CONTACT PERSON: Jesse Gilholm **Telephone:** 760-803-6219

PROPOSED USES/INTENT: Request by Ragged Point Inn/T-Mobile West Corporation for a Minor Use Permit to allow for the installation of a Wireless Communications Facility (WTF) consisting of 4 antennas and equipment cabinets installed within an approximate 300 square foot lease area fenced with FRP faux wood.

LOCATION: 18091 Highway 1, within the community of Ragged Point, in the North Coast 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:

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 AT .....4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. N/A

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.

	Xzandrea Fowler		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

Initial Study Summary – Environmental Checklist

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(ver 5.0)Using Form

Project Title & No. **Ragged Point Inn/T-Mobile Minor Use Permit/Coastal Development Permit ED11-172 (DRC2011-00067)**

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.

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☐ Transportation/Circulation
☐ Air Quality	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water /Hydrology
☒ Cultural Resources	☒ Public Services/Utilities	☐ 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.

Xzandrea Fowler		August 21, 2012
Prepared by (Print)	Signature	Date
Airlin Singewald	Ellen Carroll, Environmental Coordinator	September 6, 2012
Reviewed by (Print)	Signature (for)	Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The 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 Ragged Point Inn/T-Mobile West Corporation for a Minor Use Permit/Coastal Development Permit to allow the construction and operation of an unmanned wireless communications facility consisting of: four (4) panel antennas and two (2) equipment cabinets installed within an approximate 300 square foot lease area fenced with fiber reinforced plastic (FRP) faux wood fencing. The project will result in the disturbance of approximately 300 square feet for the facilities and the temporary disturbance of approximately 620 linear feet for utility trenching on a 12 acre parcel. The proposed project is within the Recreation land use category and is located adjacent to the Ragged Point Inn at 19019 Cabrillo Highway, on the west side of Highway 1. The project site is located approximately 1 mile south of the San Luis Obispo/Monterey county boundary and 15 miles north-west of the community of San Simeon, in the North Coast planning area.

ASSESSOR PARCEL NUMBER(S): 011-011-010

Latitude: 35 degrees 46 ' 50 " N Longitude: 121 degrees 19' 51 " W **SUPERVISORIAL DISTRICT** # 2

B. EXISTING SETTING

PLANNING AREA: North Coast, Rural

LAND USE CATEGORY: Recreation

COMBINING DESIGNATION(S): Geolgoic Study, Flood Hazard, Sensitive Resource Area, Local Coastal Plan/Program, Archaeologically Sensitive

TOPOGRAPHY: Gently sloping to steeply sloping

VEGETATION: Grasses, forbs, trees, ornamental

PARCEL SIZE: 12 acres (300 square feet lease area)

EXISTING USES: Ragged Point Inn, existing AT&T wireless telecomm. facility

SURROUNDING LAND USE CATEGORIES AND USES:

North: Rural Lands; single-family residence(s)	*East:* Rural Lands; undeveloped
South: Agriculture; single-family residence(s)	*West:* Pacific Ocean

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) Create an aesthetically incompatible site open to public view?	☐	☒	☐	☐
b) Introduce a use within a scenic view open to public view?	☐	☒	☐	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☐	☒	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project is located at 19019 Cabrillo Highway, on the west side of Highway 1, in a rural area of the North Coast planning area. The primary public views come from driving along Highway 1, which runs roughly parallel to the coast, and often cut into steep hillsides. This highly scenic segment of Highway 1 was named a National Scenic Byway and All-American Road by the Federal Highway Administration on June 13, 2002. This is one of only 21 such National Scenic Byways and All-American Roads throughout the United States. This designation is due to the spectacular views of the Pacific Ocean as well as the rural, pastoral countryside and undeveloped rolling hills to the east of Highway 1. In recognition of this highly scenic setting, the North Coast Area Plan of the County Land Use Element requires that new development in the rural area not be visible from Highway 1.

The setting is largely undisturbed, with scattered residences and even less frequent commercial establishments. Most development is neutral or natural in coloring and texture, generally blending into the landscape. The primary development on the project site is the Ragged Point Inn, a hotel complex that has existed on the site for decades. The hotel and adjacent facilities are painted red, which while muted in tone, still is one of the most vivid developments in the region. The site includes a sewage treatment plant on the bluff top, away from the hotel. This area is fenced, and the fence has historically been painted the same muted red as the hotel complex. An unmanned wireless communications facility was previously permitted and installed on the red fence surrounding the sewage treatment plan. This facility, permitted with County files D960143D and A2803, includes three (3) panel white antennas.

Regulatory Setting

Coastal Zone Land Use Ordinance Section 23.08.284 establishes the following screening standard for wireless communications facilities:

> If wireless communication facilities, including all support facilities, cannot be located completely out of major public view corridors and screening with existing vegetation is not feasible, to the maximum extent feasible, antennas and all support facilities shall be screened with new vegetation or landscaping, earthen berms, or 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:

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:

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.

Visual and Scenic Resource Coastal Plan Policies:

- **Policy 1: Protection of Visual and Scenic Resources.** Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible.
- **Policy 2: Site Selection for New Development.** Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to shield development and minimize visual intrusion.
- **Policy 4: New Development in Rural Areas.** New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate to, and blend with, the rural character of the area. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation; however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.

Impact. Due to the terrain, vegetation, and the course of the public road (Highway 1), views of the project area are limited. There is one key location about a mile south of the site where the existing white antennas contrast against the red fence, as shown in the Photographic Visualizations, provided by SoCal Design Group (February 2012). The addition of the proposed facilities would contribute to the visible nature of the antenna complex.

Mitigation/Conclusion. The proposed communications facility would be completely screened by the faux wood fence. The applicant will paint this fence, the existing sewage treatment plant fence, and the existing white panel antennas a dark grey-green, "Blackened Beam" or equivalent. By painting the proposed and existing facilities, the structures will blend into the existing trees that provide a backdrop to the facilities, as seen from the public vantage points south of the project site. With this, significant visual impacts would be mitigated.

2. AGRICULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☒	☐

2. AGRICULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☒	☐
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☐	☒
e) Other: _____	☐	☐	☐	☐

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

Land Use Category: Recreation

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Concepcion loam (9 - 15 % slope). This moderately loamy claypan sloping 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: slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

San Simeon sandy loam (9 - 15% slope). This moderately sloping, coarse loamy claypan 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: shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Xerorthents, Escarpment. This moderately steep to very steeply sloping soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VII without irrigation and the Class is not rated when irrigated.

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

Mitigation/Conclusion. The project was reviewed for consistency with the Agriculture 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

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?*	☐	☐	☒	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☐	☒	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☒	☐
e) *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?*	☐	☐	☒	☐
GREENHOUSE GASES				
f) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐
g) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*	☐	☐	☒	☐
h) *Other:* _____	☐	☐	☐	☐

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).

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 300 square feet, and an additional 620 linear feet for utility trenching. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. 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.

This project is an unmanned wireless communications facility. 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. 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. 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?	☐	☐	☒	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☒	☐	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Game or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

*** Species – as defined in Section15380 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.**

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

On-site Vegetation: Grasses, trees, forbs, ornamental landscaping

Name and distance from blue line creek(s): An unnamed "blue line" tributary is located 65 feet north of the project site, approximately 450 feet north of areas of project-related disturbance.

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

Black swift *(Cypseloides niger)*

Black swift *(Cypseloides niger)* has been found 0.77 miles to the south.

Monarch butterfly *(Danaus plexippus)*

The Monarch butterfly *(Danaus plexippus)* has been found about 0.59 miles to the south. This species is considered a "threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDB, 2004).

Smith's blue butterfly *(Euphilotes enoptes smithi)* FE

The Smiths blue butterfly *(Euphilotes enoptes smithi)* has been found about 0.77 miles to the south. This listed species is considered federally endangered. This butterfly requires the presence of the coast or seacliff buckwheat plant (food and egg-laying source). The adult phase is between mid-June to early September. The following have contributed to the loss of habitat needed by this butterfly: 1) the presence of non-native iceplant (*Carpobrotus*) and beach grass (*Amophila*) in stabilized dune areas, displacing the buckwheat; 2) wildfire suppression (buckwheat seed germination dependent on occasional fires); and 3) human activities (residential and commercial development, recreation, sand mining, military activities, and possibly livestock grazing). Buckwheat is most commonly found in scrub, chaparral and grassland habitats. The historic range of the butterfly includes dune habitats around Monterey Bay, and the along the coasts of Monterey and northern San Luis Obispo counties between the Carmel River and San Carpoforo Creek.

Findings of a Biological Evaluation (Michael Brandman Associates, April 2012) was prepared for the project site, which states that "the installation of this facility will occur within previously disturbed/developed areas associated with a commercial hotel," and that "no undeveloped natural land occurs within the development footprint." The report does note that "the trees and shrubs located within the immediate vicinity of the site provide suitable nesting habitat for avian species." The report goes on to suggest that construction activities avoid the avian nesting season (February – August), and that if construction is planned for this nesting season, a pre-construction clearance survey should be performed to "determine the presence/absence of nesting activity in the vicinity of the project site."

Impact. The project site does not support any sensitive native vegetation, but is located adjacent to suitable nesting habitat for avian species. Construction activities have the potential to disturb nesting birds, depending on the timing of construction.

Mitigation/Conclusion. To avoid indirect impacts to the above identified species, there shall be pre-construction surveys for nesting birds within 250 feet of construction, if construction will occur during nesting season (February through July). If nesting birds are discovered, a buffer shall be established until the nesting activity has concluded. The implementation of this measure will reduce the project's potential biological impacts to a level of insignificance.

5. CULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☒	☐	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. The project area is within 450 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. No historic structures are present and no paleontological resources are known to exist in the area.

The project is located within an area designated as Archaeologically Sensitive. A *Cultural Resources Opinion Letter (Michael Brandman Associates, April 2012)* was prepared for the proposed project, stating that a cultural resources records search was performed at the Central Coast Information Center (CCIC), along with the current inventories of the National Register of Historic Places (NR), the

California Historical Landmarks (CHL), and the California Points of Historical Interest (CPHI). From those searches, it was determined that archaeological resources have been recorded within the vicinity of the project. No historic resources are found on the San Luis Obispo County NR, CHL or CPHI inventories.

Impact. The entire parcel was also inspected by a pedestrian survey, which found no evidence of cultural deposits in the lease area or proposed utility trenching area, but cultural resources were identified in the vicinity of the proposed trenching.

Mitigation/Conclusion. To reduce or prevent impacts to cultural resources, monitoring shall be performed along the entire length of the trench route by a professional archaeologist and a Native American monitor. See Exhibit B for complete requirements of the monitoring plan and activities.

6. GEOLOGY AND SOILS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☒	☐
c) 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?	☐	☒	☐	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

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

Topography: Gently sloping to very steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: High to very high

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 3,000 feet south

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

The project is within the Geologic Study area designation or within a high landslide area, and is subject to the preparation of a geological report per the County's Coastal Zone Land Use Ordinance section 23.07.084(c) to evaluate the area's geological stability.

Impact. As proposed, the project will result in the disturbance of approximately 300 square feet, plus approximately 620 linear feet for the associated utility trenching. The proposed unmanned facility would only be occupied for short periods of time for routine maintenance activities about once every four to six weeks. A geological review was conducted for the project (*GeoSolutions, Inc.; February, 2012*), which states that though the lease area is located near the edge of a 280 foot high ocean bluff, the area is underlain by hard mafic volcanic rock, which appears geologically suitable provided that the geologic recommendations are implemented. The project site is located within 3,000 feet of the San Simeon fault, an Alquist-Priolo Earthquake Fault Zone. Compliance with applicable building code requirements will reduce potential seismicity impacts to less than significant levels.

Mitigation/Conclusion. Soils engineering and geology recommendations of the applicant's consultant, and the County Geologist, include that excavations for footings/foundations should anticipate hard rock conditions, and dust mitigation measures should be implemented in accordance with the California Air Resources Board section 93105 (California Code of Regulations, Title 17), Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations (e)(1), Requirements for Construction and Grading Operations.

In order to address potential site-specific and cumulative drainage impacts, preparation of a drainage plan and sedimentation and erosion control plan will be required, with the former plan to include "best management practices," and the latter plan to include both temporary and long-term measures. The preceding recommendations to address geologic, geotechnical, and drainage concerns will be incorporated into the project design and conditions. In addition, the project will comply with standard measures required by ordinance or codes. Incorporation of the preceding measures will reduce potential site-specific and cumulative geology, geotechnical, drainage, and sedimentation and erosion impacts to a level of insignificance.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) 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?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?*	☐	☐	☒	☐
d) *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?*	☐	☐	☒	☐
e) *Impair implementation or physically interfere with an adopted emergency response or evacuation plan?*	☐	☐	☒	☐
f) *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?*	☐	☐	☒	☐
g) *Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?*	☐	☐	☒	☐
f) *Other:* _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. With regards to potential fire hazards, the subject project is within the "high" Fire Hazard Severity Zone. Based on the County's fire response time map, it will take over 20 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The project is not within the Airport Review area. The project area is located on top of an approximately 280 foot high bluff, outside of the mapped Flood Hazard (FH) area. The Department of Environmental Health reviewed the project and indicated that a hazardous materials business plan would be required before issuance of construction permits.

Impact. Other than lead-acid batteries within the proposed equipment cabinets, the project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

The applicant submitted a radio frequency report (*Hammett & Edison, Inc.; February 27, 2012* and addendums via email, dated April 16, 2012) for the project. The report and addendums concluded that the proposed facility would comply with applicable FCC standards for radiation emissions for the applicable public exposure limit, with the maximum calculated level of 8.6 percent at approximately 65 feet from the project area. The maximum calculated cumulative level for the combined operation of both T-Mobile and the existing AT&T facilities would be 28 percent of the applicable public exposure limit. These results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

Those levels are calculated for exposure for a person standing outside of the fence prohibiting public

access to the sewage treatment facility. Within and around the treatment facility, RF exposures from the existing AT&T antennas are currently calculated to exceed the applicable FCC exposure limits. Exposure from the proposed T-Mobile antennas similarly exceeds applicable FCC limits for those accessing the employee-only area around the treatment facility.

The Hammett & Edison report goes on to conclude that the proposed project will comply with the prevailing standards for limiting public exposure to radio frequency energy, and though the highest calculated level in certain accessible areas will exceed the standards for exposures of unlimited duration, "the finding is consistent with measures of actual exposure conditions taken at other operating base stations."

The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. Prior to issuance of a construction permit, the project will be required to submit a hazardous material business plan to the Department of Environmental Health.

Mitigation/Conclusion. Potential for increased RF exposure to exceed applicable FCC limits will be mitigated through installation of fences and bollards, posting explanatory signs, and coordinating with the management at the water treatment facility to establish compliance with the occupational exposure limitations. Pursuant to federal law, no additional mitigation measures beyond those that are required for compliance with FCC standards can be applied to the project. Additionally, the applicant shall submit a hazardous material business plan to the Department of Environmental Health for review and approval. See Exhibit B for complete requirements of the monitoring plan and activities.

8. NOISE - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. A portion of the overall project site is within close proximity to a transportation noise source (Highway 1), however the proposed project (an unmanned communications facility) is not considered a sensitive use and will not result in exposure of residents to unacceptable noise levels. The nearest sensitive receptor is an on-site hotel room located about 140 feet to the north east.

Impact. As a standard condition of approval to ensure the project will not conflict with any sensitive

noise receptors (e.g., residences), HVAC units if installed as part of the equipment 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). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbl. at a distance of 50 feet from the generator. The proposed project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. The project is consistent with the County's Noise Element. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting/Impact. 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 unmanned 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, and 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) Fire protection?	☐	☒	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☐	☐	☒
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☒	☐

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
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

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

Police: County Sheriff Location: San Simeon (Approximately 17 miles to the south-east)

Fire: Cal Fire (formerly CDF) Hazard Severity: Very High Response Time: More than 20 minutes

Location: Approximately 33 miles to the south

School District: Coast Unified School District.

Impact. The proposed project involves the construction of an unmanned wireless communications facility. No significant project-specific impacts to utilities or public services were identified. This project, along with other projects 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 CalFire for consistency with the Uniform Fire Code and will be required to prepare a fire safety plan. As an unmanned facility, the project would not increase demands on public facilities or schools.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☐

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. The project is located in the Recreation land use category and shares a site with an existing lodging building.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources. Though the project is located adjacent to the coast, the ocean is approximately 280 feet below the project area, at the bottom of a nearly vertical bluff. The project will not block any existing access to the coast, beaches, or the ocean.

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) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) 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.)?	☐	☐	☒	☐
f) Conflict with an applicable congestion management program?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

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 (Highway 1) 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 County Public Works and Caltrans. No concerns were identified.

Impact. After construction, the proposed project is estimated to generate about one vehicle trip every four to six 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.

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

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?	☐	☐	☐	☒
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☐	☒
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☐

Setting/Impact. The proposed project consists of an unmanned wireless communications facility and would not generate wastewater or require wastewater disposal. The project is located immediately adjacent to a small wastewater treatment facility that services the on-site hotel. However, it would not impact the operation of this facility.

Mitigation/Conclusion. No wastewater impacts are anticipated 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) Violate any water quality standards?	☐	☐	☐	☒
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☐	☒
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐

14. WATER & HYDROLOGY – *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☐	☒
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒
k) Other: _____	☐	☐	☐	☐

Setting. The proposed communications facility would not result in additional water usage.

The topography of the project is nearly level to very steeply sloping. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.The contaminant of concern was gasoline. The project is within close proximity to a documented underground tank leak incident, Global ID# T0607903085. The incident site falls under Government Code Section 65962.5, which includes hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites, or is subject to the Hazardous waste substances statement required under subsection (f) of the Section, and remedial work has been overseen by Environmental Health and Regional Water Quality Control Board. The Status of this incident is the case is closed and the problem has been resolved. The cause of the incident was a gasoline tank leak. In 2005 the San Luis Obispo County Environmental Health Services. According to Environmental Health and RWQCB there are no outstanding concerns

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed Distance? Approximately 450 feet north

Soil drainage characteristics: Not well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (CZLUO Sec. 23.05.042) 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

project's soil erodibility is as follows:

Soil erodibility: Moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (CZLUO Sec. 23.05.036) 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 The project will involve less than one acre of disturbance and will not require a SWPPP. The project will use the already existing water resources applied to the surrounding landscape and vegetation.

