



# 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.** ED11-132

**DATE:** November 15, 2012

**PROJECT/ENTITLEMENT:** Irish Hills Plaza Conditional Use Permit (DRC2011-00026)

**APPLICANT NAME:** Tricia Knight for Verizon

**ADDRESS:** 12165 Los Osos Valley Road, San Luis Obispo

**CONTACT PERSON:** Tricia Knight

**Telephone:** 805-448-4221

**PROPOSED USES/INTENT:** Request by Irish Hills Plaza East, LLC, and Verizon Wireless for a Conditional Use Permit to allow a new unmanned wireless communications facility consisting of 9 new panel antennas mounted within a 50' tall faux water tank, with associated ground-mounted equipment on an 11'x24' concrete slab within a 1,050 square-foot lease area. The project will result in the disturbance of approximately 1,000 square-feet on a 321-acre parcel. The project site is within the Agriculture and Commercial Retail land use categories.

**LOCATION:** The project is located at 12165 Los Osos Valley Road, approximately 200 feet south of Home Depot, adjacent to the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040

**Website:** <http://www.sloplanning.org>

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**STATE CLEARINGHOUSE REVIEW:** YES  NO

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

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT** ..... 4:30 p.m. on November 29, 2012

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

## Notice of Determination

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

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

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

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

Stephanie Fuhs

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



# Initial Study Summary – Environmental Checklist

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

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

(ver 3.4) Using Form

Project Title & No. Irish Hills Plaza Conditional Use Permit ED11-132 (DRC2011-00026)

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

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

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

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

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

Stephanie Fuhs  
Prepared by (Print)

*Stephanie Fuhs*  
Signature

11/5/12  
Date

Steve McMasters  
Reviewed by (Print)

*Steve McMasters*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

11/5/12  
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, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** A Request by Irish Hills Plaza East, LLC, and Verizon Wireless for a Conditional Use Permit to allow a new unmanned wireless communications facility consisting of 9 new panel antennas mounted within a 50' tall faux water tank, with associated ground-mounted equipment on an 11'x24' concrete slab within a 1,050 square-foot lease area. The project will result in the disturbance of approximately 1,000 square-feet on a 321-acre parcel. The project site is within the Agriculture and Commercial Retail land use categories. The project is located at 12165 Los Osos Valley Road, approximately 200 feet south of Home Depot, adjacent to the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

The property is primarily used as an office and storage area for a construction company with some cattle grazing occurring on a portion of the site. The cell site would be located within the ranch complex, to the northwest of the existing, 24-foot tall barn, and to the west of the remnants of another barn on the property. The Home Depot/Costco shopping center are located on the adjacent parcel to the west of the site, approximately 170 feet from the property line.

ASSESSOR PARCEL NUMBER(S): 067-241-030

Latitude: 35 degrees 14' 55" N Longitude: 120 degrees 41' 12" W SUPERVISORIAL DISTRICT # 3

### **B. EXISTING SETTING**

PLANNING AREA: San Luis Obispo,

LAND USE CATEGORY: Agriculture, Commercial Retail

COMBINING DESIGNATION(S): Airport Review , Geologic Study , Flood Hazard  
, Sensitive Resource Area

EXISTING USES: Residential, open space

TOPOGRAPHY: Gently sloping

VEGETATION: Grasses , forbs

PARCEL SIZE: 321.35 acres (1,050 square foot lease area)

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Commercial Retail; City of SLO, retail businesses	<i>East:</i> Commercial Retail; City of SLO, retail businesses
<i>South:</i> Agriculture; undeveloped	<i>West:</i> Rural Lands; undeveloped

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

**Setting.** The project site is located on Los Osos Valley Road, adjacent to the southwestern city limits of the City of San Luis Obispo. The site is an approximately 321 acre parcel that is zoned Agriculture and provides an area of open space between the Home Depot/Costco shopping center to the west and the 101 Freeway to the east. The site contains two farm houses, a barn and several outbuildings.

The project site is located within a Sensitive Resource Area (SRA), primarily for protecting important views and backdrops. The Land Use Ordinance sets forth specific standards for minimizing impacts of proposed development on these visual resources, including, but not limited to, not allowing silhouetting and limiting development to slopes less than 20 percent.

The property is located at the base of Irish Hills, where the Chorro and Los Osos Valleys meet. The topography is varied from relatively flat along Los Osos Valley road to rolling hills covered with grasses, shrubs and oak trees to the south and west. Due to its location, as well as its proximity to the 101 Freeway and Los Osos Valley Road, the site is within a sensitive visual resource area.

The proposed wireless facility would be located within the developed cluster of the property. It would be sited about 130 feet west of an existing barn toward the center of the parcel. Verizon's lease area is setback 70 feet from an adjacent Agriculture parcel to the north and approximately 1,400 feet from the nearest residentially zoned parcel to the west (within the City of San Luis Obispo). There is no significant vegetation on the proposed site.

The primary public viewing corridors are from Los Osos Valley Road traveling east and west, the 101 Freeway traveling south, Calle Joaquin, and the Irish Hills Nature Reserve Open Space.

**Regulatory Setting**

***Land Use Ordinance Section 22.30.180 establishes the following screening standard for wireless communications facilities:***

*All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to resemble rural, pastoral architecture (ex: windmills, barns,*

trees) or other features determined to blend with the surrounding area and be finished in a texture and color deemed unobtrusive to the neighborhood in which it is located.

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

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

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

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

**Impact.** The proposed unmanned wireless communications facility would consist of nine panel antennas concealed within a new 50-foot tall faux elevated water tank structure. It also includes ground-mounted equipment to be located within a wooden fence enclosure. The facility would be clustered near existing development toward the center of the subject property.

The proposed project could have a potentially significant impact on visual resources since it would introduce a new use that is visually incompatible with the character of surrounding commercial, agricultural and open space uses. The full extent of the proposed 50-foot tall facility would be visible from the 101 Freeway, Los Osos Valley Road, Calle Joaquin and the Irish Hills Nature Reserve Open Space.

A visual impact assessment was prepared (Robert G. Carr, in conjunction with SWCA Environmental Consultants, April 2012). The report discusses the visual context of a project such as this since the project will be visible from many viewing points and also considers the difference between “visible” and “noticeable.” The project will be “visible” from several public vantage points which means that the viewer will be able to see the structure from many areas within the vicinity of the project. The noticeability of the project is another part of the visual impact analysis. This means that while the project is visible, will the viewer see the project as part of the developed landscape or something that is out of context with the surrounding environment.

The assessment identified key viewing areas and determined that the project will have “moderately high noticeability throughout the area based on the number of viewers and the fact that the project will be visible from most viewing angles.

Several visual impacts are called out in the assessment including:

- Increased visibility due to the height and size of the faux water tank make the project visually intrusive when viewed from main public viewpoints,
- The appearance of the faux water tank causes increased visibility from public viewpoints,
- The appearance of the equipment enclosure causes increased visibility from public viewpoints, and
- Cumulative short-term and long-term visual impacts caused by the size, location and artificial appearance of the faux water tank in conjunction with adjacent development.

**Mitigation/Conclusion.** All of the above mentioned impacts are considered potentially significant, but mitigable. While the height and location of the proposed tower are visible from several vantage points, the adjacent commercial center altered the setting of the historic ranch from a rural, agrarian setting, to one dominated by a modern “big box” commercial complex. The overall setting has been altered to one dominated by large commercial structures and associated

uses and activities.

Although the proposed communications facility is not a use that is inherently compatible with the character of the surrounding commercial, residential and agricultural uses, as well as the historic Froom Ranch setting, the proposed project is designed to blend as much as possible with the existing agrarian setting of the project site.

Mitigation measures include the use of colors and materials that are characteristic of an agrarian-style water tank and equipment shelter. Implementation of these mitigation measures (see Exhibit B) will reduce visual impacts to less than significant levels.

Other measures (VR-5 through VR-7), though not required to reduce impacts to an insignificant level, are included as options to further reduce noticeability of the project, including a reduction in the height of the proposed tank, and reduction of the pad elevation for the equipment shelter. Implementation of optional mitigation measures (VR-5 through VR-7) would not allow for co-location of additional wireless carriers at the facility due to the height needed to provide adequate service and adequate room in the tank for additional antennas. This could result in additional visual impacts from other carriers proposing new facilities within this area.

**2. AGRICULTURAL RESOURCES**

- *Will the project:*

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

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

Land Use Category: Agriculture, Commercial Retail     Historic/Existing Commercial Crops: None

State Classification: Not prime farmland; Prime Farmland if irrigated     In Agricultural Preserve? No  
Under Williamson Act contract? No

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

Cropley clay (0 - 2% slope). This nearly level soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Diablo and Cibo clays (9 - 15 % slope).

Diablo. This gently to moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Cibo. This gently to moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Los Osos-Diablo complex (15 - 30% slope).

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

Diablo. This moderately sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Obispo-Rock outcrop complex (15 - 75% slope). This moderately to very steeply sloping, shallow clayey serpentine soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Riverwash. This variably-sloped 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 VIII without irrigation and Class is not rated when irrigated.

**Impact.** While the project site is zoned Agriculture, the property is primarily used as an office and storage area for a construction company with some cattle grazing occurring on a portion of the site. No other agricultural operations occur in the vicinity of the site. No significant impacts to agricultural resources are anticipated.

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

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

**Setting.** The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** The project proposes to disturb soils that have been given a wind erodibility rating ranging from 4 to 6, which is considered "moderate" to "moderately high". As proposed, the project will result in the disturbance of approximately 1,000 square feet. 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.

**Mitigation/Conclusion.** No significant impacts are expected to occur and no mitigation measures are considered necessary.

