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. ED13-114 **DATE:** 4/3/14

PROJECT/ENTITLEMENT: Biddle Ranch Company LLC and AT&T Mobility Conditional Use Permit; DRC2012-00072

APPLICANT NAME: AT&T Mobility
ADDRESS: 123 Seacliff Dr., Pismo Beach, CA 93449
CONTACT PERSON: Tricia Knight **Telephone:** (805) 448-4221

PROPOSED USES/INTENT: Request by Biddle Ranch LLC and AT&T Mobility for a Conditional Use Permit to allow for the co-location and construction of a wireless communications facility involving the replacement of a wood pole and four whip antennas with two new 63-foot tall steel poles with three antennas each. The project also involves the relocation of one 4-foot diameter drum antenna from the existing wood pole, an additional 182.5 square feet of fenced lease area, and new equipment cabinets and racks located within a 640 square foot fenced lease area. The project will result in the disturbance of approximately 400 square feet of a 629-acre parcel. The site in the Huasna-Lopez Inland planning area.

LOCATION: 2900 Lopez Drive, approximately 4 miles northeast 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: None

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)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

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

Initial Study Summary – Environmental Checklist

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(ver 5.1) Using Form

Project Title & No. **Biddle Ranch Company LLC and AT&T Mobility Conditional Use Permit ED13-114 (DRC2012-00072)**

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Cody Scheel — Cody Scheel — 3/31/14
Prepared by (Print) — Signature — Date

AIRLIN M. SINGEWALD — Ellen Carroll, Environmental Coordinator (for) — 3/31/14
Reviewed by (Print) — Signature — Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The 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 Biddle Ranch Company LLC and AT&T Mobility for a Conditional Use Permit to allow for the co-location, construction and operation of an unmanned wireless communications facility involving: a) the replacement of an existing wood pole (monopole) and four (4) omni "whip" antennas with two (2) new 63-foot high steel monopoles; b) six (6) 96.42 inch panel antennas in two sectors of three antennas each, mounted at a height of 63 feet above grade (measured to top of antennas) and attached to each steel monopole; c) an additional 182.5 square feet of fenced lease area; d) new equipment cabinets and racks located within the approximately 640 square foot fenced lease area; and e) the relocation of one (1) 4-foot diameter drum antenna from the existing wood monopole to one of the proposed steel monopoles. The project will result in the disturbance of approximately 400 square feet of a 629-acre parcel. The proposed project is within the Agriculture land use category and is located within the parcel addressed 2900 Lopez Drive, approximately 4 miles northeast of the City of Arroyo Grande. The site is in the Huasna-Lopez planning area.

ASSESSOR PARCEL NUMBER(S): 047-021-017

Latitude: 35 degrees 10' 44.6" N Longitude: -120 degrees 30' 21.1" W **SUPERVISORIAL DISTRICT #** 4

B. EXISTING SETTING

PLANNING AREA: Huasna,

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Sensitive Resource Area

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses Shrubs Scattered Oaks

PARCEL SIZE: 629 acres

EXISTING USES: Agricultural uses / grazing & wireless communications facility

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; agricultural uses & Lopez Lake	*East:* Agriculture; undeveloped
South: Agriculture; undeveloped	*West:* 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.

PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The project site is located on a prominent hilltop to the east of the Biddle Ranch agricultural cluster subdivision (Tract 2408), approximately 3,000 feet south of Lopez Drive and Lopez Lake/Dam. The proposed facility is located at an elevation of approximately 1,460 feet above sea level, and contains an existing telecommunications facility occupied by T-Mobile, Cellular One, and the County of San Luis Obispo. The T-Mobile facility consists of ten panel antennas individually mounted on 15' stub-mount poles, and the San Luis Obispo County facility consist of a 65' tall lattice tower. The proposed project would replace the existing Cellular One facility, which consists of 4 whip antennas on a wood monopole. The existing telecommunications facilities are visible and silhouette above the primary ridgeline as viewed from Lopez Drive and the Lopez Lake recreational area.

The natural vegetation patterns of the area are predominately grasslands and oak woodlands, with riparian plant communities seen in the drainages. Agricultural development over the years has resulted in conversion of much of the lower elevation land to vineyards, row crops and orchards. Typical of much of the region, the undeveloped portions of the proposed project site are mainly grassland, with oak woodland found on the northern and eastern slopes.

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. Ranch houses and agricultural accessory buildings can be seen throughout the region. Within the past 10 years, residential development has slightly increased in the area. This is due to the continued build out of the Biddle Ranch agricultural cluster subdivision, with a tendency toward large-sized residential structures visible on the surrounding hillsides.

The project site is located within the Lopez Lake Sensitive Resource Area (SRA). The Hausa-Lopez Area Plan describes the purpose of this SRA:

> "This area includes private lands within the viewshed and immediate watershed of Lopez Lake Recreation Area and the highly visible hillsides along the Lopez Drive corridor near Lopez Dam. The SRA boundary largely follows the ridgelines of the areas visible from the recreation area.

Development on the scenic hillsides around the lake could threaten the Park's visual scene, water quality, primitive values and wildlife habitat..."

Impact. The proposed project involves the construction and operation of an unmanned wireless communications facility involving: a) the replacement of an existing wood pole (monopole) and four (4) omni "whip" antennas with two (2) new 63-foot high steel monopoles; b) six (6) 96.42 inch panel antennas in two sectors of three antennas each, mounted at a height of 63 feet above grade (measured to top of antennas) and attached to each steel monopole; c) an additional 182.5 square feet of fenced lease area; d) new equipment cabinets and racks located within the approximately 640 square foot fenced lease area; and e) the relocation of one (1) 4-foot diameter drum antenna from the existing wood monopole to one of the proposed steel monopoles.

AT&T's original proposal was to replace the existing wooden monopole with a 42' high faux water tank designed to blend with the surrounding rural agrarian landscape. However, based on review of photo-simulations, staff determined that the faux water tank would add a substantial amount of mass to the ridgeline, drawing visual attention to the site. Staff worked with the applicant to redesign the facility to minimize visible mass on the ridgeline.

The applicant submitted visual simulations for the proposed project. These simulations analyzed the potential visual effects that may result from construction of the proposed project. The photo-simulations were created based on plans for the proposed project, and the simulated views of the proposed site are looking south from Lopez Lake Dam, which would be the closest view of the site from Lopez Drive. The evaluation of the simulations concludes that while the proposed project will be visible from portions of Lopez Drive, the proposed project (and the existing communication facilities) 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 the towers – if noticed – will likely be consistent with the visual expectations for the site.

Mitigation/Conclusion. Mitigation measures are proposed to require the proposed towers to be constructed of a non-reflective gray color matching the adjacent tower (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) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☒	☐
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☒	☐
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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

Land Use Category: Agriculture

State Classification: Not prime farmland

Historic/Existing Commercial Crops: Avocado tree orchards

In Agricultural Preserve? Yes (Arroyo Grande Valley Agriculture Preserve Area)

Under Williamson Act contract? Yes

The proposed project is located within the Agriculture land use category on the 629-acre Biddle Ranch parcel. The subject property is used for cattle grazing and contains approximately 1,000 square feet of avocado tree orchards, with additional avocado tree orchards and row crops located on the adjacent properties to the northwest. The existing avocado tree orchards and row crops are located approximately one half miles to the northwest of the immediate project site.

The proposed communications facility would be located on the following non-prime soil type:

- Nacimiento- silty clay loam (30 - 50 % slope). This 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 VI without irrigation and Class is not rated when irrigated.

The subject property also contains the following soils types:

- Diablo and Cibo clays (15 - 30 % slope).

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

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

- Diablo and Cibo clays (30 - 50 % slope).

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

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

- Diablo-Lodo complex (15 - 50 % slope).

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

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

- Lopez very shaly clay loam (9 - 30 % slope). This moderately 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.

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

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

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

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

- Los Osos-Diablo complex (30 - 50% slope).

