

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. ED13-058

DATE: 10/3/2013

PROJECT/ENTITLEMENT: Guadalupe Cooling Minor Use Permit; DRC2012-00104

APPLICANT NAME: AT&T

ADDRESS: 123 Seacliff Dr, Pismo Beach, CA 93444

CONTACT PERSON: Tricia Knight

Telephone: (805) 448-4221

PROPOSED USES/INTENT: Request by Guadalupe Cooling Company and AT&T for a Minor Use Permit to allow for the construction and operation of an unmanned wireless communications facility consisting of 12 panel antennas and 12 Remote Radio Units (RRUs) mounted at a maximum height of 29 feet within the cylinder portion of a 34-foot tall artificial water tank. Also included are ground-mounted equipment on a 20' x 25' concrete pad, and associated utility trenching. The proposed project would remove an existing facility, consisting of a 30-foot tall monopole with three panel antennas and ground-mounted equipment, located on the same parcel approximately 900 feet south of the proposed artificial water tank. The proposed project would result in the disturbance of approximately 500 square feet on a 20-acre parcel. The proposed project is within the Agriculture land use category.

LOCATION: The proposed project is located at 2440 Guadalupe Road, approximately 3,500 feet south of Osos Flaco Lake Road and 2 miles north of the City of Guadalupe (Santa Barbara County), in the rural South County planning area.

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

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. N/A

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

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

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

Airlin Singewald

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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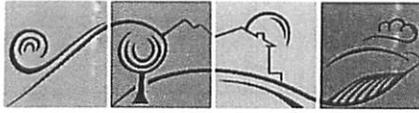
MEMORANDUM FOR THE RECORD

On [Date], [Name] [Title] [Organization] [Address] [City] [State] [Zip] [Phone] [Fax] [E-mail] [Web] [Social Media] [Other Contact Info] [Subject]

[Detailed text of the memorandum, including background information, findings, and recommendations. The text is extremely faint and largely illegible.]

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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. Guadalupe Cooling Minor Use Permit ED13-058 (DRC2012-00104)

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 checked="" 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.

Airlin Singewald
Prepared by (Print)

Signature

Date

Steve McMasters
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(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 Guadalupe Cooling Company and AT&T for a Minor Use Permit to allow for the construction and operation of an unmanned wireless communications facility consisting of 12 panel antennas and 12 Remote Radio Units (RRUs) mounted at a maximum height of 29 feet within the cylinder portion of a 34-foot tall artificial water tank. Also included are ground-mounted equipment on a 20' x 25' concrete pad, and associated utility trenching. The proposed project would remove an existing facility, consisting of a 30-foot tall monopole with three panel antennas and ground-mounted equipment, located on the same parcel approximately 900 feet south of the proposed artificial water tank. The proposed project would result in the disturbance of approximately 500 square feet on a 20-acre parcel. The proposed project is within the Agriculture land use category, and is located at 2440 Guadalupe Road, approximately 3,500 feet south of Osos Flaco Lake Road, 2 miles north of the City of Guadalupe (Santa Barbara County), in the rural South County planning area.

ASSESSOR PARCEL NUMBER(S): 092-021-046

Latitude: 34° 59' 59.5134" N Longitude: -120° 34' 17.4756" W

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: South County (Inland),

TOPOGRAPHY: Nearly level

LAND USE CATEGORY: Agriculture

VEGETATION: Urban-built up Mostly barren

COMBINING DESIGNATION(S): Flood Hazard

PARCEL SIZE: 20 acres

EXISTING USES: Industrial uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; agricultural uses	<i>East:</i> Agriculture; agricultural uses
<i>South:</i> Agriculture; agricultural uses	<i>West:</i> Agriculture; agricultural uses

C. ENVIRONMENTAL ANALYSIS

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



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

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

Setting. The proposed project is located near the center of the Oso Flaco Valley. Situated between the Nipomo mesa and the Guadalupe dunes, this area consists of productive agricultural soils and is intensively farmed with irrigated row crops. The terrain is level and lacks native vegetation. Some rolling hills and dunes can be seen in the far distance beyond the farmland. Few structures are visible in the area, other than utility poles along the highway and the large vegetable cooling warehouse that occupies the subject parcel. Numerous tractors, trucks, and other farming equipment dot the landscape.

The project is located on Guadalupe Road / Highway 1, the main transportation corridor in the area. The visual sensitivity of this corridor is relatively low, as it is characterized by heavy agricultural and industrial use, lacks native vegetation, and contains no unique geologic landforms. This section of Highway 1 is not a designated scenic highway.^a

The proposed project would share a 20-acre parcel with the Guadalupe Cooling Company, an industrial-scale vegetable cooling facility. The triangular-shaped parcel is bordered by Guadalupe Road / Highway 1 to the east, the Southern Pacific Railroad tracks to the west, and an agricultural field to the north. Approximately 70 percent of the parcel is paved or developed with buildings and the remaining area is heavily disturbed due to regular truck traffic. The parcel contains virtually no vegetation. The primary development on the site is a large (approximately 90,000 square-foot^b) warehouse surrounded by ancillary buildings, loading equipment, semi-trucks, and storage crates. Two agricultural reservoirs with a combined surface area of about 0.6 acre are located on the northwest edge of the parcel, adjacent to the railroad tracks.

The subject parcel contains an existing AT&T communications facility located adjacent to Guadalupe Road / Highway 1 near the main entrance to the facility. The existing facility consists of three panel antennas mounted to an approximately 30-foot tall 10" diameter steel monopole and outdoor

^a In San Luis Obispo County, only the portion of Highway 1 from San Luis Obispo city limit to the Monterey County line is considered a scenic highway

^b Based on aerial photography

equipment cabinets within a fenced enclosure at the base of the monopole. The existing facility is designed to resemble a light pole; however the fiberglass radome that conceals the antennas has been removed, compromising the stealth design of the facility.

The proposed project would be located approximately 900 feet north of the existing AT&T facility, and 325 feet west of Highway 1, in a storage yard.

Regulatory Setting

The Land Use Ordinance establishes the following screening standard for wireless communications facilities:

All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to resemble rural, pastoral architecture (ex: windmills, barns, trees) or other features determined to blend with the surrounding area and be finished in a texture and color deemed unobtrusive to the neighborhood in which it is located.

Conservation and Open Space Element Policy VR 9.3 states:

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

Conservation and Open Space Element Policy VR 9.4 states:

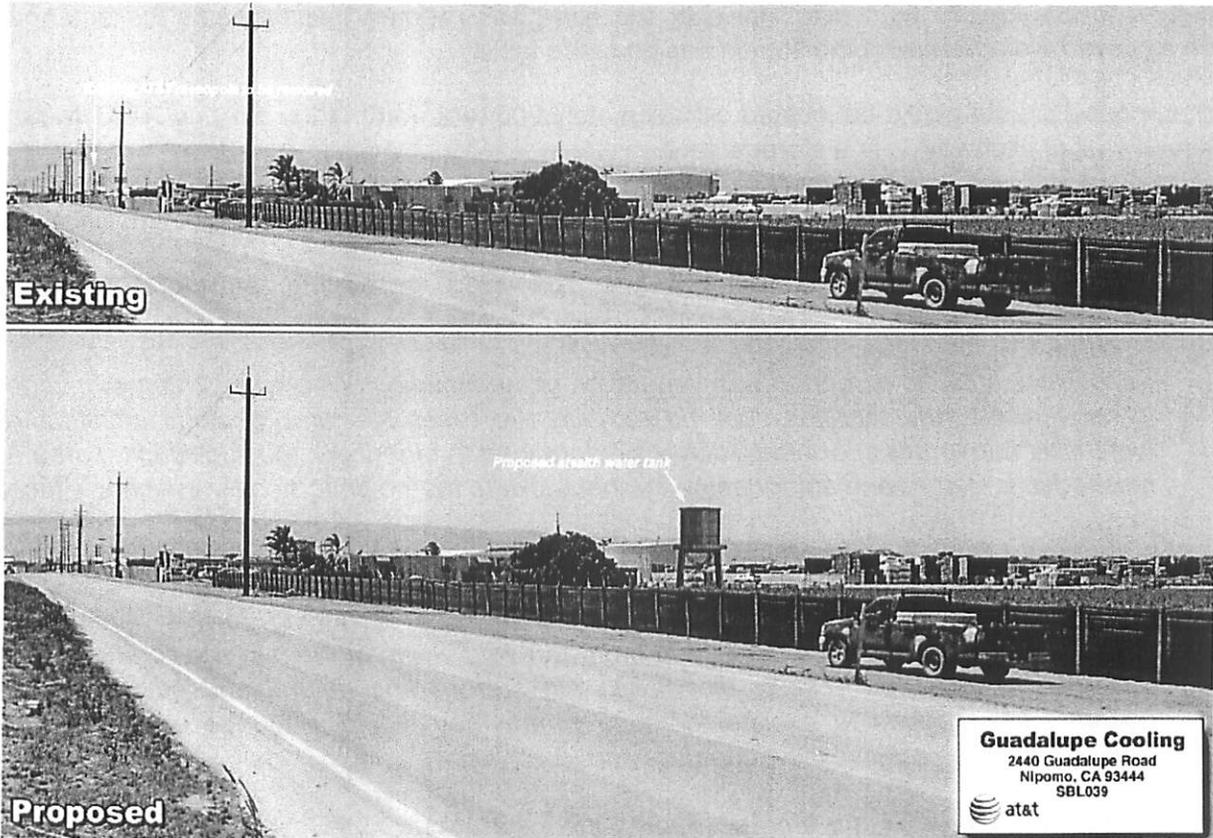
Encourage collocation of communications facilities (one or more carriers sharing a site, tower, or equipment) when feasible and where it would avoid or minimize adverse visual effects.