<b>4. BIOLOGICAL RESOURCES -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

On-site Vegetation: grasses

Name and distance from blue line creek(s): An unnamed blue line tributary traverses through the west end of the property connecting to both Froom Creek and San Luis Obispo Creek to the west and south, respectively.

Habitat(s): Potential Clarkia Habitat; Wooded Wetland, Urban Built-Up, Herbaceous

Serpentine: A serpentine outcrop area is adjacent to the subject property. Serpentine soils are known to support several rare and endangered plants.

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

**Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*) List 1B**

Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*) has been found about .15 mile to the South. This California endemic perennial herb is found in valley grassland, coastal sage scrub and rocky areas often with clay or serpentinite substrates. It blooms from April to June. Blochman's dudleya is considered rare by the CNPS (List 1B, RED 2-3-3). The Cal Flora Occurrence Database catalogs 7 historical occurrences of this species within the county, with the majority located in the Chorro Valley.

**Brewer's spineflower (*Chorizanthe breweri*) List 1B**

Brewer's spineflower (*Chorizanthe breweri*) has been found on the south end of the site. This annual herb is a member of the buckwheat family, and is endemic to San Luis Obispo County. It is generally found growing on serpentinite, rock or gravelly substrates within closed-cone coniferous forest, chaparral, cismontane woodland, or coastal scrub plant communities at elevations between 45 and 800 meters (150 to 2,625 feet). It has a blooming period from May through August. Brewer's spineflower is considered rare by the CNPS (List 1B, RED 3-1-3).

**Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*) List 1B**

Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*) has been found about 1 mile to the East. This perennial herb is a California and a San Luis Obispo County endemic, which is found in chaparral and foothill woodland communities at elevations between 60 and 500 meters (200 to 1,640 feet). This species blooms from April to May. Cambria morning glory is listed as rare by the CNPS (List 1B, RED 3-2-3).

**Chorro Creek bog thistle (*Cirsium fontinale* var. *obispoense*) FE, SE, List 1B**

Chorro Creek bog thistle (*Cirsium fontinale* var. *obispoense*), a San Luis Obispo County endemic, has been found about .35 mile to the South. This species occurs primarily in association with serpentine seeps located in chaparral and cismontane woodland communities at elevations between 35 and 365 meters (115 to 1,200 feet). This fairly tall (to 6.5 feet) perennial herb blooms primarily from February to July. The CNPS considers this species as rare (List 1B, RED 3-2-3). It is listed as both state and federally endangered.

**Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) List 1B, FSC**

Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) has been found on the north end of the site. This species occurs primarily within valley and foothill annual grassland habitats containing alkaline soils (Tibor, 2001). This annual herb typically blooms from June through November. In San Luis Obispo County, this species has been documented as occurring in low valleys and foothill woodlands. The species is considered extremely rare on the California Native Plant Society (CNPS) List 1B (RED 3-3-3).

**Hoover's button-celery (*Eryngium aristulatum* var. *hooveri*) List 1B**

Hoover's button-celery (*Eryngium aristulatum* var. *hooveri*) has been found about .4 mile to the North. This annual/perennial herb is found generally in vernal pool areas at elevations between 3 and 45 meters (10 to 150 feet). It has a blooming period of July. The CNPS considers this plant extremely rare (List 1b, RED 3-3-3).

**Jones's layia (*Layia jonesii*) FSC, List 1B**

Jones's layia (*Layia jonesii*) has been found on north end of the site. This annual herb is found on serpentine or clay soils in chaparral and valley grassland habitats at elevations between 5 and 400 meters (15 to 1,315 feet). Within San Luis Obispo County, this species is known to range primarily from the Cayucos area south to San Luis Obispo. It is a California endemic, with blooming generally occurring in March to May. Jones's layia is federally listed as a Species of Concern, and CNPS considers this species rare (List 1B, RED 3-2-3). The Cal Flora Occurrence Database catalogs 31 historical occurrences of this species within San Luis Obispo County.

**San Luis Obispo dudleya (*Dudleya abramsii* ssp. *murina*), List 1B**

San Luis Obispo dudleya (*Dudleya abramsii* ssp. *murina*) has been found on the south end of the site. This succulent shrub is generally found on serpentinite soils in chaparral and foothill woodland habitats between the 90 and 300-meter elevations (295 to 985 feet). It blooms from May to June. The CNPS considers this species to be rare (List 1B, RED 2-1-3).

**San Luis mariposa lily (*Calochortus obispoensis*) List 1B**

San Luis mariposa lily (*Calochortus obispoensis*) has been found about .35 mile to the South. This perennial herb is endemic to San Luis Obispo County, ranging from Cuesta Pass, south to Arroyo Grande. The San Luis mariposa lily is found on dry, serpentine soils in chaparral, coastal scrub, grassland, and freshwater seep habitats between the 75 and 730-meter elevations (250 to 2,400 feet). This species blooms from May to July. The California Native Plant Society (CNPS) considers this species rare (List 1B, RED 2-2-3).

The Supplemental Final Environmental Impact Report prepared for the adjacent commercial center (Morro Group, October 1998) identified two natural communities; annual grassland and seasonal wetland. This wetland was mapped and showed a portion of it on the subject property. The wetland is primarily located along Los Osos Valley Road and continues south, but does not continue into the developed portion of the project site. No special status species were found on the adjacent site.

**Impact.** Construction of the proposed wireless facility would disturb an approximately 1,000 square foot area, adjacent to an existing dirt road and barn. This area has been significantly disturbed by anthropogenic and agricultural activities over time and would not support the native species identified in the CNDDDB. The existing dirt road would not be re-graded or widened. The entire length of this road has been previously disturbed due to on-going vehicular traffic for both agricultural and residential uses. As a result, the proposed facility is not anticipated to impact any sensitive native vegetation, significant wildlife habitats, or special status species. Biological impacts are therefore anticipated to be less than significant.

**Mitigation/Conclusion.** The portion of the project site subject to disturbance does not contain sensitive habitat or special status species. It has previously been disturbed by agricultural, residential, and other anthropogenic uses. No significant impacts are expected to occur and no mitigation measures are considered necessary.

**5. CULTURAL RESOURCES -**

*Will the project:*

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

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash. The Final Supplemental Environmental Impact Report (FSEIR) for the adjacent commercial center included a discussion of the structures located on Froom Ranch due to its proximity to the historic structures. A summary of the findings:

- The old barn is over 100 years old, but not at its original location,

- The bunkhouse was built in 1915 and is in good condition,
- The house was built in 1915,
- The old creamery/house has evolved and is weathered and the floor is unstable,
- The dairy barn was built in 1913 and is of interest because it has an unusual rounded end on the south side,
- The granary was constructed in 1913 and is in good condition,
- The horse barn was built in 1913, the roof is missing some shingles but is on a concrete foundation.

A cultural resources survey was conducted for the site (EBI, Consulting; Wray). The survey did not identify any prehistoric resources at the site, but determined that due to the property characteristics, there was the potential for buried resources to occur in the area.

**Impact.** The FSEIR did not find any evidence of prehistoric cultural materials on the commercial center property or the adjacent Froom Ranch access road. The report identified that the Froom Ranch complex may be historic and went on to recommend that the Froom Ranch buildings be considered for preservation and that a historian be retained to document the buildings with floor plans and current photographs. The adjacent (Home Depot) commercial center was developed in close proximity to the Froom Ranch complex and altered the setting of the historic ranch from a rural, agrarian setting, to one dominated by a modern “big box” commercial complex. The setting was further altered by development of an additional commercial phase (Costco) adjacent to the first commercial center. While the ranch structures themselves appear to retain some integrity, the setting has been irrevocably altered to one dominated by large commercial structures and associated uses and activities.

The current proposal for an unmanned wireless facility is directly behind the commercial center, but within the complex of the historic ranch structures. The proposal would not result in any disturbance to the existing structures on the project site. The facility would be contained within a faux water tank designed to be consistent with the historic nature of the development on the subject property.

**Mitigation/Conclusion.** The proposed water tank would not be designed to completely blend with the historic structures and would be a modern addition to an otherwise historic ranch complex. However, due to the altered historic setting (dominated by commercial structures), and the avoidance of the ranch structures themselves, the addition of the wireless facility will not have a significant impact on above ground historic resources. If buried cultural resources are present in the project area, impacts could occur as a result of construction activities.

Monitoring by a qualified archaeologist and Native American during ground disturbing activities is required. Monitoring during construction, along with evaluation of any unanticipated discovery would mitigate impacts to subsurface resources to a level of insignificance.

<b>6. GEOLOGY AND SOILS -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**6. GEOLOGY AND SOILS -**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting**

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

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

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

- Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed blue line tributary connecting to Froom Creek and San Luis Obispo Creek  
 Distance? Located along the west end of the property.

Soil drainage characteristics: Not well drained to very poorly drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080 or 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 the project's soil erodibility is as follows:

Soil erodibility: Low to moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090, 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.

**Impact.** As proposed, the project will result in the disturbance of approximately 1,000 square feet to construct an unmanned wireless communications facility. The subject property has been previously disturbed due to a history of agricultural use and associated anthropogenic activities. If adequate temporary and permanent measures are not taken before, during and after vegetation removal and grading, erosion of graded areas and discharge of sediment into nearby drainage will likely result. If not properly mitigated, these impacts, both on the project site and within surrounding areas, may be significant.

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

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

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

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

**Setting.** The project is not located in an area of known hazardous material contamination. The western portion of the property is within a high severity risk area for fire. The project is within the Airport Review area. The subject project is within the 100-year Flood Hazard Combining designation (FH).