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

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

- Nacimiento- silty clay loam (30 - 50 % slope). This 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 VI 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.

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

  Nacimiento This very steeply sloping shallow 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.

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

- Psamments and Fluvents, occasionally flooded. This nearly level soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VI without irrigation and Class VI when irrigated.

- Riverwash. This variably-sloped soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

- Salinas loam (0 - 2 % slope). This nearly level loamy bottom soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.

- Salinas silty clay loam (0 - 2 % slope). This nearly level fine loamy bottom 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 III without irrigation and Class I when irrigated.

- Santa Lucia shaly clay loam (50 - 75% slope). This very 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 VII without irrigation and Class is not rated when irrigated.

- Still gravelly loam (9 - 15 % slope). This moderately sloping, gravelly coarse loamy 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 III 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 project involves approximately 400 square feet of disturbance to construct an unmanned wireless communications facility on an existing parcel in the Agriculture land use category. The project would be located on a hilltop at an existing wireless communications facility that is approximately one half mile away from the nearest avocado tree orchard. The project is not located on prime agricultural soils and would not require the removal of avocado trees. The proposed facility

would be unmanned and, once constructed, would generate about one vehicle trip every four to six weeks for routine maintenance. This traffic would not impact the existing avocado tree orchard. 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.

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) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?	☐	☐	☒	☐
GREENHOUSE GASES				
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed 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 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 400 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 because it involves the construction and operation of an unmanned wireless communications facility, which, once constructed, would only generate approximately one vehicle trip every four to six weeks for routine maintenance. This is substantially less than the amount of vehicle traffic associated with a single family residence, which is estimated to generate about 10 vehicle trips per day. 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 most similar to "general light industrial." Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

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

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

*** Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

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

On-site Vegetation: Grassland with scattered to low Coastal live oak woodland

Name and distance from blue line creek(s): Arroyo Grande Creek is located approximately one half mile to the north and an unnamed tributary to Arroyo Grande Creek is located approximately 1,500 feet to the east

Habitat(s): Coastal Live Oak Woodland & Manzanita Chaparral

Site's tree canopy coverage: Approximately <10 – 33 %

The proposed project would be located adjacent to existing telecommunications equipment on a previously disturbed (graded, compacted, and built upon) hilltop 1,460 feet above sea level on a 629-acre parcel. This area is served by an existing dirt/gravel road that is accessed from Camino Purismo, a paved road within the Biddle Ranch agricultural cluster subdivision (Tract 2408). The project site is within 400 feet of Coast live oak woodlands to the north and the west.

There is an unnamed blue-line creek 1,500 feet east of and 240 feet below (16% slope) the project site. The subject parcel is vegetated with scattered Coast live oaks, scrub brush and ruderal grasses. The outer edge of this vegetated area is 1,050 feet from and 85 feet below (8% slope) the project site. There are no ponds within the vicinity of the project site.

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

Wildlife

Arroyo Chub *(Gila orcutti)*

Arroyo Chub has been found approximately one half mile to the northeast. Arroyo Chub is considered a species of special concern. This species requires cool to warm water (50 – 73 degrees) and streams that fluctuate between large winter flows and low summer flows. They are most commonly found in slow flowing or backwater areas with sand or mud substrate.

California red-legged frog *(Rana aurora draytonii)*

California red-legged frogs has been found approximately one half mile to the North. California red-legged frog is listed as federally threatened, and considered a California Special Concern species by the CDFG (CDFG, 2002). The species occurs in varied habitats during its life cycle. Breeding areas include lagoons, streams and ponds, including siltation and irrigation ponds. Juvenile frogs are found in open, shallow aquatic habitats containing dense emergent vegetation. Adult California red-legged frogs prefer aquatic habitats with little or no flow, the presence of surface water to at least early June, surface water depths to at least 0.7 meter (2.3 feet), and the presence of fairly sturdy underwater supports such as cattails. The largest densities of California red-legged frogs are typically associated with dense stands of overhanging willows and an intermixed fringe of sturdy emergent vegetation. Although the species can inhabit ephemeral streams or ponds, populations probably cannot be maintained in ephemeral streams in which all surface water disappears.

Coast Range newt *(Taricha torosa torosa)*

Coast Range newt has been found approximately one half mile to the North. The coast range newt has a light to dark brown dorsum with a yellowish orange belly. Adults are found in mesic forests in mountainous areas of Northern California. In Southern California they are found in drier habitats, such as woodlands or grasslands. In the Sierras they are found in conifer habitats. Breeding season occurs between late December and early May, lasting 6-12 weeks and occurring primarily in ponds and lakes.

South/Central Coast Steelhead Trout *(Oncorhynchus mykiss)*

South/Central Coast Steelhead Trout has been found approximately one half mile to the North in the Arroyo Grande Creek. South/Central Coast Steelhead Trout is considered federally threatened and a California species of Special Concern. This species require cool, deep pools for holding through the summer, prior to spawning in the winter. Generally they are found in shallow areas, with cobble or boulder bottoms at the tails of pools. This species is threatened by water quality degradation (e.g., siltation, urban and agricultural pollutants), loss of riparian vegetation, and low instream flows resulting from water diversion, ground water pumping and periodic drought.

Vegetation

Santa Margarita manzanita (Arctostaphylos pilosula ssp. pilosula)

Santa Margarita manzanita has been found about 0.12 mile to the Southwest. This evergreen shrub is found on shale soils in closed-cone coniferous forest, chaparral; and cismontane woodland areas between the 170 and 1,100-meter elevations (555 to 3,600 feet). The typical blooming period is December-March. Santa Margarita manzanita is considered rare by CNPS (List 1B, RED 3-2-3).

Umbrella larkspur (Delphinium umbraculorum)

Umbrella larkspur has been found about 0.10 miles to the Northwest. This perennial herb is found in cismontane woodland areas between the 400 and 1,600-meter elevations (1,315 to 5,250 feet). The typical blooming period is April-June. Umbrella larkspur is considered rare by CNPS (List 1B, RED 2-1-3).

Habitat

Pismo clarkia (Clarkia speciosa ssp. immaculate)

Pismo clarkia 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 400 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 Arroyo Chub, California red-legged frog, Coast Range newt and South/Central Coast Steelhead Trout as it lacks permanent water sources.

Pismo clarkia is typically found at elevations up to 600 feet, respectively. At an elevation of 1,460 feet, the project site is more than double the upper range limit where Pismo clarkia is 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) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

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

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

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

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones?*	☐	☐	☐	☒
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

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

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

Topography: Nearly level to steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 1,300 feet

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

Shrink/Swell potential of soil: 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 project's soil erodibility is considered moderate.

A Soils Engineering Report/Geologic Hazard Evaluation was prepared for the proposed project (Toro International, January 2014). This report notes that geologic hazards at the site include seismic hazards due to the effects of strong ground shaking and liquefaction resulting from earthquakes on active faults in the area, surface ground rupture on active faults, landslides, or other slope stability problems. Each of these potential hazards is discussed in detail as follows:

- **Seismicity and Faulting:** The closest significant active fault is the San Luis Range (S. Margin) Fault, at a distance of approximately 0.4 km from the site.
- **Peak Horizontal Ground Acceleration:** Due to the sites proximity to major active faults in the area, it can be anticipated that the site would experience strong ground shaking in the event of an earthquake on one of the faults.

- **Surface Fault Rupture**: No active faults are present at the site. The potential for surface fault rupture due to active faulting is therefore low.
- **Liquefaction Potential/Earthquake Induced Settlement:** The site is underlain by bedrock and has a low susceptibility to liquefaction hazard.
- **Landslide Hazard Evaluation:** The site area is at the top of a hill and is not in a known landslide. The potential for slope instability or land sliding is low.

