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. ED11-144 **DATE:** November 21, 2012

PROJECT/ENTITLEMENT: Lime Mountain Co. & T-Mobile Conditional Use Permit (DRC2011-00079)

APPLICANT NAME: William Wahl - Lime Mountain Co. & T-Mobile West Corporation
ADDRESS: 16624 Chimney Rock Road
CONTACT PERSON: Jesse Gilholm **Telephone:** (760) 803-6219

PROPOSED USES/INTENT: Request by Lime Mountain Company & T-Mobile for a Conditional Use Permit to allow for the construction and operation of an unmanned wireless telecommunications facility consisting of twelve (12) panel antennas in three sectors of four antennas, mounted at a height of 53 feet above grade (measured to top of antennas) and one (1) 6-foot diameter microwave dish mounted at a height of 20 feet above grade on a new 61-foot tall faux pine tree (monopine), six (6) equipment cabinets within an approximately 900 square-foot equipment enclosure, and approximately 550 feet of associated aerial utility routing.

LOCATION: The project is located at 16624 Chimney Rock Road, approximately 20 miles southwest of the community of Heritage Ranch at the end of Chimney Rock Road.

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 December 5, 2012

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Signature	Cody Scheel Project Manager Name	Date	County of San Luis Obispo Public Agency

Initial Study Summary – Environmental Checklist

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

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(ver 3.4)Using Form

Project Title & No. Lime Mountain Company & T-Mobile CUP ED11-144 (DRC2011-00079)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Cody Scheel — Cody Scheel — November 7, 2012
Prepared by (Print) — Signature — Date

Murry Wilson — Murry Wilson — Ellen Carroll, Environmental Coordinator (for) — 11/7/12
Reviewed by (Print) — Signature — 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: Request by Lime Mountain Company & T-Mobile for a Conditional Use Permit to allow for the construction and operation of an unmanned wireless telecommunications facility consisting of twelve (12) panel antennas in three sectors of four antennas, mounted at a height of 53 feet above grade (measured to top of antennas) and one (1) 6-foot diameter microwave dish mounted at a height of 20 feet above grade on a new 61-foot tall faux pine tree (monopine), six (6) equipment cabinets within an approximately 900 square-foot equipment enclosure, and approximately 550 feet of associated aerial utility routing. The project will result in the disturbance of approximately 900 square feet of an approximately 618 acre parcel. The proposed project is within the Agriculture land use category and is located at 16624 Chimney Rock Road, approximately 20 miles southwest of the community of Heritage Ranch at the end of Chimney Rock Road. The project site is in the rural Adelaida planning area.

BACKGROUND: The subject property contains an active mining operation (Lime Mountain Company) with an existing AT&T wireless communication facility. The existing wireless communication facility was approved under Conditional Use Permit D000124D. The facility consist of a 46-foot wooden pole mounted with three (3) 10-foot whip antennas placed at the top of the pole, two (2) 2-foot microwave dishes placed at the thirty foot level of the pole, and a 8-foot by 14-foot prefabricated equipment enclosure. The subject property was chosen for T-Mobile's project because of its cohabitation with the existing AT&T facility. Direct collocation was initially pursued as the primary design, but was deemed not viable because the T-Mobile ground mounted equipment could not fit within the existing AT&T lease area, so a new ground lease was required from the property owner. The property owner would not agree to enter into a new ground lease within the vicinity of the existing AT&T facility, so it proved not a viable option to collocate on the existing AT&T facility. The proposed T-Mobile project would be located on a pre-disturbed hilltop approximately 550 feet to the northwest of the existing AT&T facility, and approximately 300 feet to the northeast of the active mining operation.

ASSESSOR PARCEL NUMBER(S): 080-141-001

Latitude: 35 degrees 40' 12" N Longitude: 120 degrees 59' 14" W SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Adelaida, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): None

EXISTING USES: Active mine site & wireless communications facility

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Oak woodland , chaparral , pine trees

PARCEL SIZE: 618 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; vacant	*East:* Agriculture; vacant
South: Agriculture; vacant	*West:* Agriculture; vacant

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The proposed project is located at 16624 Chimney Rock Road, approximately 20 miles southwest of the community of Heritage Ranch at the end of Chimney Rock Road. The subject property contains an active mining operation (Lime Mountain Company) with an existing AT&T wireless communication facility. The surrounding area includes steep to rolling hills and mountains, some flat areas, and Lake Nacimiento located approximately 3 miles to the northeast. The vegetation in the immediate area consists of oak woodlands, chapparel, pine trees, shrubs and grasslands. The surrounding area is a mix of agriculture and rural residences.

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 T-Mobile project would be located on a pre-disturbed hilltop approximately 550 feet to the northwest of the existing AT&T facility, and approximately 300 feet to the northeast of the active mining operation. If not properly designed, the proposed facility could conflict with the character of the surrounding rural landscape.

The proposed monopine and equipment shelter would be situated adjacent to an existing grove of pine trees ranging from approximately 50 to 70 feet in height. The facility consisting of twelve (12) panel antennas in three sectors of four antennas, mounted at a height of 53 feet above grade (measured to top of antennas) and one (1) 6-foot diameter microwave dish mounted at a height of 20 feet above grade on a new 61-foot tall faux pine tree (monopine), six (6) equipment cabinets within an approximately 900 square-foot equipment enclosure, and approximately 550 feet of associated aerial utility routing.

The applicant submitted photo-simulations of the proposed communications facility as viewed from the existing mining facility (private view). As these photo-simulations show that the proposed facility would be visually compatible with surrounding uses and would blend with the composition of the surrounding landscape. The proposed 61-foot tall monopine would be most visible from the intersection of Nacimiento Lake Drive and Heritage Loop Road (approximately 8 miles away). Due to intervening topography, long distance, and dense mature vegetation; the project would have minimal visibility from the subject intersection. The proposed equipment shelter would not be visible from public viewing areas, as it would be completely screened by intervening topography and existing vegetation.

Due to the location of the project on a ridgeline, the upper portion of the proposed monopine could silhouette. The project would introduce a new use within the viewshed of Lake Nacimiento Drive and could be visually incompatible with the character of the surrounding rural landscape.

Mitigation/Conclusion. Although the proposed communications facility is not a use that is inherently compatible with the character of the surrounding rural landscape, the proposed project is a stealth design that would blend with existing natural features of the landscape (particularly, the surrounding mature vegetation). 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. In order to reduce visual impacts, the project is subject to mitigation measures that ensure a high quality and realistic appearing monopine. These measures, discussed in detail in the mitigation summary table (Exhibit B), would reduce the project's potential visual impacts to a level of insignificance.

2. AGRICULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land to non-agricultural use?	☐	☐	☒	☐
b) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐

2. AGRICULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Conflict with existing zoning or Williamson Act program?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

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

Land Use Category: Agriculture

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes, Adeladia AG Preserve

Under Williamson Act contract? Yes

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

Dibble clay loam (30 - 50 % slope). This steeply sloping fine loamy soil is considered not well drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Gilroy-Rock outcrop complex (30 - 50 % slope). This steeply sloping coarse loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Linne-Calodo complex (50 - 75 % slope).

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

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

Lompico-McMullin complex (50 - 75 % slope).

Lompico. This very steeply sloping soil is considered moderately drained. The soil has moderate erodibility and low 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.

McMullin. This steeply to very steeply sloping soil is considered very poorly drained. The soil has low erodibility and low 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.

Los Osos-Lodo complex (50 - 75 % slope).

Los Osos. This very steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic

system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Lodo. This steeply to very steeply sloping fine loamy 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.

Rock outcrop-Gaviota complex (30 -75 % slope). This steeply to very steeply sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

Shimmon-Dibble association, very steep.

Shimmon. This very steeply sloping loamy soil is considered not well drained. The soil has moderate erodibility and low 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 VII without irrigation and Class is not rated when irrigated.

Dibble. This very steeply sloping loamy soil is considered not well drained. The soil has high erodibility and high 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 VII without irrigation and Class is not rated when irrigated.

The surrounding parcels are zoned Agriculture and the parcels sizes in this area vary greatly in size, from approximately 90 acre parcels up to approximately 650 acres. The proposed project is located on a portion of the site where mining activities and grazing occurs. Currently, no agricultural uses occur in the immediate vicinity of the project site due to the on-going mining activities. The site is primarily used as an active operational mine and the remaining undeveloped area of the property is covered with oak trees, pine trees, chaparral and grasslands.

Impact. The project will result in the conversion of less than 1,000 square feet of property zoned for agriculture. In a referral response dated April 20, 2012, the Agriculture Department found that the proposed project will have less than a significant impact to agricultural resources or operations and will not be incompatible with the existing on-site or adjacent agriculture uses. Based on the above discussion, no significant impacts to agricultural operations are anticipated to occur as a result of the proposed project.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Setting. The Air Pollution Control District (APCD) has developed the 2012 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).