With regard to potential fire hazards, the subject project is within the "moderate" to "very high" Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 0-20 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 within the Airport Review area. The project was referred to the Airport Land Use Commission. No comments were received; however an avigation easement will be required prior to issuance of construction permits.

**Impact.** Other than lead acid batteries within the equipment cabinets, the project does not propose the use of hazardous materials. Due to the existence of lead acid batteries within the equipment cabinets, a hazardous materials plan will be required prior to issuance of a construction permit.

The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan as it is an unmanned communications facility that does not involve structures for human habitation.

The applicant submitted a radio frequency report (*Hammett & Edison, Inc; June 24, 2012*) for the project. The report concluded that the proposed facility would comply with applicable FCC standards for radiation emissions.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond what is already required by existing ordinance or regulation besides recordation of an avigation easement.

**8. NOISE - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The proposed facility is located within a commercial/agricultural area with relatively high ambient noise levels from the commercial center to the west. The nearest off-site sensitive noise receptor are residences located approximately 1,400 feet to the west. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

A portion of the property is within close proximity to a transportation noise source (Los Osos Valley Road & Highway 101), however the project is not considered a noise sensitive use and no impacts would occur.

The project is within the Airport Review designation and the area is subject to relatively low aircraft flyovers.

**Impact.** The proposed project would introduce noise generating equipment into a relatively loud environment due to the 101 Freeway to the east and commercial center to the west.

As a standard condition of approval to ensure the project will not conflict with any sensitive noise receptors (e.g., residences), the proposed generator shall be sound attenuated to meet applicable County and State exterior noise standards. The project shall be maintained in compliance with the County Noise Element (including emergency generators). Implementation of these existing requirements would reduce noise impacts to a less than significant level.

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

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

<b>10. PUBLIC SERVICES/UTILITIES -</b> <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Police: County Sheriff                      Location: San Luis Obispo (Kansas Ave.) (Approximately 2.5 miles to the east)

Fire: Cal Fire (formerly CDF)              Hazard Severity: Moderate to Very high      Response Time: 15-20 minutes

Location: Approximately 2.7 miles to the south

School District: San Luis Coastal Unified School District.

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. 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 Cal Fire for consistency with the Uniform Fire Code and will be required to prepare a fire safety plan. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

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

**11. RECREATION - Will the project:**

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

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.

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

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

**12. TRANSPORTATION/ CIRCULATION - 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 "Levels 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) *Result in inadequate parking capacity?*
- f) *Result in inadequate internal traffic circulation?*
- g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?*
- 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 urban area as "D" or better. The existing road network in the area, including the project's access street(s) (Los Osos Valley Road) is not operating at an acceptable level of service. This stretch of Los Osos Valley Road is located in the City of San Luis Obispo and any improvements to this portion of the road

would be under the purview of the City's Public Works Department and possibly CalTrans if improvements to the nearby freeway on and off ramps are undertaken. Froom Ranch Road and Garcia Drive are local streets operating at acceptable levels of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

**Airport Review Combining Designation.** The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo Regional Airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered conditionally approvable". The project was referred to the County Airport Manager, with no comments received, however, all projects within the AR designation are required to obtain an avigation easement to secure avigable airspace.

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

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

<b>13. WASTEWATER - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

<b>14. WATER - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
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**14. WATER - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

**15. LAND USE - Will the project:**

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

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

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

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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a) Have the potential to degrade the quality of the environment, substantially

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

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

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

For further information on CEQA or the county's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Information", or the California Environmental Resources Evaluation System at: [http://www.ceres.ca.gov/topic/env\\_law/ceqa/guidelines](http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines) for information about the California Environmental Quality Act.

**Exhibit A - Initial Study References and Agency Contacts**

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input checked="" type="checkbox"/>	County Airport Manager	None
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other City of San Luis Obispo _____	Attached
<input type="checkbox"/>	Other _____	Not Applicable

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

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application  | <input type="checkbox"/> Area Plan and Update EIR   |
| <u>County documents</u>   | <u>Other documents</u>  |
| <input type="checkbox"/> Airport Land Use Plans   | <input checked="" type="checkbox"/> Archaeological Resources Map  |
| <input checked="" type="checkbox"/> Annual Resource Summary Report  | <input checked="" type="checkbox"/> Area of Critical Concerns Map   |
| <input type="checkbox"/> Building and Construction Ordinance  | <input checked="" type="checkbox"/> Areas of Special Biological Importance Map  |
| <input type="checkbox"/> Coastal Policies   | <input checked="" type="checkbox"/> California Natural Species Diversity Database   |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)   | <input checked="" type="checkbox"/> Clean Air Plan  |
| <input checked="" type="checkbox"/> General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include: | <input checked="" type="checkbox"/> Fire Hazard Severity Map  |
| <input checked="" type="checkbox"/> Agriculture Element   | <input checked="" type="checkbox"/> Flood Hazard Maps   |
| <input checked="" type="checkbox"/> Conservation & Open Space Element (includes Energy, Conservation)   | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County                                       |
| <input checked="" type="checkbox"/> Housing Element   | <input checked="" type="checkbox"/> Regional Transportation Plan  |
| <input checked="" type="checkbox"/> Noise Element   | <input checked="" type="checkbox"/> Uniform Fire Code   |
| <input type="checkbox"/> Parks & Recreation Element   | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)   |
| <input checked="" type="checkbox"/> Safety Element  | <input checked="" type="checkbox"/> GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.) |
| <input checked="" type="checkbox"/> Land Use Ordinance  | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Real Property Division Ordinance   |   |
| <input type="checkbox"/> Solid Waste Management Plan  |   |
| <input type="checkbox"/> Circulation Study  |   |

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

*Visual Impact Assessment (Robert G. Carr, in conjunction with SWCA Environmental Consultants, April 2012)*

*Final Supplemental Environmental Impact Report, Madonna/Eagle Hardware, Morro Group, October 1998*

*Radio Frequency Report (Hammett & Edison, Inc; June 24, 2012)*

*National Environmental Policy Act Screening Report, EBI Consulting, November 2011*

## Exhibit B - Mitigation Summary Table

### Aesthetics

- V-1. **At the time of application for construction permits**, the applicant shall submit plans showing the faux water tank element with a maximum height of 16 feet.
- V-2. **At the time of application for construction permits**, the applicant shall submit plans showing the following:
- The faux water tank, tower and platform shall have a realistic faux wooden appearance. The tank roof shall look like old wooden shake shingles.
  - The basic color of the faux wooden elements shall be a medium dark gray-brown to match the unpainted original wooden ranch house.
  - The underside of the square platform supporting the tank shall also have a realistic faux wooden appearance.
  - The faux wooden elements shall appear like boards, lumber, or poles as appropriate, and shall include variable wood grain, knots, and other imperfections to replicate an aged, unpainted worn look.
  - The faux metal elements shall include variable staining, rust, oxidation and other imperfections to replicate an aged unpainted worn look.
  - All visible concrete including the tower pad shall be integrally colored a muted grey-brown to match the surrounding soil.
  - No cabling, wires, equipment, or cabinets shall be visible from the area surrounding the site.
  - The equipment shelter shall have a wooden exterior that appears old and time worn. The exterior finish shall be partially unfinished wood with faded white wash streaks matching the existing large barn.
- V-3. **At the time of application for construction permits**, the applicant shall submit accurate, scaled engineering and architectural drawings of the water tank exactly as proposed. Water tank plans shall not include generic illustrations of a typical faux tank. The drawings shall include elevations and plan views. Once approved, the water tank plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the water tank engineering and architectural plans prior to preparation of the final plans.
- V-4. **Prior to issuance of construction permits**, the applicant shall submit material and color test samples of all visible elements of the water tank to the County Department of Planning and Building for review and approval. Once approved, the faux finish, material and color samples (in conjunction with approved engineering and architectural drawings and other related documents) shall be used as "referee samples" and as a basis for assessing contract compliance during construction. The plans, specifications and estimate and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
- VR-5. The proposed tank is 50 feet in height. At this height, the tank would be more noticeable, but would allow for co-location, reducing the potential overall number of facilities in the area. **At the time of application for construction permits**, the applicant shall submit plans showing the total maximum height of the wireless facility not exceeding 50 feet.

Or,

In order to reduce noticeability of the project, at the time of application for construction permits, the applicant shall submit plans showing the total maximum height of the wireless facility not exceeding 40 feet.

- VR-6. The proposed tower will be located between 158 and 159 feet above sea level which, combined with the height of the water tank would allow for co-location, reducing the potential overall number of facilities in the area. At the time of application for construction permits, the applicant shall submit plans showing the tower located between 158 and 159 feet above sea level.

Or,

In order to reduce the noticeability of the project, at the time of application for construction permits, the applicant shall submit plans showing the base of the tower built at an elevation of 155 feet or less above sea level.

- VR-7. The proposed faux water tank is 20 feet in height, which would allow for co-location, reducing the number of potential overall number of facilities in the area. At the time of application for construction permits, the applicant shall submit plans showing the faux water tank element with a maximum height of 20 feet.

Or,

In order to reduce the noticeability of the project, at the time of application for construction permits, the applicant shall submit plans showing the faux water tank element with a maximum height of 16 feet.

Cultural Resources

- CR-1. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
- a. List of personnel involved in the monitoring activities;
  - b. Description of how the monitoring shall occur;
  - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
  - d. Description of what resources are expected to be encountered;
  - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
  - f. Description of procedures for halting work on the site and notification procedures;
  - g. Description of monitoring reporting procedures.
- CR-2. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and appropriate Native American Monitor 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.