The report concludes that there are no significant geologic hazards at the site with the exception of potential strong ground shaking in the case of an earthquake event in the area. Based on the locations of known active faults at the site, the potential for surface ground rupture at the site is nil. Based on the bedrock underlying the site, as well as the anticipated lack of shallow groundwater, there is no significant potential for liquefaction. The potential for landslide hazards is low. In the case of an earthquake event on any one of several active faults in the area, the site would be subjected to strong ground motion. This hazard is not unique to this site, but is endemic to all areas in nearby areas of San Luis Obispo County due to the number of active faults in the surrounding region.

Impact. As proposed, the project will result in the disturbance of approximately 400 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. Impacts related to geology and soils would be less than significant. 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) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

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 Very High Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 15-20 minutes to respond to a call regarding fire or life safety. The project would require verification from the responsible fire agency that all conditions have been met prior to final approval. The proposed project does not present a significant fire safety risk, as it is an unmanned communications facility that does not involve structures for human habitation.

Impact. The project does not propose the use of hazardous materials, or present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. The applicant submitted a radio frequency report (*Sitesafe; March 4, 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 12.32% of the applicable public exposure limit. These results include several "work-case" assumptions and therefore are expected to overstate actual power density levels.

The project was referred to the Department of Environmental Health. Their response indicated that if the project's aesthetic modifications result in a change in the storage location or reportable quantities of any hazardous materials, the applicant shall amend all appropriate permits and plans with the Department of Environmental Health Office (Leslie Terry; March 25, 2013).

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) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting/Impact. The proposed unmanned wireless communications facility is not considered a sensitive noise receptor. The nearest sensitive noise receptor to the site is an existing residence located over one half mile to the west. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

As a standard condition of approval to ensure the project will not conflict with any sensitive noise receptors, HVAC units if installed as part of the equipment shall be sound attenuated to meet applicable County and State exterior noise standards. The project shall be maintained in compliance with the County Noise Element (including emergency generators). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbl at a distance of 50 feet from the generator. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

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

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

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

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

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

Police: County Sheriff Location: City of Arroyo Grande (approximately 4 miles to the northeast)

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

Location: Approximately 12 miles to the west (Shell Beach Fire Station)

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. The project will not increase demands for police, fire, or school facilities and therefore no additional mitigation is needed.

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

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or natural area. The project is located approximately 3,000 feet south of the Lopez Lake recreation area and is located within the Lopez Lake SRA as identified in the Huasna Lopez Area Plan.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources. The project will not adversely impact recreation areas associated with Lopez Lake. As described in the Aesthetics section, while the proposed facility would be visible from Lopez Lake, it would be collocated adjacent to existing telecommunications equipment and therefore would be consistent with the visual expectations for the site.

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

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	☐	☐	☒	☐
f) Conflict with an applicable congestion management program?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area including the project's access streets (Lopez Drive and Camino Purisma) is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

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

13. WASTEWATER

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

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

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

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☒	☐

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

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

The topography of the project is nearly level to steeply sloping. As described in the NRCS Soil Survey, the soil surface is considered to have low to high erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Arroyo Grande Creek Distance? One half mile to the north

Soil drainage characteristics: Moderately drained to very poorly 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 high

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.

Impact. The project is not within close proximity to surface water sources and involves minimal site disturbance, and will adhere to standard requirements regarding sedimentation and erosion control. The project will involve less than one acre of disturbance and will not require a SWPPP.

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

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

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

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

Although communications towers are 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 an existing communication tower of a similar height at an established telecommunications site.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or				

animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ☐ ☐ ☒ ☐

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

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

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

Exhibit A - Initial Study References and Agency Contacts

The County Planning 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:

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

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

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

☒ Project File for the Subject Application

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☐ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ Huasna-Lopez Area Plan and Update EIR
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

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

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

- **Biddle Ranch Company LLC/AT&T Project Plans; James Vaccaro Architect Inc.; October 4, 2013**
- **Radio Frequency Report; Sitesafe; March 4, 2013**
- **Geologic Hazard Evaluation, Toro International, January 29, 2014**

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, and mounting brackets shall be painted or otherwise finished with the color 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.

DEVELOPER'S STATEMENT FOR:
Biddle Ranch Company LLC / AT&T Mobility
Conditional Use Permit
DRC2012-00072

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, and mounting brackets shall be painted or otherwise finished with the color 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.

see attached letter of authorization — 3-31-14
Signature of Landowner(s) — Date

Todd Talley
Name (Print)

for AT&T — 3-31-14
Signature of Tenant — Date

Tricia Knight
Name (Print)

LETTER OF AUTHORIZATION

TO: BRIAN TALLEY / TODD TALLEY
RE: APPLICATION FOR ZONING/USE/BUILDING PERMIT AND APPROVALS

The owner ("Owner") of the below-described property does hereby appoint New Cingular Wireless, PCS, LLC, a Delaware Limited Liability Company,(the "Company") and its employees, agents and contractors, as agent for the purpose of ordering any building permits and architectural and engineering drawings, consummating any application and obtaining any and all governmental permits and approvals to construct, maintain and operate
mobile/wireless communications facilities on the below-described property. The undersigned understands that the application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of permits or approvals.

This Letter of Authorization is subject to the following material terms: A. Company shall be required to obtain the written approval of either Brian Talley or Todd Talley of all applications, drawings, plans and specifications prior to submittal to any governmental agency. B. Company along with its employees, agents, representatives and contractors shall indemnify, defend and hold harmless the owner with respect to all activities related to any work being performed by or on behalf of the Company under the terms of the herein agreement.

Address: 2900 Lopez Drive Arroyo Grande, CA 93420

Assessor's Parcel Number/Property Description: 047-010-19

Signature of Property Owner/Authorized Agent:

By: _____

Name: TODD TALLEY

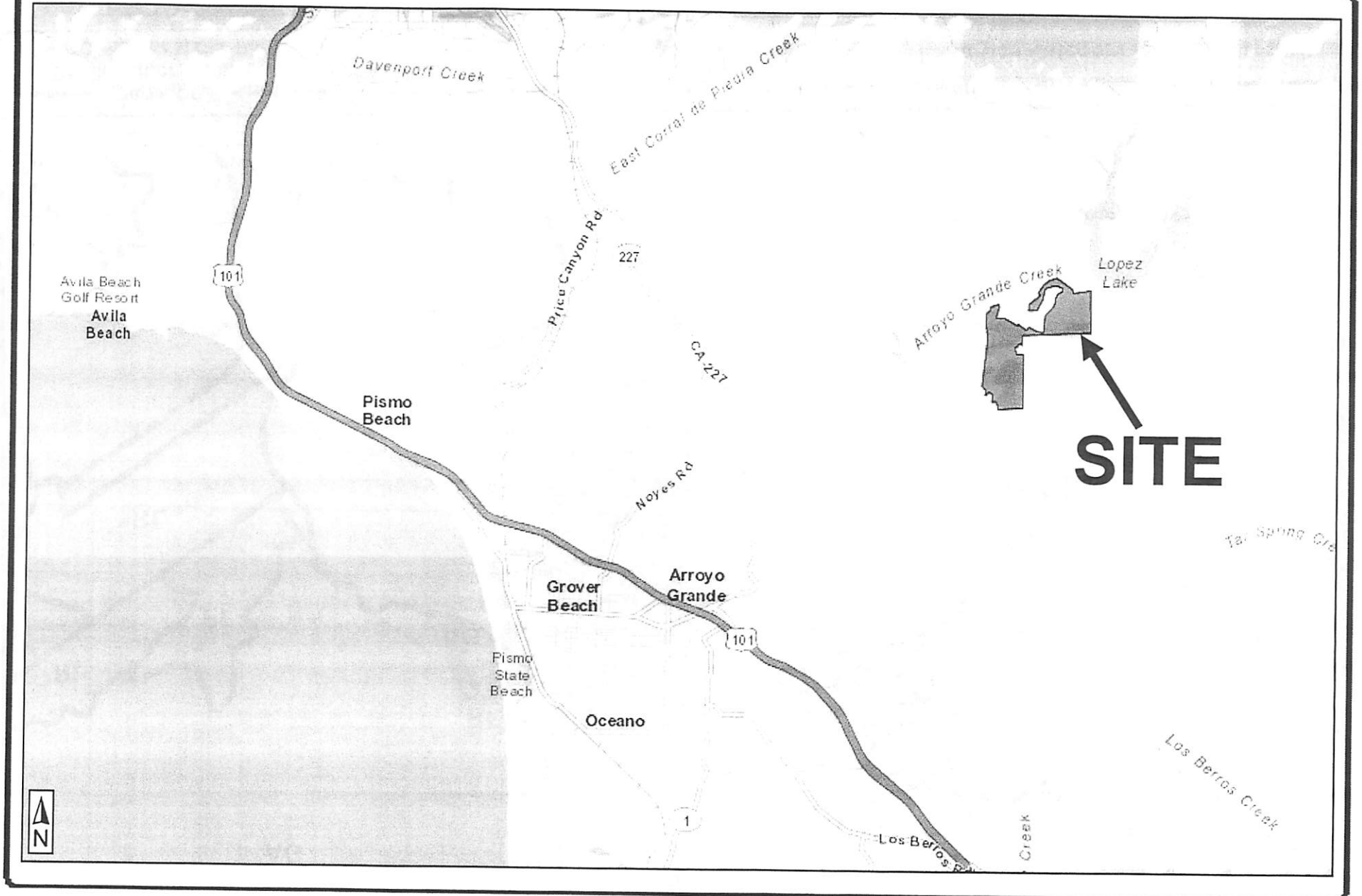
Date: 4/30/13

LOA

Site: SLG16

Site: Lopez Lake

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



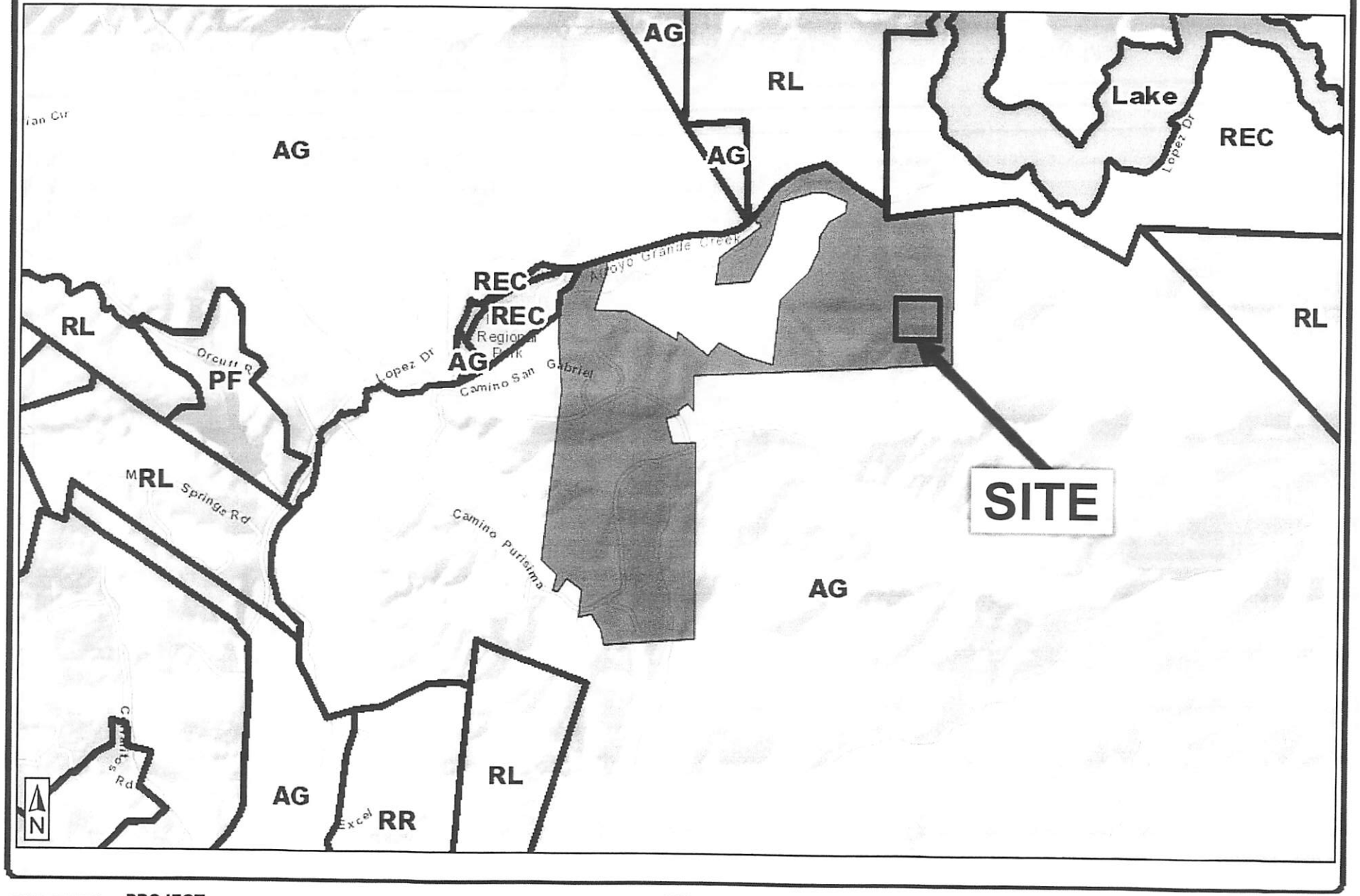
PROJECT

Biddle Ranch Company LLC and AT&T Mobility
Conditional Use Permit / DRC2012-00072

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Biddle Ranch Company LLC and AT&T Mobility
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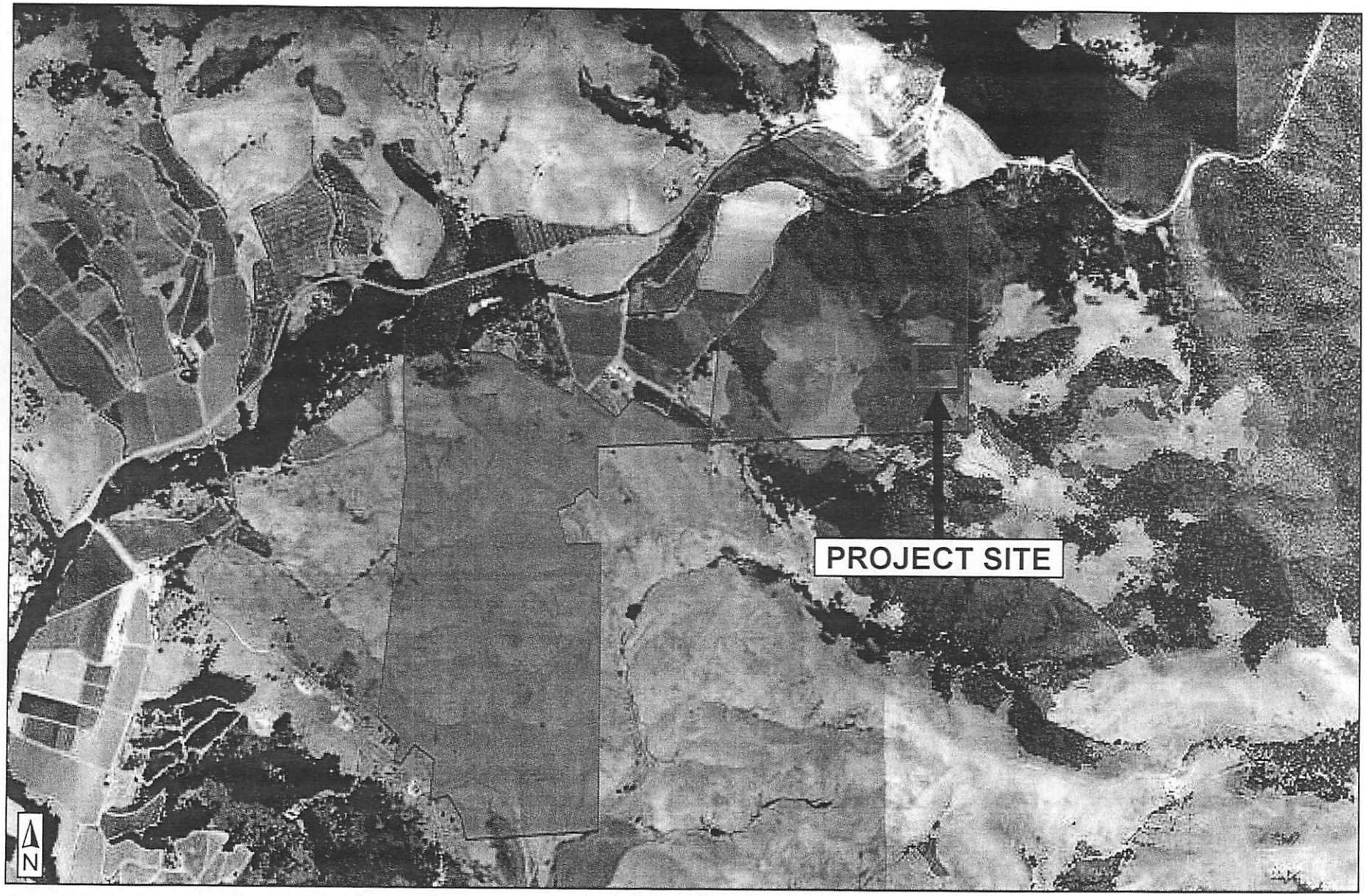
EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