The proposed facility is unmanned and is not within close proximity of the following facilities: heavily traveled freeways (>100,000 vehicles/day), dry cleaners, or gas stations. The project proposes to disturb soils that have been given a wind erodibility rating of 5 to 6, which is considered "moderate" to "moderately high".

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

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

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed

above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

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

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

Impact. As proposed, the project will result in the disturbance of approximately 900 square feet. This will result in the creation of construction dust, as well as short-term and long-term vehicle emissions. Based on Table 2-1 of the 2012 CEQA Air Quality Handbook, the project will not exceed the thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan therefore no significant air quality impacts are expected to occur.

The proposed project would have a minimal impact related to greenhouse gas emissions because it involves the construction and operation of an unmanned wireless communications facility, which, once constructed, would only generate approximately one vehicle trip every four to six weeks for routine maintenance. This is substantially less than the amount of vehicle traffic associated with a single family residence, which is estimated to generate about 10 vehicle trips per day.

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

Mitigation/Conclusion. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur. No mitigation measures are necessary above what is already required by ordinance or regulation.

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	☐	☒	☐	☐

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

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

On-site Vegetation: Coast Live Oak (Quercus agrifolia), Valley Oak (Quercus lobata) mixed hardwoods in riparian or mesic settings

Name and distance from blue line creek(s): Several unnamed "blue line" tributaries to the Town Creek course through the subject property.

Habitat(s): Blue Oak Pine Woodland

Site's tree canopy coverage: Approximately 34-75%.

Multiple trees are located adjacent to the project site that could provide suitable nesting habitat for several avian species protected by California Fish and Game and the Migratory Bird Treaty Act.

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

Hooked popcorn-flower (Plagiobothrys uncinatus) List 1B

Hooked popcorn-flower (*Plagiobothrys uncinatus*) has been found about 0.46 miles to the east. This annual herb is found generally in chaparral, cismontane woodland, and valley and foothill grassland areas at elevations between 300 and 730 meters (985 to 2,400 feet). It has a blooming period of April-May. The CNPS considers this plant rare in California (List 1b, RED 2-2-3).

Yellow flowered eriastrum (Eriastrum luteum) List 1B

Yellow flowered eriastrum (*Eriastrum luteum*) has been found about 0.94 miles to the east. This annual herb is found on sandy or gravelly soils in chaparral, cismontane woodland, and broadleaved upland forest areas between the 290 and 1000-meter elevations (950 to 3,280 feet). The typical blooming period is May-June. Yellow flowered eriastrum is considered rare by CNPS (List 1B, RED 2-2-3).

Impact. The proposed project involves the construction and operation of an unmanned wireless communications facility, consisting of twelve (12) panel antennas in three sectors of four antennas, mounted at a height of 53 feet above grade (measured to top of antennas) and one (1) 6-foot diameter microwave dish mounted at a height of 20 feet above grade on a new 61-foot tall faux pine tree (monopine), six (6) equipment cabinets within an approximately 900 square-foot equipment

enclosure, and approximately 550 feet of associated aerial utility routing. The proposed footprint of development would occur within an area that has been previously disturbed as a result of activities associated with the mining operations use of the property. The proposed area of disturbance is mostly disturbed bare soils with some ruderal vegetation, and does not contain suitable habitat for any sensitive plant or wildlife species. No oak trees are anticipated to be removed or impacted by the proposed tower or equipment.

Construction activities could impact the health of existing mature pine trees around the proposed area of disturbance. In addition, development could impact nesting habitat that may exist in adjacent trees.

Mitigation/Conclusion. To minimize impacts on the adjacent mature trees, the applicant shall place sturdy highly visible fencing around all existing trees within 50 of the project site. As for potential impacts to avian species protected by the Migratory Bird Treaty Act, any vegetation clearing within the proposed footprint of disturbance shall take place outside of the typical avian nesting season; however, if it's not possible to perform these activities outside of the nesting season, a qualified biologist shall conduct a pre-construction survey. The survey shall occur prior to ground disturbing activities, shall delineate occupied nests adjacent to the project site, and shall recommend a minimum buffer zone around the nests. These measures discussed in detail in the mitigation summary table (Exhibit B), will reduce the project's potential biological resource impacts to a level of insignificance.

5. CULTURAL RESOURCES - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	☐	☐	☒	☐
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area. The project site is over 300 feet from any blue line creek.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. County land Use Ordinance Section 22.10.040 includes a provision that construction work cease in the event resources are unearthed with work allowed to continue once the issue is resolved. The proposed property lacks the physical features (e.g. nearby source of surface water or rock outcroppings) that are typical of a prehistoric occupation. The site is a pre-disturbed area due to an active surface mining operation. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - *Will the project:*

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

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?	☐	☐	☒	☐
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☒	☐	☐
d) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
e) Include structures located on expansive soils?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☒

Setting

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

Topography: Nearly level to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: Yes: Two fault lines are located within the project site located approximately 500 and 2,500 feet away, with several other fault lines within the immediate vicinity.

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed tributaries of the Town Creek Distance? Courses through the project site

Soil drainage characteristics: Not well drained to well drained

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

The project is not within the Geologic Study area designation or within a high liquefaction area, and is not subject to the preparation of a geological report per the County's Land Use Ordinance (LUO) section 22.14.070 (c) to evaluate the area's geological stability.

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

Soil erodibility: Moderate

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

Impact. As proposed, the project will result in the disturbance of approximately 900 square feet. Any drainage from the proposed improvement will be directed towards the center of the mining operation and the existing drainage facilities on the site. The project could result in erosion and sedimentation during construction activities.

Mitigation/Conclusion. After considering the geological and soil-related provisions of the LUO, the proposed project would require the preparation of a sedimentation and erosion control plan. The project will also be subject to applicable building code requirements. There is no evidence that measures above what will already be required by ordinance or codes are needed and geology and soils related impacts will be less than significant.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

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

Setting. The project is not located in an area of known hazardous material contamination. With regards to potential fire hazards, the subject project is within the "Very High" Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take over 20 minutes to respond to a call regarding fire or life safety. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The proposed project does not present a significant fire safety risk, as it is an unmanned communications facility that does not involve structures for human habitation. The project is not expected to conflict with any regional evacuation plan. The applicant submitted a radio frequency report (Hammett & Edison, Inc.) for the project. The report concluded that the proposed facility would comply with applicable FCC standards for radiation emissions. For a person anywhere at ground level, the maximum ambient radiation exposure due to the proposed communications facility would equal 0.63 percent of the applicable public exposure limit. The maximum calculated level at ground, for the simultaneous operation of both carriers, is 0.70 percent of the most restrictive limit. The maximum calculated level at the second-floor elevation of any nearby structure would equal 0.56 percent of the applicable public exposure limit. These results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

Mitigation/Conclusion. Due to their mounting locations, the proposed panel antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with FCC public exposure guidelines. The project would require verification from the responsible fire agency that all conditions have been met prior to final approval. The Department of Environmental Health indicated that the project would require a hazardous materials business plan (Leslie Terry; April 18, 2012). No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary above what is already required by existing ordinance or regulation.

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

Setting. The project is located adjacent to an existing surface mining operation, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

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

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

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

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

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

Police: County Sheriff — Location: Templeton (Approximately 30 miles to the southeast)

Fire: Cal Fire (formerly CDF) — Hazard Severity: Very High — ResponseTime: More than 20 minutes

Location: 7.5 miles to the east (Las Tablas Fire Station)

School District: Paso Robles Joint 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. 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. Regarding cumulative effects, public facility (County) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

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

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

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 rural area as "C" or better. The existing road network in the area (Lime Mountain Road & Chimney Road) is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Impact. After construction, the proposed project is estimated to generate about 1 vehicle trip every 6 to 8 weeks for routine maintenance. Referrals were sent to Public Works and Caltrans. No significant traffic-related concerns were identified. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☐	☒
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☐	☒
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☒

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

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

14. WATER - *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☐	☒

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
e) Adversely affect community water service provider?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☒

Setting. The topography of the project is nearly level to steeply sloping. Several unnamed tributaries of Town Creek course through the project site. As described in the NRCS Soil Survey, the soil surface is considered to have moderate 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's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

Impact. The project is the installation of a new telecommunications tower with associated equipment facilities. The project does not propose to use a water source. Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 900 square feet. The project is not within close proximity to surface water sources and all drainage from the proposed facility will be directed towards the center of the existing mining area and through the existing drainage facilities.

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

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☐	☒
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, 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 any mapped Airport Review Area. Therefore, the height of the proposed monopine will not result in a change in air traffic patterns that may result in substantial safety risks.

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.

