

# Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED12-194

DATE: 9/26/13

PROJECT/ENTITLEMENT: Picacho Ranch & PG&E Conditional Use Permit; DRC2012-00096

APPLICANT NAME: Pacific Gas and Electric Company

ADDRESS: 142 Cross Street, Suite 130 San Luis Obispo, CA 93401

CONTACT PERSON: Kris Vardas

Telephone: 543-2096

**PROPOSED USES/INTENT:** Request by Picacho Ranch and PG&E for a Conditional Use Permit to allow for a 120 foot tall radio tower (20 x 20 foot foundation), one communications trailer/building and foundation, fuel cell pad, with perimeter fence with gate. The project will result in the disturbance of approximately 2,000 square feet on a 398-acre parcel. The site is in the South County Inland planning area.

**LOCATION:** 2130 US Highway 101, approximately 1.5 miles southeast of the City of Arroyo Grande

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

STATE CLEARINGHOUSE REVIEW: YES  NO

OTHER POTENTIAL PERMITTING AGENCIES:

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)

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

## Notice of Determination

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

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.

Ryan Foster

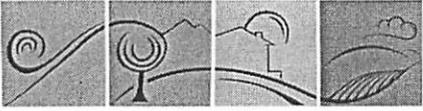
County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



# Initial Study Summary – Environmental Checklist

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

(ver 5.1) Using Form

**Project Title & No.** Picacho Ranch and PG&E Conditional Use Permit (DRC2012-00096)  
ED12-194

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

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

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

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

Ryan Foster  26 Sep 2013  
 Prepared by (Print) Signature Date

Steve McMasters  Ellen Carroll, 9/18/13  
 Reviewed by (Print) Signature (for) Date

**Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

**A. PROJECT**

**DESCRIPTION:** Request by Picacho Ranch and PG&E for a Conditional Use Permit to allow for a 120 foot tall radio tower (20 x 20 foot foundation), one communications trailer/building and foundation, fuel cell pad, with perimeter fence with gate. The project will result in the disturbance of approximately 2,000 square feet on a 398-acre parcel. The proposed project is within the Agriculture land use category and is located at 2130 US Highway 101, approximately 1.5 miles southeast of the City of Arroyo Grande. The site is in the South County Inland planning area.

County File No. DRC2012-00096 ED12-194

**ASSESSOR PARCEL NUMBER(S):** 047-071-026

Latitude: 35 degrees 6' 28 " N Longitude: -120 degrees 31' 37" W

**SUPERVISORIAL DISTRICT # 4**

**B. EXISTING SETTING**

**PLANNING AREA:** South County (Inland),

**TOPOGRAPHY:** Gently to steeply sloping

**LAND USE CATEGORY:** Agriculture

**VEGETATION:** herbaceous, shrubs, trees

**COMBINING DESIGNATION(S):** None

**PARCEL SIZE:** 398 acres

**EXISTING USES:** Telecommunications facilities for numerous carriers; cattle grazing; vineyards

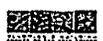
**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Agriculture; undeveloped land, rural residences	<i>East:</i> Rural Lands; undeveloped land, rural residences
<i>South:</i> Agriculture; grazing, vineyards	<i>West:</i> Agriculture; undeveloped land, grazing

**C. ENVIRONMENTAL ANALYSIS**

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with

the proposed uses can be minimized to less than significant levels.





# COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

## 1. AESTHETICS

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project site is located on a prominent hilltop east of US Highway 101 which contains five existing communication towers and related facilities. The project site is located adjacent to the Sensitive Resource Area/Highway Corridor Design Standard designation and the proposed project will be visible from US Highway 101. The visual character of the project site and the surrounding region is distinctly rural. The most visible land use of the region has historically been agriculture, primarily cattle grazing and crop production. Ranch houses and agricultural accessory buildings can be seen throughout the region. Within the past 10 to 15 years, residential development has increased substantially in the area, with a tendency toward large-sized residential structures visible on the surrounding hillsides. Laetitia Winery and vineyard is located directly south of the subject parcel.

**Impact.** The applicant submitted a visual evaluation (Robert G. Carr/SWCA Environmental Consultants; April 2013) for the proposed project. This evaluation analyzed the potential visual effects that may result from construction of the proposed project. To this end, a total of three photographic simulations were created based on plans for the proposed project: 1) from US 101 near the entrance to Laetitia Winery; 2) from southbound US 101 near El Campo Road; and 3) from northbound US 101 near Los Berros Road. The evaluation concludes that while the proposed project will be visible from US Highway 101 and other public viewing areas in the South County, the proposed project (and the five existing communication towers) comprises a small percentage of the overall viewshed and is visually subordinate to the surrounding high visual quality of the area. Furthermore, the addition of one more tower – if noticed – will likely be consistent with the visual expectations for the site.

The metallic finish of the proposed tower could cause glare, which would draw attention to the existing and proposed communications facilities.

**Mitigation/Conclusion.** Mitigation measures are proposed to require the proposed tower to be constructed of a non-reflective gray color matching the adjacent towers (refer to Exhibit “B”). With implementation of this mitigation measure, the project’s potential visual impacts would be reduced to less than significant levels.

## 2. AGRICULTURAL RESOURCES

*Will the project:*

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

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland, and Prime Farmland if irrigated.

In Agricultural Preserve? Yes (AG Valley Ag Preserve Area)

Under Williamson Act contract? Yes

The proposed project is located within the Agriculture land use category on the 398-acre Picacho Ranch. The subject property is used for cattle grazing and contains two 10 – 20 acre vineyard areas. The Laetitia Winery and vineyards are located directly to the south of the project site.

The proposed communications tower is located on the following non-prime soil type:

Lopez very shaly clay loam (30 - 75% slope). This steeply to very steeply sloping, shallow gravelly fine loamy 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: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

The subject parcel also contains the following soil types:

Chamise shaly sandy clay loam (5 - 9% slope). This gently 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: slow percolation. The soil is considered Class VI without irrigation and Class VI when irrigated.

Santa Lucia shaly clay loam (30 - 50% slope). This steeply sloping, north-slope gravelly fine loamy soil is considered not well 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 VI without irrigation and Class is not rated when irrigated.

Nacimiento- silty clay loam (15 - 30 % slope). This moderately 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 IV without irrigation and Class is not rated when irrigated.

Nacimiento- silty clay loam (50 - 75% slope). 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.

Still gravelly sandy clay loam (2 - 9% slope). This gently sloping gravelly fine loamy soil is considered moderately drained. The soil has moderate erodibility and moderate 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 II when irrigated.

**Impact.** The proposed project involves approximately 2,000 square feet of disturbance to construct a 120-foot tall communications tower in the Agriculture land use category. The proposed communications tower would be constructed in a previously disturbed area that is setback approximately 1,500 feet from the nearest vineyard. The proposed unmanned facility would not be located on prime agricultural soils and would not interfere with the existing on-site agricultural operations. The subject property is under a land conservation contract. According to the County's Agriculture Preserve Rules of Procedure, "Communications Facilities" are considered compatible uses for lands subject to conservation contracts.

The project was referred to the County Department of Agriculture. In a response, dated May 28, 2013, Lynda Auchinachie indicated that the project would not have a significant impact on agricultural resources.

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

### 3. AIR QUALITY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

### 3. AIR QUALITY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>GREENHOUSE GASES</b>				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

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

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

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

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that

is consistent with AB 32 Scoping Plan measures and goals; or,

2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/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 2,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The proposed project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The proposed project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the proposed project will not exceed operational thresholds triggering mitigation (the proposed project will utilize a fuel cell rather than a diesel generator for emergency backup power). The proposed 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.

The proposed project is most similar to "general light industrial." Using the GHG threshold information described in the Setting section, the proposed project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the proposed 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 the proposed project's emissions fall under the threshold, no mitigation is required.

**Mitigation/Conclusion.** No significant impacts to air quality are anticipated, and therefore no mitigation measures are necessary.

#### 4. BIOLOGICAL RESOURCES

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish &amp; Wildlife or U.S. Fish &amp; Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

**Setting.** The project site is located on a previously disturbed (graded, compacted, and built upon) hilltop 1,230 feet above sea level on a 398-acre parcel, adjacent to five existing communication towers and related facilities. This area is served by an existing dirt/gravel road that is accessed from US Highway 101. There is an unnamed blue-line creek 440 feet east of and 145 feet below (33% slope) the project site and an unnamed blue-line creek 780 feet west of and 260 feet below (33% slope) the project site. The project site is within 335 feet of Coast live oak woodlands (< 10% density) to the north and the east.

Based on the latest California Natural Diversity Database (CNDDDB) and other biological references, the following vegetation, wildlife, and/or habitat has been identified as potentially within the vicinity of the project site:

- Vegetation – Dune larkspur (*Delphinium parryi* ssp. *blochmaniae*), approximately one mile southwest of the project site.
- Wildlife – California red-legged frog (*Rana aurora draytonii*) FT, approximately 1.1 miles southwest of the project site.
- Habitat – the project site is located within an area considered to be suitable Pismo clarkia habitat.

Of the two unnamed blue-line creeks near the project site, only the one to the east is vegetated, with scattered Coast live oak, scrub brush and ruderal grasses. The outer edge of this vegetated area is 335 feet from and 115 feet below (34% slope) the project site. The closest pond is 2,050 feet southwest of the project site, at an elevation of 770 feet – 440 feet below (22% slope) the project site.

**Vegetation**

Dune larkspur is a perennial herb found within maritime chaparral and coastal dune habitats (Tibor 2001). The typical flowering period is April through May. The species grows from sea level to 200 meters (660 feet). The dune larkspur is a federal species of concern and the CNPS considers this plant to be rare, threatened, or endangered in California and elsewhere (List 1B, RED 3-2-3).

**Wildlife**

The California red-legged frog is considered federally threatened. This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development.

**Habitat**

Pismo clarkia (*Clarkia speciosa* ssp. *immaculate*) is an annual herb that occurs on low, sandy hills (up to the 185 meter (600-foot) elevation) from Pismo to Edna Valley. Pismo clarkia populations are found in valley and foothill grasslands, and in the margins between chaparral and oak woodland communities near the coast. This species is listed as Federally endangered, State rare, and extremely rare by CNPS (List 1B, RED 3-3-3).

**Impact.** The proposed project would involve approximately 2,000 square feet of site disturbance adjacent to an existing communications equipment compound. This area has been significantly disturbed by anthropogenic and agricultural activities over time and, as a result, lacks native vegetation. The project site does not contain suitable habitat for the California red-legged frog, as it lacks permanent water sources.