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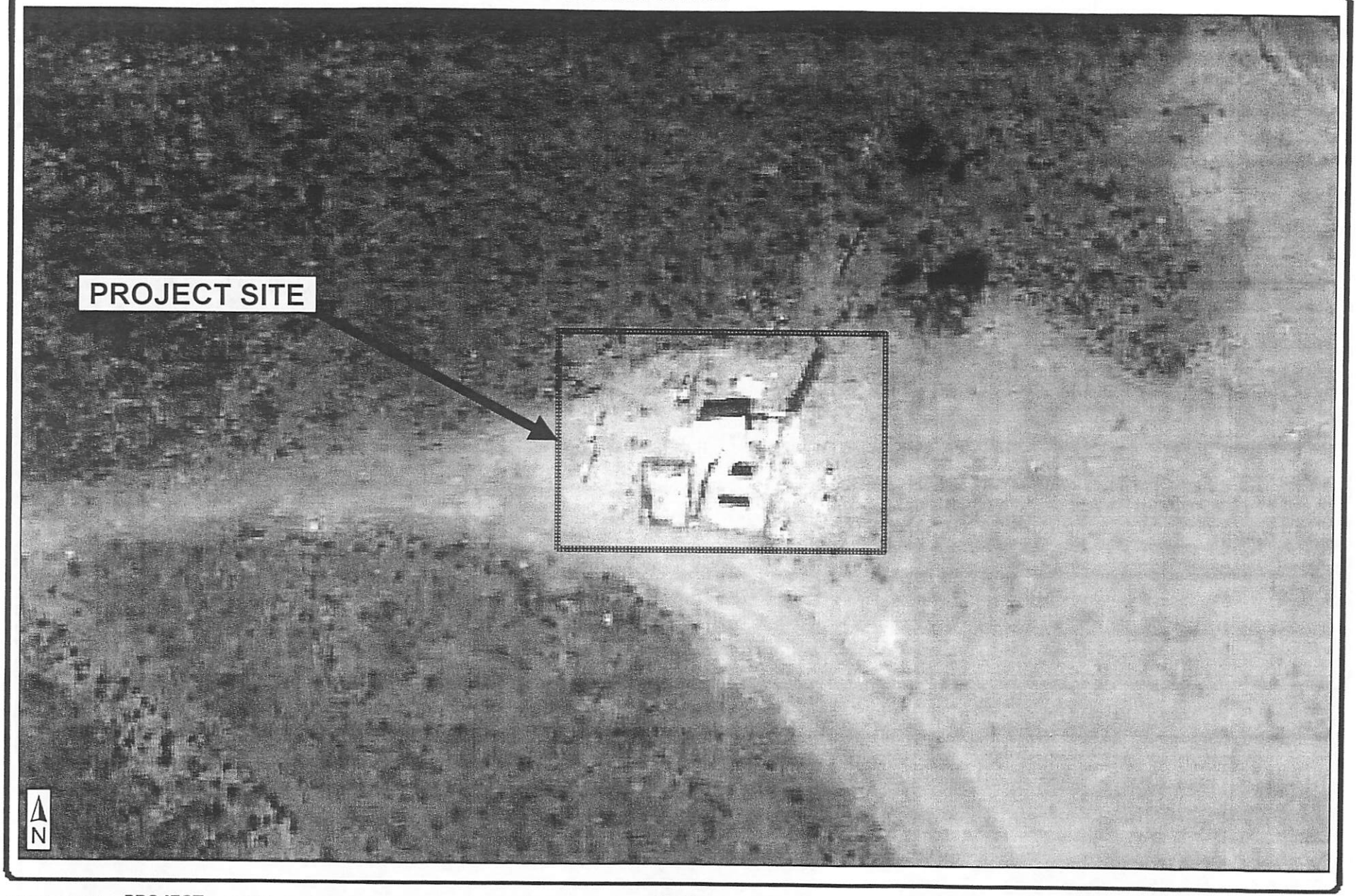
EXHIBIT

Aerial Photo – Overall Site

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Biddle Ranch Company LLC and AT&T Mobility
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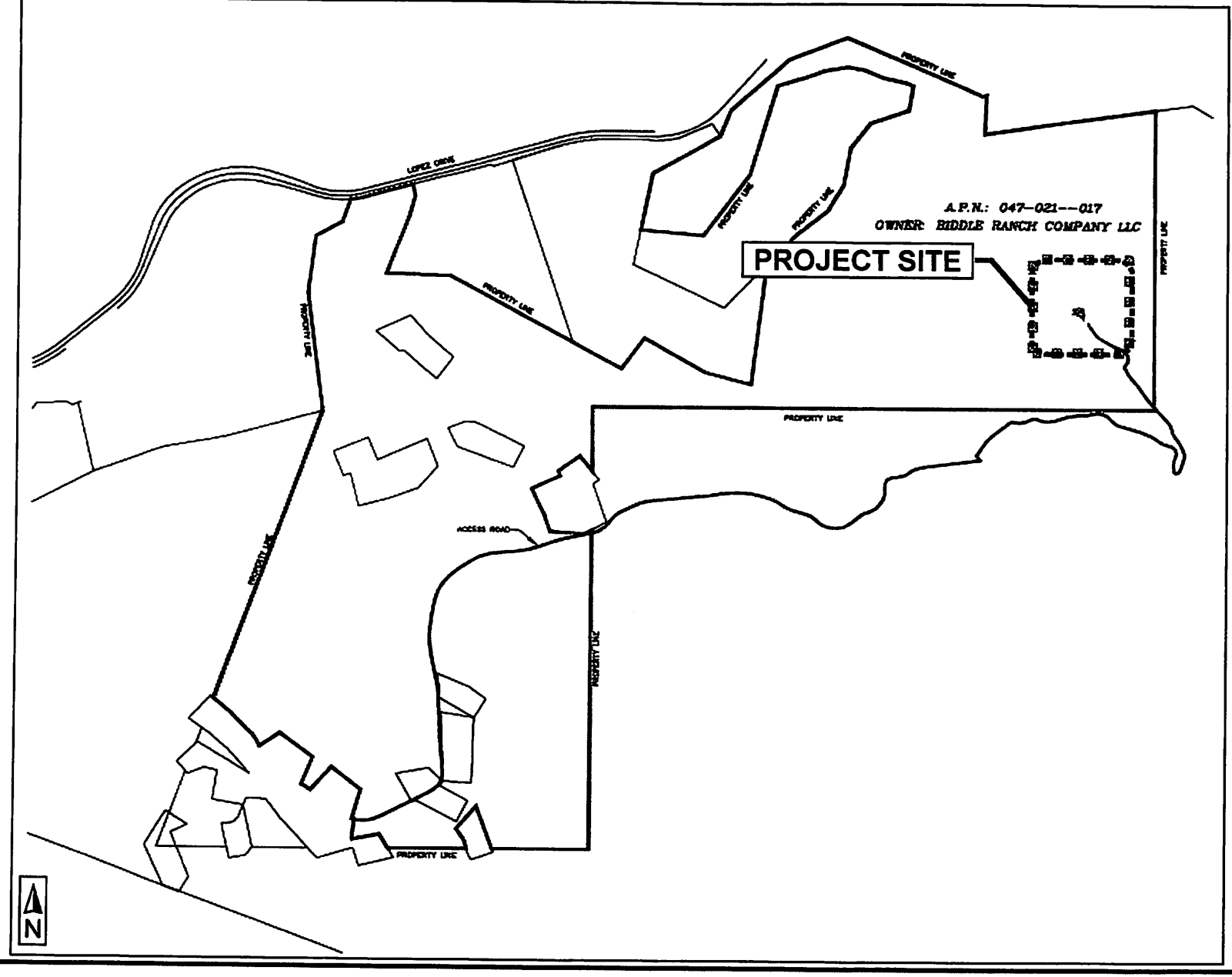
EXHIBIT