Impact. The proposed unmanned wireless communications facility would consist of 12 panel antennas and 12 Remote Radio Units (RRUs) mounted at a height of 29 feet within the cylinder portion of a new 34-foot tall artificial water tank, ground-mounted equipment on a 20' x 25' concrete pad and associated utility trenching. The proposed project would also remove an existing 30-foot tall monopole with ground-mounted equipment located on the same parcel approximately 900 feet south of the proposed artificial water tank.

The proposed project could have a potentially significant impact on visual resources since it would introduce a new use that is visually incompatible with the character of the surrounding agricultural landscape. The applicant submitted photo-simulations of the proposed facility from key viewing angles on Guadalupe Road / Highway 1 (Figure 1). The photo-simulations demonstrate that the full extent of the facility would be visible from certain viewing locations along Guadalupe Road / Highway 1. However, since the facility is designed to resemble an agricultural-style water tank, it would blend in with the other agricultural-related structures and equipment within the viewshed and would not attract attention. This design is consistent with the goals of the County's communications facilities ordinance.

The proposed project would also remove the existing 30-foot monopole located adjacent to Guadalupe Road / Highway 1. This would improve the aesthetics of the site, since the existing monopole is poorly maintained and lacks the necessary visual screening.

Figure 1: Photo-simulation of the view south along Hwy 1



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

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

2. AGRICULTURAL RESOURCES
Will the project:

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

e) *Other:* _____

Setting. The subject property is in the Agriculture land use category. It contains an approximately 90,000 square-foot vegetable cooling facility and is under an agricultural preserve and Williamson Act contract. The property is located in an intensively farmed area and is surrounded on all sides by irrigated row crops. The soil is classified as prime farmland if irrigated; however, it is not irrigated, and it is not anticipated to be irrigated in the future since the entire site is heavily used as a vegetable cooling facility in support of the surrounding farms.

The proposed communications facility is located on the following soil type:

- **Mocho loam.** This nearly level 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: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.

The existing facility which will be removed as part of the project is located on the following soil type:

- **Tujunga loamy sand (0 - 2 % slope).** This nearly level sandy bottom soil is considered well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities, flooding. The soil is considered Class IV without irrigation and Class III when irrigated.

Impact. The project is located in a predominantly agricultural area with intensive agricultural activities occurring on surrounding lands. Although the subject parcel is not planted with crops, it contains a large vegetable cooling facility that supports surrounding farms. The proposed unmanned communications facility would result in about 500 square-feet of disturbance on the 20-acre parcel and would not interfere or conflict with the vegetable cooling facility activities or adjacent farmland. No prime farmland or agricultural soils would be converted.

The subject property is under a land conservation contract. According to the County’s Preserve Rules of Procedure, “Communications Facilities” are considered compatible uses for lands subject to conservation contracts.

In a project referral response, dated July 9, 2013, Lynda Auchinachie of the County Department of Agriculture stated that the project would have a less than significant impact to agricultural resources or operations because the project “...will be located within a developed area and will not be incompatible with existing on-site or adjacent agricultural uses.”

As noted by Ms. Auchinachie, construction activities could potentially disrupt vehicle circulation and other daily activities associated with the vegetable cooling facility.

Mitigation/Conclusion. The proposed project is not anticipated to adversely impact adjacent agricultural lands or associated activities. The project is considered a compatible use on contracted lands. Prior to issuance of a construction permit, the applicant will be required to submit evidence to the Department of Planning and Building verifying that the applicant has consulted with the cooling facility owner or their designee to develop a construction plan that will minimize disruption to cooling facility activities during construction of the proposed project.

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"/>
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</i> <i>網 嘍 粘 軟</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GREENHOUSE GASES				
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).

Due to the distance of any known fault (at least three miles away) or serpentine rock outcrop (at least three miles away), it is not expected that any naturally occurring asbestos would be encountered during any earthmoving activities.

The project proposes to disturb soils that have been given a wind erodibility rating of 2-4, which is considered "low" to "moderate."

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 into 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 500 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The 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 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 project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

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

Mitigation/Conclusion. No mitigation measures are necessary.

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

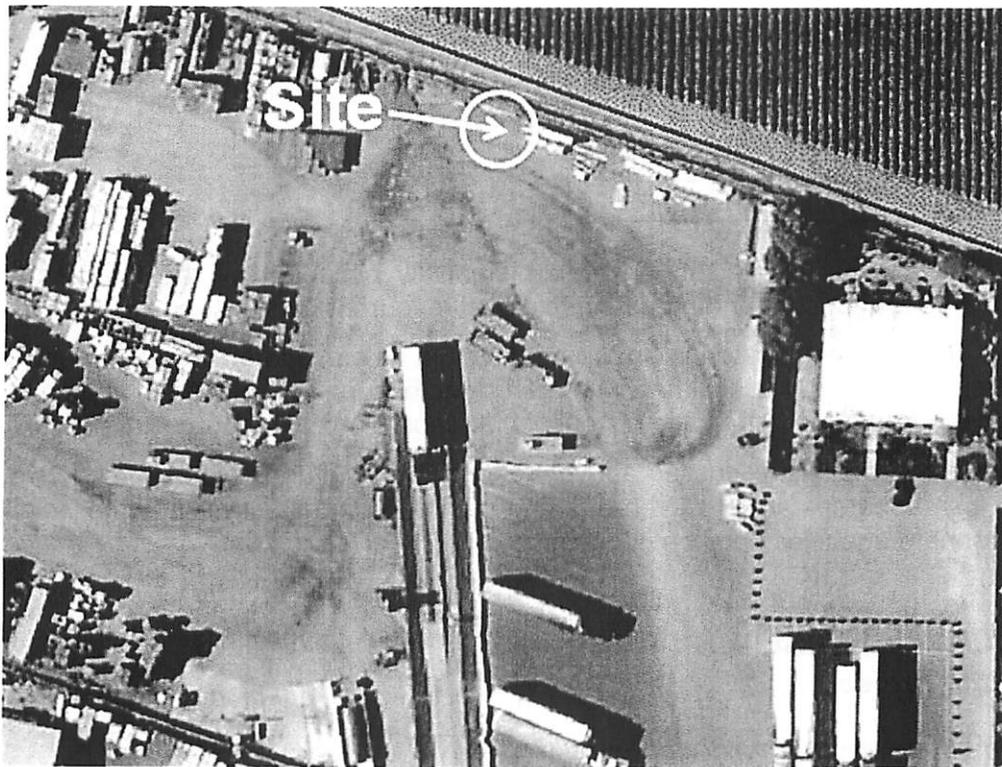
* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Setting. The proposed project is located on a 20-acre parcel that is surrounded on all sides by irrigated farmland. Approximately 70 percent of the parcel is paved or developed with buildings and the remaining area is heavily disturbed due to regular truck traffic and storage of agricultural equipment and products. Oso Flaco Creek intersects the southern edge of the property, about 1,800 feet south of the proposed development footprint. The property contains virtually no vegetation. The area proposed for development is heavily disturbed and denuded of vegetation as the result of constant truck traffic and other anthropogenic activities related to the vegetable cooling facility (see Figure 2). Two agricultural reservoirs with a combined surface area of about 0.6 acre are located about 500 feet west of the project site.