- CR-3. **During all ground disturbing construction activities**, the applicant shall excavate the trench slowly so that the monitors can see the buried materials and identify any cultural items before significant damage is done.
- CR-4. **During excavation of the trench**, an assessment of site stratigraphy (if any is present) shall be conducted. This can be accomplished by documenting cultural components visible in the sidewalls of the trench.
- CR-5. **During all ground disturbing construction activities**, if the cultural material encountered is determined to be significant, or human remains are discovered, project activities will cease and notification given to the Office of Historic Preservation, the County Coroner's Office and the Environmental Coordinator's Office.
- CR-6. **Prior to final inspection of construction permits and upon completion of all monitoring/mitigation activities**, the consulting archaeologist shall submit a final report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

**DEVELOPER'S STATEMENT FOR:  
Irish Hills Plaza, LLC and Verizon Wireless  
Conditional Use Permit  
DRC2011-00026**

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

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

**Visual Resources**

- VR-1. **At the time of application for construction permits**, the applicant shall submit plans showing the following:
- a. The faux water tank, tower and platform shall have a realistic faux wooden appearance. The tank roof shall look like old wooden shake shingles.
  - b. The basic color of the faux wooden elements shall be a medium dark gray-brown to match the unpainted original wooden ranch house.
  - c. The underside of the square platform supporting the tank shall also have a realistic faux wooden appearance.
  - d. The faux wooden elements shall appear like boards, lumber, or poles as appropriate, and shall include variable wood grain, knots, and other imperfections to replicate an aged, unpainted worn look.
  - e. The faux metal elements shall include variable staining, rust, oxidation and other imperfections to replicate an aged unpainted worn look.
  - f. All visible concrete including the tower pad shall be integrally colored a muted grey-brown to match the surrounding soil.
  - g. No cabling, wires, equipment, or cabinets shall be visible from the area surrounding the site.
  - h. The equipment shelter shall have a wooden exterior that appears old and time worn. The exterior finish shall be partially unfinished wood with faded white wash streaks matching the existing large barn.

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

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

plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the water tank engineering and architectural plans prior to preparation of the final plans.

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

VR-3. **Prior to issuance of construction permits**, the applicant shall submit material and color test samples of all visible elements of the water tank to the County Department of Planning and Building for review and approval. Once approved, the faux finish, material and color samples (in conjunction with approved engineering and architectural drawings and other related documents) shall be used as "referee samples" and as a basis for assessing contract compliance during construction. The plans, specifications and estimate and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.

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

VR-4. **Prior to issuance of construction permits**, the applicant shall submit a bond to the County of San Luis Obispo Planning and Building Department for an amount determined by the County to be sufficient to cover the estimated cost of potential post-construction modifications to the appearance of the facility, if necessary. The bond shall be held a sufficient length of time to ensure the most realistic appearing faux water tank tower, and equipment shelter possible.

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

VR-5. The proposed tank is 50 feet in height. At this height, the tank would be more noticeable, but would allow for co-location, reducing the potential overall number of facilities in the area. **At the time of application for construction permits**, the applicant shall submit plans showing the total maximum height of the wireless facility not exceeding 500 feet.

Or,

In order to reduce noticeability of the project, **at the time of application for construction permits**, the applicant shall submit plans showing the total maximum height of the wireless facility not exceeding 40 feet.

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

VR-6. The proposed tower will be located between 158 and 159 feet above sea level which, combined with the height of the water tank would allow for co-location, reducing the potential overall number of facilities in the area. **At the time of application for construction permits**, the applicant shall submit plans showing the tower located between 158 and 159 feet above sea level.

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In order to reduce the noticeability of the project, **at the time of application for construction permits**, the applicant shall submit plans showing the base of the tower built at an elevation of 155 feet or less above sea level.

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VR-7. The proposed faux water tank is 20 feet in height, which would allow for co-location, reducing the number of potential overall number of facilities in the area. **At the time of application for construction permits**, the applicant shall submit plans showing the faux water tank element with a maximum height of 20 feet.

Or,

In order to reduce the noticeability of the project, **at the time of application for construction permits**, the applicant shall submit plans showing the faux water tank element with a maximum height of 16 feet.

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

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- b. Description of how the monitoring shall occur;
- c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;

- e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

**Monitoring:** Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-2. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and appropriate Native American Monitor 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:** Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-3. **During all ground disturbing construction activities**, the applicant shall excavate the trench slowly so that the monitors can see the buried materials and identify any cultural items before significant damage is done.

**Monitoring:** Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-4. **During excavation of the trench**, an assessment of site stratigraphy (if any is present) shall be conducted. This can be accomplished by documenting cultural components visible in the sidewalls of the trench.

**Monitoring:** Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

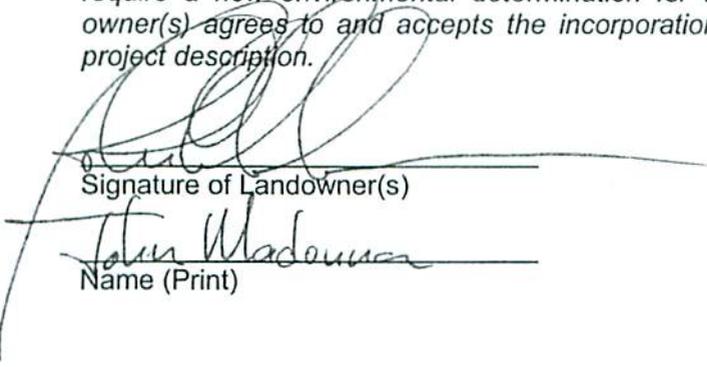
CR-5. **During all ground disturbing construction activities**, if the cultural material encountered is determined to be significant, or human remains are discovered, project activities will cease and notification given to the Office of Historic Preservation, the County Coroner's Office and the Environmental Coordinator's Office.

**Monitoring:** Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-6. **Prior to final inspection of construction permits and upon completion of all monitoring/mitigation activities**, the consulting archaeologist shall submit a final report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

**Monitoring:** Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

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

  
\_\_\_\_\_  
Signature of Landowner(s)

11.5.12  
\_\_\_\_\_  
Date

John Madonca  
\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Print)



4 *GW*  
SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED  
OCT 21 2011  
COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PUBLIC WORKS

DATE: 10/19/2011

FR TO: PW

TO FROM: Stephanie Fuhs, South County Team

**PROJECT DESCRIPTION:** DRC2011-00026 IRISH HILLS PLAZA and VERIZON- Conditional Use Permit for the installation of a 9 antenna cell site with a faux water tank. 321.25 acre site located off Los Osos Valley Road in San Luis Obispo. APN: 067-241-030.

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

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

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

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

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

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

DRAINAGE PLAN IS REQUIRED AND IT WILL BE REVIEWED AT THE TIME OF BUILDING PERMIT SUBMITTAL, BE SURE THAT ALL ELECT. IS LOCATED OUTSIDE 100-YR FLOOD PLAIN.

10/27/11  
Date

MARK DAVIS  
Name

788-2452  
Phone



RE: DRC2011-00026 IRISH HILLS PLAZA, South County E-Referral, CUP-  
Cell Site/ SLO

Dunsmore, Phil to: 'sfuhs@co.slo.ca.us'

11/08/2011 04:27 PM

Hi Stephanie,

Thank you for sending over the additional full size plans and allowing the City to comment. Please consider the following our official comments:

1. Justify that the scale and height of the structure is necessary to support the wireless facility. The scale of the faux water tower is out of scale with the property and type of water tower that would typically be associated with this type of property. For reference, an original water tower was restored in the City adjacent to the railroad station near the Jennifer Street bridge. The proposed facility should be reduced in height and diameter to the minimum necessary for the application.

2. Consider exterior materials on the water tower that complement the historic property. The materials should appear aged and weathered in order to not contrast with the historic structures on the property. Also, the color of the structure should be flat and toned to complement the adjacent hillsides. Los Osos Valley Road is considered a scenic corridor in the City's General Plan Circulation Element.

3. Consider an alternate material other than the cmu block enclosure for the equipment area. Wood or simulated wood materials for the enclosure and/or landscaping at the enclosure wall would be appropriate.

4. Verify that the development and maintenance of the project will not impact the historic resources on the property.

5. The adjacent property (triangular shaped property 053-510-012) is under consideration for residential uses. Will this project impact residential use on this property behind home depot?

An additional photo-simulation as viewed from Los Osos Valley Road and the shopping center parking lot would be helpful in reviewing this one. Thanks again,

Phil Dunsmore  
Senior Planner, AICP  
City of San Luis Obispo Community Development  
919 Palm Street San Luis Obispo, CA 93401  
(805) 781-7522

-----Original Message-----

From: sfuhs@co.slo.ca.us [mailto:sfuhs@co.slo.ca.us]  
Sent: Tuesday, October 25, 2011 12:42 PM  
To: Dunsmore, Phil  
Subject: Re: DRC2011-00026 IRISH HILLS PLAZA, South County E-Referral, CUP-  
Cell Site/ SLO

HI Phil,

I only have one full size set in my file and one 11x17, so I've asked for another set from the applicant. I'll forward once I receive it. I've requested a couple of simulations, since the one provided was on the driveway



Fw: DRC2011-00026 IRISH HILLS PLAZA and VERIZON, South County  
E-Referral, (CUP- Cell Cite/ SLO)  
Craig Piper to: Stephanie Fuhs

10/25/2011 02:12 PM

History: This message has been forwarded.

Hi Stephanie,

It was a little difficult to read some of the drawings for this project but it appears the overall height of the structure is planned to be 50ft. Our only comment is due to the proximity of this project to the airport an FAA review is required by way of completion of the FAA Form 7460-1. This is free of charge and can be submitted online. There have been other projects that have required this type of review so I believe you have the necessary information to pass on to the entity submitting the project. If not please let me know and I can forward the link and contact information.