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**
a) 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?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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

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

The project is consistent with Visual and Scenic Resource Coastal Plan Policies as summarized on page 5 of this Initial Study. As designed the wireless communication facility will be completely enclosed in a fenced leased area and painted to blend in with the existing landscape. The existing adjacent sewage treatment fence and antennas will also be painted to minimize their visual impacts.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
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:

Contacted	Agency	Response
☒	County Public Works Department	**In File ****
☒	County Environmental Health Division	**None**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**None**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Game	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**In File****
☒	CA Department of Transportation	**None**
☒	San Simeon Community Service District	**None**
☒	Other North Coast Advisory Council	**In File ****
☒	Other County Building Division	**In File ****

*** "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.

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☒ Building and Construction Ordinance
- ☒ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture & Open Space Element
  - ☒ Energy Element
  - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☐ Trails Plan
- ☐ Solid Waste Management Plan

☒ North Coast Area Plan
and Update EIR
☐ Circulation Study

Other documents

☒ Archaeological Resources Map
☒ Area of Critical Concerns Map
☒ Areas of Special Biological Importance Map
☒ California Natural Species Diversity Database
☒ Clean Air Plan
☒ Fire Hazard Severity Map
☒ Flood Hazard Maps
☒ Natural Resources Conservation Service Soil Survey for SLO County
☒ Regional Transportation Plan
☒ Uniform Fire Code
☒ Water Quality Control Plan (Central Coast Basin – Region 3)
☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
☐ Other

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

Cultural Resources Opinion Letter for T-Mobile USA Candidate SV13291-A, (Ragged Point), 19019 Highway 1, Ragged Point, San Luis Obispo County, California, prepared by Michael Brandman Associates, dated April 1, 2012.

Addendum to Cultural Resources Opinion Letter, prepared by Michael Brandman Associates, provided via email on May 4, 2012.

Findings of a Biological Evaluation, T-Mobile, USA Telecommunication Facility Site No. SV13291-A (Ragged Point), Ragged Point, San Luis Obispo County, California, prepared by Michael Brandman Associates, dated April 2, 2012.

Geologic Review, 19019 Cabrillo Highway 1, APN: 011-011-010, Ragged Point Area, San Luis Obispo County, California, Project SL07945-1, prepared by GeoSolutions, Inc., dated February 21, 2012.

Site Geologic Memorandum, T Mobile– Site SV13291A, Ragged Point Inn Cell Site (APN 011-011-010), 19019 Highway 1, Ragged Point Area of San Luis Obispo County, California, File No.: 0916-01, prepared by LandSet Engineers, Inc., dated March 13, 2012.

Radio Frequency Analysis, T-Mobile West Corp., Proposed Base Station (Site No. SV13291A), 19019 Highway 1, Ragged Point, California, prepared by Hammett & Edison, Inc., dated February 27, 2012.

Addendum to Radio Frequency Analysis, prepared by Hammett & Edison, Inc., provided via email on April 16, 2012.

APCD - 2004 Annual Air Quality Report

CEQA Air Quality Handbook (2009)

California Natural Diversity Data Base, California Department of Fish & Game (2008)

Applicable Habitat Conservation Plans and Natural Community Conservation Plans

County Landslide Risk Map, Coastal and Inland (Envicom, 1974)

County Liquefaction Potential Map, Coastal and Inland (Envicom, 1974)

2000 Census data

Exhibit B - Mitigation Summary Table

Visual Resources

VR-1 At the time of application for a construction permit, the construction drawings shall reflect the following specifications:

a. The proposed communications facility shall be screened by the faux wood fence.

b. The faux fence, the existing sewage treatment plant fence, and the existing white panel antennas shall be painted a dark grey-green, "Blackened Beam" or equivalent.

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

Air Quality

AQ-1 **Prior to issuance of grading permits**, the following measures shall be incorporated into the construction phase of the project and shown on all legal plans:

a. Reduce the amount of the disturbed area where possible;

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;

c. Construction vehicle speed at the work site must be limited to 15 mph or less;

d. Equipment must be washed down before moving from the property onto a paved public road;

e. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours;

f. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;

g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

h. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,

i. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans prior to issuance of permits. Compliance will be verified by the County of San Luis Obispo.

Biological Resources

BR-1 If any work shall occur from February 1 to August 31, prior to issuance of construction

permits, the Applicant shall submit a pre-construction nesting bird survey conducted by a County-approved biologist for the review and approval of the County. The survey shall occur within one week of the start of any activity on the site. If nesting birds that are protected by the Migratory Bird Treaty Act are discovered nesting, a minimum of a 50-foot exclusion zone shall be maintained until the young have successfully fledged (as determined by the County-approved biologist). If any sensitive or protected species are discovered, no work shall occur until the County, California Department of Fish and Game, and/or U.S. Fish and Wildlife Service are contacted and approval is received to proceed.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator prior to issuance of construction or grading permits.

Cultural Resources

CR-1 Cultural Resources - Monitoring Plan. Prior to issuance of construction permits, the Applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved monitoring plan. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;

b. Inclusion of involvement of the Native American community, as appropriate;

c. Description of how the monitoring shall occur;

d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);

e. Description of what resources are expected to be encountered;

f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);

g. Description of procedures for halting work on the site and notification procedures; and

h. Description of monitoring reporting procedures.

Prior to construction/ground-disturbing activities, the Applicant shall ensure that any construction-related subsurface excavation in sensitive areas (those with moderate to high potential for buried prehistoric archaeological resources) is monitored by a County-approved archaeologist and Native American monitor. Should buried resources be identified, avoidance shall be required; if avoidance is not possible, mitigation through data recovery shall be required.

Crew Education. The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the

Environmental Coordinator prior to issuance of construction or grading permits.

CR-2 Construction Monitoring. During ground-disturbing construction activities performed along the entire length of the trench route, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) [and Native American] to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Monitoring: Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.

CR-3 **Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/mitigation activities, and prior to final inspection**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Monitoring: Compliance will be verified by the Department of Planning and Building prior to final inspection.

Geology (Site-specific and Cumulative)

GEO-1 **Prior to any ground-disturbing construction activities or issuance of construction or grading permits,** the following conditions shall be included on all construction and grading plans:

a. A certified engineering geologist shall review, approve and stamp construction plans, including all plans for building foundations and excavations.

b. The certified engineering geologist and the soils and/or civil engineer shall inspect work on-site and verify, as applicable, that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review, geology reports and information, and the soils engineering reports (including the following: *Geologic Review, 19019 Cabrillo Highway 1, APN: 011-011-010, Ragged Point Area, San Luis Obispo County, California, Project SL07945-1,* prepared by GeoSolutions, Inc., dated February 21, 2012; and *Site Geologic Memorandum, T Mobile– Site SV13291A, Ragged Point Inn Cell Site (APN 011-011-010), 19019 Highway 1, Ragged Point Area of San Luis Obispo County, California, File No.: 0916-01,* prepared by Land Set Engineers, Inc., dated March 13, 2012).

c. The certified engineering geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code that identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the geology reports and information (see list in preceding item).

e. Should the services of the certified engineering geologist be terminated prior to final inspection and/or occupancy, the applicant shall submit a transfer of responsibility statement to the County Planning and Building Department from the new certified engineering geologist per the Uniform Building Code.

f. A final report prepared by a soils and/or civil engineer shall be submitted to the County Planning and Building Department's field inspector stating that all work performed is suitable to support the intended structure. Such report shall include any field reports, compaction data, etc.

g. The applicant shall implement all recommendations in the Observation and Testing Program prepared by the project civil engineer(s), geotechnical engineer(s), and/or certified engineering geologist(s). The Observation and Testing Program may include, but not be limited to review of the following: project plans, including grading, drainage, foundation, and retaining wall plans; stripping and clearing of vegetation; cut and fill slopes; benching and keying; preparation of paved areas; preparation of soil to receive fill; fill placement and compaction; subsurface drainage control; footing excavations; pre-moistening of sub slab soils; surface and subsurface drainage structures; erosion control measures.

Monitoring: Prior to issuance of any construction and/or grading permit, the above-listed conditions shall be included on all applicable plans, to be verified by County staff.

GEO-2 **During project construction/ground disturbing activities,** the applicant shall retain a certified engineering geologist of record and shall provide the engineering geologist's Written Certification of Adequacy of the Proposed Site Development for its Intended Use to the Department of Planning and Building.

Monitoring: Prior to final inspection, a summary report will be submitted to the Department of Planning and Building for review and approval.

GEO-3 Prior to occupancy or final inspection, whichever occurs first, the soils engineer and certified engineering geologist of record, shall verify, as applicable, that construction is in compliance with the intent of the plan review, geologic reports and information, and the soils engineering reports (including the following: *Geologic Review, 19019 Cabrillo Highway 1, APN: 011-011-010, Ragged Point Area, San Luis Obispo County, California, Project SL07945-1,* prepared by GeoSolutions, Inc., dated February 21, 2012; and *Site Geologic Memorandum, T Mobile– Site SV13291A, Ragged Point Inn Cell Site (APN 011-011-010), 19019 Highway 1, Ragged Point Area of San Luis Obispo County, California, File No.: 0916-01,* prepared by LandSet Engineers, Inc., dated March 13, 2012). The soils engineer and certified engineering geologist of record shall provide written verification that the recommendations of the preceding geologic reports and information have been incorporated into the final design and construction, and such verification shall be submitted to the Department of Planning and Building for review and approval.

Monitoring: Prior to final inspection, written verification will be submitted to the Department of Planning and Building for review and approval.

Drainage (site-specific and cumulative)

GEO-4 **At the time of application for construction permits,** the applicant shall submit a drainage plan prepared by a Registered Civil Engineer for review and approval by the County Public Works Department. The plan shall, at a minimum evaluate: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems, and 2) estimates of existing and increased runoff resulting from the proposed

improvement. The plan shall include Best Management Practices (BMPs) to address polluted runoff, including, but not limited to minimizing the use of impervious surfaces (e.g., installing pervious driveways and walkways) and directing runoff from roofs and drives to vegetative strips before it leaves the site.