Dune larkspur and Pismo clarkia are typically found at elevations up to 600 and 660 feet, respectively. At an elevation of 1,230 feet, the project site is nearly double the upper range limit where Dune larkspur and Pismo clarkia are typically found.

**Mitigation/Conclusion.** Due to the elevation, topography, and previously disturbed nature of the project site, no significant impacts to biological resources are anticipated, and therefore mitigation measures are necessary.

**5. CULTURAL RESOURCES**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. . No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** The project site is not located in an area that would be considered culturally sensitive due to its previously disturbed nature and lack of physical features typically associated with prehistoric occupation. Two cultural resource studies have been previously completed for areas immediately adjacent to the project site:

- Parker and Associates (2002) Cultural Resource Investigation of the Proposed AT&T / Bechtel

- Wireless Site #12027 (Survey Report E-4659); and
- Parker, John (2002) Cultural Resource Investigation of the Proposed AT&T / Bechtel Wireless Site #12027 (Survey Report E-5694).

Neither of the above studies identified any cultural resources, and no evidence of cultural materials was noted on the project site. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant impacts to cultural resources are anticipated. As required by the County Land Use Ordinance, in the event that any cultural resources are discovered during construction, all activities in the vicinity shall cease and the appropriate agencies shall be contacted.

## 6. GEOLOGY AND SOILS

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: Yes                      Distance? 0.60 miles to the south west.

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

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

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 considered low to moderate.

A soils engineering report was prepared for the proposed project (Earth Systems Pacific, February 2013). This report concludes that the project site is Class "C" (Very Dense Soil and Soft Rock Profile) per CBC Table 1613.5.2. The primary concerns identified in the report are: the potential for dissimilar settlement, the excavation characteristics of the site soils and bedrock, the potential for instability of the soil and crushed bedrock during grading, the erodible nature of the soil, and the potential for liquefaction.

**Differential Settlement:** Differential settlement can occur when a mat foundation spans two materials with significantly different compression characteristics, such as soil and bedrock. The portion supported by the softer material (soil) will settle more than the portion supported by the harder material (bedrock). This condition can stress and possibly damage the mat foundation, often causing severe cracks and displacement. To reduce the potential for differential settlement, it is necessary for the mat foundation to bear in sufficiently uniform material. This may mean either extending the bottom of the mat foundation through the soil to bear entirely in the underlying bedrock, or over-excavating the building area to allow the mat foundation to bear entirely in compacted fill. The mat foundation should not bear in a combination of the two materials.

**Excavation Characteristics:** The site soils and bedrock should be excavatable with conventional equipment; however, the stability of excavations at this site are a concern. Based on testing, the soils in the upper portions of the bedrock are considered to be Type "C" soils per the CALOSHA classification system. Excavation sloping and shoring will probably be needed to safely work in and restrict the size of the excavations.

**Soils and Crushed Bedrock Stability During Grading:** The site soil and crushed bedrock may be susceptible to temporary high soil moisture conditions, especially during or soon after the rainy season. Attempting to compact these materials in an overly moist condition may promote unstable conditions in the form of pumping, yielding, shearing, and/or rutting. Therefore, the construction schedule should allow adequate time during grading for aerating and drying the soil and crushed bedrock to near optimum moisture content prior to compaction.

**Soil Erosion:** The surface soils are erodible. Stabilization of surface soils, particularly those disturbed during construction, by vegetation or other means during and following construction is essential to reduce erosion damage. Care should be taken to establish and maintain proper drainage around the foundations and structures.

**Liquefaction Potential:** Due to the presence of shallow bedrock and the lack of groundwater, the potential for liquefaction is very low. The potential for seismically induced settlement of dry soil is also very low.

**Impact.** As proposed, the project will result in the disturbance of approximately 2,000 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.** Under Chapter 18 of the California Building Code, the project will be required to implement the recommendations of the soils engineering report (Earth Systems Pacific, February 2013). These recommendations are summarized in the setting discussion above. There is no evidence that measures above what will already be required by ordinance or codes are needed. No additional mitigation measures are necessary.

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>h) Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>i) Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>j) Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area. With regards to potential fire hazards, the subject project is within the Moderate Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 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.

**Impact.** The proposed project will not involve the use of hazardous materials, nor will the proposed project result in the generation of hazardous wastes. The proposed project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan. The proposed project will not require modification of vegetation.

The project was referred to the County Department of Environmental Health. In a response, dated May 20, 2013, Leslie Terry indicated that the project would not have a significant impact resulting from hazards or hazardous materials.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and therefore no mitigation is necessary.

**8. NOISE**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>a) 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"/>
<i>b) Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>c) Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>d) Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

**Mitigation/Conclusion.** No significant noise impacts are anticipated, and therefore 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 (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** The proposed project will not induce growth, nor will it displace existing housing or otherwise create a need for substantial new housing in the area. The proposed wireless communications tower 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.** No significant impacts to population/housing are anticipated, and therefore no mitigation is 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) <b>Fire protection?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <b>Police protection (e.g., Sheriff, CHP)?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <b>Schools?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <b>Roads?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <b>Solid Wastes?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <b>Other public facilities?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <b>Other:</b> _____	<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: Oceano (Approximately 4.3 miles to the west)

Fire: Cal Fire (formerly CDF) Hazard Severity: Moderate

Response Time: Over 20 Minutes

Location: Approximately 6 miles to the north west

School District: Lucia Mar Unified School District.

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

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

## 11. RECREATION

*Will the project:*

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

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

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

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

**12. TRANSPORTATION/CIRCULATION**

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Construction equipment and occasional maintenance vehicles will access the project site via a dirt/gravel road that connects the project site to US Highway 101.

**Impact.** Referrals were sent to County Public Works and Caltrans. No significant traffic-related concerns were identified. 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.

**Mitigation/Conclusion.** No significant transportation/circulation impacts are anticipated, and therefore no mitigation is necessary.

### 13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</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/Impact.** The proposed project consists of an unmanned communications facility and would not generate wastewater or require wastewater disposal.

**Mitigation.** No significant wastewater impacts are anticipated, and therefore no mitigation is necessary.

### 14. WATER & HYDROLOGY

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

## 14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>QUANTITY</b>				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The proposed project will not require a water source.

The topography of the project site is gently sloping to steeply sloping. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed blue-line creek Distance? 440 feet to the east of the project site

Soil drainage characteristics: Very poorly drained to moderately drained

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

Soil erodibility: Low to moderate

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, 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. The Regional Water Quality Control Board is the local extension who monitors this program.

**Impact.** The proposed project requires no water source, involves minimal site disturbance, and will adhere to standard requirements regarding sedimentation and erosion control.

**Mitigation/Conclusion.** No significant impacts to water quality or quantity are anticipated, and therefore no mitigation is necessary.

**15. LAND USE**

*Will the project:*

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Although a communications tower is not a use that is inherently compatible with the visual character of the surrounding agricultural landscape, the proposed project would not result in a noticeable change to the appearance of the landscape since it would be located adjacent to existing towers of a similar height at an established telecommunications site.

**Mitigation/Conclusion.** No significant impacts to land use are anticipated, and therefore no mitigation is necessary.

**16. MANDATORY FINDINGS OF SIGNIFICANCE**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or</i>				

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
☒	County Public Works Department	In File**
☒	County Environmental Health Division	In File**
☒	County Agricultural Commissioner's Office	In File**
☐	County Airport Manager	Not Applicable
☐	Airport Land Use Commission	Not Applicable
☐	Air Pollution Control District	Not Applicable
☐	County Sheriff's Department	Not Applicable
☐	Regional Water Quality Control Board	Not Applicable
☐	CA Coastal Commission	Not Applicable
☐	CA Department of Fish and Wildlife	Not Applicable
☒	CA Department of Forestry (Cal Fire)	In File**
☒	CA Department of Transportation	In File**
☐	Community Services 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.

<p>☒ Project File for the Subject Application</p> <p><u>County documents</u></p> <p>☐ Coastal Plan Policies</p> <p>☒ Framework for Planning (Coastal/Inland)</p> <p>☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:</p> <p style="padding-left: 20px;">☒ Agriculture Element</p> <p style="padding-left: 20px;">☒ Conservation &amp; Open Space Element</p> <p style="padding-left: 20px;">☐ Economic Element</p> <p style="padding-left: 20px;">☒ Housing Element</p> <p style="padding-left: 20px;">☒ Noise Element</p> <p style="padding-left: 20px;">☐ Parks &amp; Recreation Element/Project List</p> <p style="padding-left: 20px;">☒ Safety Element</p> <p>☒ Land Use Ordinance (Inland/Coastal)</p> <p>☐ Building and Construction Ordinance</p> <p>☒ Public Facilities Fee Ordinance</p> <p>☐ Real Property Division Ordinance</p> <p>☐ Affordable Housing Fund</p> <p style="padding-left: 20px;">☐ Airport Land Use Plan</p> <p>☐ Energy Wise Plan</p> <p>☒ South County Area Plan and Update EIR</p>	<p>☐ Design Plan</p> <p>☐ Specific Plan</p> <p>☒ Annual Resource Summary Report</p> <p>☐ Circulation Study</p> <p><u>Other documents</u></p> <p>☒ Clean Air Plan/APCD Handbook</p> <p>☒ Regional Transportation Plan</p> <p>☒ Uniform Fire Code</p> <p>☒ Water Quality Control Plan (Central Coast Basin – Region 3)</p> <p>☒ Archaeological Resources Map</p> <p>☒ Area of Critical Concerns Map</p> <p>☒ Special Biological Importance Map</p> <p>☒ CA Natural Species Diversity Database</p> <p>☒ Fire Hazard Severity Map</p> <p>☒ Flood Hazard Maps</p> <p>☒ Natural Resources Conservation Service Soil Survey for SLO County</p> <p>☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)</p> <p>☐ Other</p>
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In addition, the following project specific information and/or reference materials have been considered

as a part of the Initial Study:

**Visual Evaluation of the PG&E Communications Tower, Robert G. Carr/SWCA Environmental Consultants, April 2013**

**Soils Engineering Report for PG&E Communications Facility, Earth Systems Pacific, February 2013**

## Exhibit B - Mitigation Summary Table

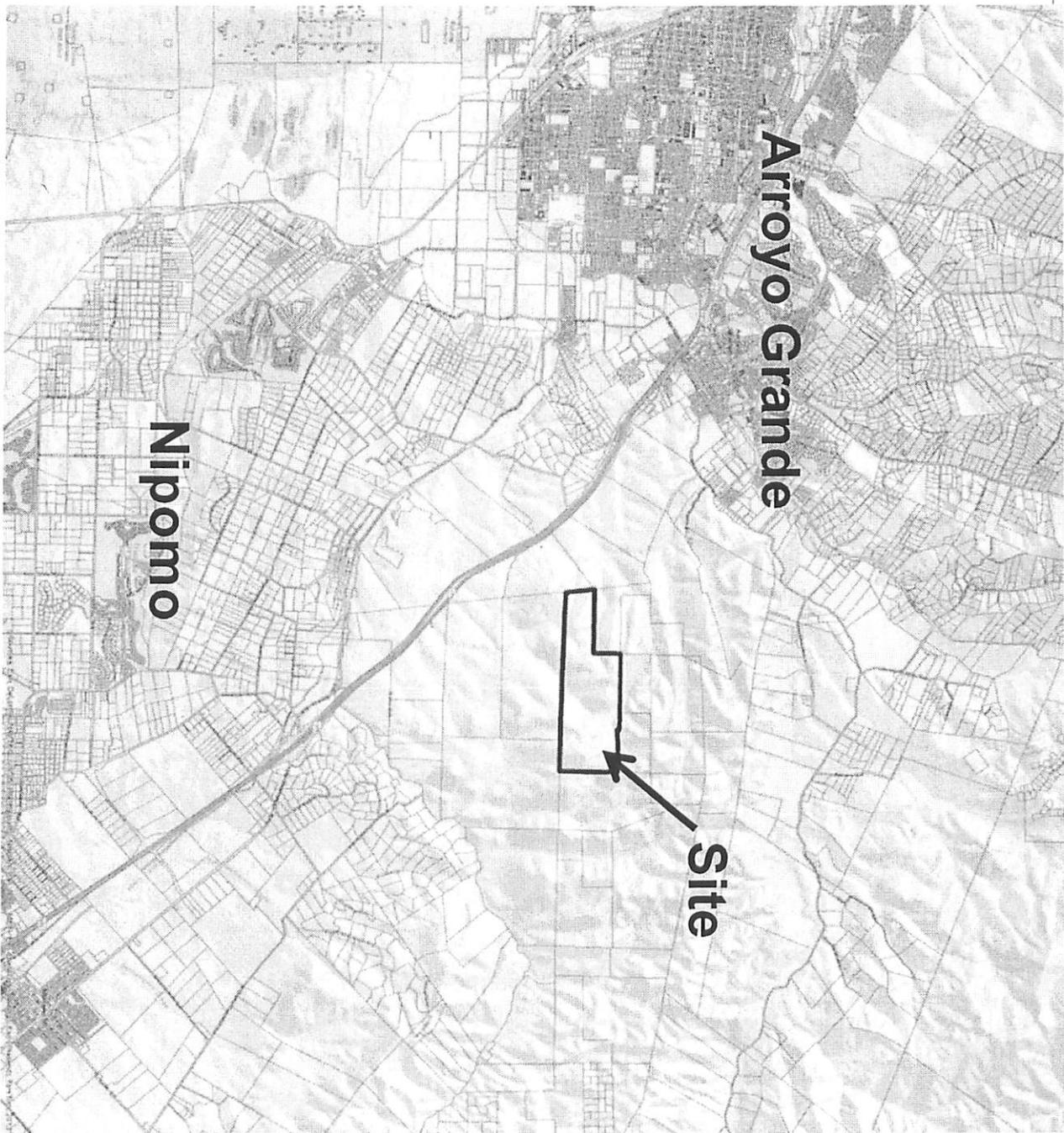
Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

### Visual Resources

- VR1** Prior to issuance of construction permits, the applicant shall submit a color sample for the proposed communications tower to the County Department of Planning and Building for review and approval. All exterior finishes shall be non-reflective, and shall substantially match that of the adjacent existing facilities.
- VR2** Prior to final inspection, all visible elements of the proposed communications tower, including proposed antennas, cables, mounting brackets, and the equipment building shall be painted or otherwise finished with the color or colors approved by the Department of Planning and Building.

### Public Services / Utilities

- PS/U1** Prior to issuance of construction permits, the applicant shall obtain and implement a "Fire Safety Plan" that has been approved by CAL FIRE.