The project site occurs within the Santa Barbara Vernal Pool Region, as designated by the California Department of Fish and Game. Vernal pool habitat consists of seasonal wetlands (i.e. areas that

pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

Figure 2: Aerial Photograph of Project Site



The California red-legged frog (*Rana aurora draytonii*), which is considered a federally threatened species, is known to occur in the region. This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development.

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

A site visit of the project site was made on September 13, 2013 by project planner, Airlin Singewald, to inspect the project site's topography for the potential to support vernal pool habitat (e.g., low-elevation areas, depressions, natural or man-made ponded areas, etc.). At this time, no evidence of vernal pools or potential areas for ponded water was observed. The topography on the project site is such that water would not pool in a manner consistent with the characteristics of vernal pools or seasonal wetlands. Therefore, there was no indication of habitat suitable for supporting fairy shrimp, or sensitive aquatic animal or plant species associated with vernal pools.

Based on the September 13, 2013 site visit, Mr. Singewald determined that, due to specific site conditions, the proposed project does not have the potential to impact the California red-legged frog. Although the two agricultural reservoirs provide potential breeding habitat for the California red-legged frog, they are separated from the project site by a distance of 500 feet and substantial physical barriers which include numerous storage containers and other agricultural equipment. In addition, the area proposed for development contains no vegetation and is not near a stream or any other feature that could attract or provide suitable cover for the California red-legged frog (see Figure 2).

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no 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 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. As discussed above, no significant cultural resource impacts are anticipated. In the event any 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>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: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Moderate

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

Impact. As proposed, the project will result in the disturbance of approximately 500 square feet to construct an unmanned wireless communications facility. The subject property has been previously disturbed due activities associated with the adjacent vegetable cooling facility. The proposed project would not change existing drainage conditions since the project involves minimal grading and the site is nearly level and contains no vegetation.

Mitigation/Conclusion. Under Chapter 18 of the California Building Code, the project will be required to submit a soils engineering report with the construction permit application and to implement the recommendations of the report. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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 type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

The subject parcel is known to contain storage tanks for methyl-bromide, a toxic compound used as a pesticide.

The subject project is within the 100-year Flood Hazard Combining Designation (FH). However, according to Tim Tomlinson from the County Department of Public Works, the flood plain elevation on this particular parcel is located below the natural grade.

With regards to potential fire hazards, the subject project is not within a Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

The project is within the Twitchell Reservoir "dam inundation" area, and is approximately 25 miles downstream below the dam. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan. Although the property is within the Flood Hazard combining designation, based on previously prepared surveys, the entire site is located above the flood plain elevation. The proposed project, which is an unmanned facility, would not expose humans to hazards or hazardous materials.

The applicant submitted a radio frequency report (*Site Safe; May 14, 2013*) 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 14.3% of the applicable public exposure limit.

These results include several "work-case" assumptions and therefore are expected to overstate actual power density levels.

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

8. NOISE

Will the project:

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

Setting. The proposed unmanned wireless communications facility is not considered a sensitive noise receptor. The project would be located approximately 325 feet west of Highway 1 in a heavy industrial / agricultural area. There are no residences or other sensitive noise receptors within the project vicinity. 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. The project is consistent with the County's Noise Element. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <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"/>

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<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 10 miles to the north)

Fire: Cal Fire (formerly CDF)

Hazard Severity: Not Applicable

Response Time: 5-10 minutes

Location: Approximately 4 miles to the north

School District: Lucia Mar Unified School District.

Impact. The proposed project involves the construction of an unmanned wireless communications facility. No significant project-specific impacts to utilities or public services were identified. This project, along with 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. 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

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

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

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

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

12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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"/>

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area including Guadalupe Road / Highway 1 is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. Referrals were sent to County Public Works and Caltrans and no significant circulation-related issues were identified.

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 about 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 traffic impacts were identified, and no mitigation measures above what are already required by ordinance are 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 type="checkbox"/>	<input checked="" type="checkbox"/>

13. WASTEWATER

Will the project:

d) *Other:* _____

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

Will the project:

QUALITY

- a) *Violate any water quality standards?*
- b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?*
- c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*
- d) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?*
- e) *Change rates of soil absorption, or amount or direction of surface runoff?*
- f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*
- g) *Involve activities within the 100-year flood zone?*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

QUANTITY

- h) *Change the quantity or movement of available surface or ground water?*
- i) *Adversely affect community water service provider?*

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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 unmanned wireless communications facility will not require the use of water, nor will it create wastewater.

The topography of the project is nearly level. The closest creek from the proposed development is approximately 1,800 feet to the south on the southern edge of the property. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

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

Within the 100-year Flood Hazard designation? Yes

Closest creek? Oso Flaco Distance? 1,800 feet to the south on subject parcel

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 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, 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: 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. 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.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

Based on the proposed amount of water to be use and the water source, no significant impacts from

water use are anticipated.

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

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

The project is consistent with applicable Land Use Ordinance standards, which require new wireless communications facilities to either be completely screened with vegetation or to incorporate a stealth design that blends with the character of the surrounding landscape.

A portion of the subject parcel is located within the Coastal Zone; however, the proposed facility, including access, is located entirely outside of the Coastal Zone and therefore is not subject to the County's Local Coastal Plan.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary. As described above, in the Aesthetics section, the proposed project would be subject to mitigation measures to ensure that the proposed artificial water tank appears realistic and blends with other agricultural accessory structures in the project vicinity. This will ensure that the facility is visually compatible with the surrounding agricultural uses.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

Will the project:

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 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>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	None
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	Nipomo Community Services District	None
<input checked="" type="checkbox"/>	Other <u>South County Advisory Council</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

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

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

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

In addition, the following project specific information and/or reference materials have been considered

as a part of the Initial Study:

Guadalupe Cooling Site RF Compliance Report; Site Safe – May 13, 2013

Guadalupe Cooling Site Photo-simulations; Previsualists – May 18, 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.

Agricultural Resources

AG-1 Prior to issuance of construction permits, the applicant shall submit evidence to the Department of Planning and Building verifying that the applicant has consulted with the cooling facility owner or their designee to develop a construction plan that will minimize disruption to cooling facility activities during construction of the proposed project. The plan shall identify construction times, staging locations, and access routes. A copy of the plan shall be submitted to the Department of Planning and Building.