Thanks,

Craig Piper  
Assistant General Manager  
Airport Services  
County of San Luis Obispo  
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 10/25/2011 02:06 PM -----

From: Richard Howell/GenSrvcs/COSLO  
To: Craig Piper/GenSrvcs/COSLO@Wings  
Date: 10/24/2011 03:56 PM  
Subject: Fw: DRC2011-00026 IRISH HILLS PLAZA and VERIZON, South County E-Referral, (CUP- Cell Cite/ SLO)

Would you review this one for me please? Thx

----- Forwarded by Richard Howell/GenSrvcs/COSLO on 10/24/2011 03:55 PM -----

From: Mail for PL\_Referrals Group  
To: Tim Tomlinson/PubWorks/COSLO@Wings, Glenn D Marshall/PubWorks/COSLO@Wings, Wendell Wilkes/PubWorks/COSLO@Wings, Leslie Terry/PH/COSLO@Wings, Aeron Arlin Genet/APCD/COSLO@Wings, Alyssa Roslan/APCD/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Charles Riha/Planning/COSLO@Wings, Richard Howell/GenSrvcs/COSLO@Wings, chris.shaeffer@dot.ca.gov, tpresser@waterboards.ca.gov, Julia Dyer <JDyer@waterboards.ca.gov>, Phillip Hammer <PHammer@waterboards.ca.gov>, "Dunsmore, Phil" <pdunsmor@slocity.org>, Bill Robeson/Planning/COSLO@Wings, Carolyn Huber/GenSrvcs/COSLO@Wings, Janette Pell/GenSrvcs/COSLO@Wings, tjamison@co.slo.ca.us, Stephanie Fuhs/Planning/COSLO@Wings, Airlin Singewald/Planning/COSLO@Wings  
Cc: Stephanie Fuhs/Planning/COSLO@Wings  
Date: 10/20/2011 04:30 PM  
Subject: DRC2011-00026 IRISH HILLS PLAZA and VERIZON, South County E-Referral, (CUP- Cell Cite/ SLO)  
Sent by: Taryn Jamison

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



4

SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/19/2011

TO: Cal Fire

RECEIVED  
OCT 25 2011

FROM: Stephanie Fuhs, South County Team

BY:.....

**PROJECT DESCRIPTION:** DRC2011-00026 IRISH HILLS PLAZA and VERIZON- Conditional Use Permit for the installation of a 9 antenna cell site with a faux water tank. 321.25 acre site located off Los Osos Valley Road in San Luis Obispo. APN: 067-241-030.

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

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

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

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

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

### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

"no comment"

11-2-11  
Date

Jina Rose  
Name

903-3427  
Phone

moderate, 315 times



Re: DRC2011-00026 IRISH HILLS PLAZA and VERIZON, South County  
E-Referral, (CUP- Cell Cite/ SLO) 

Charles Riha to: Stephanie Fuhs  
Cc: Cheryl Journey, Stephen Hicks

11/07/2011 10:46 AM

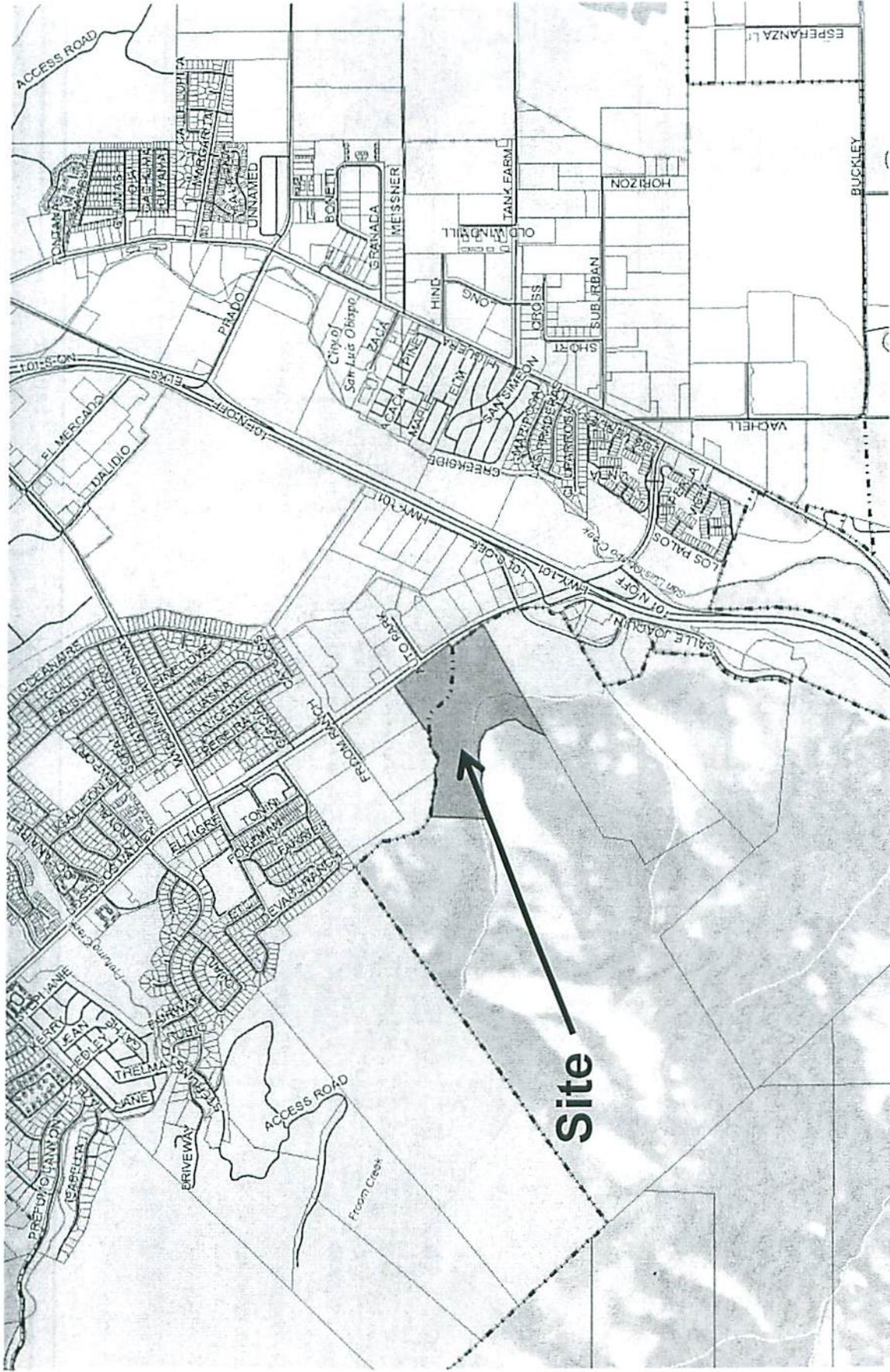
Stephanie,

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

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect or Engineer of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2010 California Codes.
3. The project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. Whether or not a separate grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Charles Riha, Plans Examiner III