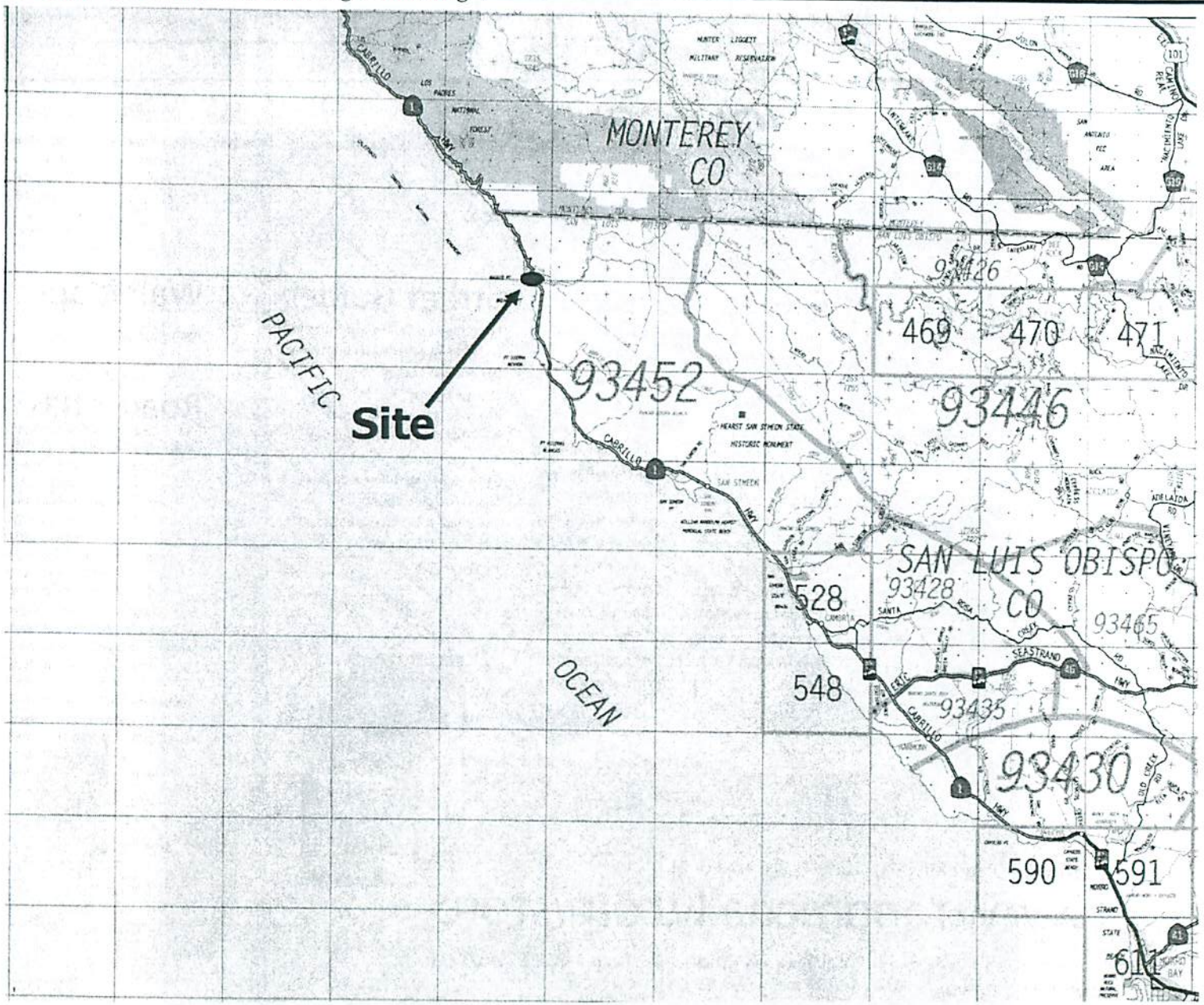
Monitoring: Prior to issuance, a drainage plan shall be submitted to the County Public Works Department for review and approval.

GEO-5 **Prior to issuance of any construction or grading permits,** a sedimentation and erosion control plan shall be prepared per County Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the County Public Works Department, and it shall be incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and control of off-site effects.

Monitoring: Prior to issuance, a sedimentation and Erosion Control Plan shall be submitted to the County Public Works Department for review and approval.

GEO-6 **Prior to occupancy of final inspection,** whichever occurs first, the registered civil engineer shall verify that the recommendations of the approved Drainage Plan and the Sedimentation and Erosion Control Plan have been implemented. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Public Works Department, the applicant shall execute a plan check and inspection agreement with the county, so that the drainage, sedimentation and erosion control facilities can be inspected and approved before final occupancy or final inspection, whichever occurs first.

Monitoring: Prior to final inspection, a report will be submitted to the Department of Planning and Building for review and approval.



Project

Minor Use Permit/Coastal Development Plan
DRC2011-00067 (Ragged Point Inn/T-Mobile)

Exhibit A

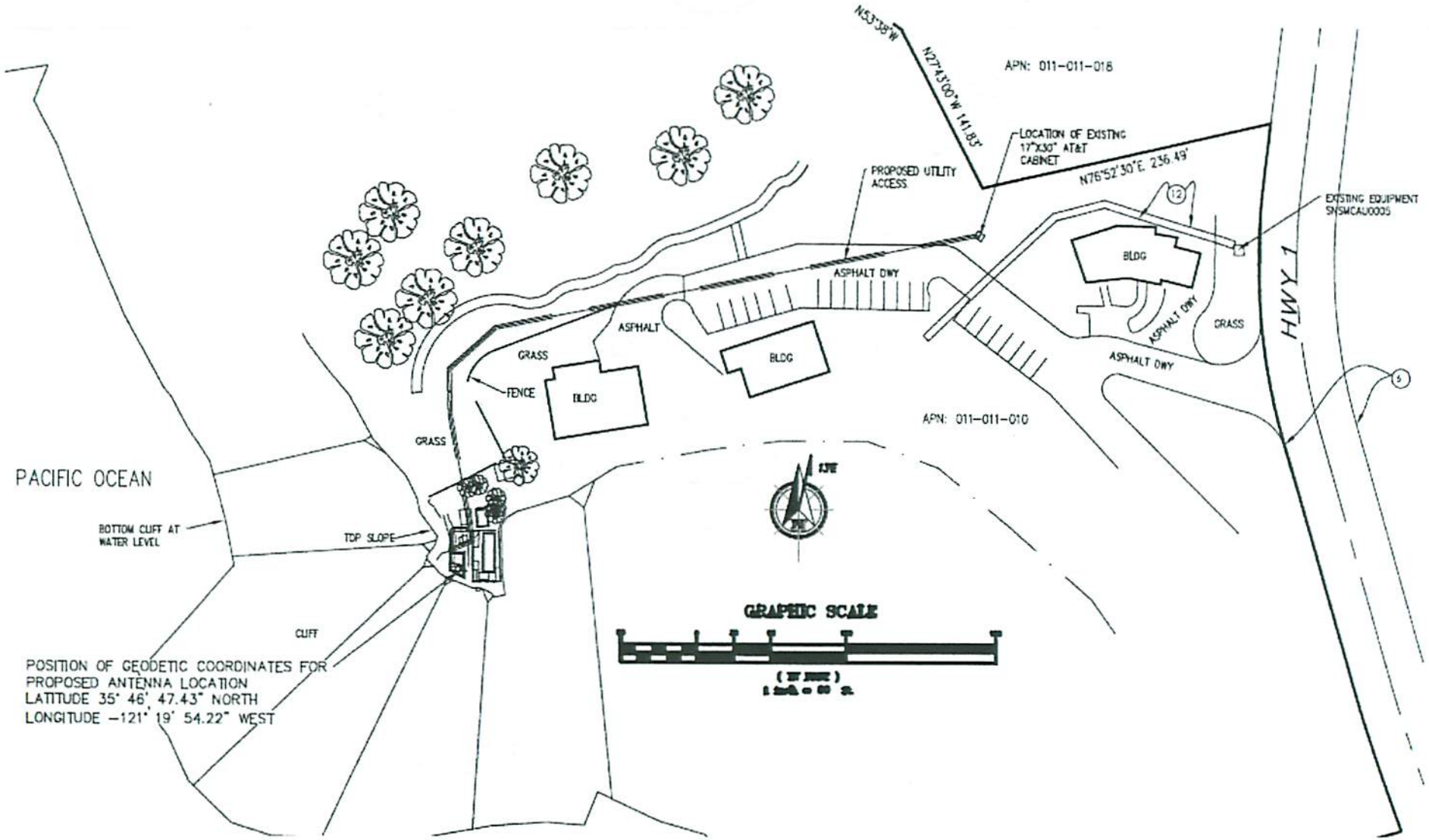
Vicinity Map

Project

Minor Use Permit/Coastal Development Permit
DRC2011-00067 (Ragged Point Inn/T-Mobile)