Aerial Photo – Site Enlarged

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Biddle Ranch Company LLC and AT&T Mobility
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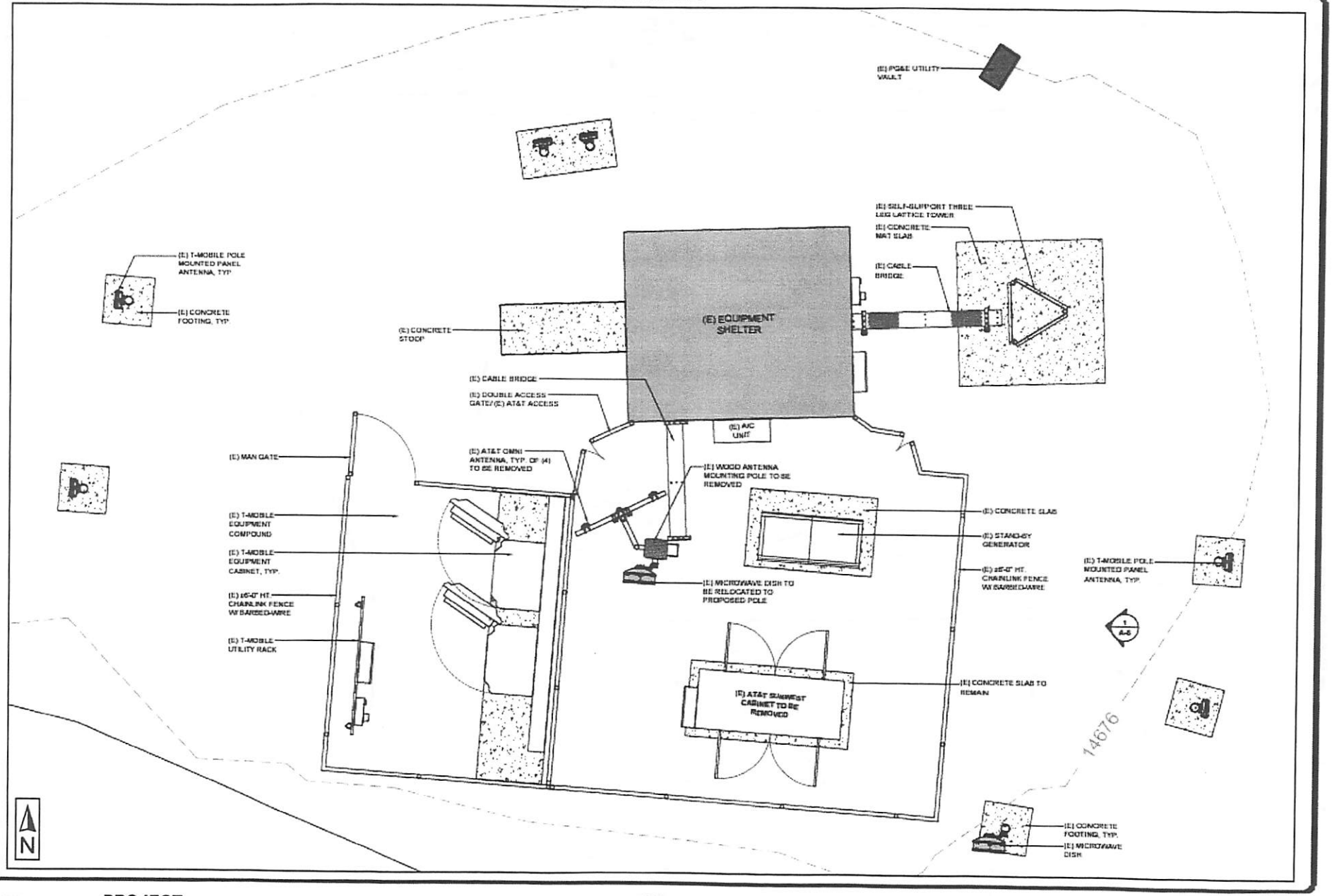
EXHIBIT

Existing Overall Site Plan



PROJECT

Biddle Ranch Company LLC and AT&T Mobility
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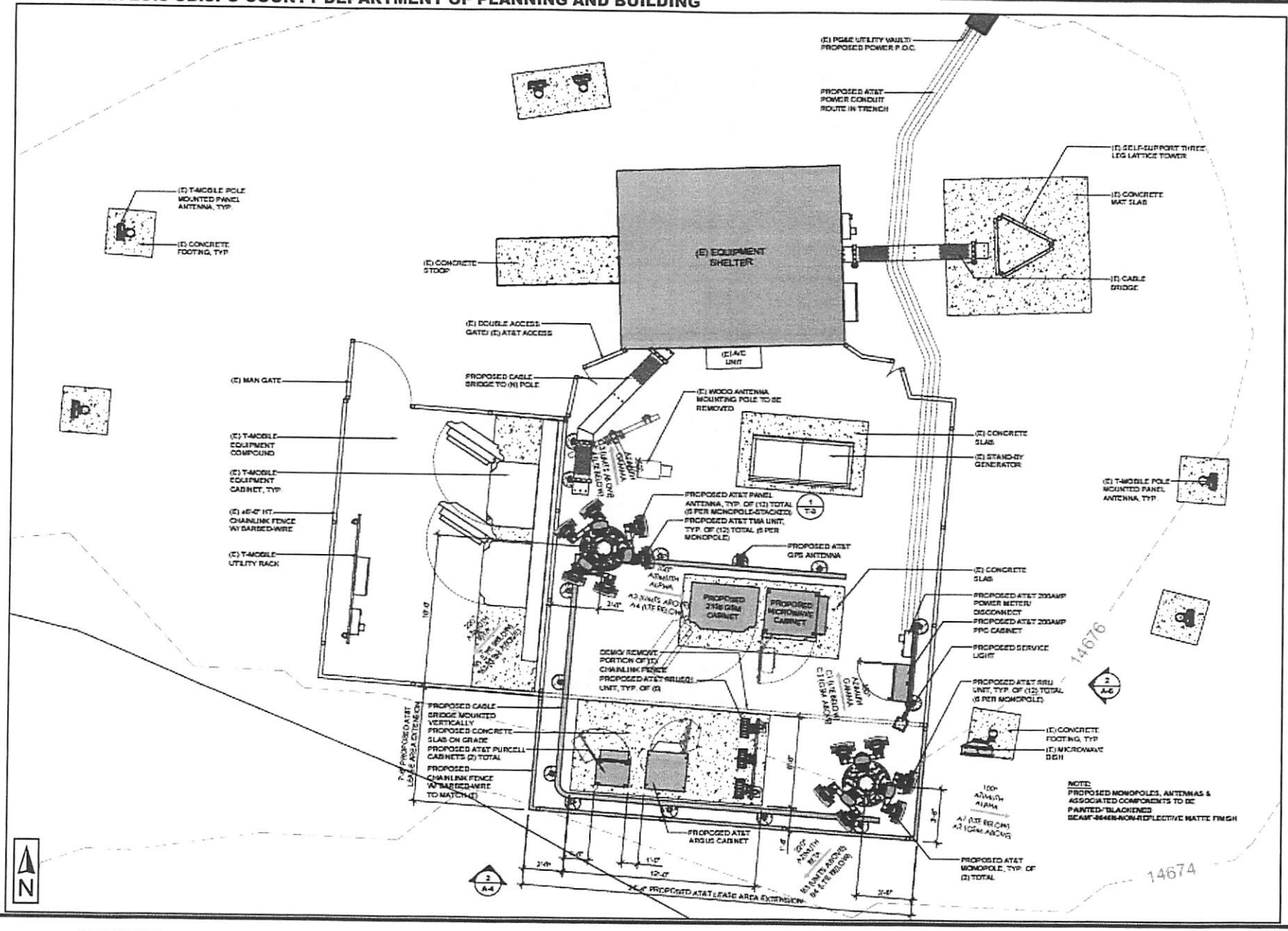
EXHIBIT