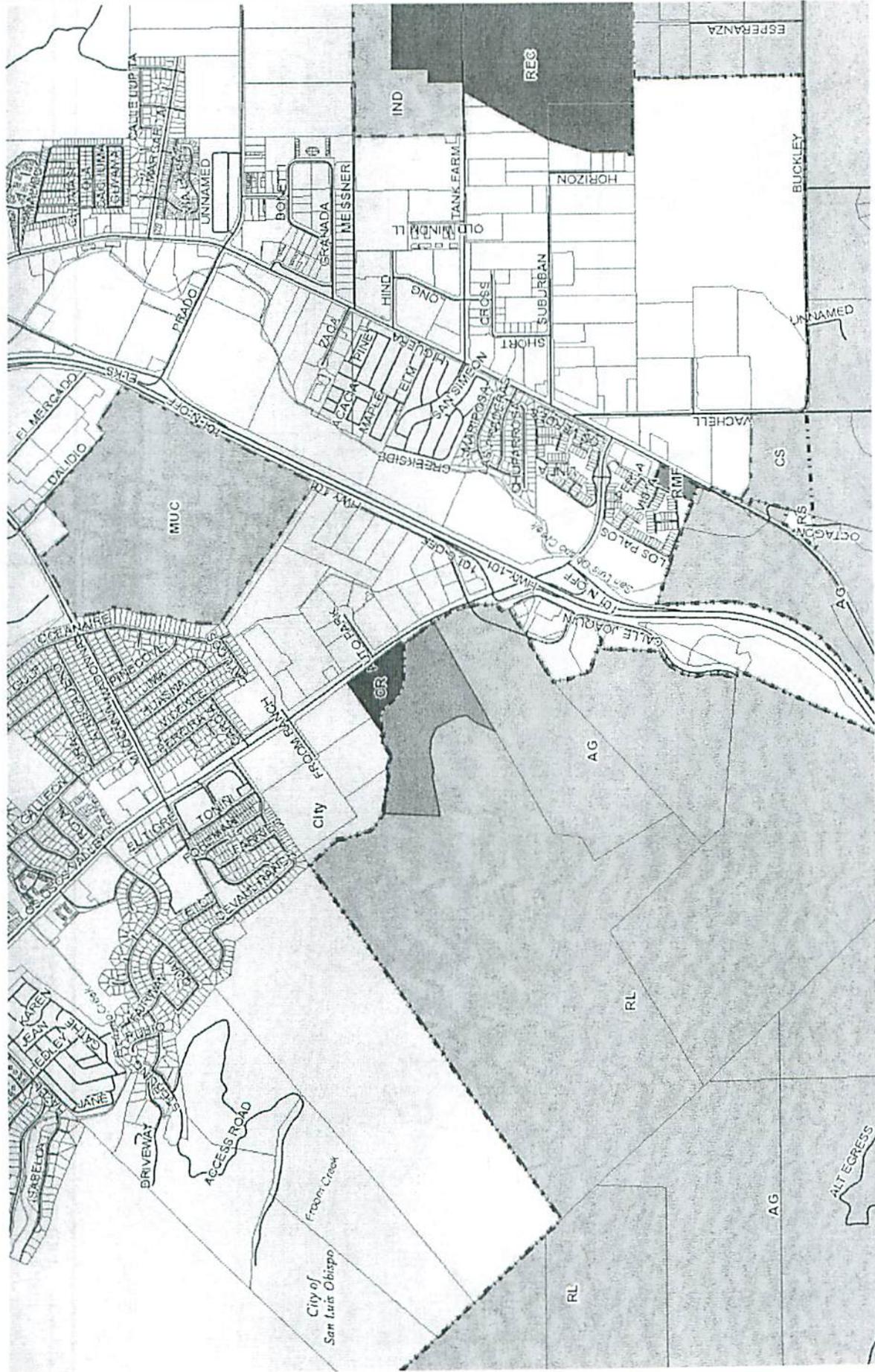


EXHIBIT

Vicinity Map



PROJECT  
Irish Hills LLC (Verizon) Conditional Use Permit  
DRC2011-00026

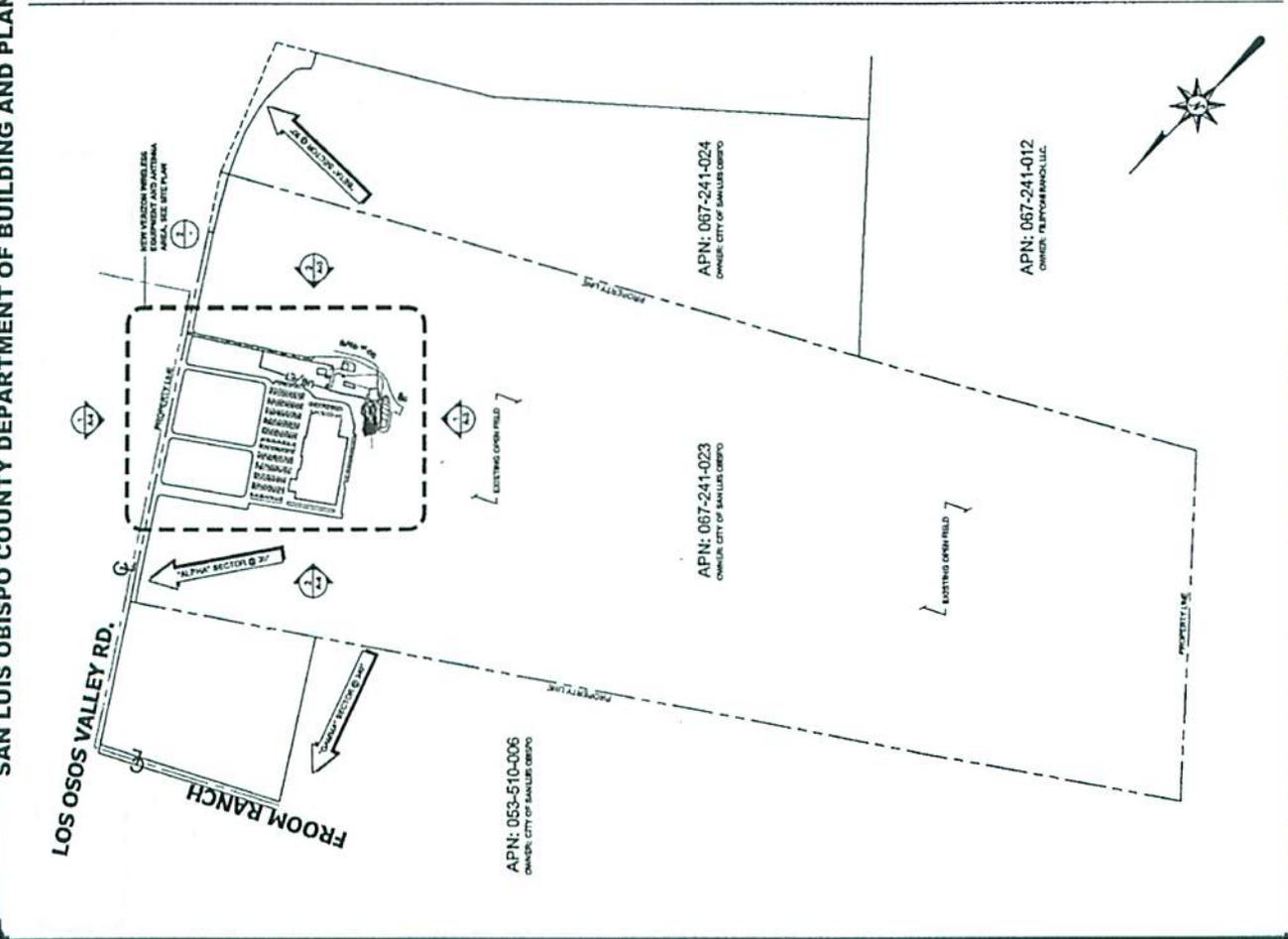
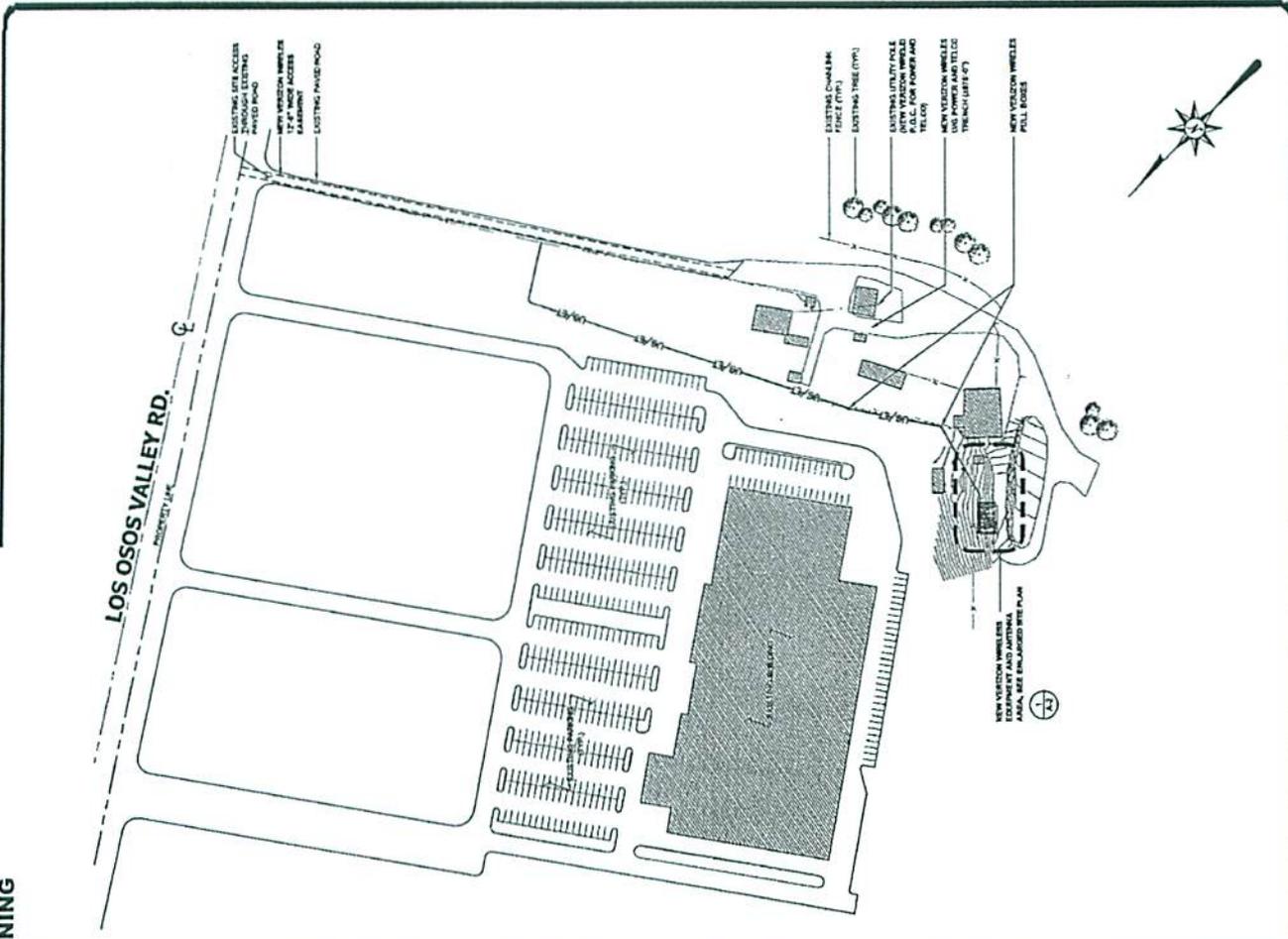