Exhibit B

Aerial Photograph

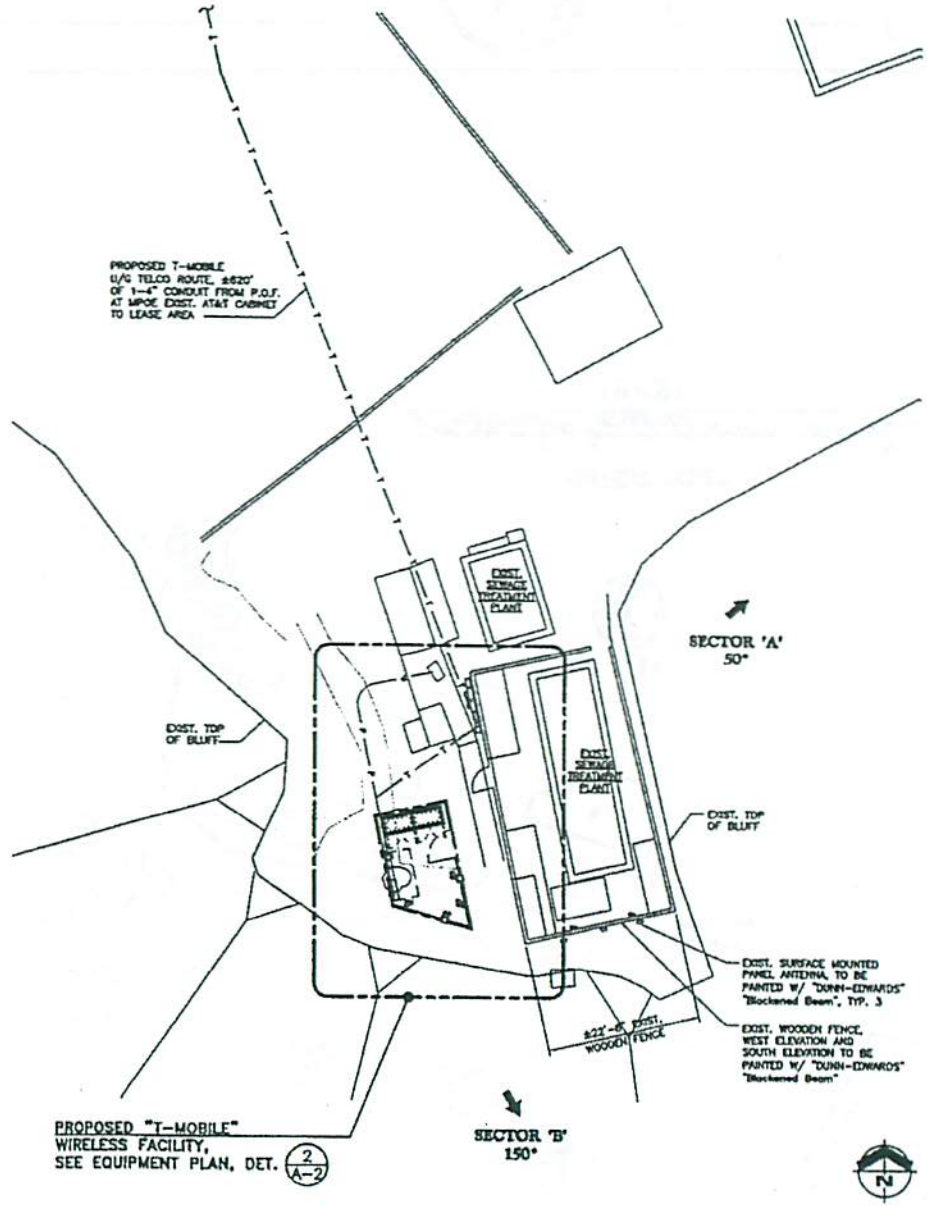


Project

Minor Use Permit/Coastal Development Permit
DRC2011-00067 (Ragged Point Inn/T-Mobile)

Exhibit C

Site Plan

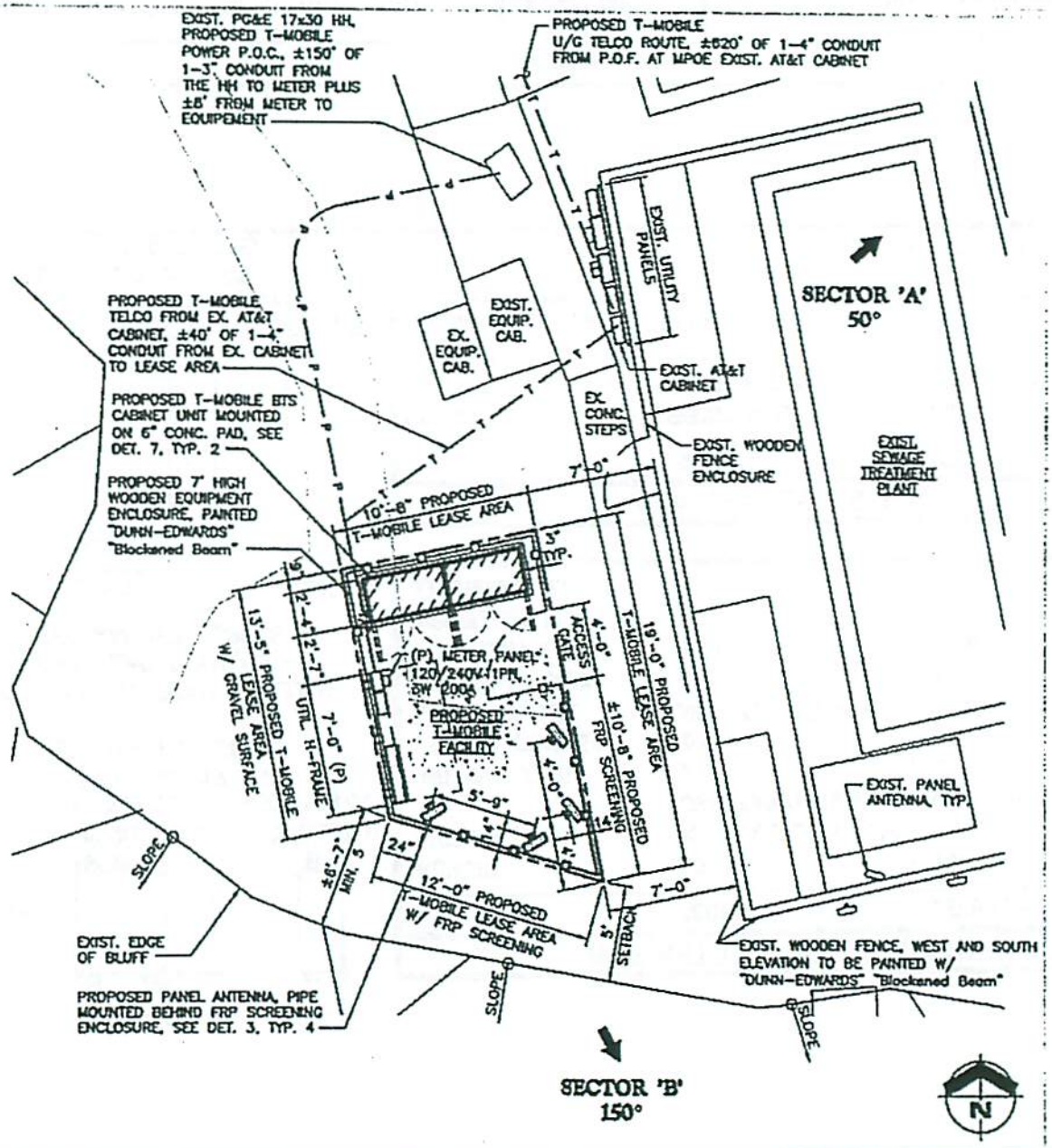


Project

Minor Use Permit/Coastal Development Permit
DRC2011-00067 (Ragged Point Inn/T-Mobile)

Exhibit D

Enlarged Site Plan

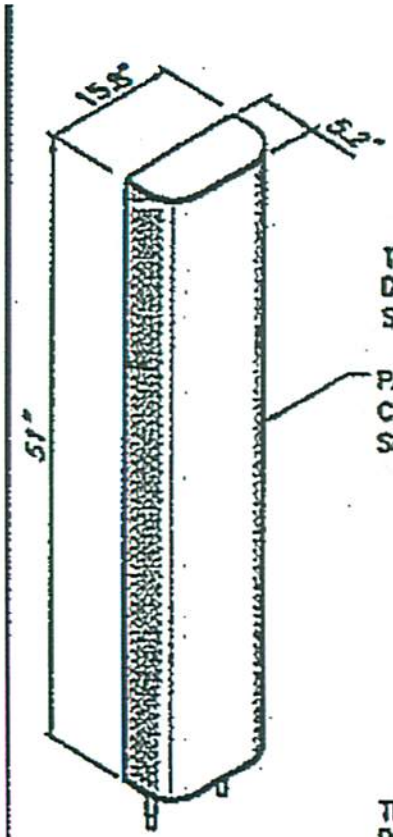


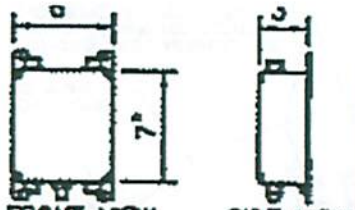
Project

Minor Use Permit/Coastal Development Permit
DRC2011-00067 (Ragged Point Inn/T-Mobile)

Exhibit E

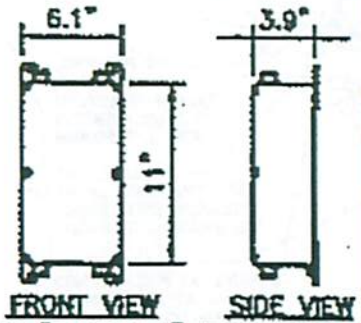
Equipment Plan





TMA "ERICSSON" KRY1121441
DOUBLE TMA 17 21
SEE MANUF'S. SPECS.

PANEL ANTENNA "CELLMAX"
CMA-BDHH/6519/ED-6
SEE MANUF'S. SPECS.



TMA "ERICSSON" KRY1124891
DOUBLE TMA 1900
SEE MANUF'S. SPECS.