Mitigation/Conclusion. The project is consistent with all development standards for this type of project (i.e. height restrictions, etc.) and no inconsistencies were identified, therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

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

Exhibit A - Initial Study References and Agency Contacts

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

- **Radio Frequency (RF) Report for Site No. SV13283A "16624 Chimney Rock Road;" Hammett & Edison, Inc.; March 26, 2012**

Exhibit B - Mitigation Summary Table

Visual Resources

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

a. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and "needle" clusters installed in random, seemingly natural-occurring patterns. The branches lengths shall taper up the monopine "trunk" and the longest (lowest) branches shall begin at an elevation no higher than 20 feet above the base of the trunk. Overall branch count density shall be equivalent to at least three branches per foot.
b. The monopine "needles" shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Monopine colors shall be field matched with the existing adjacent on-site mature pine trees.
c. The monopine shall include realistic appearing color and texture treatments for the entire length of the trunk and branches.
d. Antennas shall be hidden and not extend beyond the ends of the artificial branches. Antennas and associated support arms and hardware shall be textured and or colored to blend with the monopine branches and needles.

VR-2 **At the time of application for a construction permit,** the applicant shall submit a bond to the County of San Luis Obispo 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 monopine if necessary. The bond shall be held a sufficient length of time to ensure the most realistic appearing monopine possible.

VR-3 **At the time of application for construction permits,** the applicant shall submit accurate, scaled engineering and architectural drawings of the monopine exactly as proposed. Monopine plans shall not include generic illustrations of a typical monopine. The drawings shall include elevations and plan views. Monopine plans shall include specific dimensions of all faux branches, needles, needle clusters, including spacing and arrangements for each component that will be used on the project. Once approved, the monopine plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the monopine engineering and architectural plans prior to preparation of the final plans.

VR-4 **At the time of application for a construction permit,** the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval.

VR-5 **Prior to final inspection,** the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the specifications of the monopine.

Biological Resources

BR-1 **If the proposed facility will be constructed during the avian nesting season (February 1 through August 31), within one to two weeks prior to construction,** a qualified biologist

shall conduct a survey for active nests of protected avian species. If active nests are located, then construction should be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction in the vicinity of an active nest must be conducted at the discretion of the biological monitor.

BR-2 Sturdy and highly visible protective fencing shall be placed around all existing trees within 50 feet of ground disturbing activities at the project site. Plan notes shall indicate this fence shall remain in place for the duration of project construction.

BR-3 Plan notes shall indicate wherever soil compaction from construction will occur within drip lines that the compacted root zone area shall be aerated by using one of the following techniques:

- Injecting pressurized water
- Careful shallow ripping that radiates out from the trunk (no cross-root ripping)
- Other County-approved techniques

BR-4 Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.

DEVELOPER'S STATEMENT FOR:
LIME MOUNTAIN COMPANY and T-MOBILE WEST CORPORATION WIRELESS
CONDITIONAL USE PERMIT
DRC2011-00079

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

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

Visual Resources

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

a. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and "needle" clusters installed in random, seemingly natural-occurring patterns. The branches lengths shall taper up the monopine "trunk" and the longest (lowest) branches shall begin at an elevation no higher than 20 feet above the base of the trunk. Overall branch count density shall be equivalent to at least three branches per foot.

b. The monopine "needles" shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Monopine colors shall be field matched with the existing adjacent on-site mature pine trees.

c. The monopine shall include realistic appearing color and texture treatments for the entire length of the trunk and branches.

d. Antennas shall be hidden and not extend beyond the ends of the artificial branches. Antennas and associated support arms and hardware shall be textured and or colored to blend with the monopine branches and needles.

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

VR-2 At the time of application for a construction permit, the applicant shall submit a bond to the County of San Luis Obispo 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 monopine if necessary. The bond shall be held a sufficient length of time to ensure the most realistic appearing monopine possible.

Monitoring: Department of Planning and Building will ensure that the bond and performance agreement are in a form acceptable to County Counsel and will not release the bond until the monopine are constructed in compliance with the applicable visual resource mitigation measures.

VR-3 **At the time of application for construction permits,** the applicant shall submit accurate, scaled engineering and architectural drawings of the monopine exactly as proposed. Monopine plans shall not include generic illustrations of a typical monopine. The drawings shall include elevations and plan views. Monopine plans shall include specific dimensions of all faux branches, needles, needle clusters, including spacing and arrangements for each component that will be used on the project. Once approved, the monopine plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the monopine engineering and architectural plans prior to preparation of the final plans.

VR-4 **At the time of application for a construction permit,** the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval.

VR-5 **Prior to final inspection,** the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the specifications of the monopine.

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

Biological Resources

BR-1 **If the proposed facility will be constructed during the avian nesting season (February 1 through August 31), within one to two weeks prior to construction,** a qualified biologist shall conduct a survey for active nests of protected avian species. If active nests are located, then construction should be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction in the vicinity of an active nest must be conducted at the discretion of the biological monitor.

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

BR-2 Sturdy and highly visible protective fencing shall be placed around all existing trees within 50 feet of ground disturbing activities at the project site. Plan notes shall indicate this fence shall remain in place for the duration of project construction.

BR-3 Plan notes shall indicate wherever soil compaction from construction will occur within drip lines that the compacted root zone area shall be aerated by using one of the following techniques:

- Injecting pressurized water
- Careful shallow ripping that radiates out from the trunk (no cross-root ripping)
- Other County-approved techniques

BR-4 Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.

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

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.

William H Wahl — November 2, 2012

Signature of Landowner(s) — Date

William H. Wahl President for Lime Mountain Company

Name (Print)

Signature of Tenant — Date

Name (Print)

BR-4 Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.

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

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

Signature of Landowner(s) Date

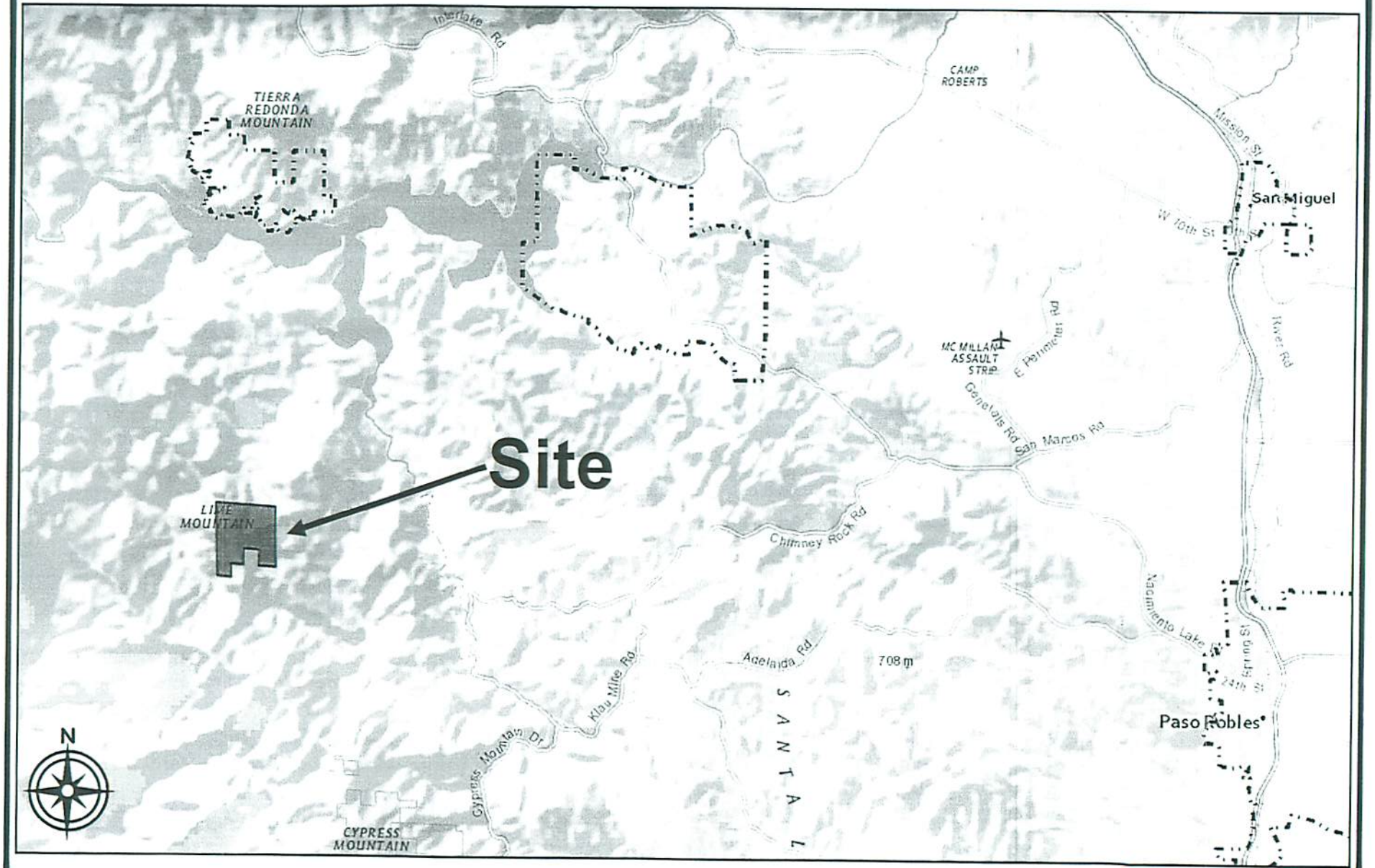
Name (Print)