Arroyo Grande

Nipomo

Site

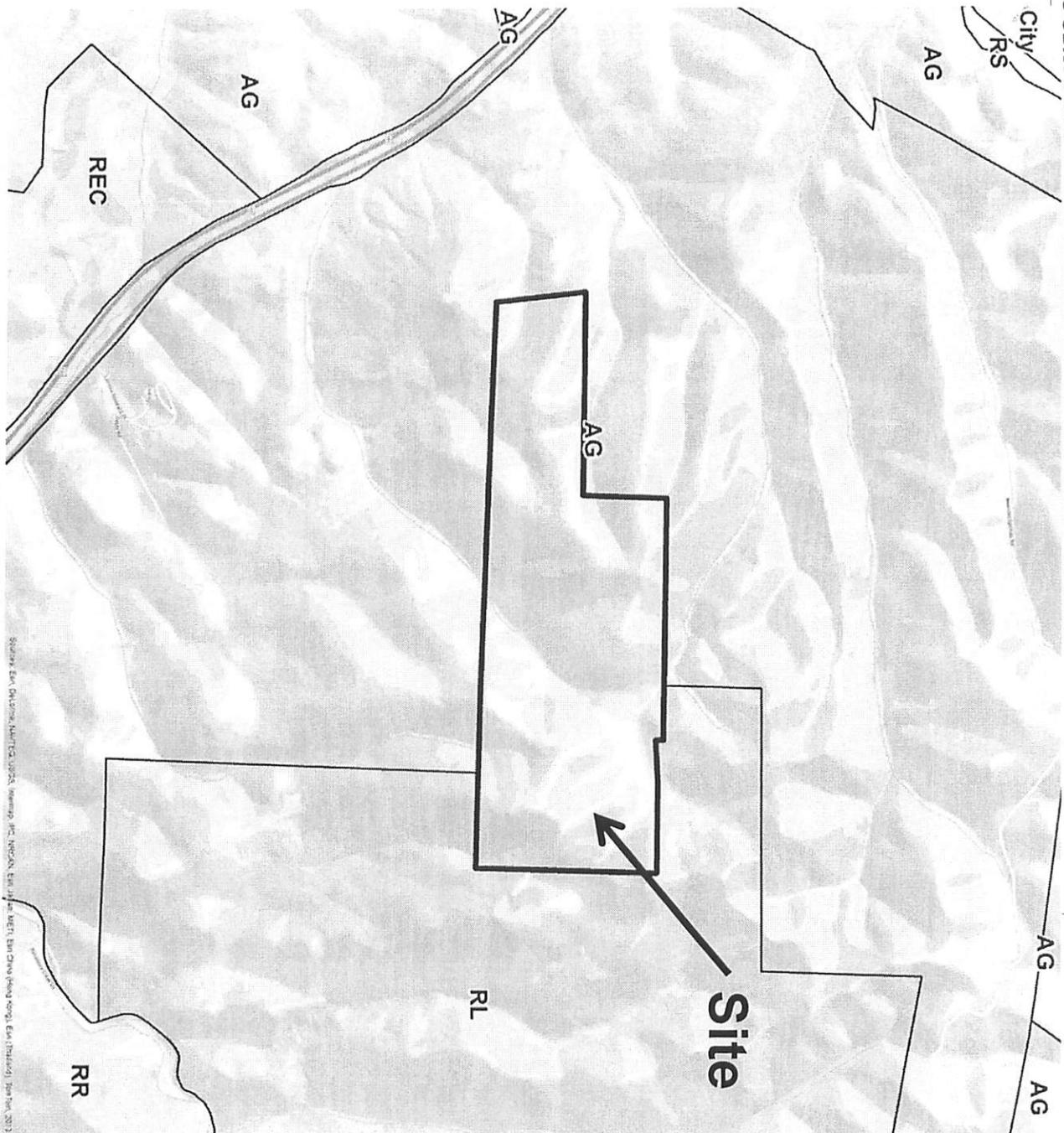
**PROJECT**

Picacho Ranch / PG&E  
DRC2012-00096



**EXHIBIT**

Vicinity Map



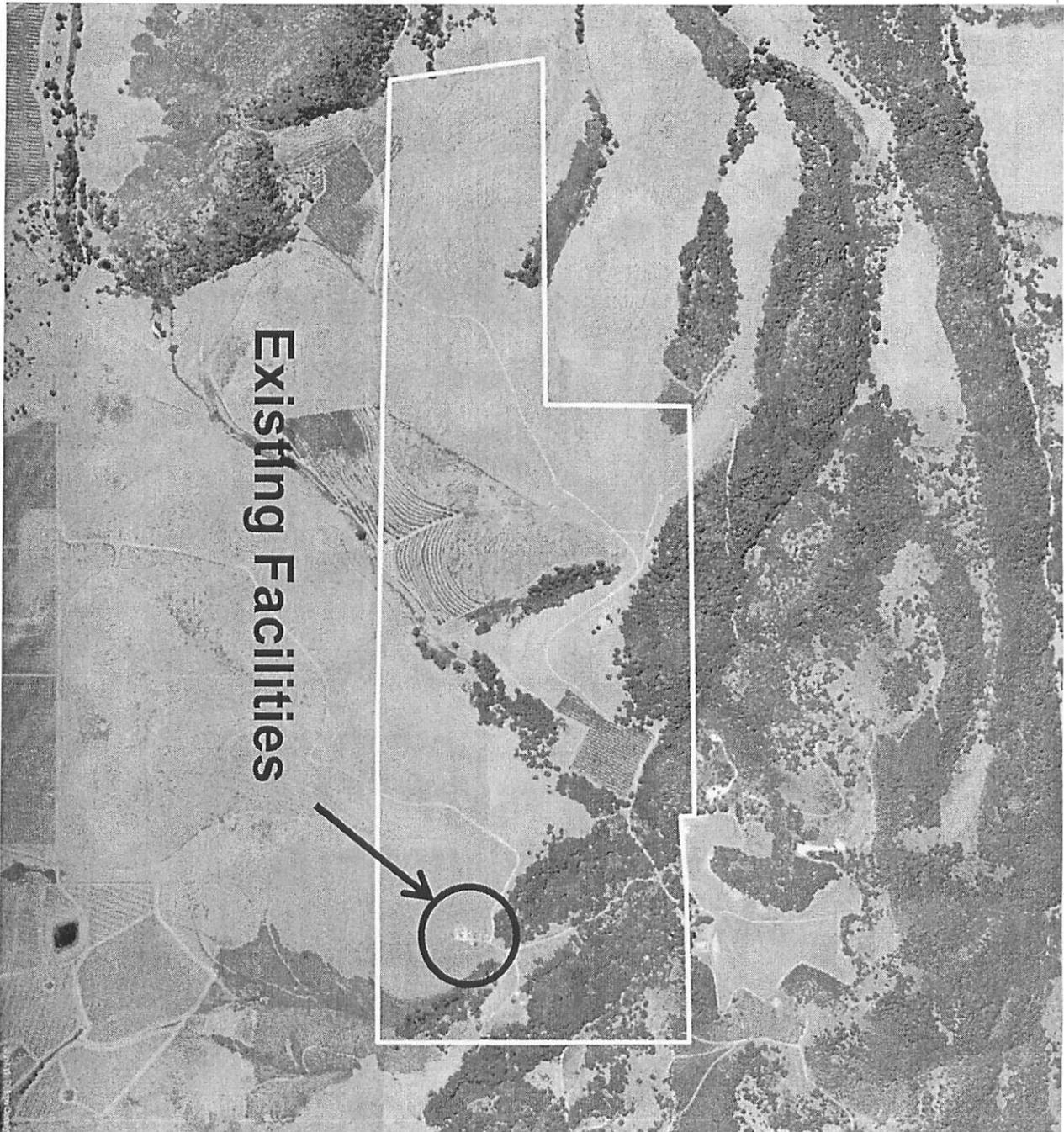
**PROJECT**

Picacho Ranch / PG&E  
DRC2012-00096



**EXHIBIT**

Land Use Category Map



**Existing Facilities**

**PROJECT**

Picacho Ranch / PG&E  
DRC2012-00096

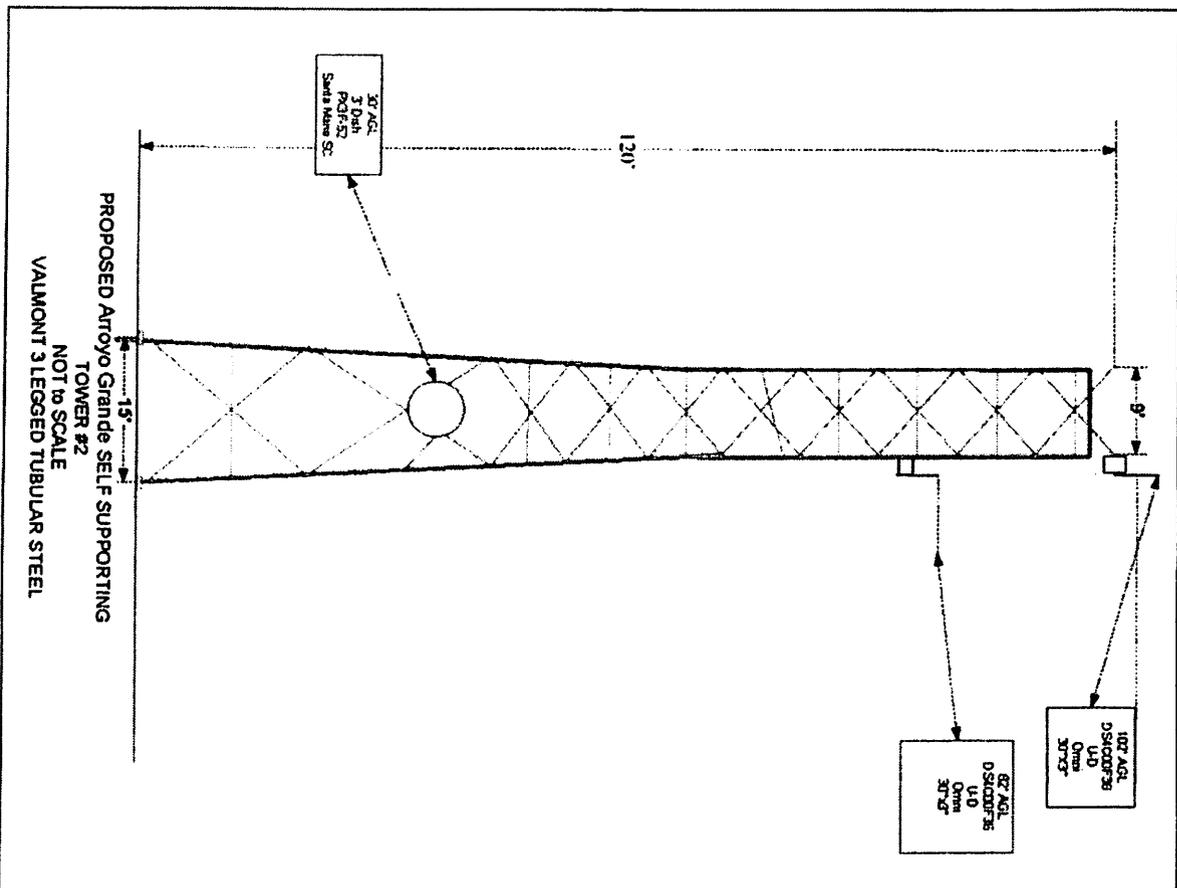


**EXHIBIT**

Aerial Photograph



Figure 2. Proposed Tower Elevation



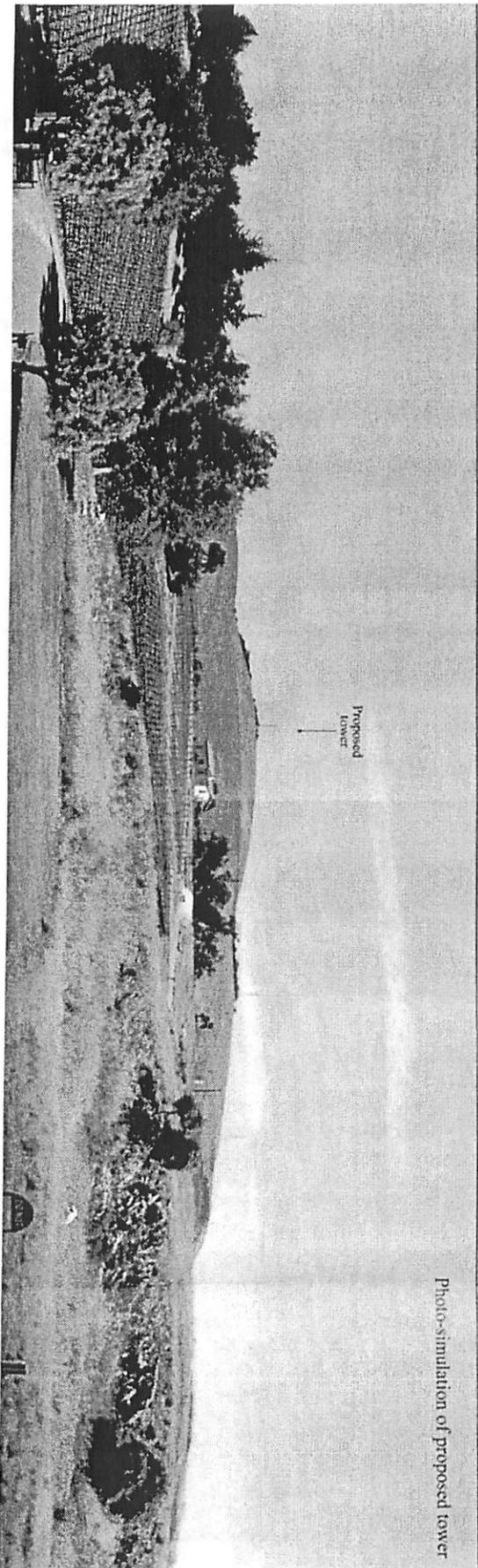
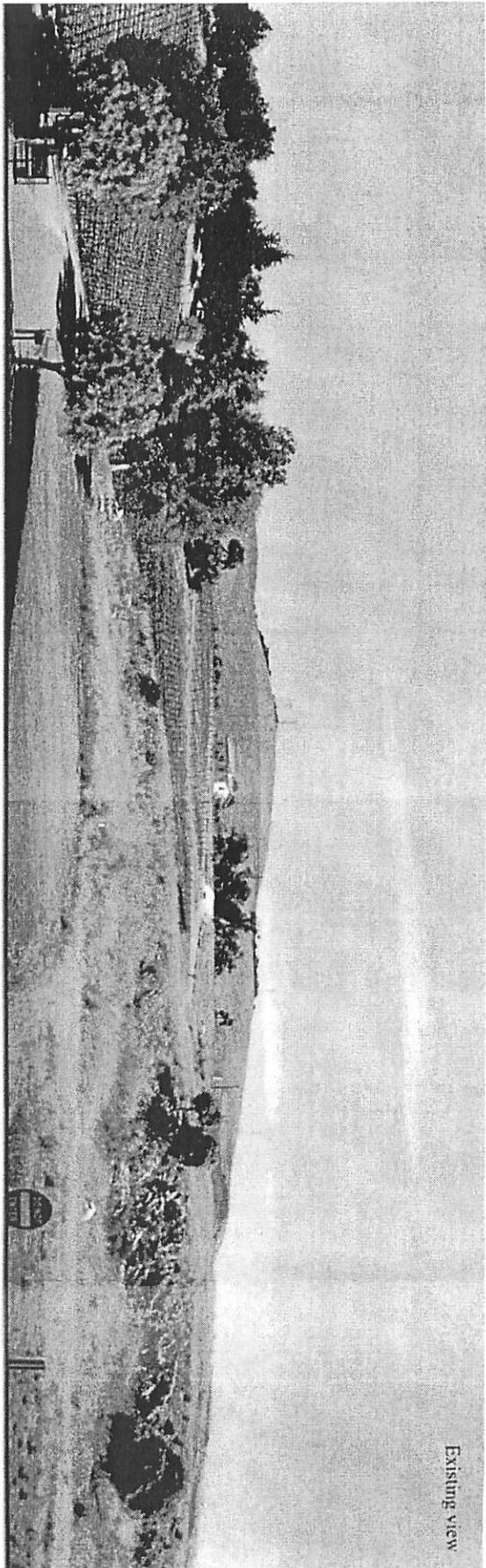
PROJECT