EXHIBIT

Land Use Category Map



PROJECT  
Irish Hills LLC (Verizon) Conditional Use Permit  
DRC2011-00026



PROJECT

Irish Hills LLC (Verizon) Conditional Use Permit  
DRC2011-00026

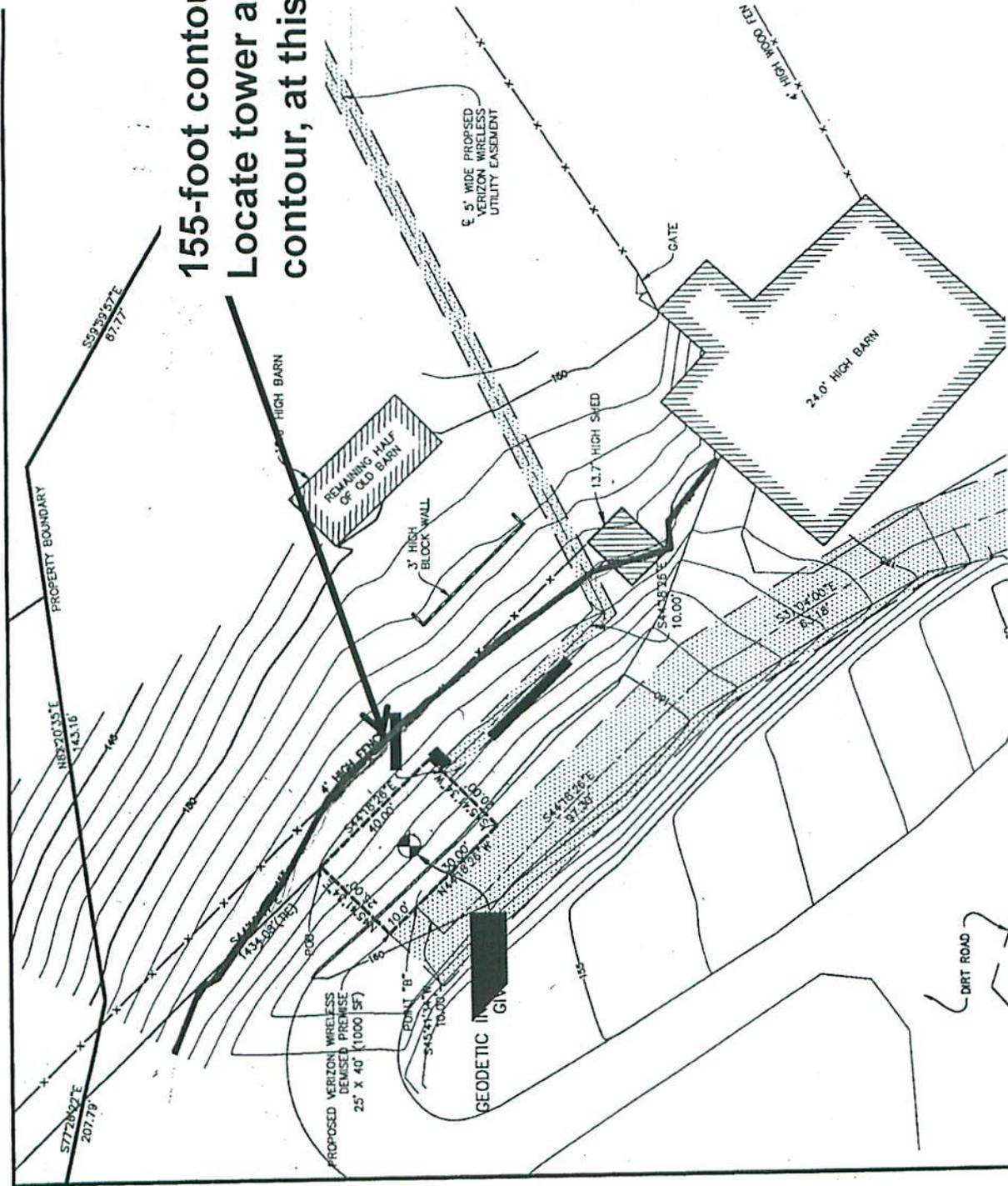
EXHIBIT

Site Plans





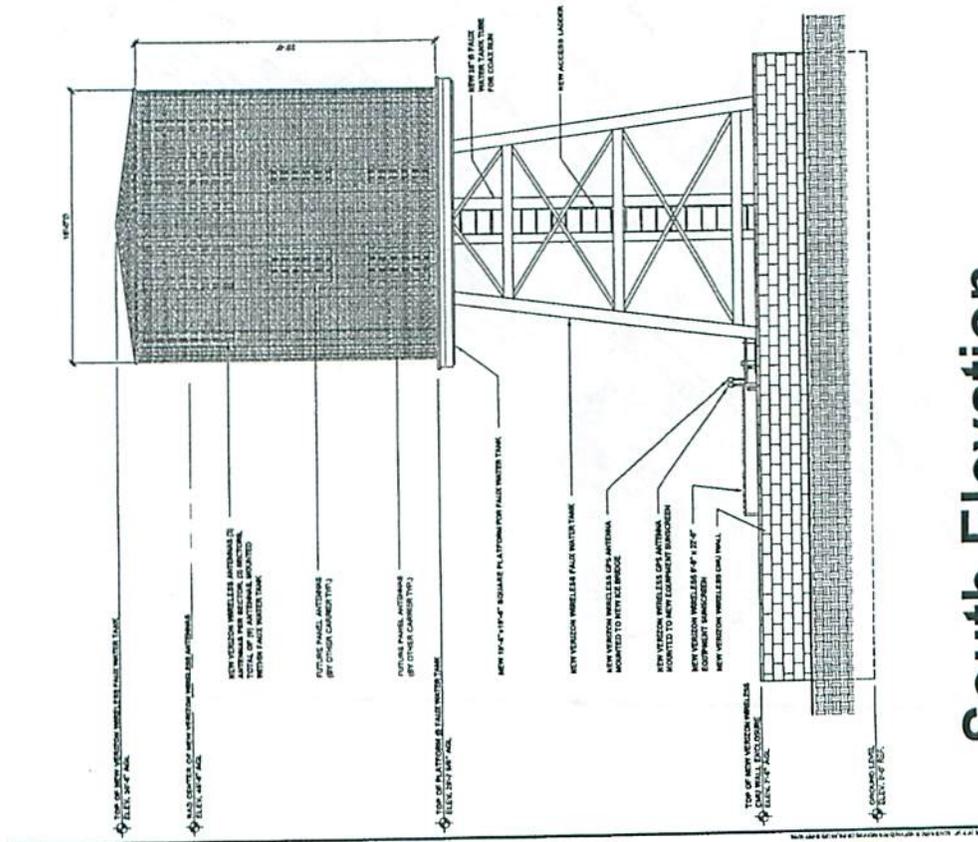
**155-foot contour line  
Locate tower along this  
contour, at this elevation**