Adrianne Patnaud
Signature of Tenant

11-5-2012
Date

ADRIANNE PATNAUD
T-MOBILE WEST LLC
Name (Print)

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



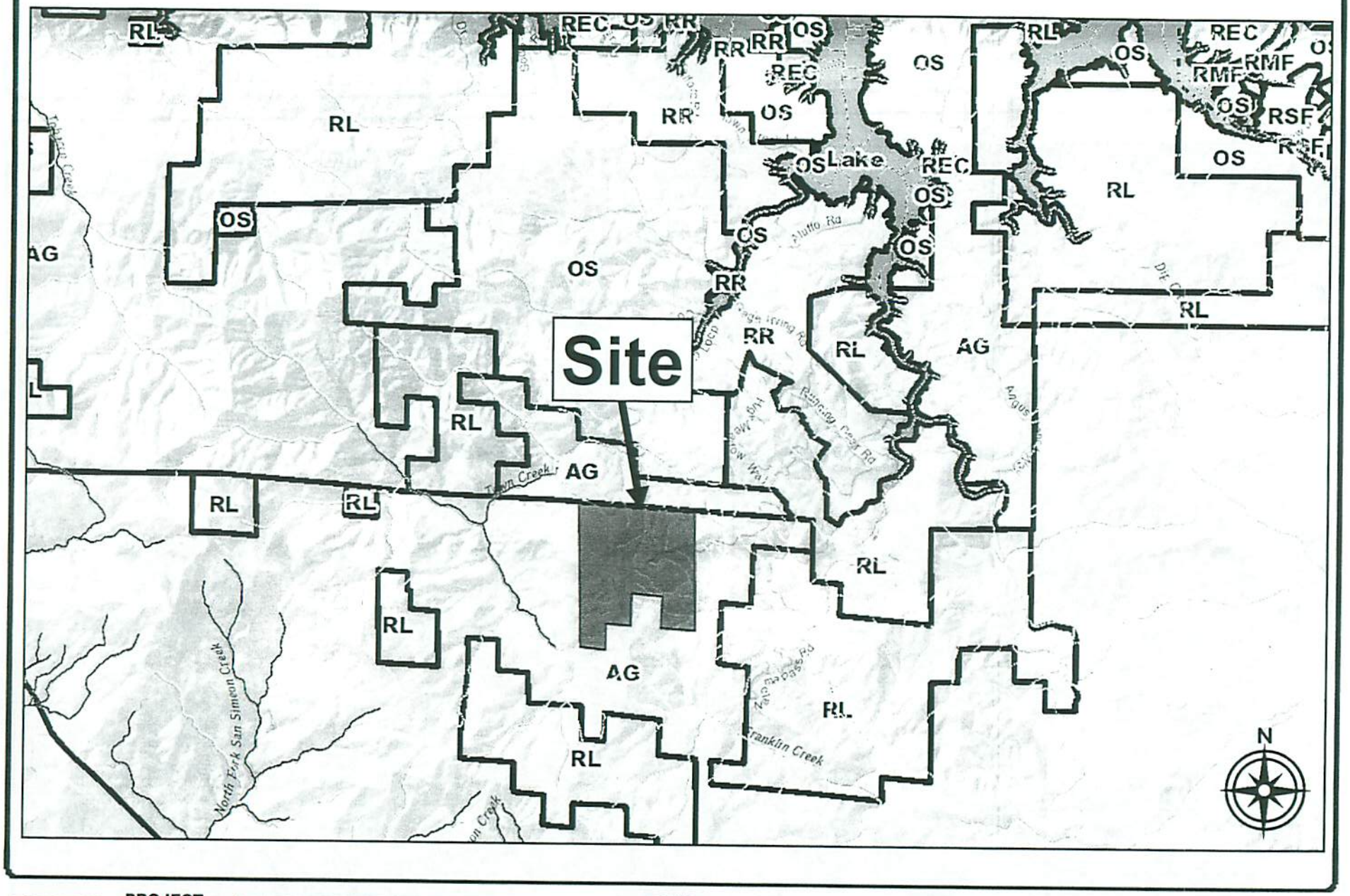
PROJECT

Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



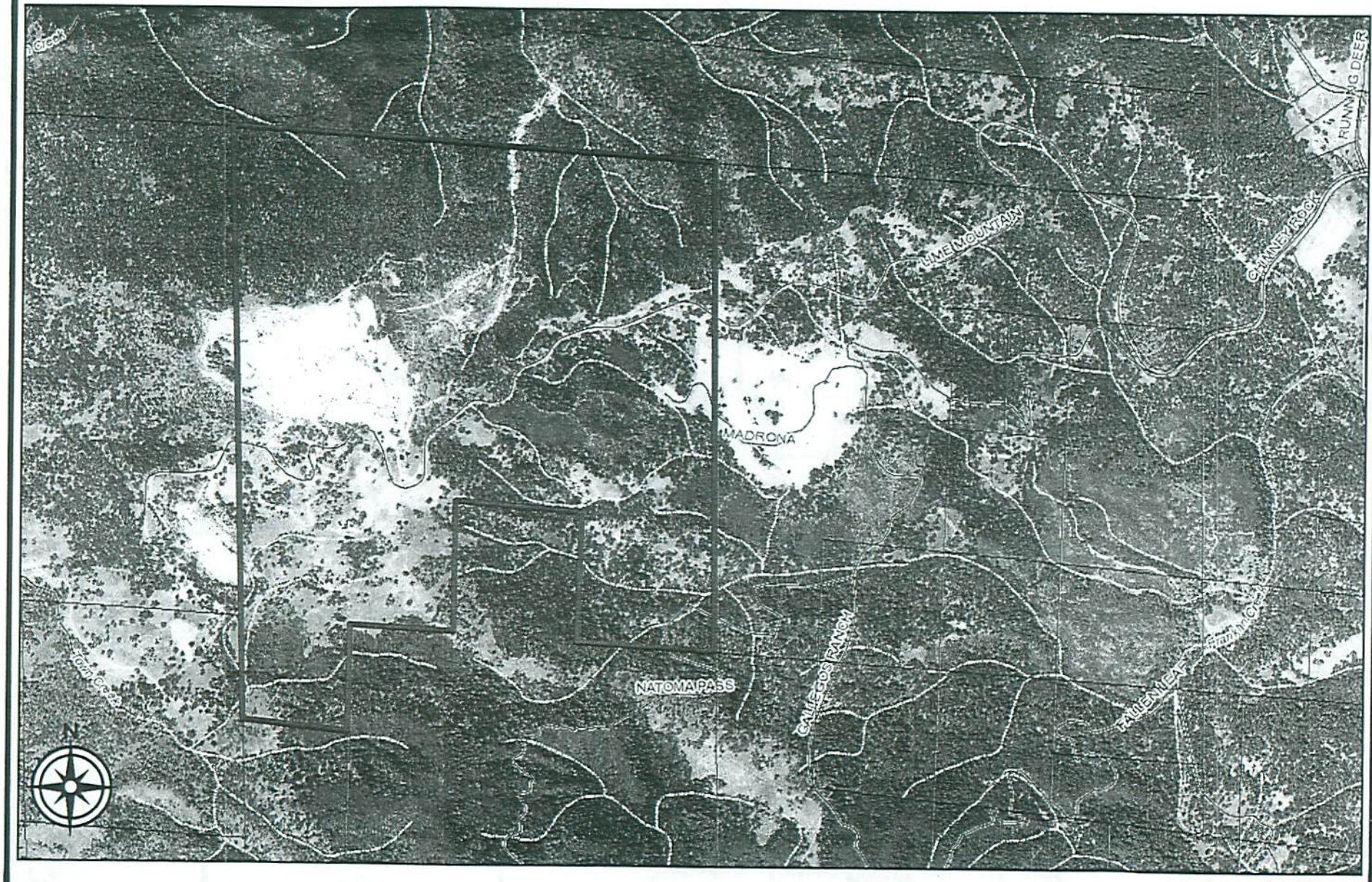
PROJECT

Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



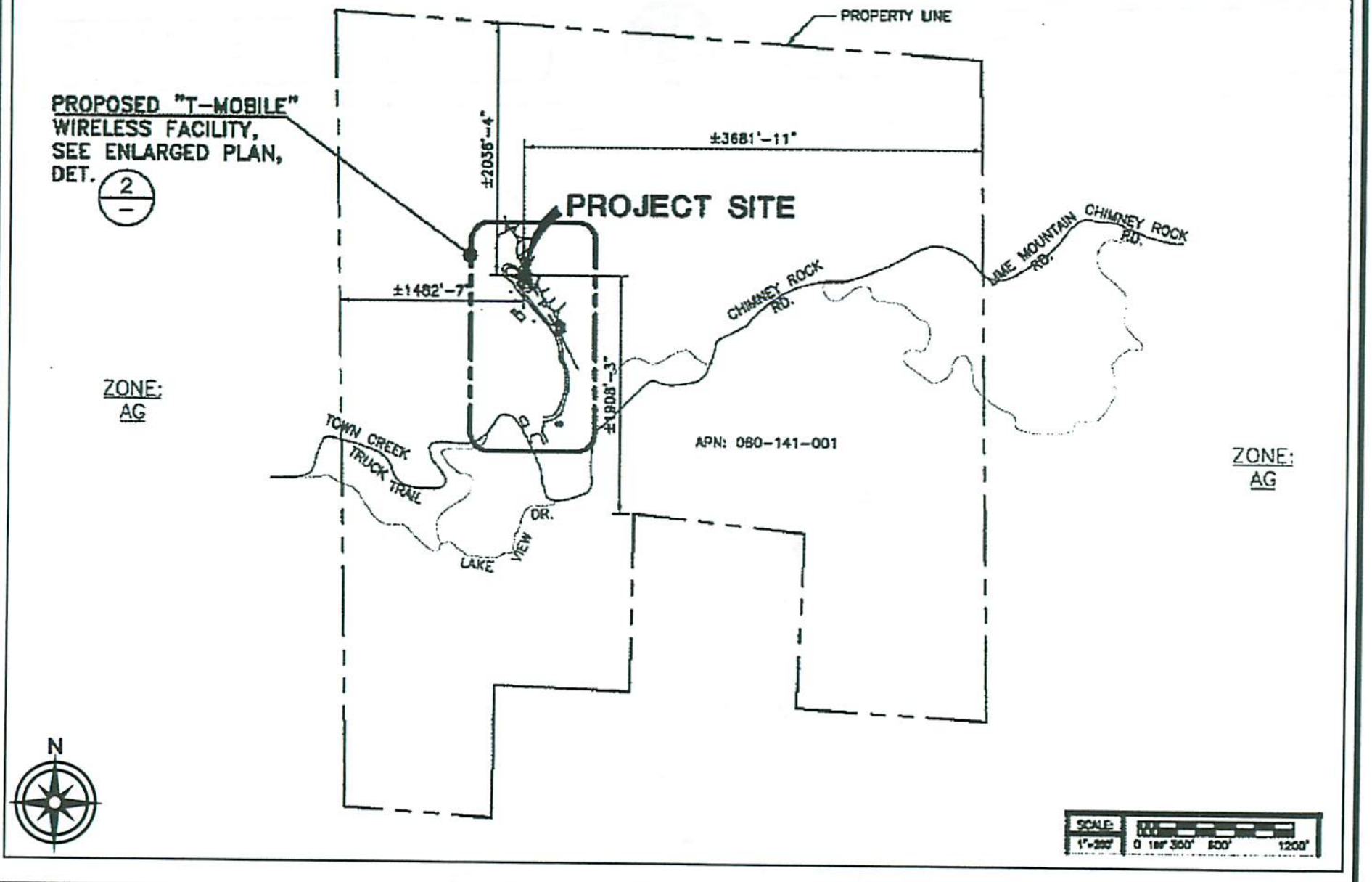