Picacho Ranch / PG&E  
DRC2012-00096



EXHIBIT

Elevation



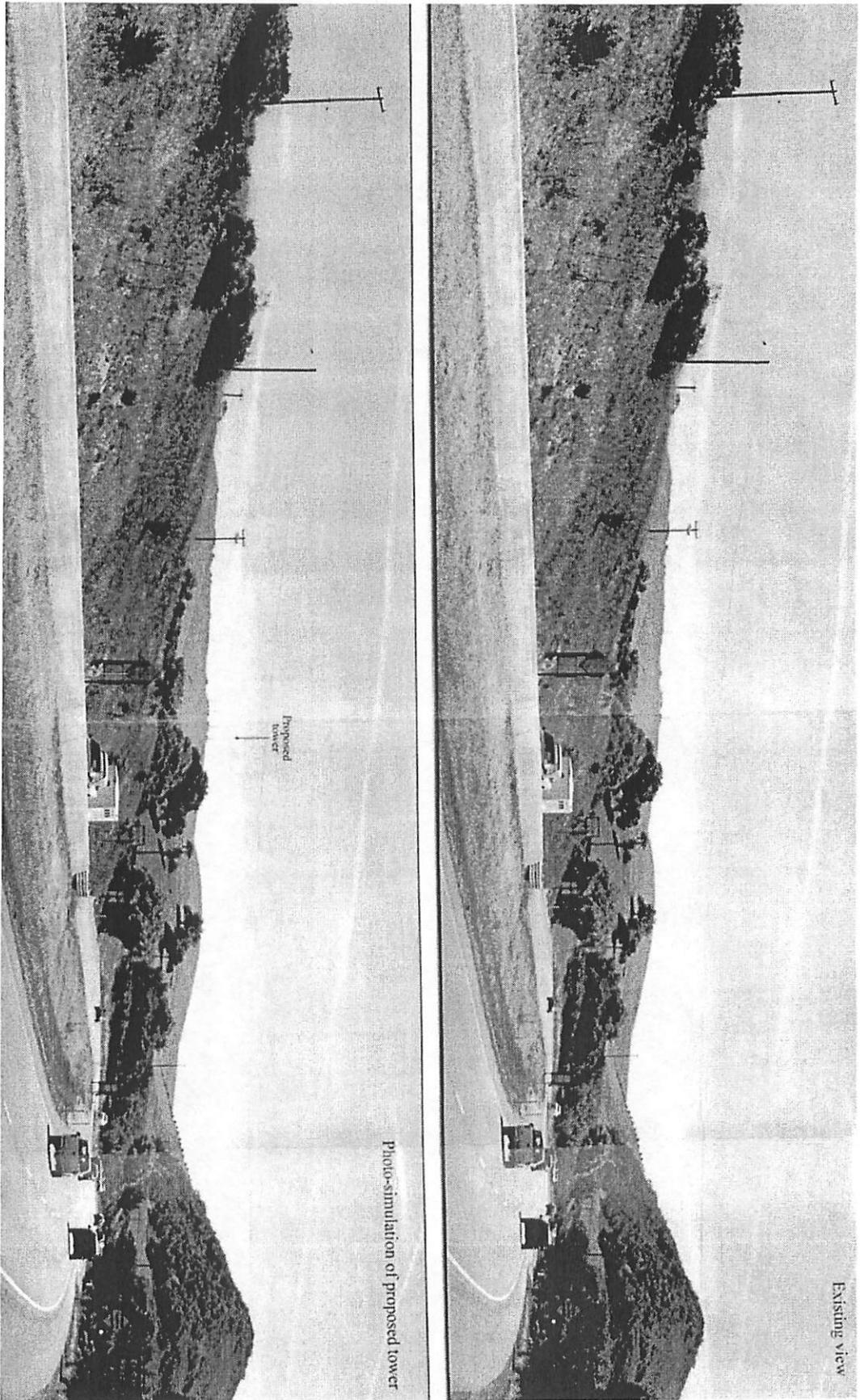
**PROJECT**

Picacho Ranch / PG&E  
DRC2012-00096



**EXHIBIT**

Photo-simulation – Laetitia Winery



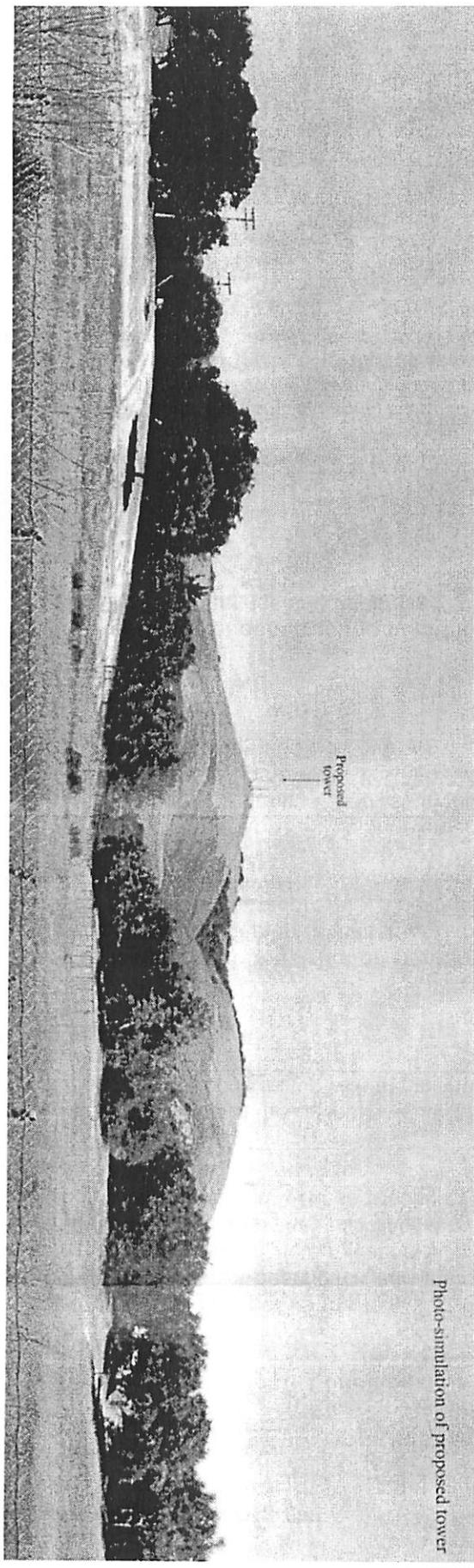
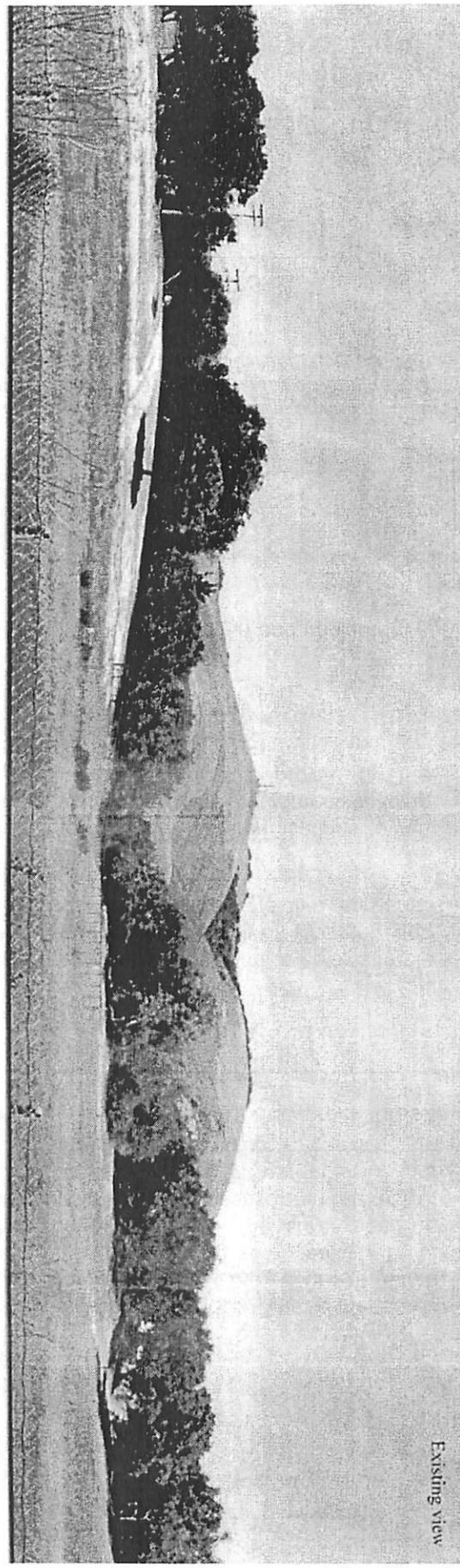
**PROJECT**

Picacho Ranch / PG&E  
DRC2012-00096



**EXHIBIT**

Photo-simulation – El Campo Road



**PROJECT**

Picacho Ranch / PG&E  
DRC2012-00096



**EXHIBIT**

Photo-simulation – Los Berros Road

**DEVELOPER'S STATEMENT FOR:  
Picacho Ranch / PG&E  
Conditional Use Permit  
DRC2012-00096**

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**

**VR1** Prior to issuance of construction permits, the applicant shall submit a color sample for the proposed communications tower to the County Department of Planning and Building for review and approval. All exterior finishes shall be non-reflective, and shall substantially match that of the adjacent existing facilities.

**VR2** Prior to final inspection, all visible elements of the proposed communications tower, including proposed antennas, cables, mounting brackets, and the equipment building shall be painted or otherwise finished with the color or colors approved by the Department of Planning and Building.

**Public Services / Utilities**

**PS/U** Prior to issuance of construction permits, the applicant shall obtain and implement a "Fire Safety Plan" that has been approved by CAL FIRE.

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

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

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

\_\_\_\_\_  
Date

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

Environmental Determination ED12-194

Date: September 3, 2013

  
 \_\_\_\_\_  
 Signature of Tenant  
 \_\_\_\_\_  
 KRIS WEDNES  
 \_\_\_\_\_  
 Name (Print)

\_\_\_\_\_  
 Date  
 9/4/2013



4  
SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/15/2013

MAY 20 2013

TO: Env. Health

FROM: Ryan Foster, Development Review (805) 781-5620

**PROJECT DESCRIPTION:** DRC2012-00096 PICACHO RANCH AND PG&E- Conditional Use Permit to request one 120 ft. tall radio tower, with a 20'x20' tower foundation, one 13.5'x24' communications building, a 5'x6' fuel cell pad, and a 21'x68' perimeter. 1,428 square foot site located off El Camino Real in Arroyo Grande. APN: 047-071-026.

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.

Applicant shall submit, to this office, the hazardous materials business plan for the proposed 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.

5/20/13  
Date

[Signature]  
Name

X 5551  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



4

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/15/2013

RECEIVED MAY 20 2013

TO: Cal Fire

FROM: Ryan Foster, Development Review (805) 781-5620

PROJECT DESCRIPTION: DRC2012-00096 PICACHO RANCH AND PG&E- Conditional Use Permit to request one 120 ft. tall radio tower, with a 20'x20' tower foundation, one 13.5'x24' communications building, a 5'x6' fuel cell pad, and a 21'x68' perimeter. 1,428 square foot site located off El Camino Real in Arroyo Grande. APN: 047-071-026.