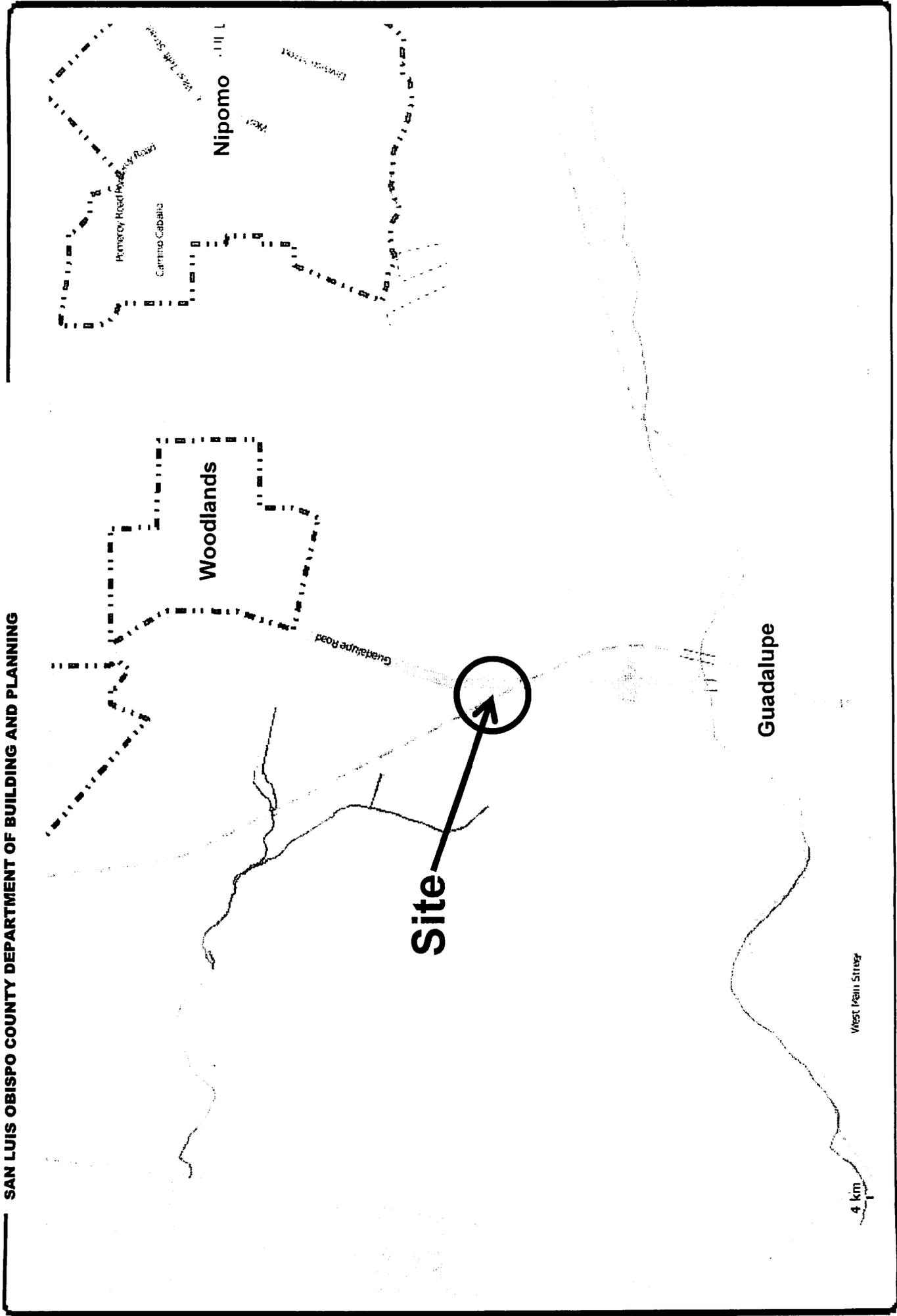
Visual Resources

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

- a. The water tank shall be designed to appear as a natural wood tank with realistic appearing color and texture treatments for both the tank and the support structure. The color shall be a matte finish light earth tone.
- b. All of the antennas shall be located completely within the faux tank.

VR-2 At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the water tank exactly as proposed. Water tank plans shall not include generic illustrations of a typical artificial water tank. The drawings shall include elevations and plan views. Once approved, the water tank plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the water tank engineering and architectural plans prior to preparation of the final plans.