PROJECT

Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

Aerial Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



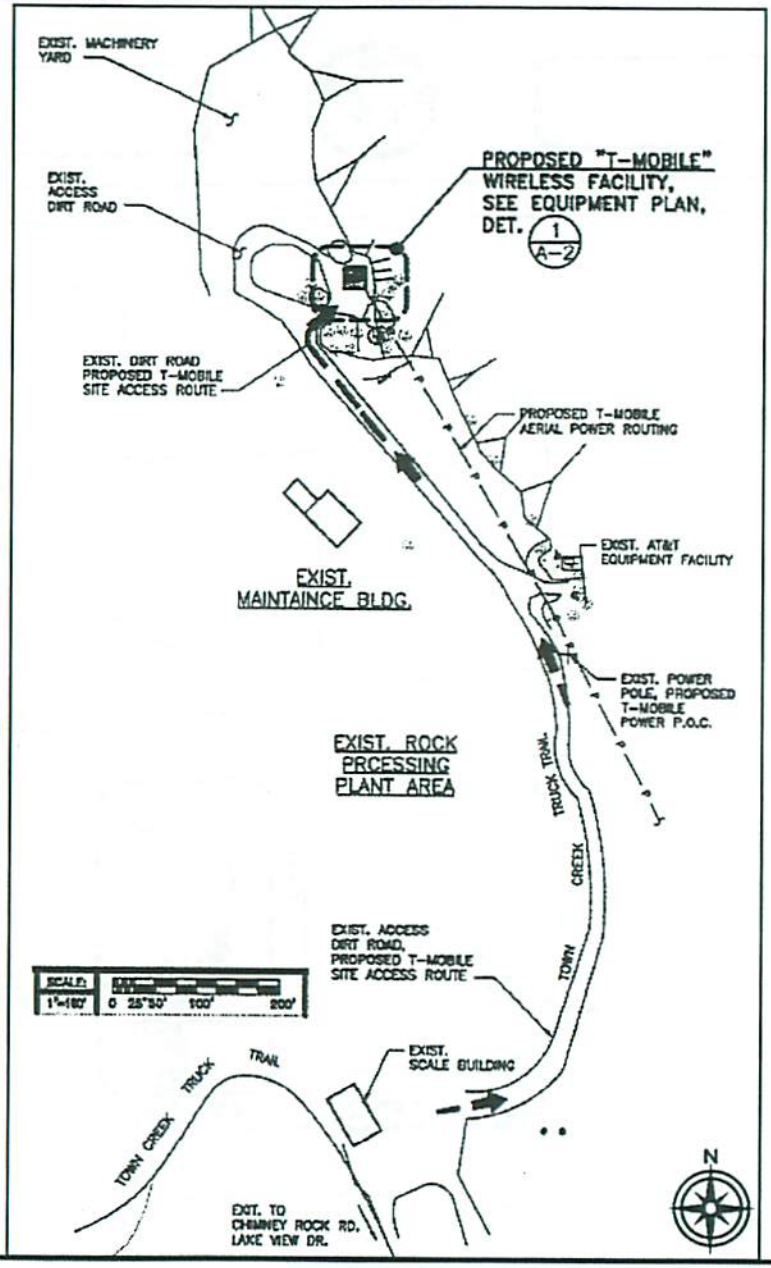
PROJECT

Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

Overall Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

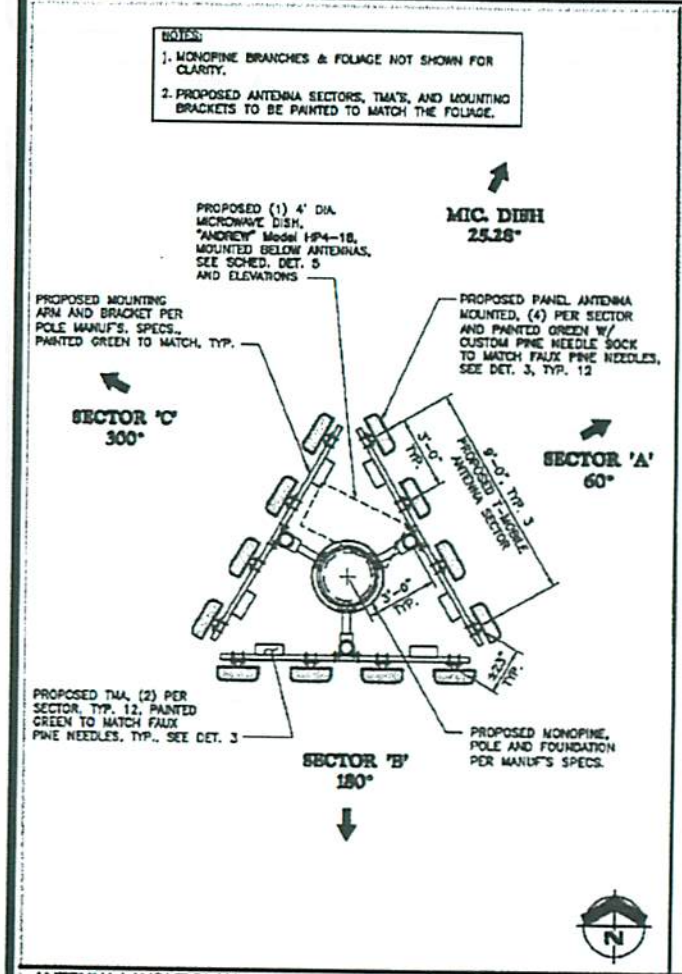


PROJECT

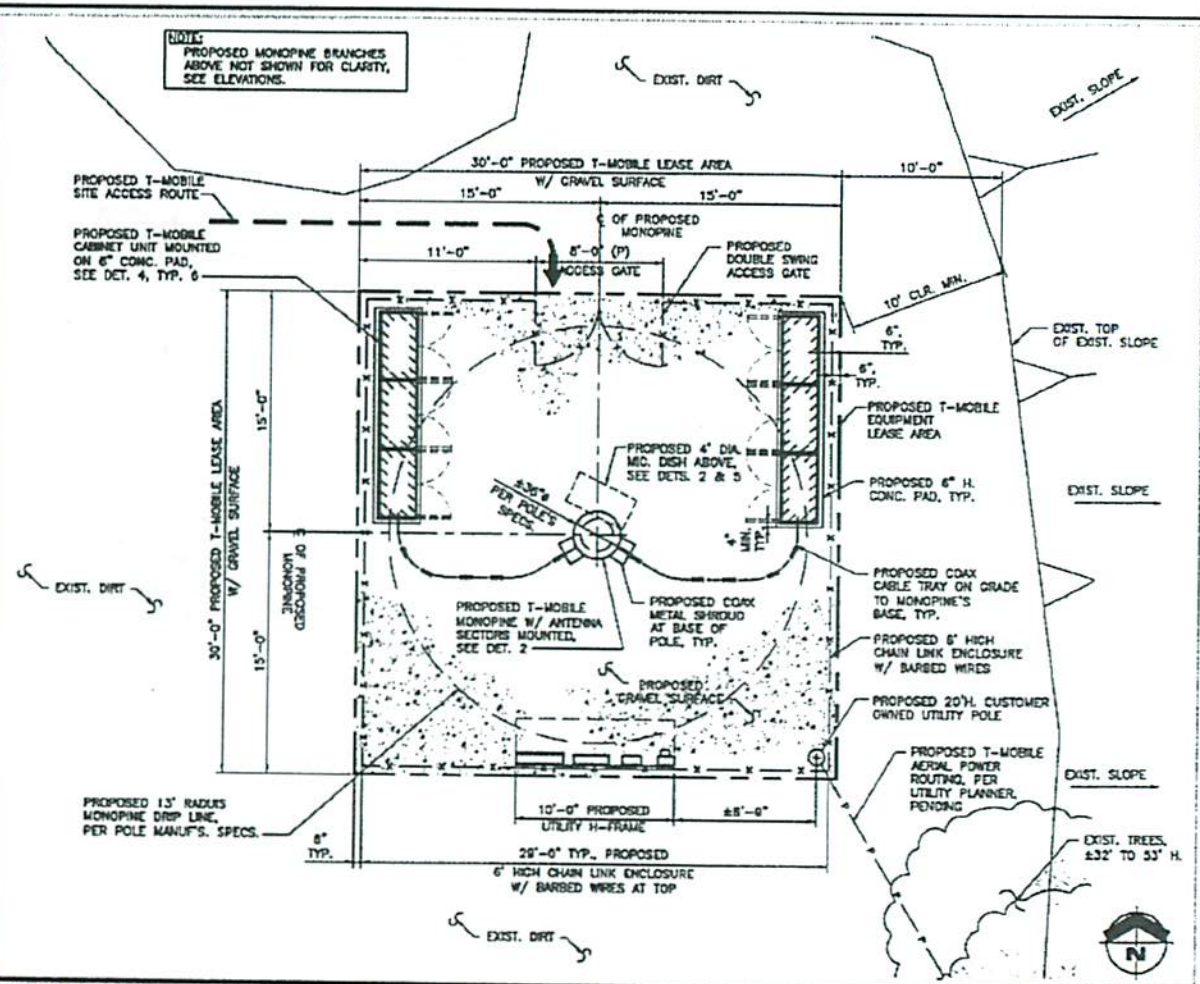
Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

Enlarged Site Plan



ANTENNA LAYOUT PLAN | SCALE: 1/4"=1' | 0 1' 2' 4' | 2



EQUIPMENT PLAN | SCALE: 1/4"=1' | 0 2' 4' 8' | 1

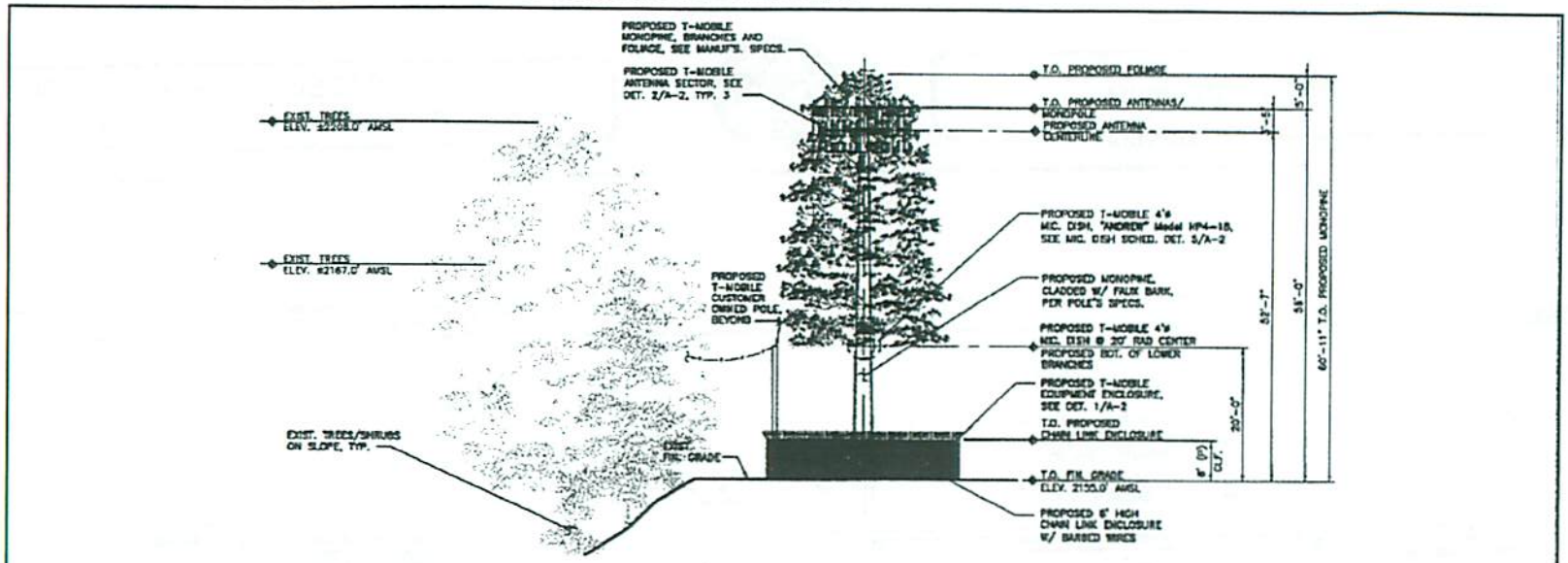
PROJECT

Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

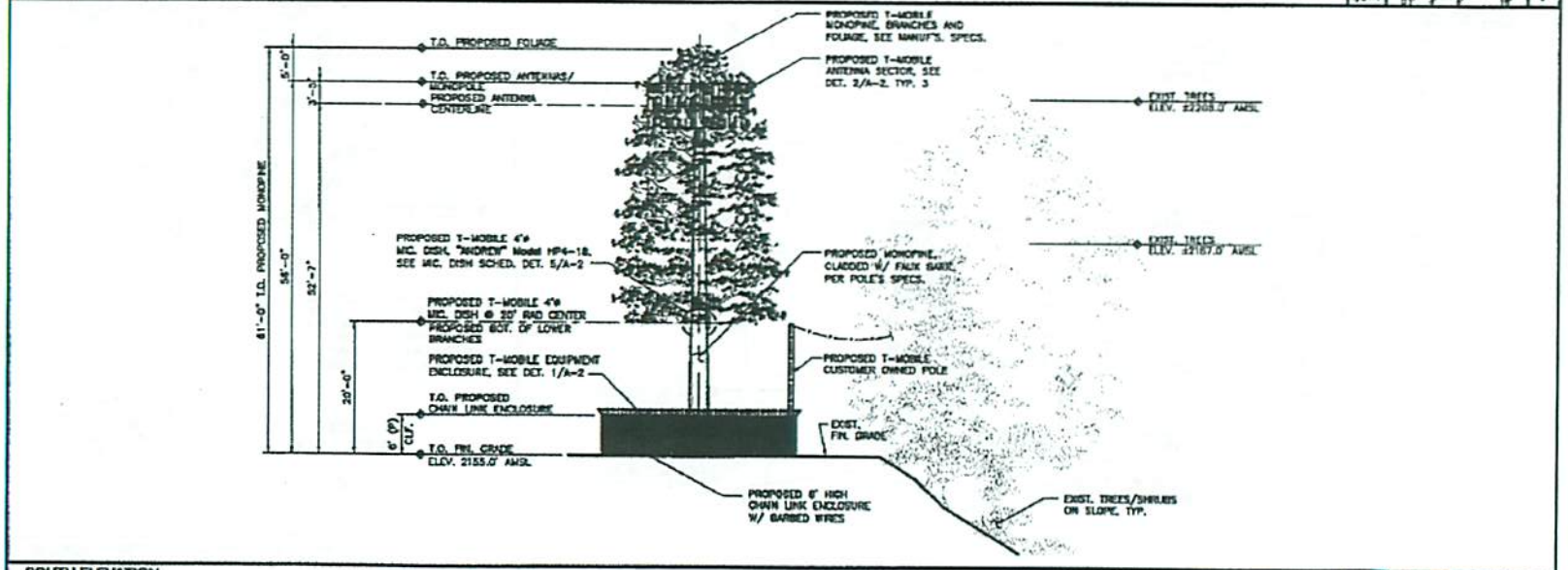
Antenna & Equipment Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