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
- NO

(Please go on to PART II.)

(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
- NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(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.

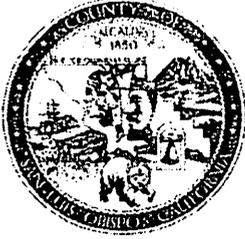
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

"No Comments"  
existing access road is sufficient"

Date 6/6/13

Name Tina Rose

Phone 543-4244



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](http://www.slocounty.ca.gov/agcomm)

[AgCommSLO@co.slo.ca.us](mailto:AgCommSLO@co.slo.ca.us)

**DATE:** May 28, 2013

**TO:** Ryan Foster, Project Manager

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

**SUBJECT:** Picacho Ranch Conditional Use Permit DRC2012-00096 (1691)

**Summary of Findings**

The Agriculture Department's review finds that the proposed Picacho Ranch Conditional Use Permit for a co-located radio tower site accessed by an existing road on an approximately 398-acre site currently used for avocado production and grazing 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 be located within an existing lease site and will not be incompatible with existing on-site or adjacent agricultural uses. During installation activities, the responsible party should work with the property owner to minimize the disruption to existing grazing activities.
- No anticipated impact to agricultural resources or operations.

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

If you have questions, please call 781-5914.



Building Division - DRC2012-00096 PICACHO RANCH LLC. and PG&E,  
South County E-Referral, (CUP, Arroyo Grande)  
Elizabeth Szwabowski to: Ryan Foster  
Cc: Stephen Hicks

06/19/2013 04:42 PM

Good afternoon Ryan, I hope all is well,

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 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 or the currently adopted codes.

Feel free to call should you have any questions.

*With Regards,  
Elizabeth Szwabowski  
Plans Examiner III  
Past President of the CCCICC  
Building Division  
(805) 781-5725*



----- Forwarded by Charles Riha/Planning/COSLO on 06/18/2013 04:11 PM -----

From: Mail for PL\_Referrals Group  
To: Leslie Terry/PH/COSLO@Wings, Lynda Auchinachie/AgComm/COSLO@Wings, Marc Lea/AgComm/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, Charles Riha/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Adam Fukushima <adam\_fukushima@dot.ca.gov>, tpresser@waterboards.ca.gov, PHammer@waterboards.ca.gov, Julia Dyer <JDyer@waterboards.ca.gov>, tmcclish@arroyogrande.org, Kelly Heffernon <kheffernon@arroyogrande.org>, 93triple4@att.net, Brian Pedrotti/Planning/COSLO@Wings, Ryan Foster/Planning/COSLO@Wings, Airlin Singewald/Planning/COSLO@Wings, tjamison@co.slo.ca.us  
Cc: Ryan Foster/Planning/COSLO@Wings  
Date: 05/15/2013 05:01 PM  
Subject: DRC2012-00096 PICACHO RANCH LLC. and PG&E, South County E-Referral, (CUP, Arroyo Grande)  
Sent by: Taryn Jamison

---

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



RE: FW: DRC2012-00096 PICACHO RANCH LLC. and PG&E, South County E-Referral,  
(CUP, Arroyo Grande)

Fukushima, Adam J@DOT

to:

rfoster@co.slo.ca.us

06/19/2013 02:41 PM

Hide Details

From: "Fukushima, Adam J@DOT" <adam.fukushima@dot.ca.gov>

To: "rfoster@co.slo.ca.us" <rfoster@co.slo.ca.us>

Thanks, Ryan.

I don't have any comments at this time.

Adam

Adam Fukushima, PTP  
Transportation Planning  
Caltrans - District 5  
50 Higuera Street  
San Luis Obispo CA  
(805) 549-3131

---

**From:** rfoster@co.slo.ca.us [<mailto:rfoster@co.slo.ca.us>]

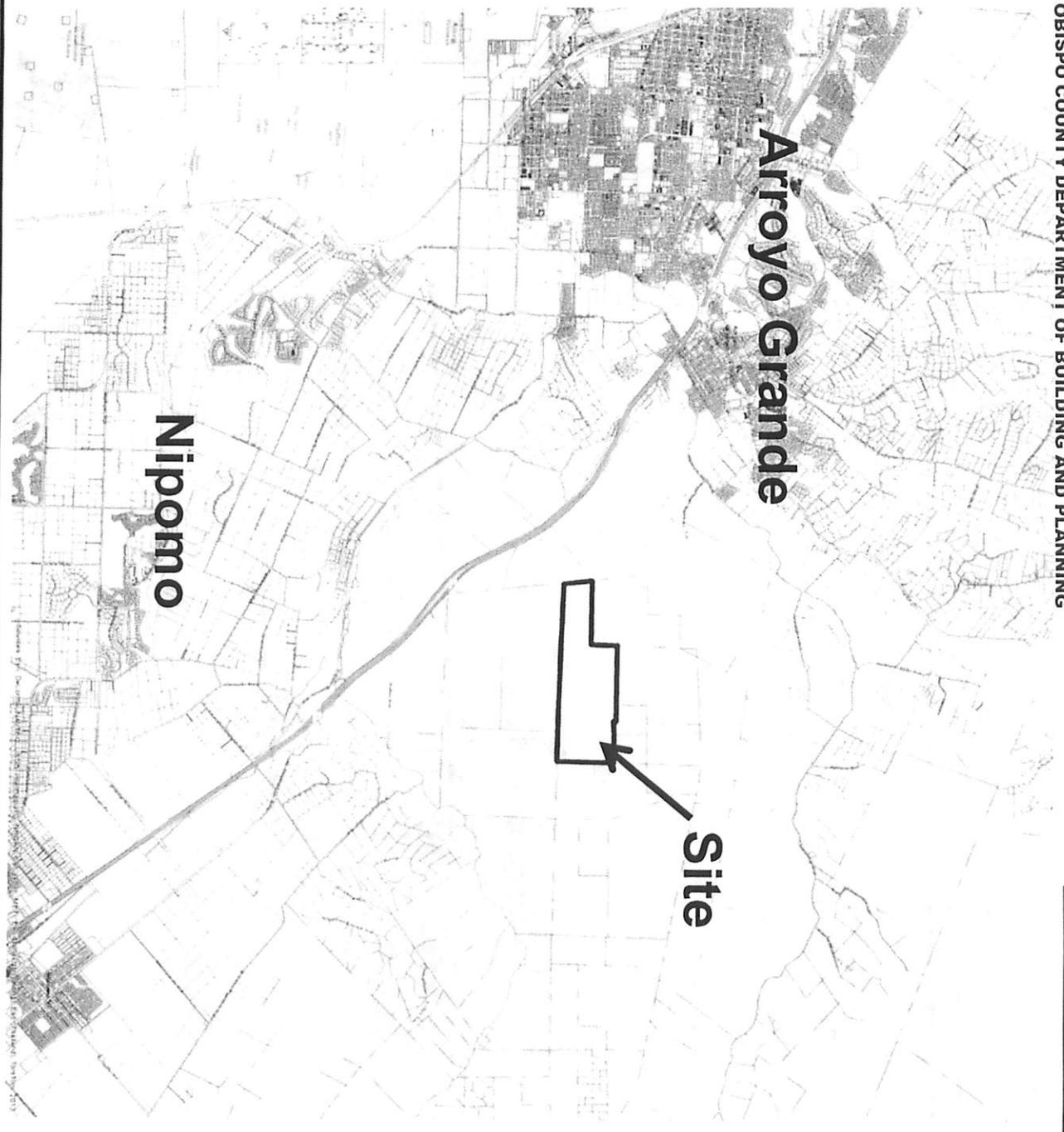
**Sent:** Wednesday, June 19, 2013 10:45

**To:** Fukushima, Adam J@DOT

**Subject:** Re: FW: DRC2012-00096 PICACHO RANCH LLC. and PG&E, South County E-Referral, (CUP, Arroyo Grande)

Adam -

Here is a map showing the boundaries of the project site. The tower will be located near the existing towers in the southeastern portion of the site.