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

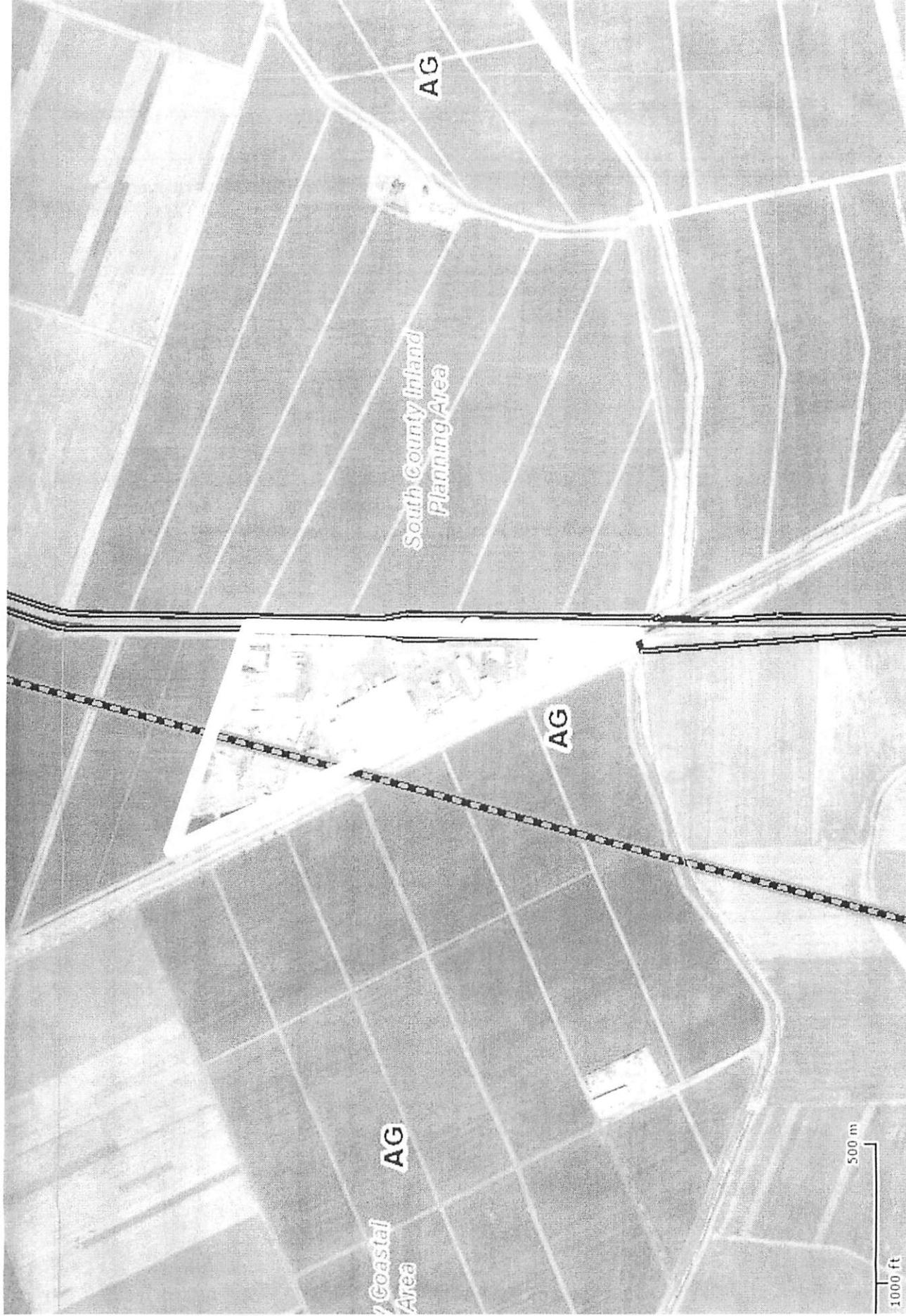


EXHIBIT

Vicinity Map



PROJECT
Guadalupe Cooling Co. / AT&T
DRC2012-00104



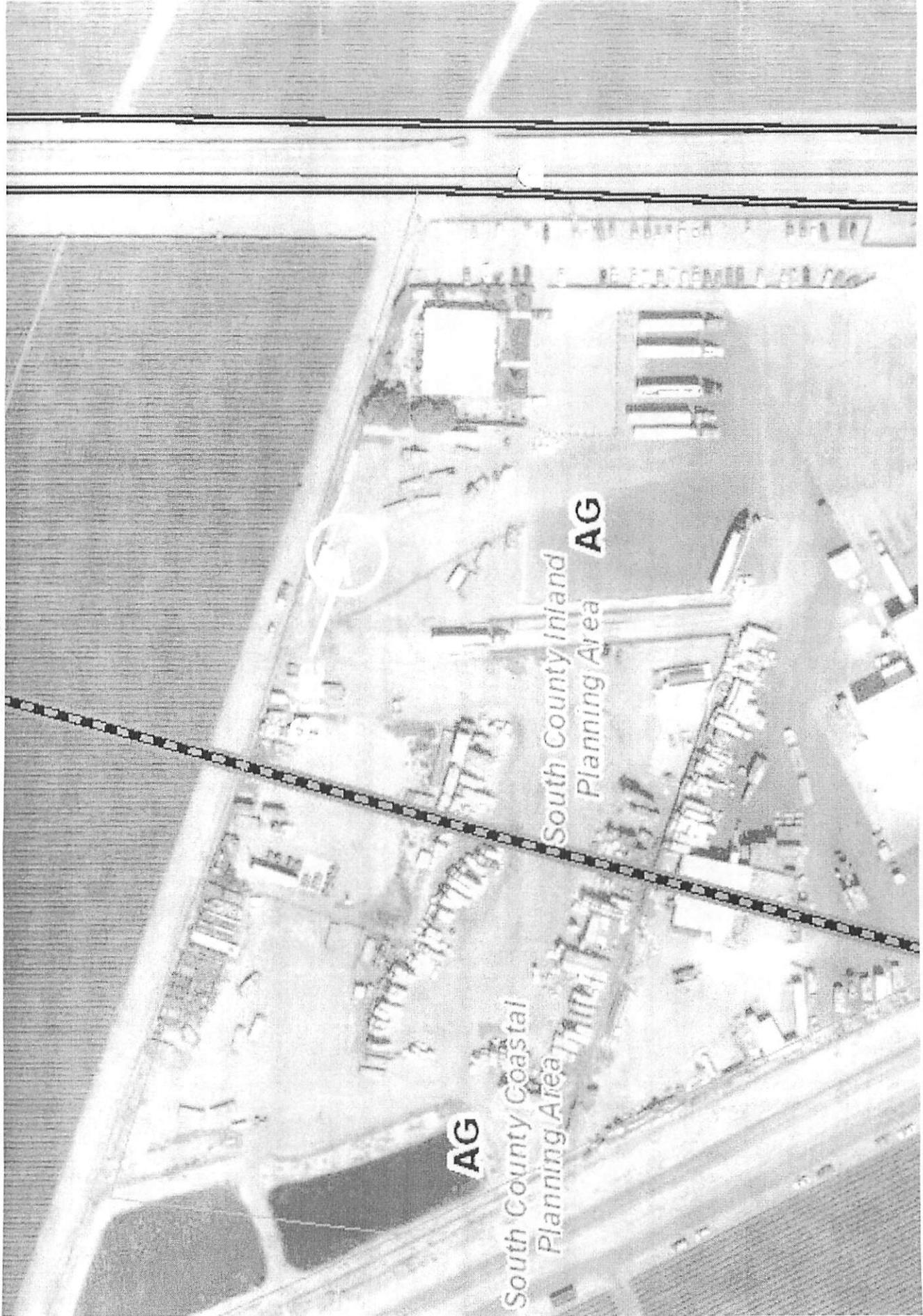
PROJECT

Guadalupe Cooling Co. / AT&T
DRC2012-00104

EXHIBIT

Land Use Category Map





NOTES

APN 093-021-048
OWNER(S) GUADALUPE COOLING COMPANY, INC.

Guadalupe Cooling / AT&T MUP[®] DRC2012-00104

LESSOR'S PROPERTY, LEGAL DESCRIPTION, PER TITLE REPORT
CLASSIFIC PER TITLE REPORT

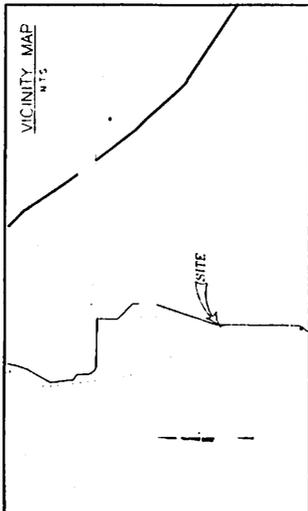
THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPARISON OF AVAILABLE INFORMATION. THE INTENT OF THIS DRAWING IS FOR EXAMINATION ONLY. THIS IS NOT A BOUNDARY SURVEY. THE EXISTENCE OF ANY THAT APPEAR ON THIS MAP HAVE BEEN NOTED BASED SOLELY ON INFORMATION CONTAINED IN THE CONDITION OF TITLE REPORT BY ENTRIX TITLE COMPANY. TITLE NO. XXXXX, DATED XXXX 7, 2019, WITHIN SAID TITLE REPORT THERE ARE AREA (S) EXCEPTIONS LISTED, NONE (S) OF WHICH ARE EXEMPTIONS AND NONE (S) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR HAS NOT BEEN ADVISED THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH WE DOES STATE THAT THE DATE LOCATED IS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL AID PROJECT MANAGEMENT AGENCY (FPM) MAP AND FOR COMMUNITY NO. 060796C, PANEL 10, SHEET 10, INDICATES THAT THE SITE IS WITHIN A FLOOD HAZARD ZONE. ALL WITHIN ZONE A, WHICH IS WITHIN AREAS WHERE NO BASE FLOOD ELEVATIONS BEEN DETERMINED.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS
LAT 34°50'07.81" N, WAD 83
LONG 107°34'14.5" W, WAD 83
ELEV 897.4402 68 (BASES OF DRAWING)

The information shown above meets or exceeds the requirements set forth in F.A.A. order 0350.100 for 1-a accuracy (± 30 horizontal and ± 3 vertical). The horizontal datum (coordinates) are expressed as WGS84 and the vertical datum (heights) are expressed as NAVD83 and derived from the NAVD83 datum.



- LEGEND**
- SITE BOUNDARY LINE
 - OVERHEAD UTILITY LINES
 - PROPERTY LINE (SEE RECORD 018)
 - FENCE LINE
 - CONCRETE PAVEMENT
 - EDGE OF PAVEMENT
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - CONCRETE PAD