Enlarged Site Plan /
Existing Facility & Antenna Layout

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Biddle Ranch Company LLC and AT&T Mobility
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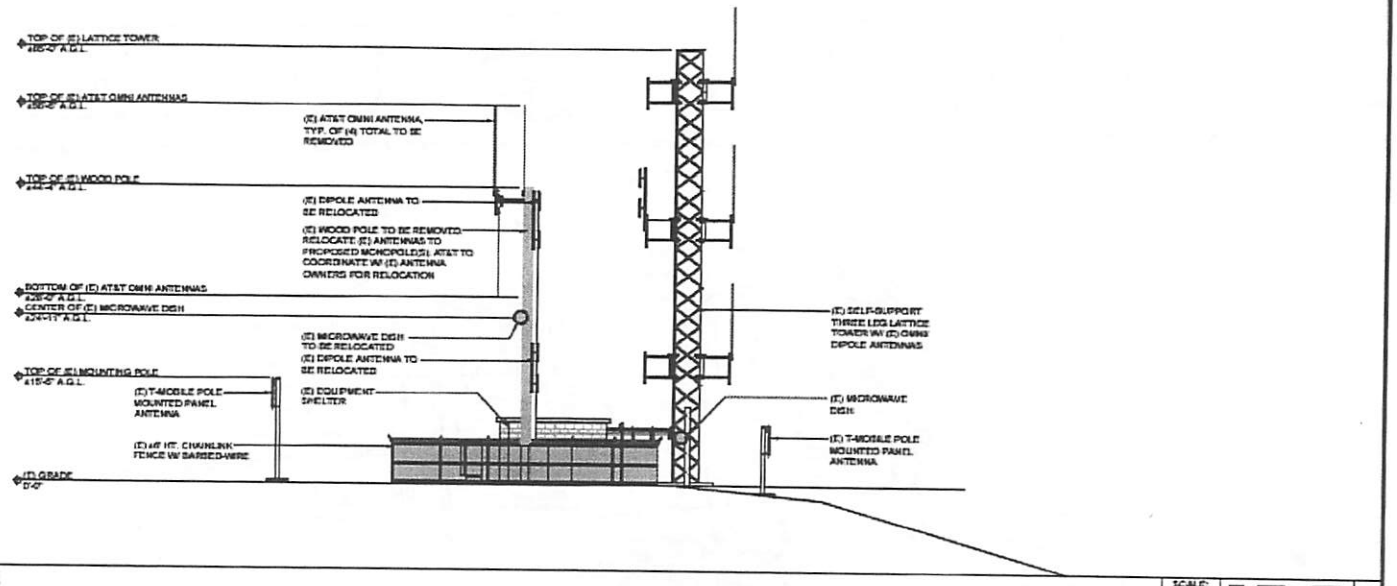
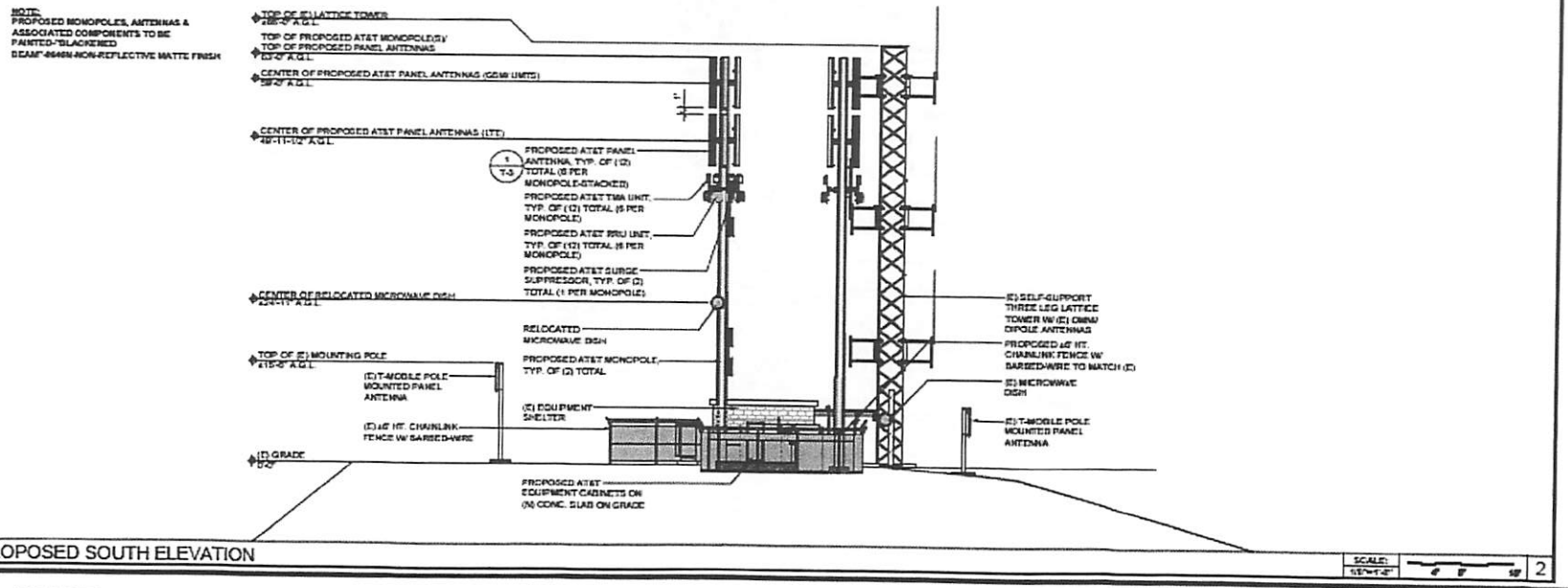
EXHIBIT