**Arroyo Grande**

**Nipomo**

**Site**

**PROJECT**

Picacho Ranch / PG&E  
DRC2012-00096



**EXHIBIT**

Vicinity Map

City  
RS  
AG

AG / AG

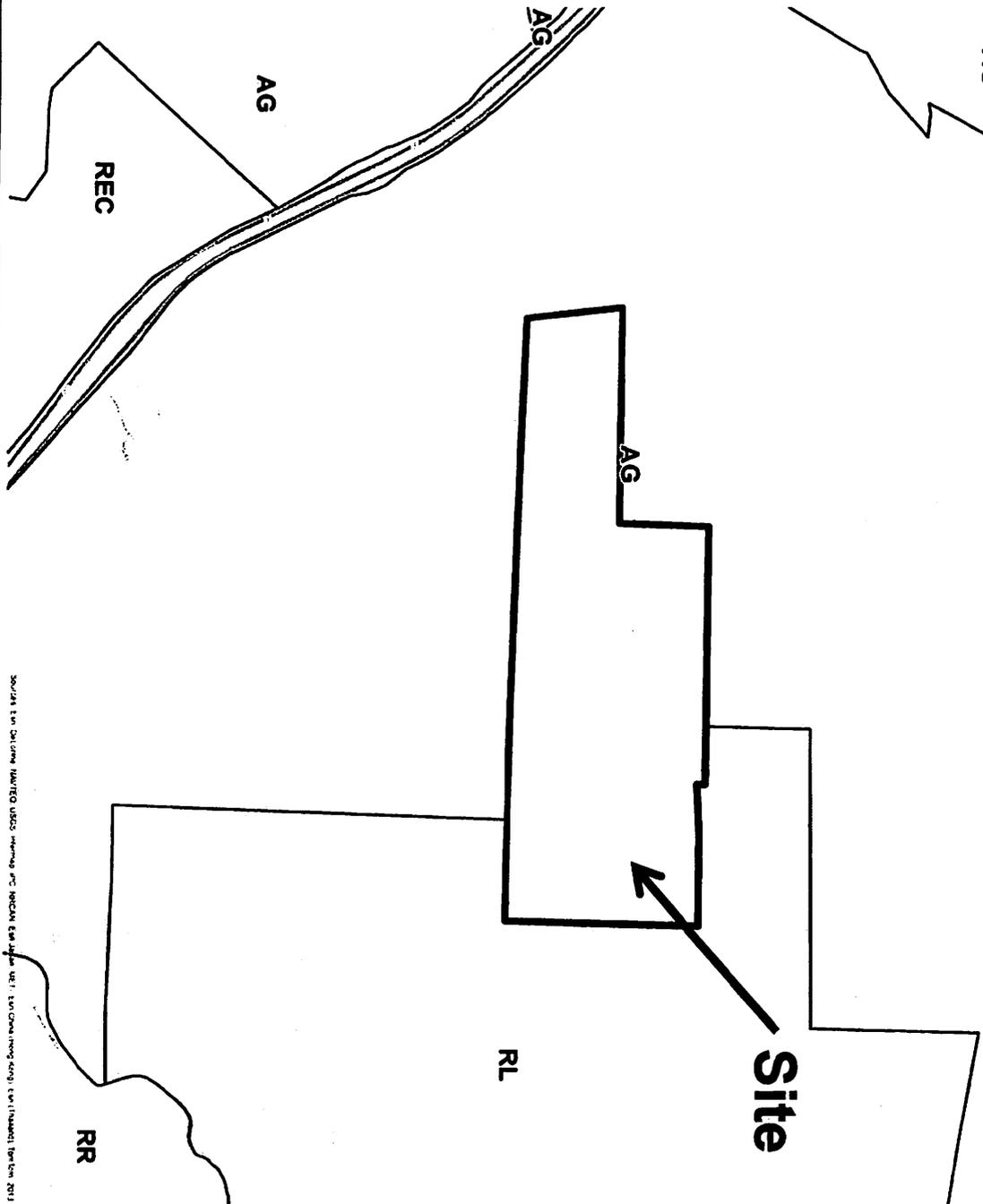
Site

RL

AG

REC

RR

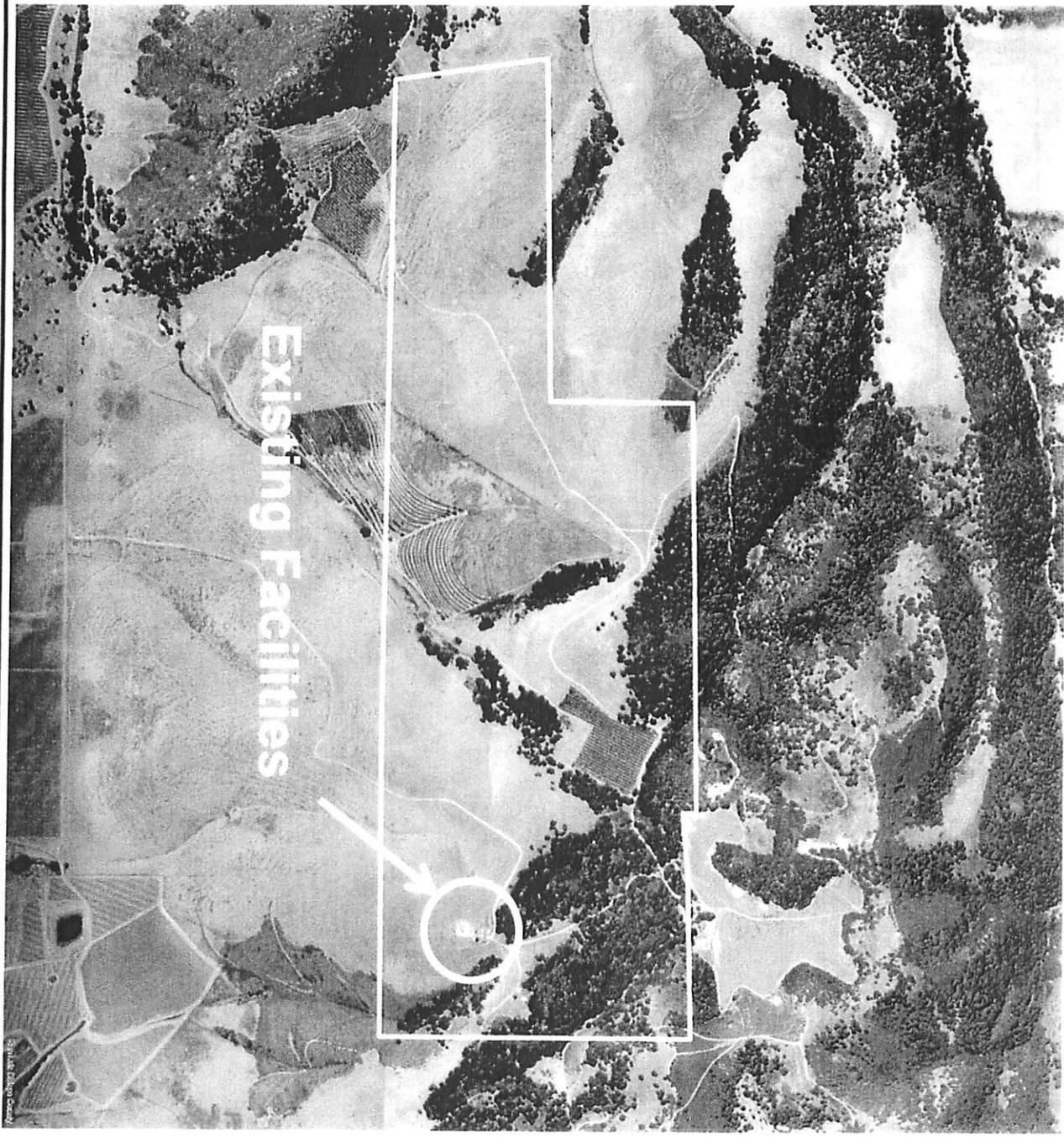


SOURCE: SAN CARLOS MOUNTED SERVICES, INC. REGIONAL GROWTH PLAN, 2011. SAN CARLOS MOUNTED SERVICES, INC. (11/20/2011)

**PROJECT**  
Picacho Ranch / PG&E  
DRC2012-00096



**EXHIBIT**  
Land Use Category Map



Existing Facilities

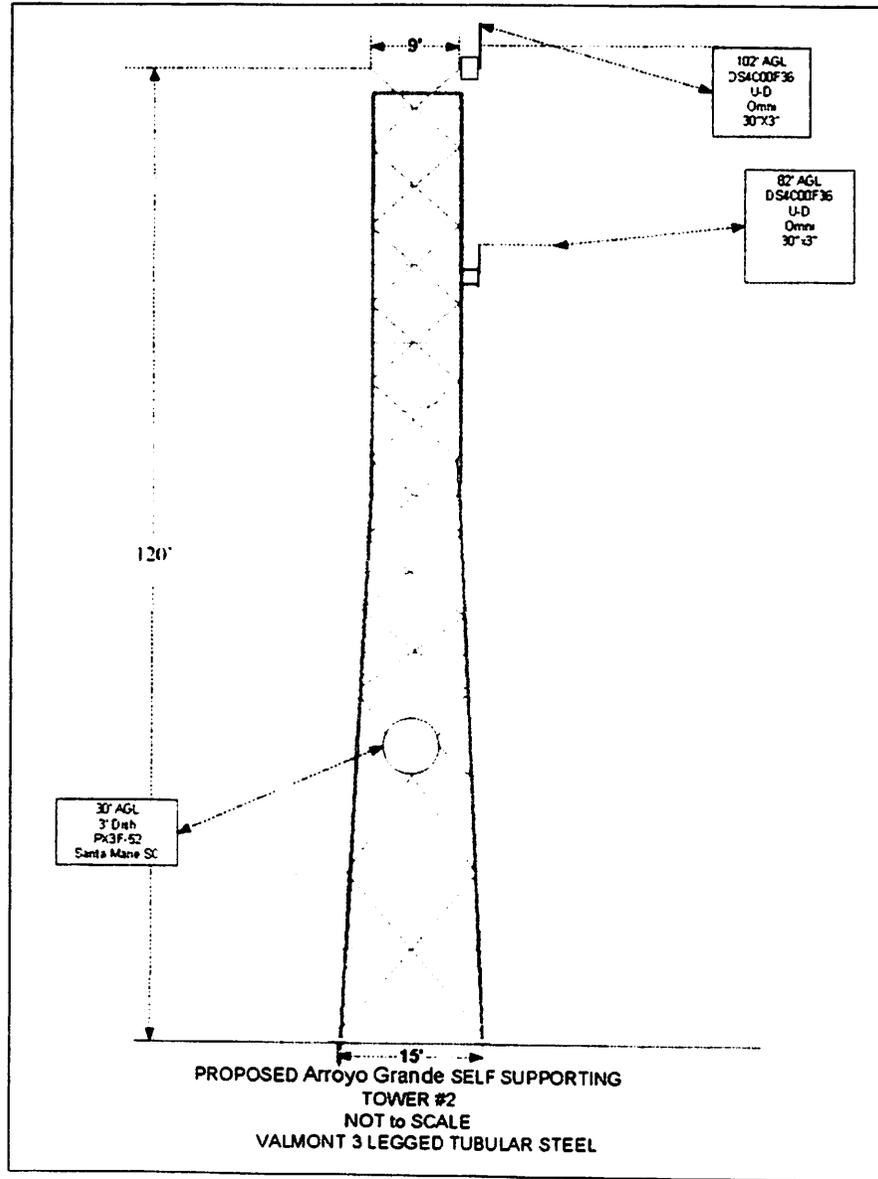
**PROJECT**  
Picacho Ranch / PG&E  
DRC2012-00096