AT&T
AT&T WIRELESS SERVICES
17420 W. WILLOW
IRVINE, CA 92614

wireless facilities, inc.
2000 WILLOW ROAD, SUITE 100
IRVINE, CA 92614

SMITHCO
SURVEYING ENGINEERING
17420 WILLOW ROAD, SUITE 100
IRVINE, CA 92614

SECTION	NO.	DATE
1	1	11/11/19

2. 11/11/19 10:00 AM

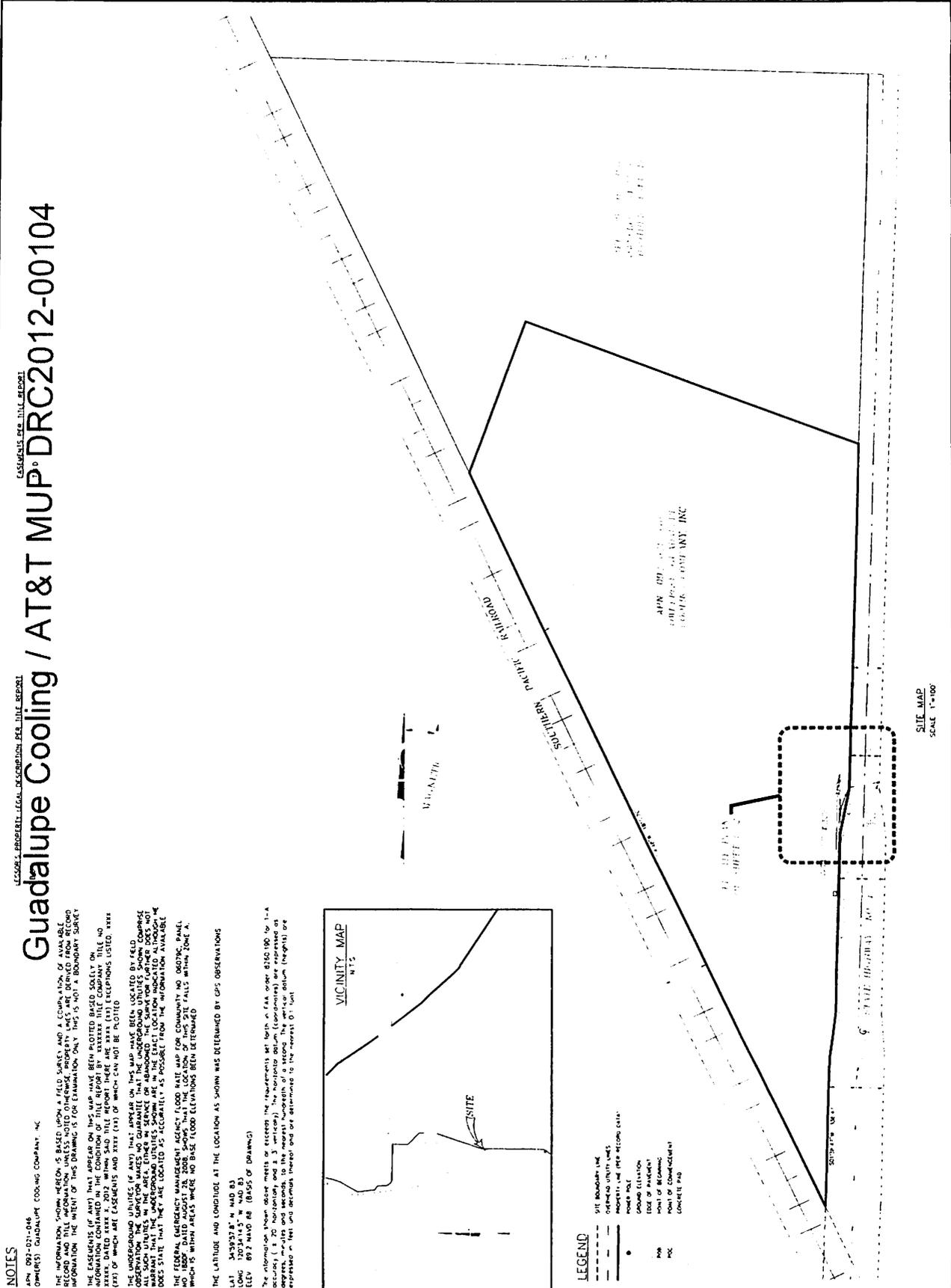
SITE NAME

SELO039
HWY 1 - OSO FLACO LAKE

SITE ADDRESS
2440 GUADALUPE ROAD
MRFOMO, CA 93444
SAN LUIS OBISPO COUNTY

SHEET NO. 1
SITE SURVEY

SHEET
C-1



180 REPORT, LESSEE, LEASE, LICENSE, AREA, DESCRIPTION

180 REPORT, LESSEE, LEASE, UTILITY, ROUTE, DESCRIPTION

Guadalupe Cooling / AT&T MUP DRC2012-00104



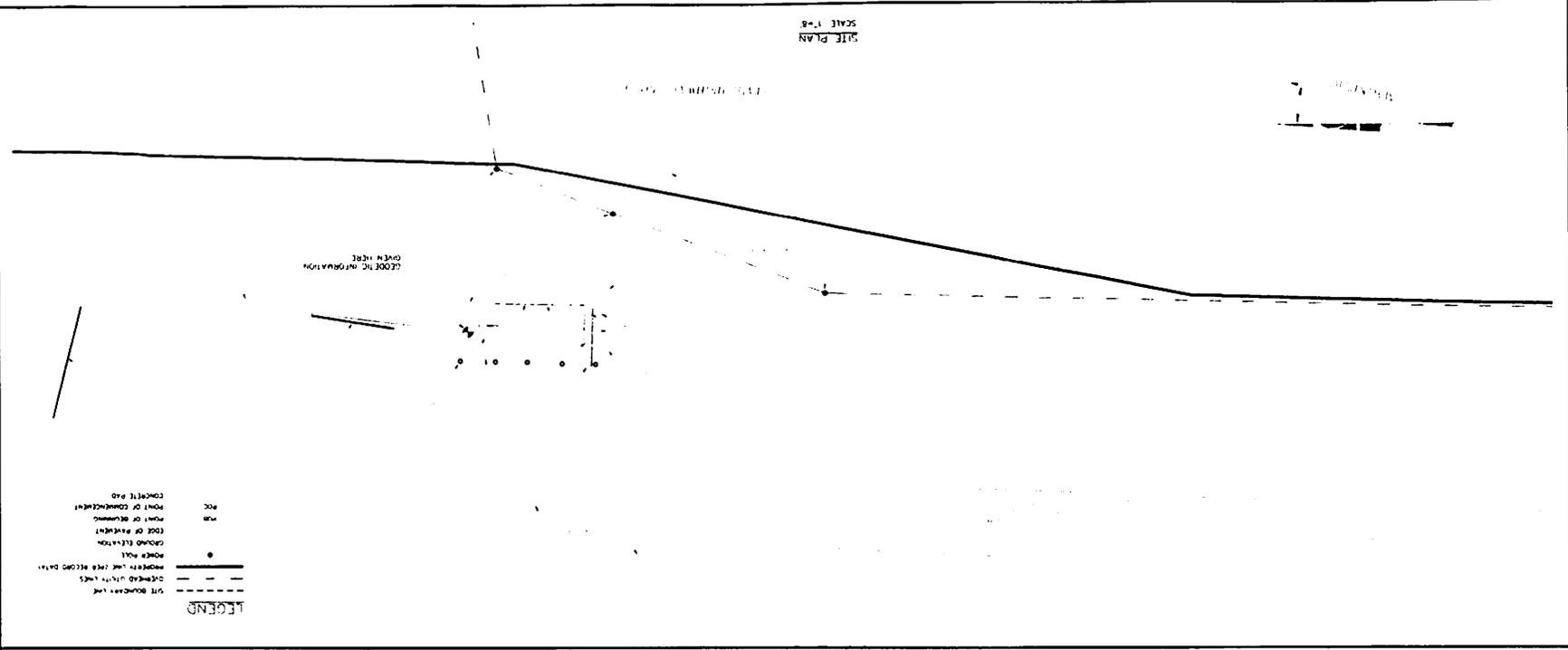
180

REPORT, LESSEE, LEASE, LICENSE, UTILITY, ROUTE, DESCRIPTION

SOUTH ELEVATION VIEW

SCALE 1"=4'

- LEGEND**
- SITE BOUNDARY LINE
 - DITCHED UTILITY LINE
 - PROPERTY LINE (SEE RECORD DATA)
 - POWER POLE
 - GROUND ELEVATION
 - EOOD OF ELEVATION
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - CONVEYED ROAD



SITE PLAN
SCALE 1"=4'

AT&T
WIRELESS SERVICES
12500 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75243
© 2011 AT&T INTELLECTUAL PROPERTY

Wireless Facilities, Inc.
MANAGEMENT AND MAINTENANCE
COMMERCIAL SERVICES

SMITHCO
SURVEYING, ENGINEERING
12500 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75243
© 2011 SMITHCO SURVEYING, ENGINEERING