NORTH ELEVATION

1



SOUTH ELEVATION

2

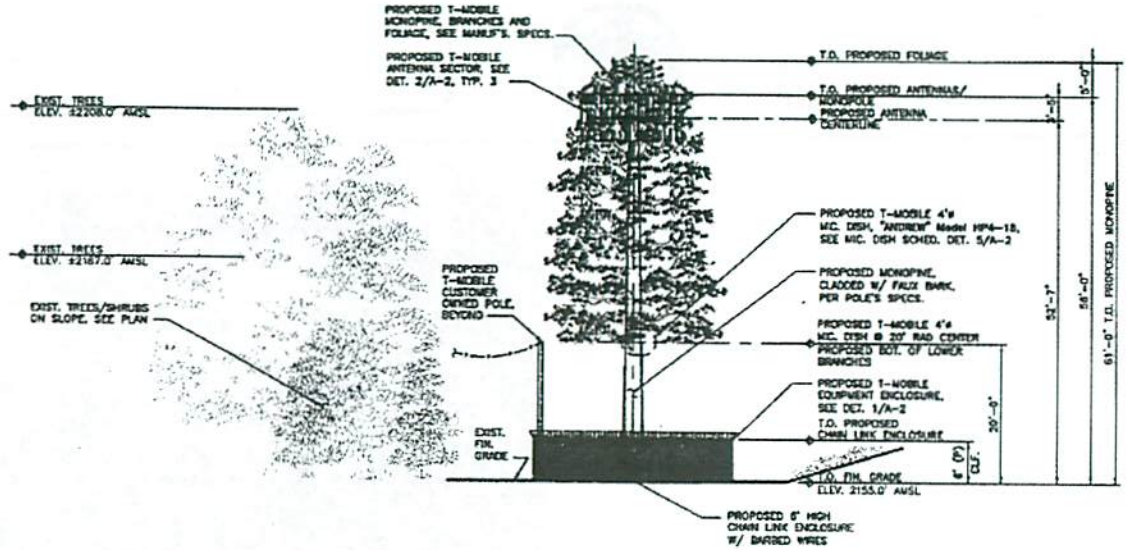
PROJECT

Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

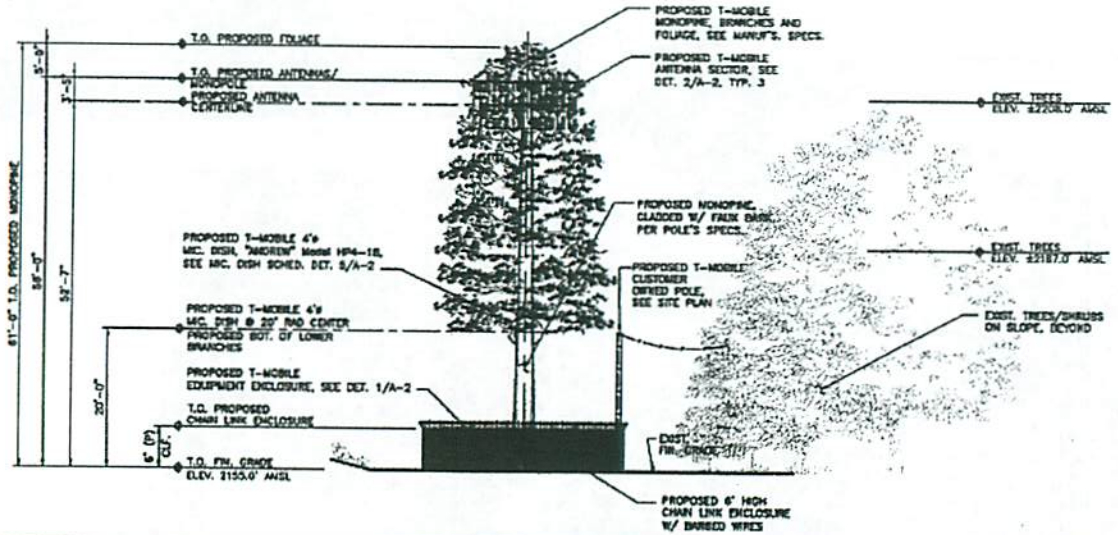
North & South Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EAST ELEVATION

1



WEST ELEVATION

2

PROJECT

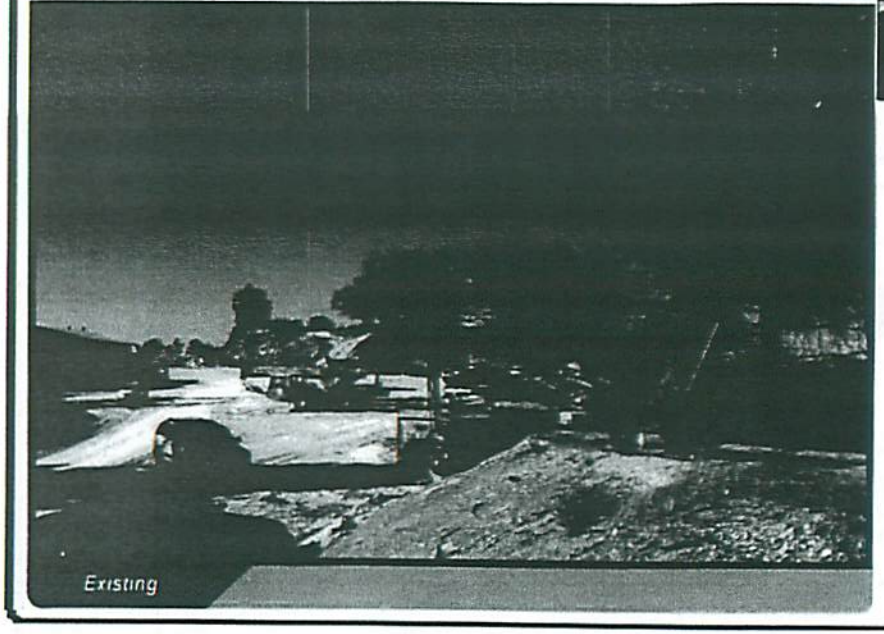
Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

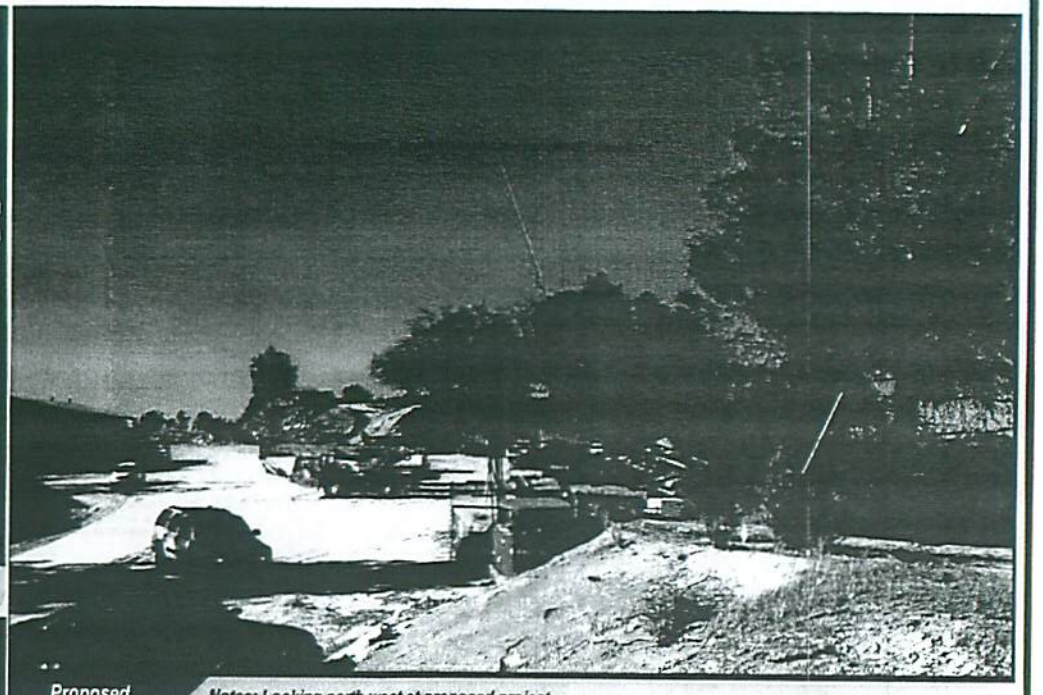
East & West Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