NEW ANTENNA LEGEND (CENTERLINE @ ±4'-11")

	SECTOR A	SECTOR B	SECTOR C
AZIMUTH	50°	150°	
ANTENNA MODEL	CELLMAX CMA_BDHH/6519/ED-6	CELLMAX CMA_BDHH/6519/ED-6	
ANTENNA COUNT	2	2	
ANTENNA CENTERLINE	±4'-11"	±4'-11"	
COAX TYPE/SIZE	AVA5-50 7/8"ø	AVA5-50 7/8"ø	
NUMBER OF COAX	4	4	
COAX LENGTH	15'±	15'±	
MECHANICAL TILT	0°	0°	
ELECTRICAL TILT	2°	2°	

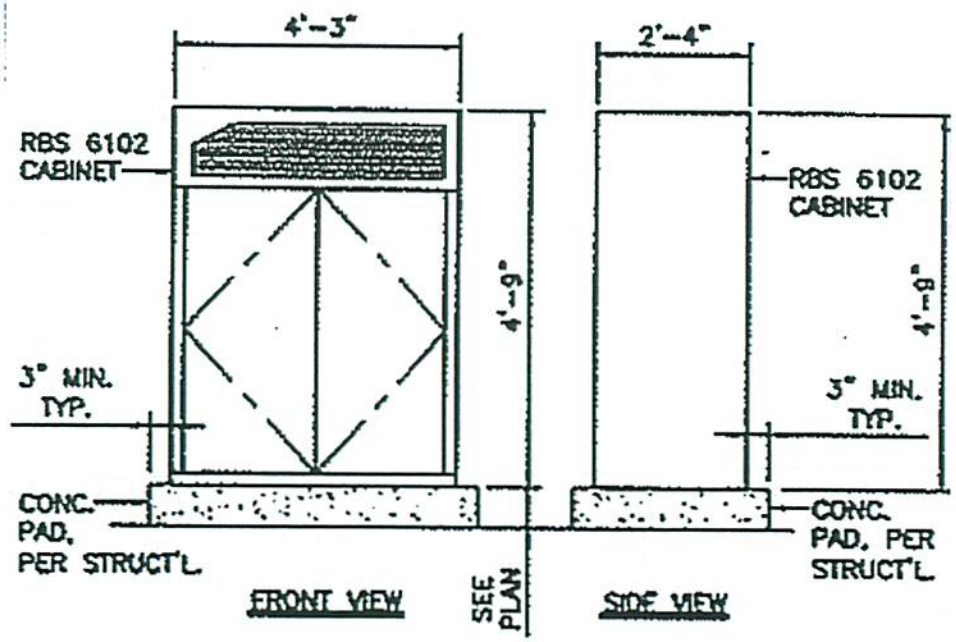
NEW TMA LEGEND (TMA CENTERLINE = ±4'-11")

	SECTOR A	SECTOR B	SECTOR C
TMA MODEL	ERICSSON KRY1121441 ERICSSON KRY1124891	ERICSSON KRY1121441 ERICSSON KRY1124891	
TMA COUNT	2	2	
TMA MOUNT CENTERLINE	±4'-11"	±4'-11"	

(AZIMUTHS SHOWN ARE FOR REFERENCE ONLY)

NOTES:

CABINET MFR: ERICCSON RADIO SYSTEMS
WEIGHT, FULLY EQUIPED 772 LBS., EXCLUDING BATTERIES,
ATTACHED TO FIN. SURFACE PER STRUCTURAL

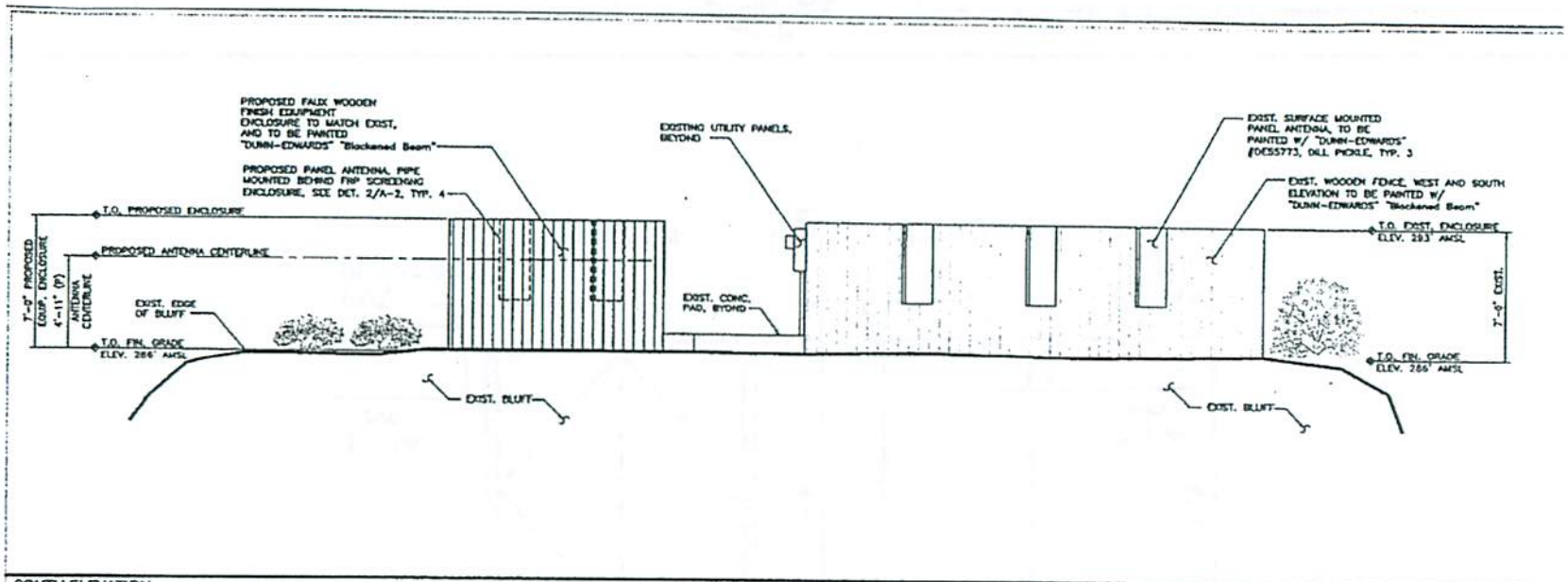


Project

Minor Use Permit/ Coastal Development Permit
DRC2011-00067 (Ragged Point Inn/ T-Mobile)