REVISION

NO.	DESCRIPTION	BY	DATE

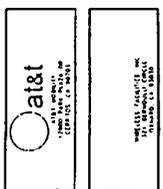
DATE PLOTTED: 02/01/2012 09:54:13

SITE NAME: HWY 1 - OSO FLACO LAKE
SBL039

CONTRACT NO.: 2440 GUADALUPE ROAD
MPCOND, CA 90444
SAN LUIS OBISPO COUNTY

SITE SURVEY

SHEET C-2

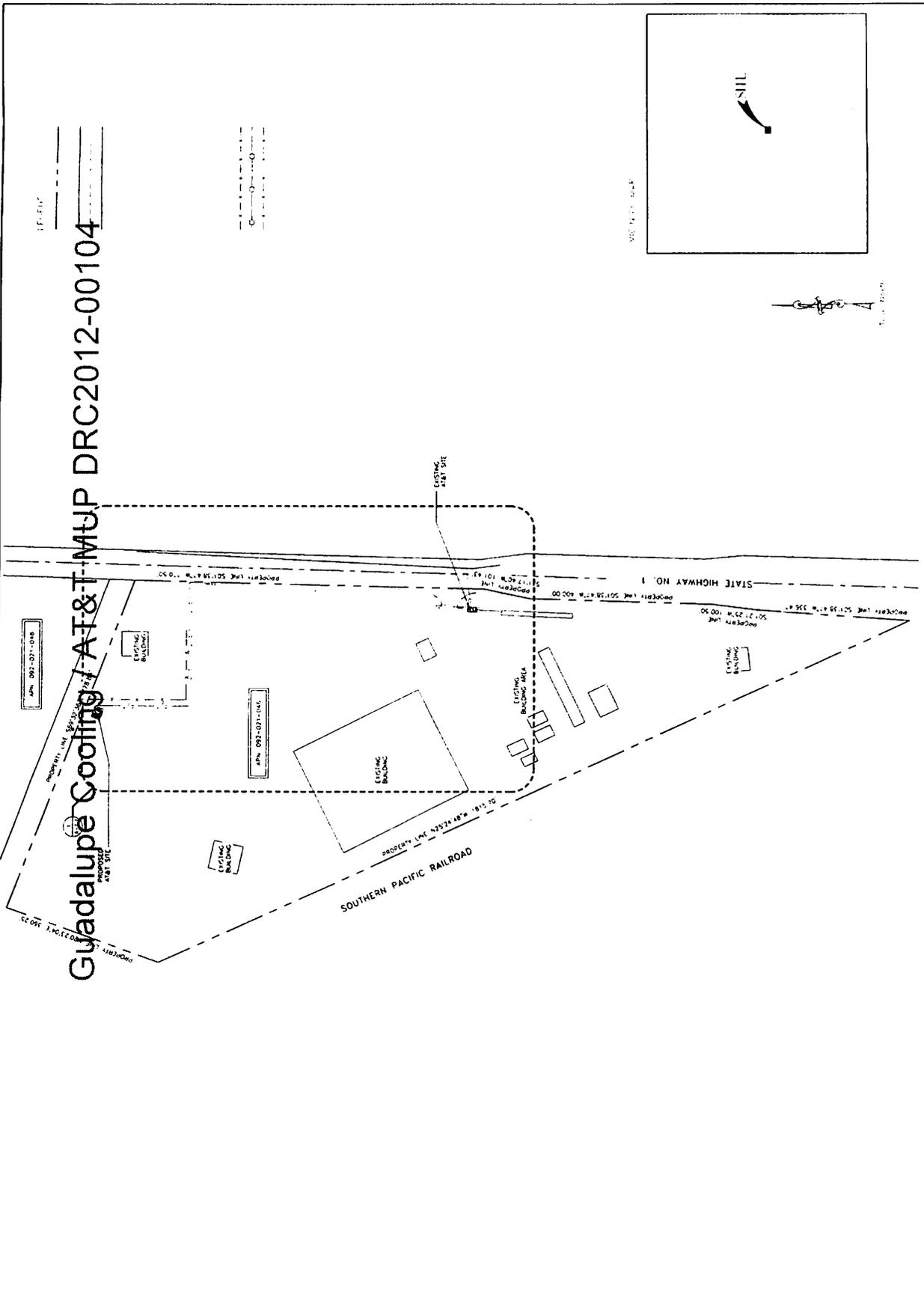


GUADALUPE COOLING
 SBL039 / CLUI322
 1915 W. 10th St. #100
 Phoenix, AZ 85015

NO.	DATE	REVISIONS
1	01/11/12	ISSUE FOR PERMITS
2	02/01/12	ISSUE FOR PERMITS
3	02/01/12	ISSUE FOR PERMITS
4	02/01/12	ISSUE FOR PERMITS
5	02/01/12	ISSUE FOR PERMITS
6	02/01/12	ISSUE FOR PERMITS
7	02/01/12	ISSUE FOR PERMITS
8	02/01/12	ISSUE FOR PERMITS
9	02/01/12	ISSUE FOR PERMITS
10	02/01/12	ISSUE FOR PERMITS
11	02/01/12	ISSUE FOR PERMITS
12	02/01/12	ISSUE FOR PERMITS
13	02/01/12	ISSUE FOR PERMITS
14	02/01/12	ISSUE FOR PERMITS
15	02/01/12	ISSUE FOR PERMITS
16	02/01/12	ISSUE FOR PERMITS
17	02/01/12	ISSUE FOR PERMITS
18	02/01/12	ISSUE FOR PERMITS
19	02/01/12	ISSUE FOR PERMITS
20	02/01/12	ISSUE FOR PERMITS

SHEET TITLE
 SHEET NO.

A-1



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PREPARED BY WATER. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO WATER SERVICES IS STRICTLY PROHIBITED.



ALL RIGHTS RESERVED
 2012 AT&T INTELLECTUAL PROPERTY
 ALL RIGHTS RESERVED

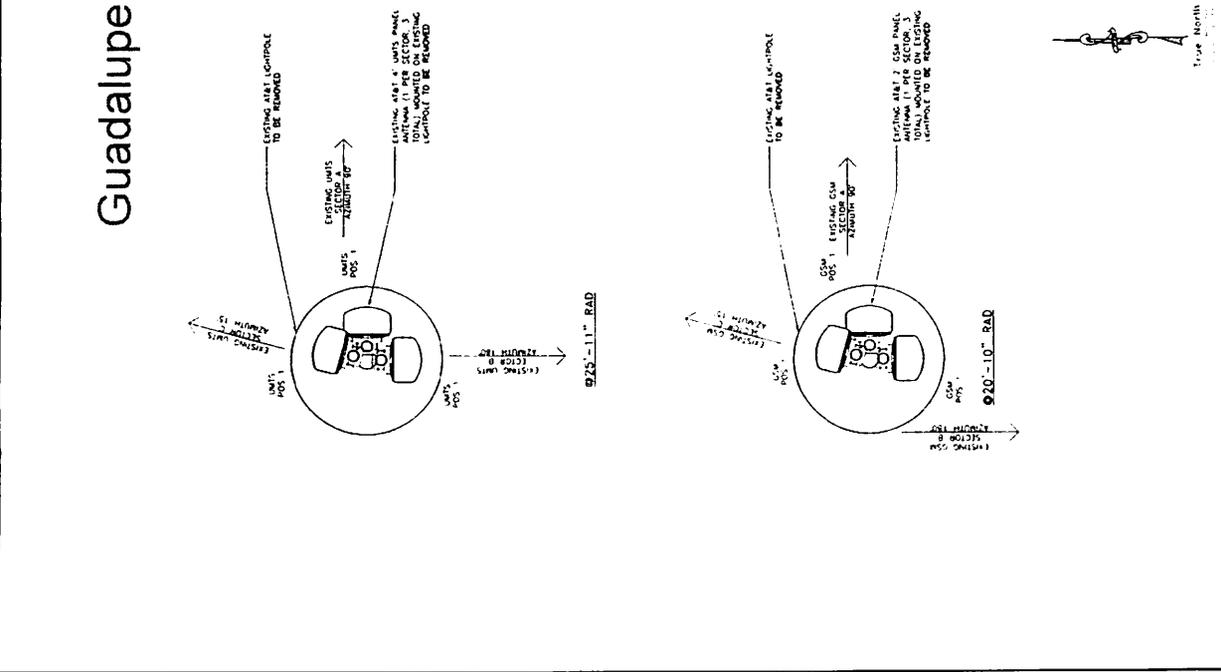
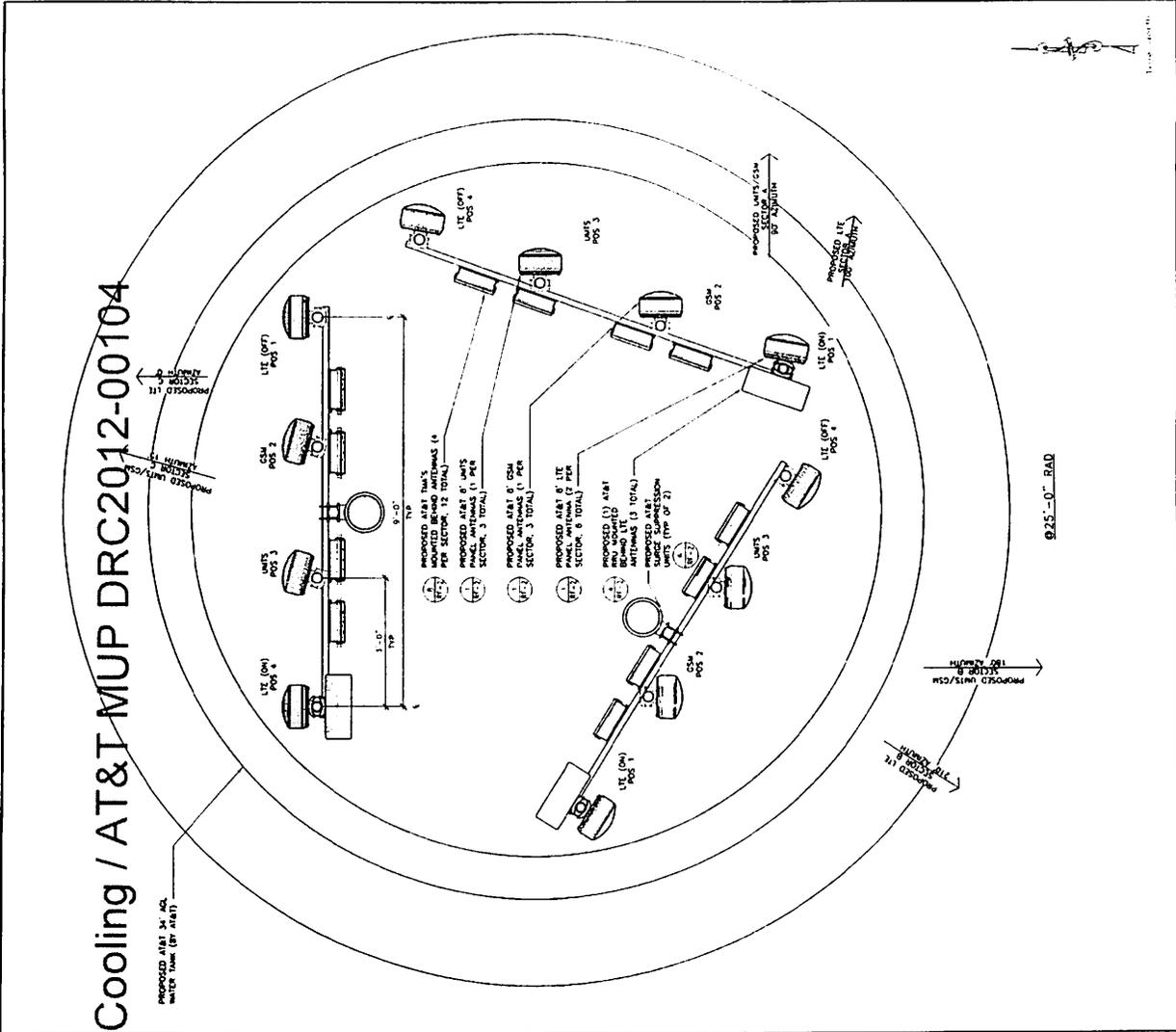
PTS
 PROJECT TRACKING SYSTEM
 10000 W. CENTRAL EXPRESSWAY
 SUITE 1000
 DALLAS, TEXAS 75243