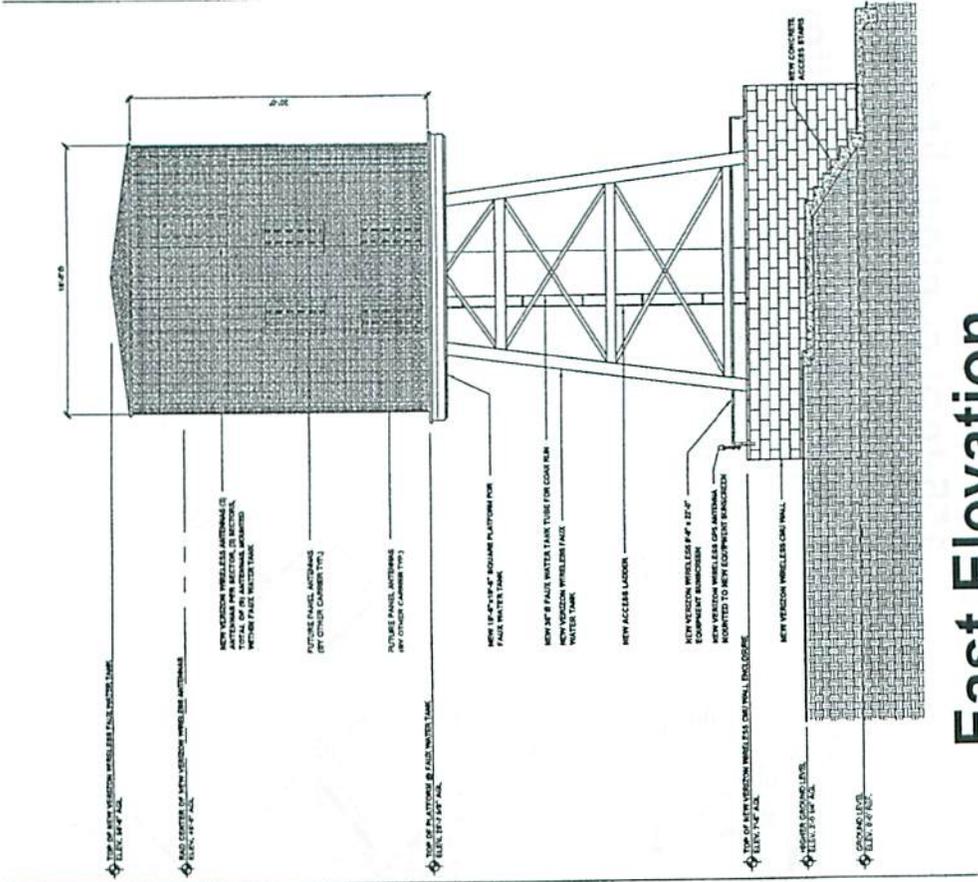
**EXHIBIT**  
Enlarged Site Plan



**PROJECT**  
Irish Hills LLC (Verizon) Conditional Use Permit  
DRC2011-00026



# South Elevation

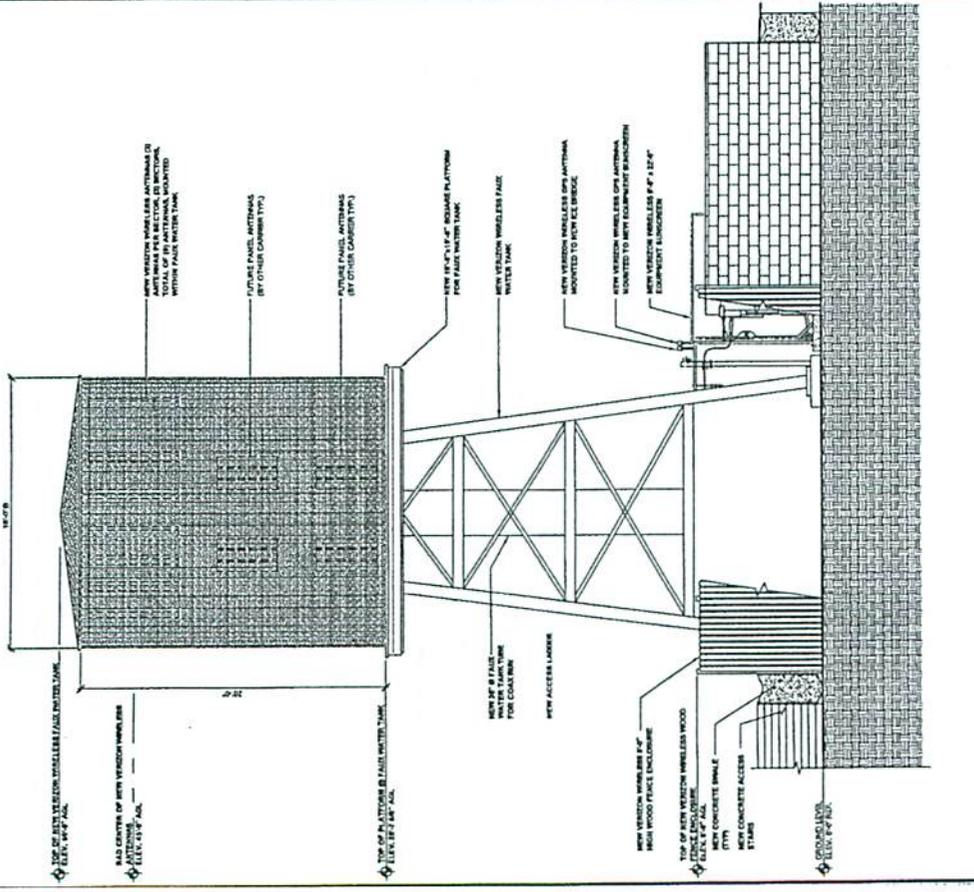


# East Elevation

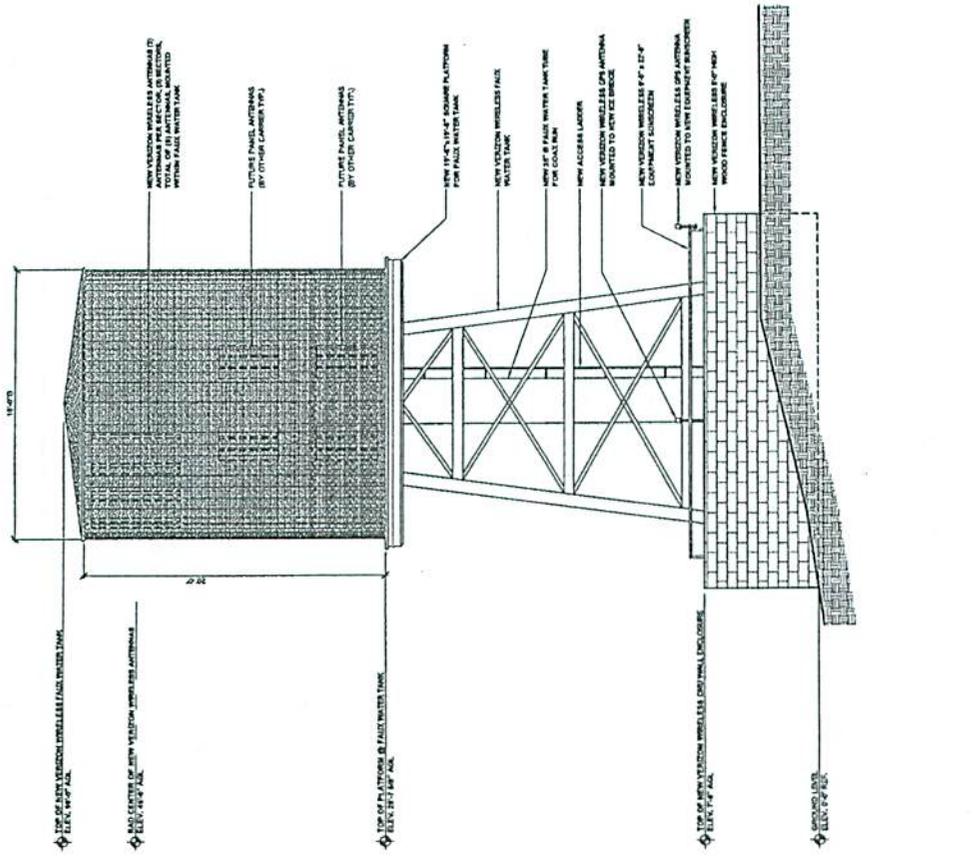
PROJECT  
Irish Hills LLC (Verizon) Conditional Use Permit  
DRC2011-00026



EXHIBIT  
Elevations



North Elevation



West Elevation

PROJECT

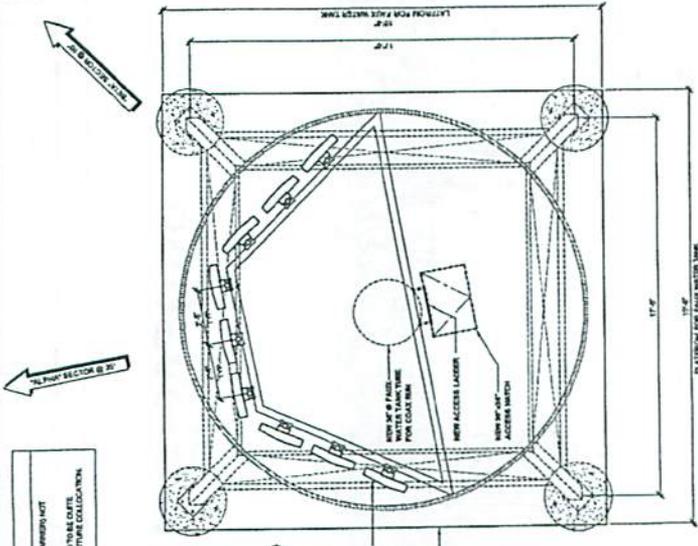
Irish Hills LLC (Verizon) Conditional Use Permit  
DRC2011-00026

EXHIBIT

Elevations



NOTE:  
 1. FUTURE ANTENNAS (OTHER THAN SHOWN) WILL BE SHOWN FOR CLARITY.  
 2. CENTER COAT MAY NEED TO BE DATE. LABEL TO ACCOMMODATE FUTURE COLLECTION.



ANTENNA LAYOUT

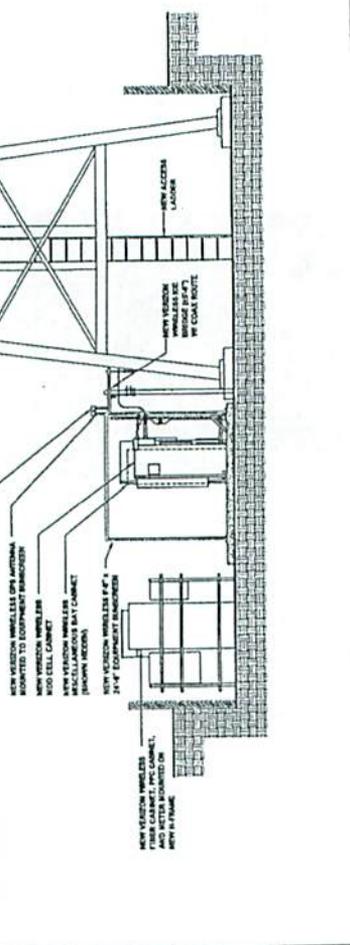
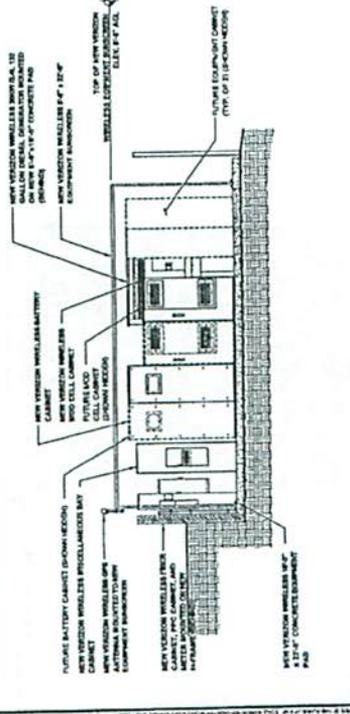
EQUIPMENT LAYOUT

SCALE: 3/8" = 1'-0" (INDOR)  
 (CONV. 3/16" = 1'-0" (EXTER))

SCALE: 1/4" = 1'-0" (INDOR)  
 (CONV. 1/8" = 1'-0" (EXTER))

NOTE:  
 NEW 1/2" HIGH CHAS INCLUDES IN FOREGROUND NOT SHOWN FOR CLARITY

NOTE:  
 NEW 1/2" HIGH CHAS INCLUDES IN FOREGROUND NOT SHOWN FOR CLARITY



PROJECT  
 Irish Hills LLC (Verizon) Conditional Use Permit  
 DRC2011-00026

EXHIBIT  
 Antenna/Equipment Layouts





EXHIBIT

Aerial Photograph



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**EXHIBIT**  
Aerial Photograph



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