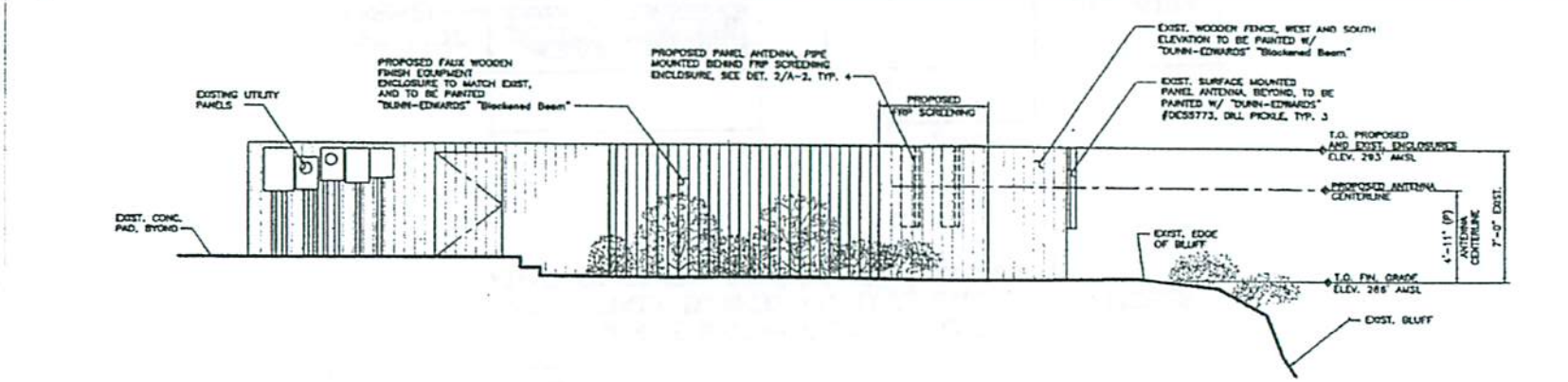
Exhibit G

Equipment Cabinet Detail



SOUTH ELEVATION

1



WEST ELEVATION

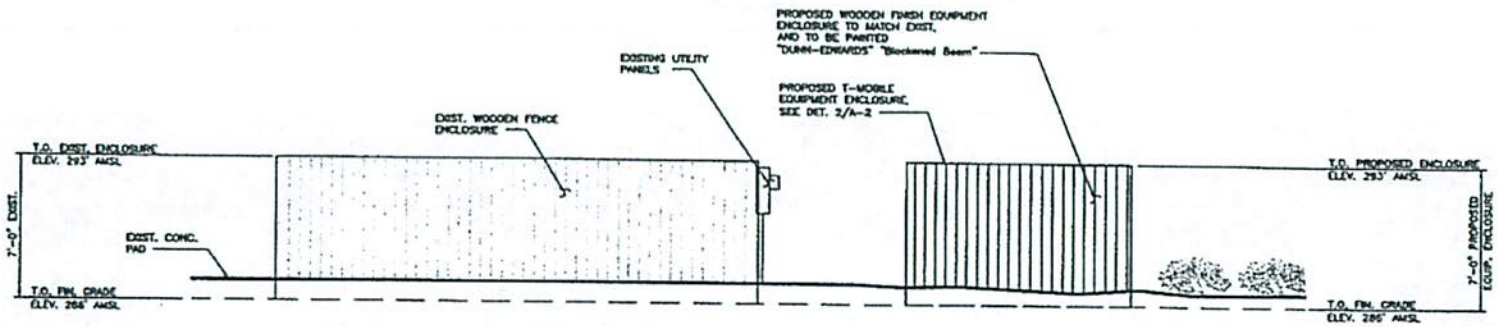
2

Project

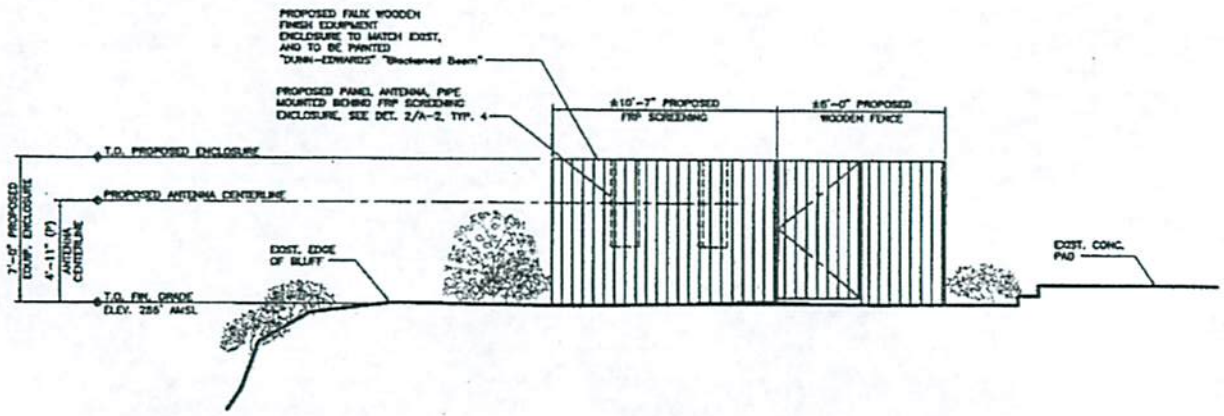
Minor Use Permit/ Coastal Development Permit
DRC2011-00067 (Ragged Point Inn/ T-Mobile)

Exhibit H

South and West Elevations



NORTH ELEVATION 1



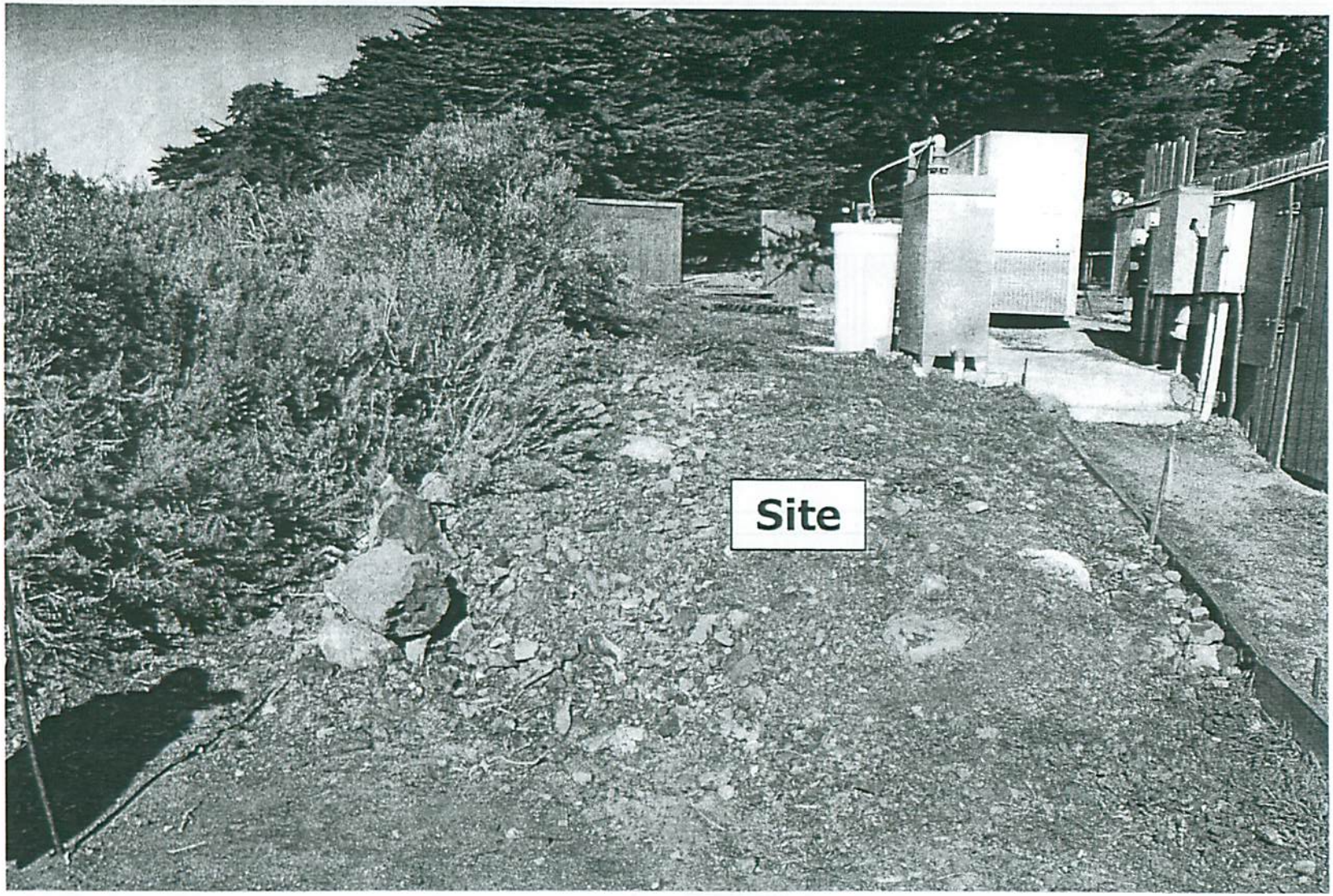
EAST ELEVATION 2

Project

Minor Use Permit/ Coastal Development Permit
DRC2011-00067 (Ragged Point Inn/ T-Mobile)

Exhibit I

North and East Elevations

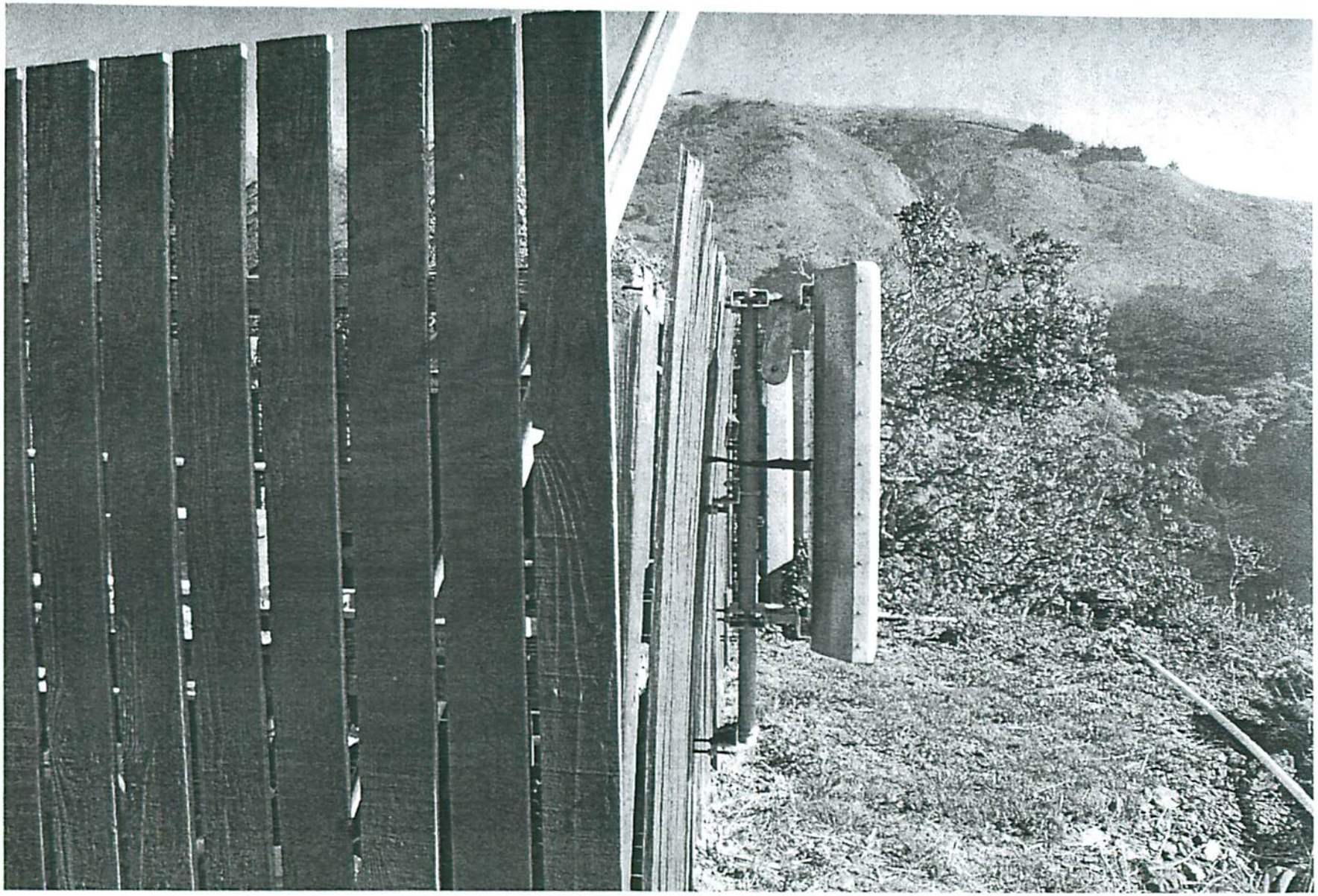


Project

Minor Use Permit/ Coastal Development Permit
DRC2011-00067 (Ragged Point Inn/ T-Mobile)

Exhibit J

View of Project Site



Project

Minor Use Permit/ Coastal Development Permit
DRC2011-00067 (Ragged Point Inn/ T-Mobile)

Exhibit K

Existing Fence and Antennas

DEVELOPER'S STATEMENT FOR:
Ragged Point Inn/ T-Mobile
Minor Use Permit/ Conditional Use Permit
DRC2011-00067

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.