Location Map



Existing



Proposed

Notes: Looking north west at proposed project

PROJECT

Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

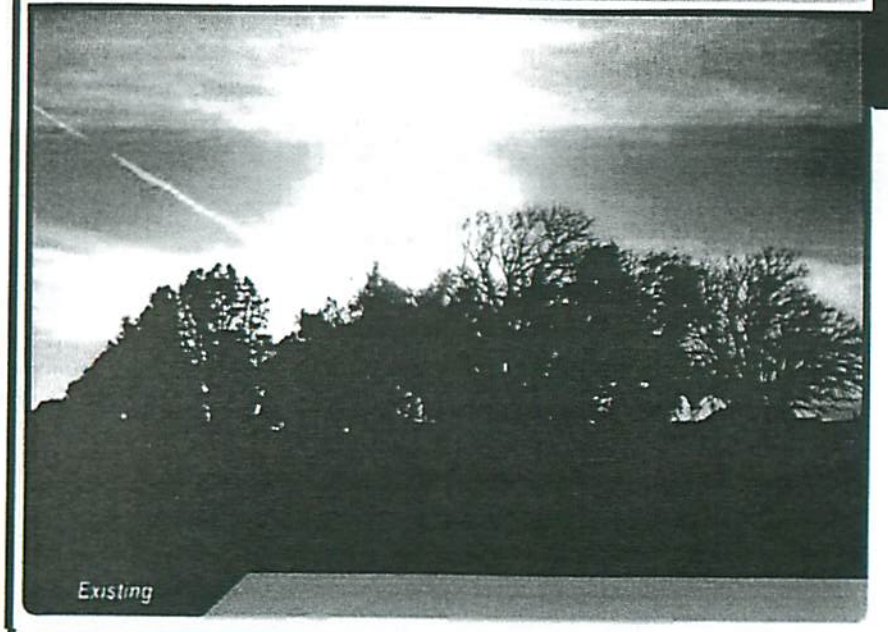
Photo Simulation: View 1

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

Location Map

Proposed

Notes: Looking south east at proposed project



Existing

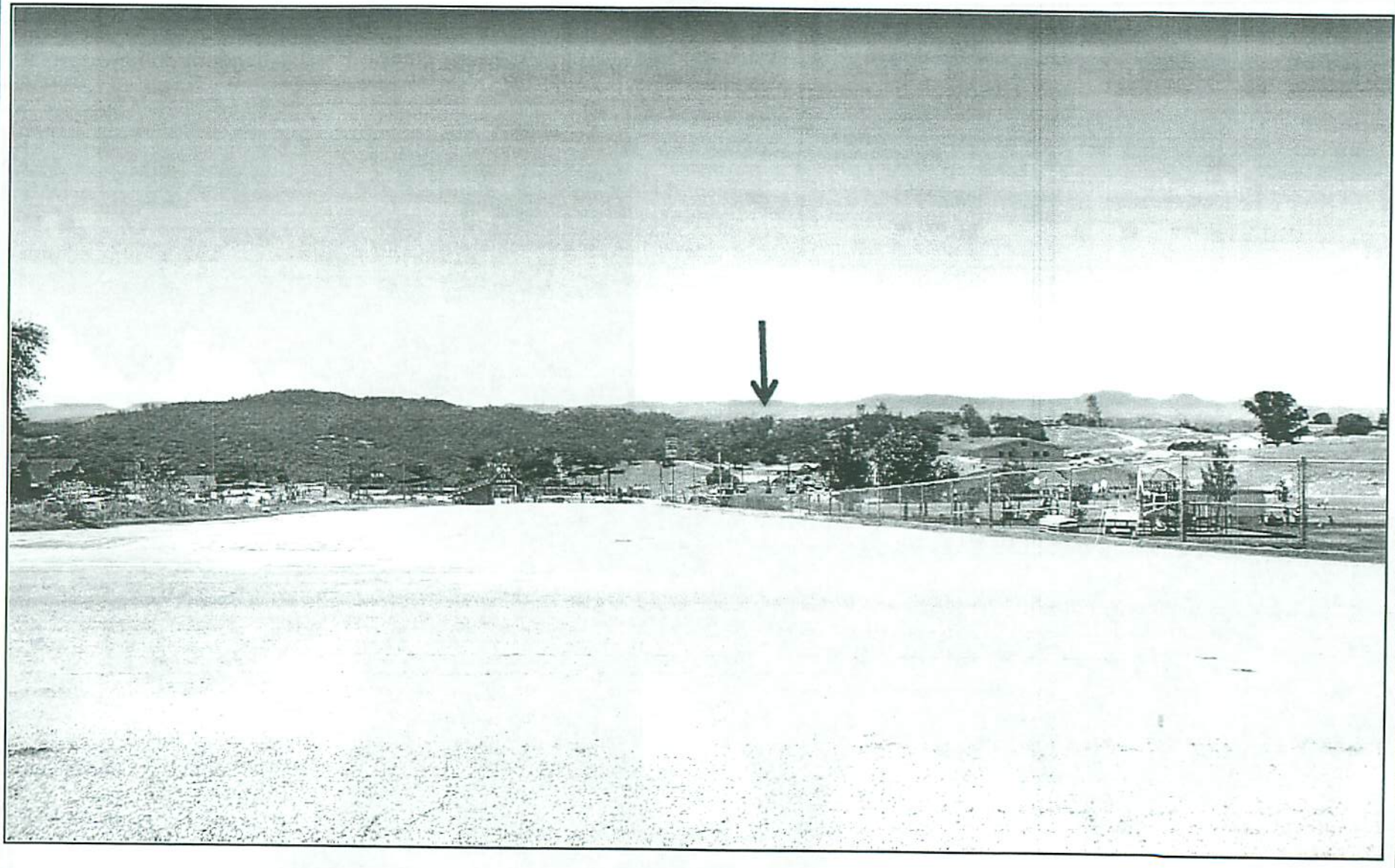
PROJECT

Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

Photo Simulation: View 2

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT

View from Nacimiento Lake Rd & Heritage Loop Rd
(Intersection of roads)

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PROJECT
Lime Mountain Co. & T- Mobile
Conditional Use Permit DRC2011-00079

EXHIBIT
View from Nacimiento Lake Rd & Heritage Loop Rd
(Zoomed in)

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

APR - 9 2012

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

THIS IS A NEW PROJECT REFERRAL

DATE: 4/6/2012

FR~~TO~~: PW

TO ~~FROM~~: Cody Scheel, Inland Team

PROJECT DESCRIPTION: DRC2011-00079 LIME MOUNTAIN CO.- Conditional Use Permit for a cell site with a 96' monopine. Site located off Chimney Rock Road. APN: 080-141-001.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

No concerns

4.13.12	Glenn Marshall	781-1596
Date	Name	Phone

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL SR 11697

DATE: 4/6/2012

TO: Env. Health

FROM: Cody Scheel, Inland Team

PROJECT DESCRIPTION: DRC2011-00079 LIME MOUNTAIN CO.- Conditional Use Permit for a cell site with a 96' monopine. Site located off Chimney Rock Road. APN: 080-141-001.

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

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- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date	Name	Phone
[signature]	4/18/12	x 5551

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures
2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
(805) 781-5910 • FAX (805) 781-1035
Martin Settevendemie
Agricultural Commissioner/Sealer
www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: April 20, 2012

TO: Cody Scheel, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department

SUBJECT: Lime Mountain Conditional Use Permit DRC2011-00079 (1642)

Summary of Findings

The Agriculture Department's review finds that the proposed Lime Mountain T-Mobile Conditional Use Permit for a 900 square foot communication facility located within an agricultural area will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ■ **Less than significant** impact(s) to agricultural resources or operations because the project will result in the conversion of only 900 square feet of an area used for the existing mine facility and will not be incompatible with existing on-site or adjacent agricultural uses.
- ☐ No anticipated impact to agricultural resources or operations.

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

If you have questions, please call 781-5914.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
APR X 9 2012
BY:

DATE: 4/6/2012

TO: Cal Fire

FROM: Cody Scheel, Inland Team

PROJECT DESCRIPTION: DRC2011-00079 LIME MOUNTAIN CO.- Conditional Use Permit for a cell site with a 96' monopine. Site located off Chimney Rock Road. APN: 080-141-001.

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 Comments

Date _____ Name _____ Phone _____

575 acres / SRA / 20+ mins / Very High

Re: DRC2011-00079 LIME MOUNTAIN CO./T MOBILE , North County E-Referral, CUP- Cell Site

Charles Riha to: Cody Scheel 05/15/2012 03:42 PM

Cc: Cheryl Journey, Stephen Hicks

From: Charles Riha/Planning/COSLO

To: Cody Scheel/Planning/COSLO@Wings

Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings

Cody,

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.

Charles Riha, Plans Examiner III