**EXHIBIT**  
Aerial Photograph



Figure 2. Proposed Tower Elevation



PROJECT

Picacho Ranch / PG&E  
DRC2012-00096



EXHIBIT

Elevation

Existing view

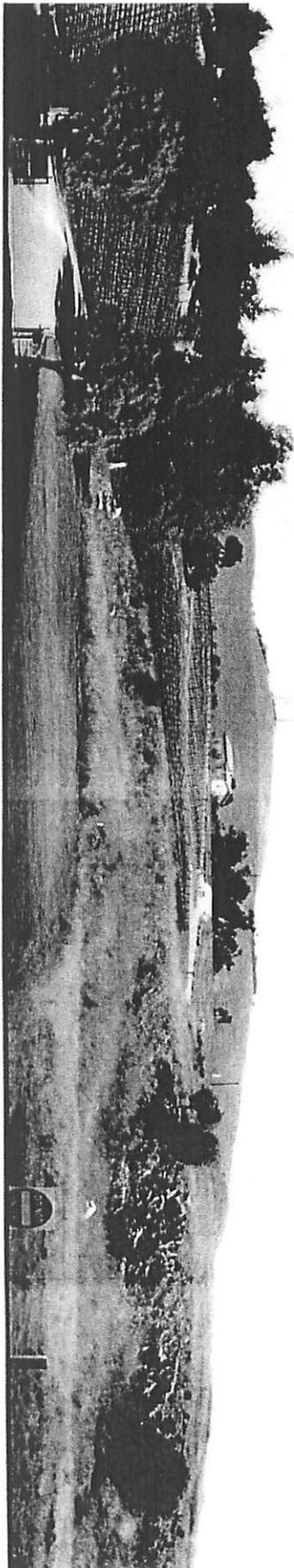
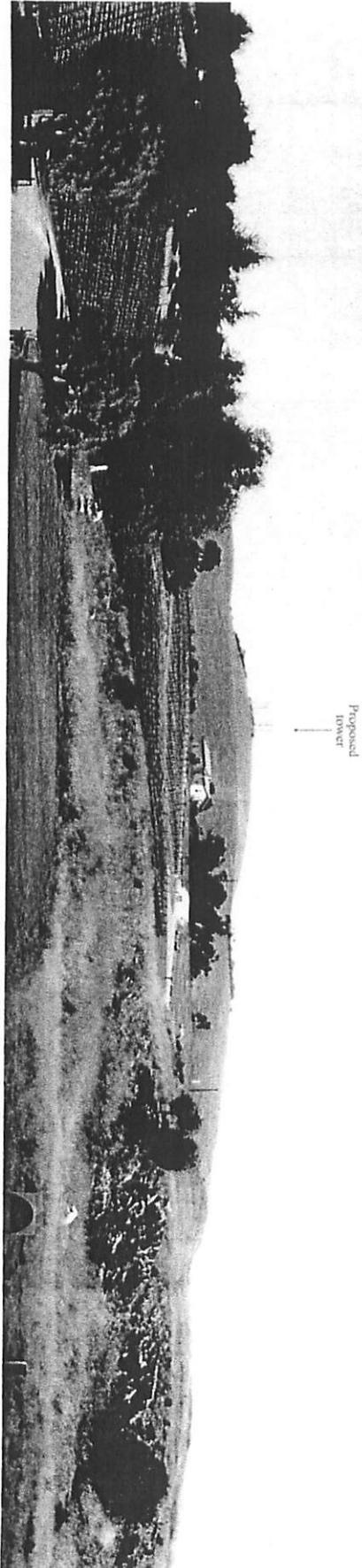


Photo-simulation of proposed tower



**PROJECT**

Picacho Ranch / PG&E  
DRC2012-00096



**EXHIBIT**

Photo-simulation – Laetitia Winery

Existing view

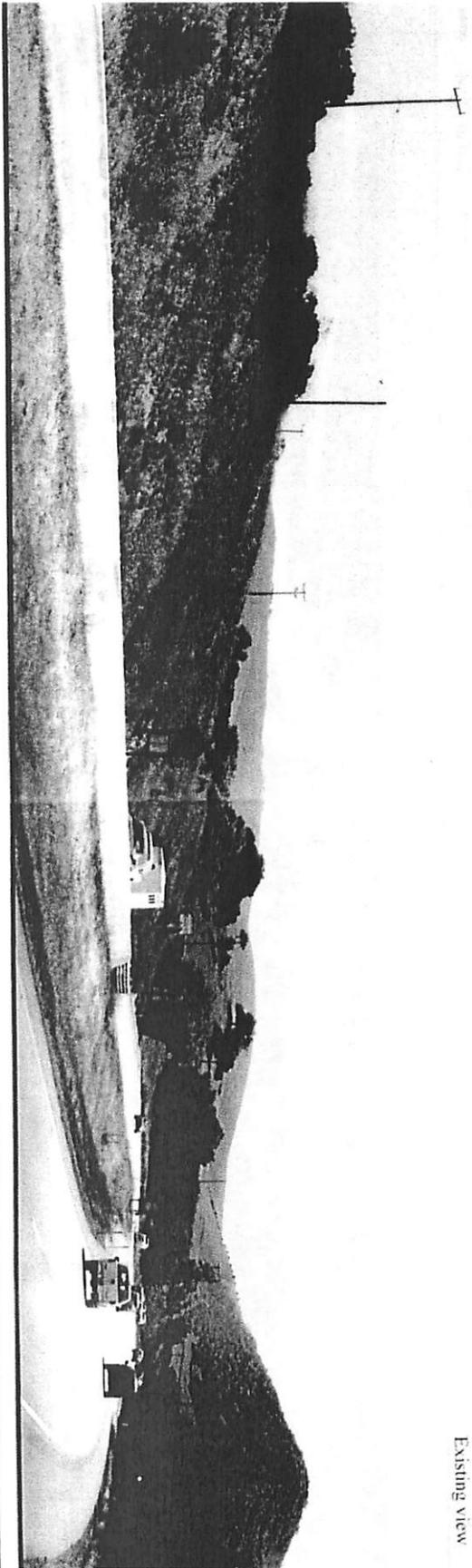
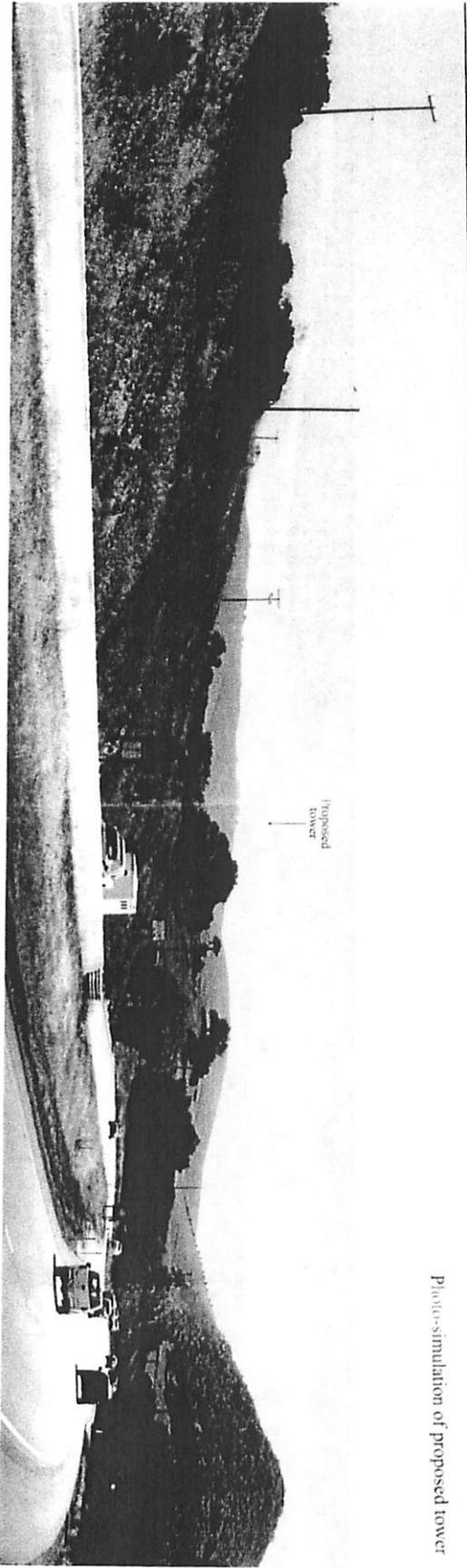


Photo-simulation of proposed tower



PROJECT

Picacho Ranch / PG&E  
DRC2012-00096



EXHIBIT

Photo-simulation – El Campo Road

Existing view

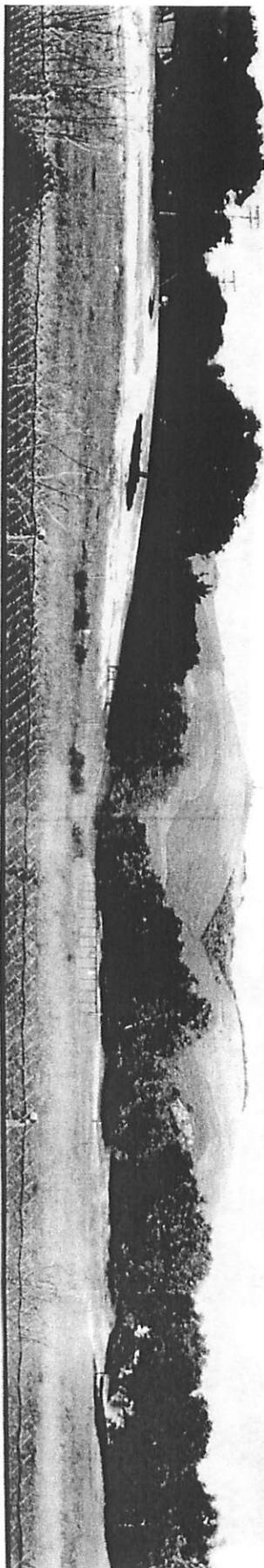
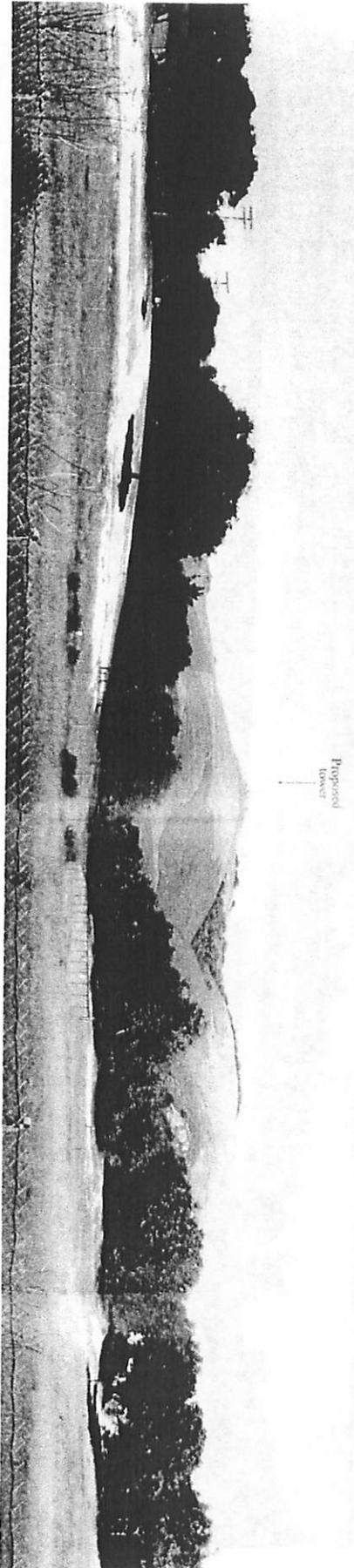


Photo-simulation of proposed tower



PROJECT

Picacho Ranch / PG&E  
DRC2012-00096



EXHIBIT

Photo-simulation – Los Berros Road