Project Description: Request by Ragged Point Inn/T-Mobile West Corporation for a Minor Use Permit/Coastal Development Permit to allow the construction and operation of an unmanned wireless communications facility consisting of: four (4) panel antennas and two (2) equipment cabinets installed within an approximate 300 square foot lease area fenced with fiber reinforced plastic (FRP) faux wood fencing. The project will result in the disturbance of approximately 300 square feet for the facilities and the temporary disturbance of approximately 620 linear feet for utility trenching on a 12 acre parcel. The proposed project is within the Recreation land use category and is located adjacent to the Ragged Point Inn at 19019 Cabrillo Highway, on the west side of Highway 1. The project site is located approximately 1 mile south of the San Luis Obispo/Monterey county boundary and 15 miles north-west of the community of San Simeon, in the North Coast planning area.

Visual Resources

VR-1 At the time of application for a construction permit, the construction drawings shall reflect the following specifications:

a. The proposed communications facility shall be screened by the faux wood fence.

b. The faux fence, the existing sewage treatment plant fence, and the existing white panel antennas shall be painted a dark grey-green, "Blackened Beam" or equivilant.

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

Air Quality

AQ-1 Prior to issuance of grading permits, the following measures shall be incorporated into the construction phase of the project and shown on all legal plans:

a. Reduce the amount of the disturbed area where possible;

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required

whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;

c. Construction vehicle speed at the work site must be limited to 15 mph or less;

d. Equipment must be washed down before moving from the property onto a paved public road;

e. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours;

f. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;

g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

h. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,

i. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans prior to issuance of permits. Compliance will be verified by the County of San Luis Obispo.

Biological Resources

BR-1 **If any work shall occur from February 1 to August 31, prior to issuance of construction permits,** the Applicant shall submit a pre-construction nesting bird survey conducted by a County-approved biologist for the review and approval of the County. The survey shall occur within one week of the start of any activity on the site. If nesting birds that are protected by the Migratory Bird Treaty Act are discovered nesting, a minimum of a 50-foot exclusion zone shall be maintained until the young have successfully fledged (as determined by the County-approved biologist). If any sensitive or protected species are discovered, no work shall occur until the County, California Department of Fish and Game, and/or U.S. Fish and Wildlife Service are contacted and approval is received to proceed.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator prior to issuance of construction or grading permits.

Cultural Resources

CR-1 **Cultural Resources Monitoring Plan. Prior to issuance of construction permits**, the Applicant shall submit a monitoring plan, prepared by a County-approved archaeologist,

for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved monitoring plan. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;

b. Inclusion of involvement of the Native American community, as appropriate;

c. Description of how the monitoring shall occur;

d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);

e. Description of what resources are expected to be encountered;

f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);

g. Description of procedures for halting work on the site and notification procedures; and

h. Description of monitoring reporting procedures.

Prior to construction/ground-disturbing activities, the Applicant shall ensure that any construction-related subsurface excavation in sensitive areas (those with moderate to high potential for buried prehistoric archaeological resources) is monitored by a County-approved archaeologist and Native American monitor. Should buried resources be identified, avoidance shall be required; if avoidance is not possible, mitigation through data recovery shall be required.

Crew Education. The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator prior to issuance of construction or grading permits.

CR-2 Construction Monitoring. During ground-disturbing construction activities performed along the entire length of the trench route, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) [and Native American] to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Monitoring: Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.

CR-3 Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/mitigation activities, and prior to final inspection, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Monitoring: Compliance will be verified by the Department of Planning and Building prior to final inspection.

Geology (Site-specific and Cumulative)

GEO-1 Prior to any ground-disturbing construction activities or issuance of construction or grading permits, the following conditions shall be included on all construction and grading plans:

a. A certified engineering geologist shall review, approve and stamp construction plans, including all plans for building foundations and excavations.

b. The certified engineering geologist and the soils and/or civil engineer shall inspect work on-site and verify, as applicable, that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review, geology reports and information, and the soils engineering reports (including the following: *Geologic Review, 19019 Cabrillo Highway 1, APN: 011-011-010, Ragged Point Area, San Luis Obispo County, California, Project SL07945-1,* prepared by GeoSolutions, Inc., dated February 21, 2012; and *Site Geologic Memorandum, T Mobile– Site SV13291A, Ragged Point Inn Cell Site (APN 011-011-010), 19019 Highway 1, Ragged Point Area of San Luis Obispo County, California, File No.: 0916-01,* prepared by Land Set Engineers, Inc., dated March 13, 2012).

c. The certified engineering geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code that identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the geology reports and information (see list in preceding item).

e. Should the services of the certified engineering geologist be terminated prior to final inspection and/or occupancy, the applicant shall submit a transfer of responsibility statement to the County Planning and Building Department from the new certified engineering geologist per the Uniform Building Code.

f. A final report prepared by a soils and/or civil engineer shall be submitted to the County Planning and Building Department's field inspector stating that all work performed is suitable to support the intended structure. Such report shall include any field reports, compaction data, etc.

g. The applicant shall implement all recommendations in the Observation and Testing Program prepared by the project civil engineer(s), geotechnical

engineer(s), and/or certified engineering geologist(s). The Observation and Testing Program may include, but not be limited to review of the following: project plans, including grading, drainage, foundation, and retaining wall plans; stripping and clearing of vegetation; cut and fill slopes; benching and keying; preparation of paved areas; preparation of soil to receive fill; fill placement and compaction; subsurface drainage control; footing excavations; pre-moistening of subslab soils; surface and subsurface drainage structures; erosion control measures.

Monitoring: Prior to issuance of any construction and/or grading permit, the above-listed conditions shall be included on all applicable plans, to be verified by County staff.

GEO-2 During project construction/ground disturbing activities, the applicant shall retain a certified engineering geologist of record and shall provide the engineering geologist's Written Certification of Adequacy of the Proposed Site Development for its Intended Use to the Department of Planning and Building.

Monitoring: Prior to final inspection, a summary report will be submitted to the Department of Planning and Building for review and approval.

GEO-3 Prior to occupancy or final inspection, whichever occurs first, the soils engineer and certified engineering geologist of record, shall verify, as applicable, that construction is in compliance with the intent of the plan review, geologic reports and information, and the soils engineering reports (including the following: *Geologic Review, 19019 Cabrillo Highway 1, APN: 011-011-010, Ragged Point Area, San Luis Obispo County, California, Project SL07945-1,* prepared by GeoSolutions, Inc., dated February 21, 2012; and *Site Geologic Memorandum, T Mobile– Site SV13291A, Ragged Point Inn Cell Site (APN 011-011-010), 19019 Highway 1, Ragged Point Area of San Luis Obispo County, California, File No.: 0916-01,* prepared by LandSet Engineers, Inc., dated March 13, 2012). The soils engineer and certified engineering geologist of record shall provide written verification that the recommendations of the preceding geologic reports and information have been incorporated into the final design and construction, and such verification shall be submitted to the Department of Planning and Building for review and approval.

Monitoring: Prior to final inspection, written verification will be submitted to the Department of Planning and Building for review and approval.

Drainage (site-specific and cumulative)

GEO-4 At the time of application for construction permits, the applicant shall submit a drainage plan prepared by a Registered Civil Engineer for review and approval by the County Public Works Department. The plan shall, at a minimum evaluate: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems, and 2) estimates of existing and increased runoff resulting from the proposed improvement. The plan shall include Best Management Practices (BMPs) to address polluted runoff, including, but not limited to minimizing the use of impervious surfaces (e.g., installing pervious driveways and walkways) and directing runoff from roofs and drives to vegetative strips before it leaves the site.

Monitoring: Prior to issuance, a drainage plan shall be submitted to the County Public Works Department for review and approval.

GEO-5 Prior to issuance of any construction or grading permits, a sedimentation and erosion control plan shall be prepared per County Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the County Public Works Department, and it shall be incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and control of off-site effects.

Monitoring: Prior to issuance, a sedimentation and Erosion Control Plan shall be submitted to the County Public Works Department for review and approval.

GEO-6 Prior to occupancy of final inspection, whichever occurs first, the registered civil engineer shall verify that the recommendations of the approved Drainage Plan and the Sedimentation and Erosion Control Plan have been implemented. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Public Works Department, the applicant shall execute a plan check and inspection agreement with the county, so that the drainage, sedimentation and erosion control facilities can be inspected and approved before final occupancy or final inspection, whichever occurs first.

Monitoring: Prior to final inspection, a report will be submitted to the Department of Planning and Building for review and approval.

Hazards

HAZ-1 Prior to the issuance of a construction permit, the project will be required to submit a hazardous material business plan to the Department of Environmental Health.

Monitoring: Prior to issuance, a hazardous material business plan shall be submitted to the County Department of Environmental Health for review and approval.

AGREEMENT

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)	Name (Print)	Date
	Jim Ramey	9-13-12