GUADALUPE COOLING
 SB1.039 / CL1322

NO.	DATE	DESCRIPTION	BY	CHKD.
1	08/14/12	ISSUED FOR PERMITS	JK	JK
2	08/14/12	ISSUED FOR PERMITS	JK	JK
3	08/14/12	ISSUED FOR PERMITS	JK	JK
4	08/14/12	ISSUED FOR PERMITS	JK	JK
5	08/14/12	ISSUED FOR PERMITS	JK	JK
6	08/14/12	ISSUED FOR PERMITS	JK	JK
7	08/14/12	ISSUED FOR PERMITS	JK	JK
8	08/14/12	ISSUED FOR PERMITS	JK	JK
9	08/14/12	ISSUED FOR PERMITS	JK	JK
10	08/14/12	ISSUED FOR PERMITS	JK	JK
11	08/14/12	ISSUED FOR PERMITS	JK	JK
12	08/14/12	ISSUED FOR PERMITS	JK	JK

SHEET TITLE
 GUADALUPE COOLING
 ANTENNA PLAN

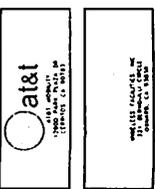
SHEET NUMBER
 A-3



Guadalupe Cooling / AT&T MUP DRC2012-00104

PROPOSED ANTENNA PLAN 2
 24.5' SCALE 3/4" = 1'-0"
 11.5' SCALE 3/8" = 1'-0"
 INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY AND CONFIDENTIAL. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

Guadalupe Cooling / AT&T MUP DRC2012-00104

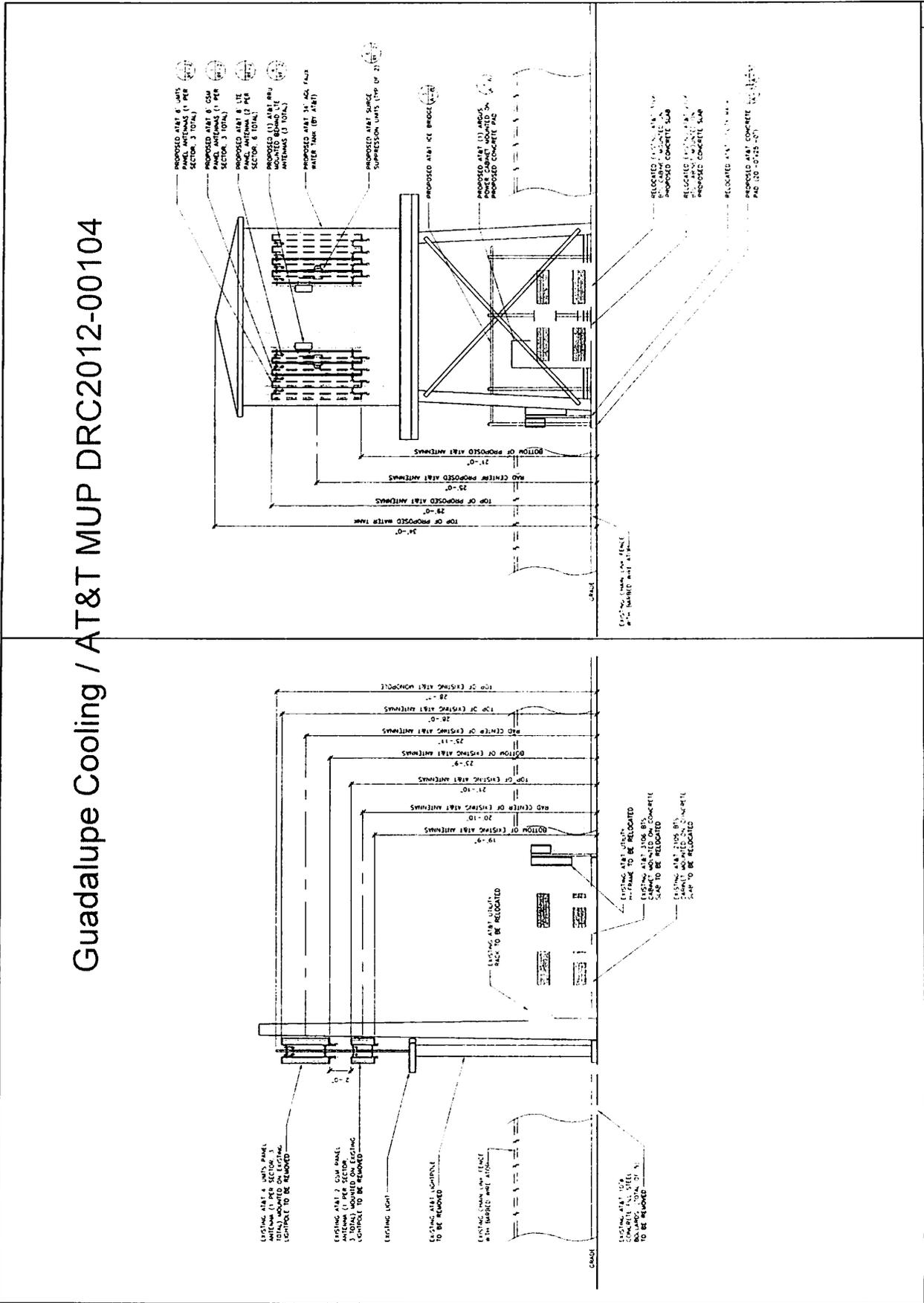


GUADALUPE COOLING
 SBL039 / CLU1322
 2400 S. GARDEN OF HOPE
 LOS ANGELES, CA 90007

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/11/12
2	ISSUED FOR PERMITS	12/11/12
3	ISSUED FOR PERMITS	12/11/12
4	ISSUED FOR PERMITS	12/11/12
5	ISSUED FOR PERMITS	12/11/12
6	ISSUED FOR PERMITS	12/11/12
7	ISSUED FOR PERMITS	12/11/12
8	ISSUED FOR PERMITS	12/11/12
9	ISSUED FOR PERMITS	12/11/12
10	ISSUED FOR PERMITS	12/11/12

SHEET TITLE
 COMPUTER & EXISTING
 WEST ELEVATION

SHEET NUMBER
A-4



PROPOSED WEST ELEVATION 2

24'-0" SCALE 1/4" = 1'-0"
 11'-0" SCALE 1/8" = 1'-0"

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/30/2013

TO: Env. Health

MAY 31 2013
12022

FROM: Airlin Singewald, Development Review

PROJECT DESCRIPTION: DRC2012-00104 GUADALUPE COOLING CO./AT&T- Minor Use Permit for proposed replacement of existing 6 antennas with 12 new antennas, 12 RRUs mounted on a water tank, a concrete pad and other cell site equipment. 20 acre site located off Guadalupe Road in Nipomo. APN: 092-021-046.

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.

- Should aesthetic modifications result in a change in the storage location or reportable quantities of any hazardous materials, applicant shall amend all appropriate permits and plans with this office. _____
- Please call (805)781-5544 and speak with inspector responsible for site if you have any questions. _____

6/10/13
Date

[Signature]
Name

X5551
Phone



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: July 9, 2013

TO: Airlin Singewald, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department

YJA

SUBJECT: Guadalupe Cooling/AT&T Minor Use Permit DRC2012-0014 (1695)

Summary of Findings

The Agriculture Department's review finds that the proposed Guadalupe Cooling/AT&T Minor Use Permit for the replacement and addition of a water tank to an existing communications site located at a vegetable cooling facility 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 a developed area and will not be incompatible with existing on-site or adjacent agricultural uses. During construction activities, the responsible party should work with the property owner to minimize the disruption to cooling facility activities.
- No anticipated impact** to agricultural resources or operations.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, 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.



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/30/2013

RECEIVED MAY 31 2013

TO: Cal Fire

FROM: Airlin Singewald, Development Review

PROJECT DESCRIPTION: DRC2012-00104 GUADALUPE COOLING CO./AT&T- Minor Use Permit for proposed replacement of existing 6 antennas with 12 new antennas, 12 RRUs mounted on a water tank, a concrete pad and other cell site equipment. 20 acre site located off Guadalupe Road in Nipomo. APN: 092-021-046.

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.

6/18/13 - site inspection - no issue - will be the approval
let

6/18/13
Date

D Byrnes
Name

(805) 903-3428
Phone