Enlarged Site Plan /
Proposed Facility & Antenna Layout



EXISTING SOUTH ELEVATION

SCALE: 1



PROPOSED SOUTH ELEVATION

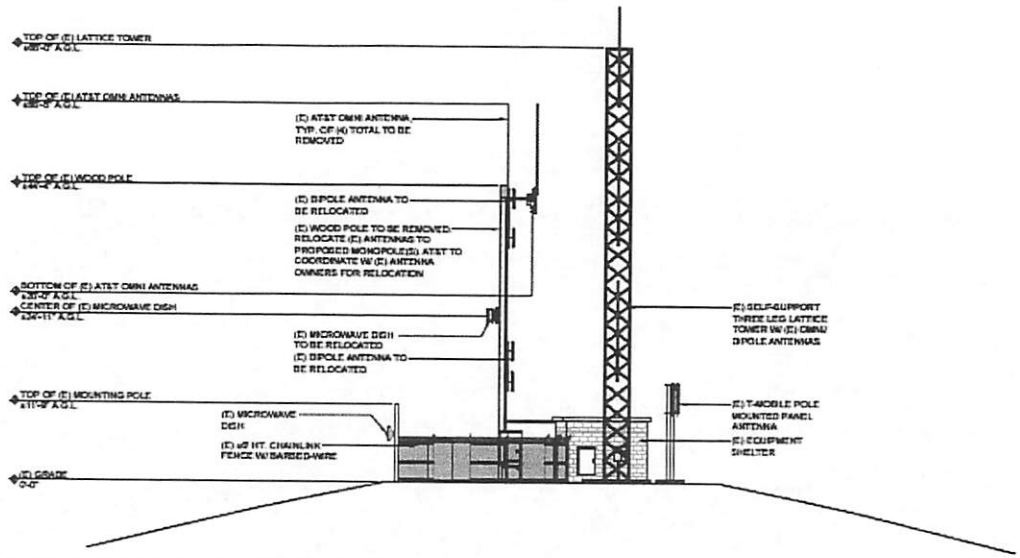
SCALE: 2

PROJECT

Biddle Ranch Company LLC and AT&T Mobility
Conditional Use Permit / DRC2012-00072

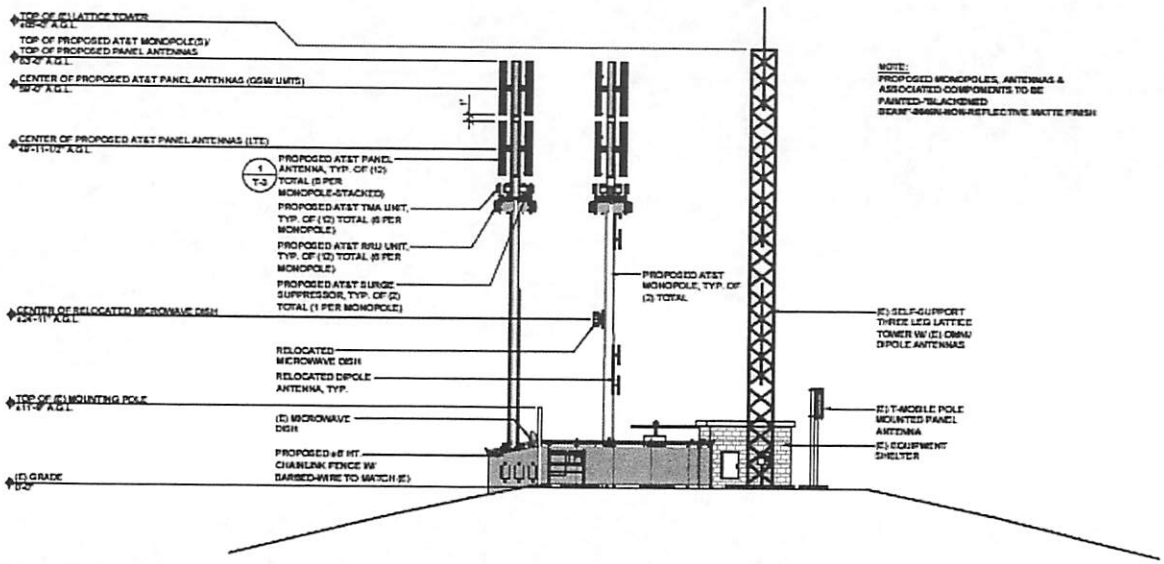
EXHIBIT

Existing and Proposed South Elevation



EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0" 1



PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0" 2

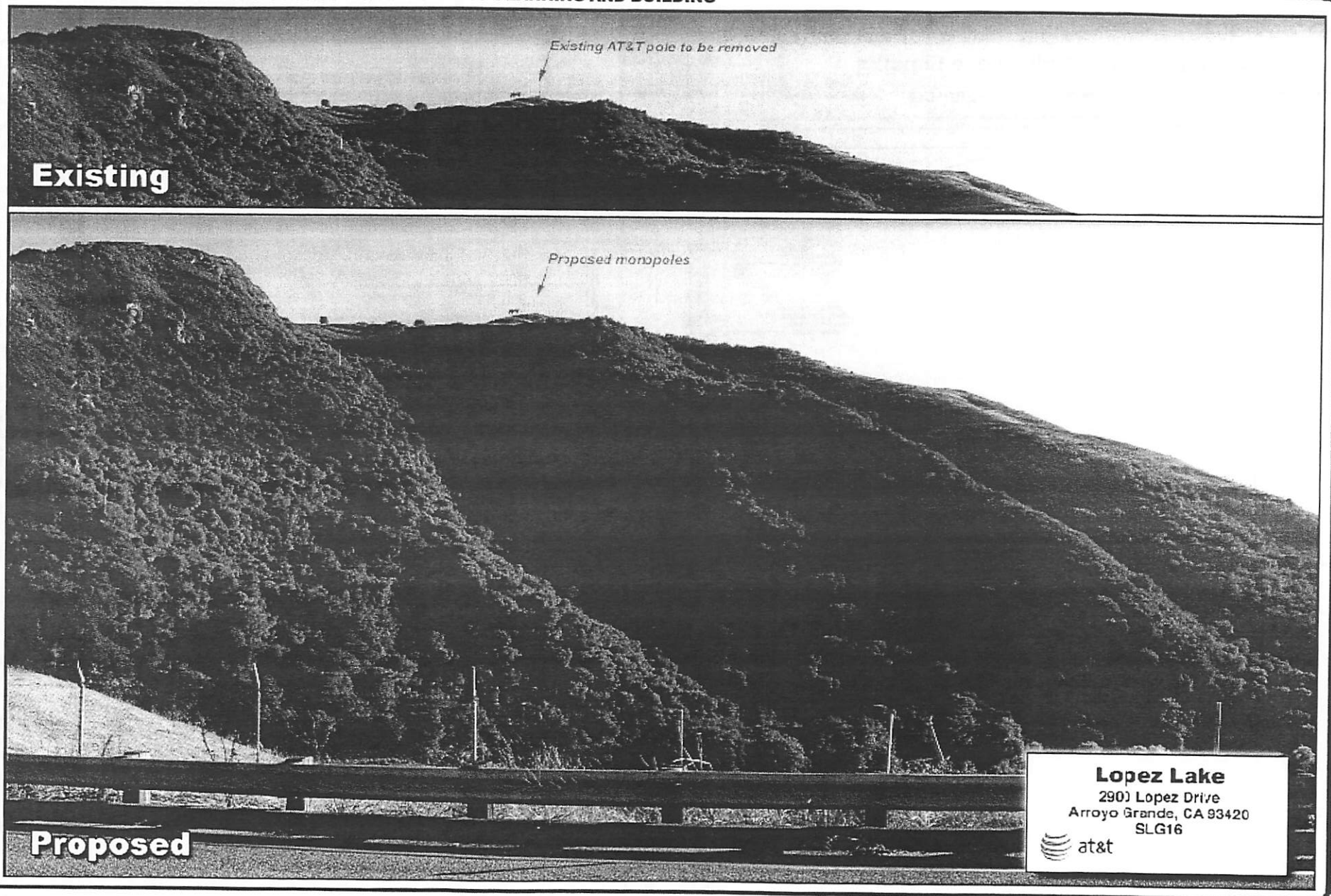
PROJECT

Biddle Ranch Company LLC and AT&T Mobility
Conditional Use Permit / DRC2012-00072

EXHIBIT

Existing and Proposed East Elevation

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



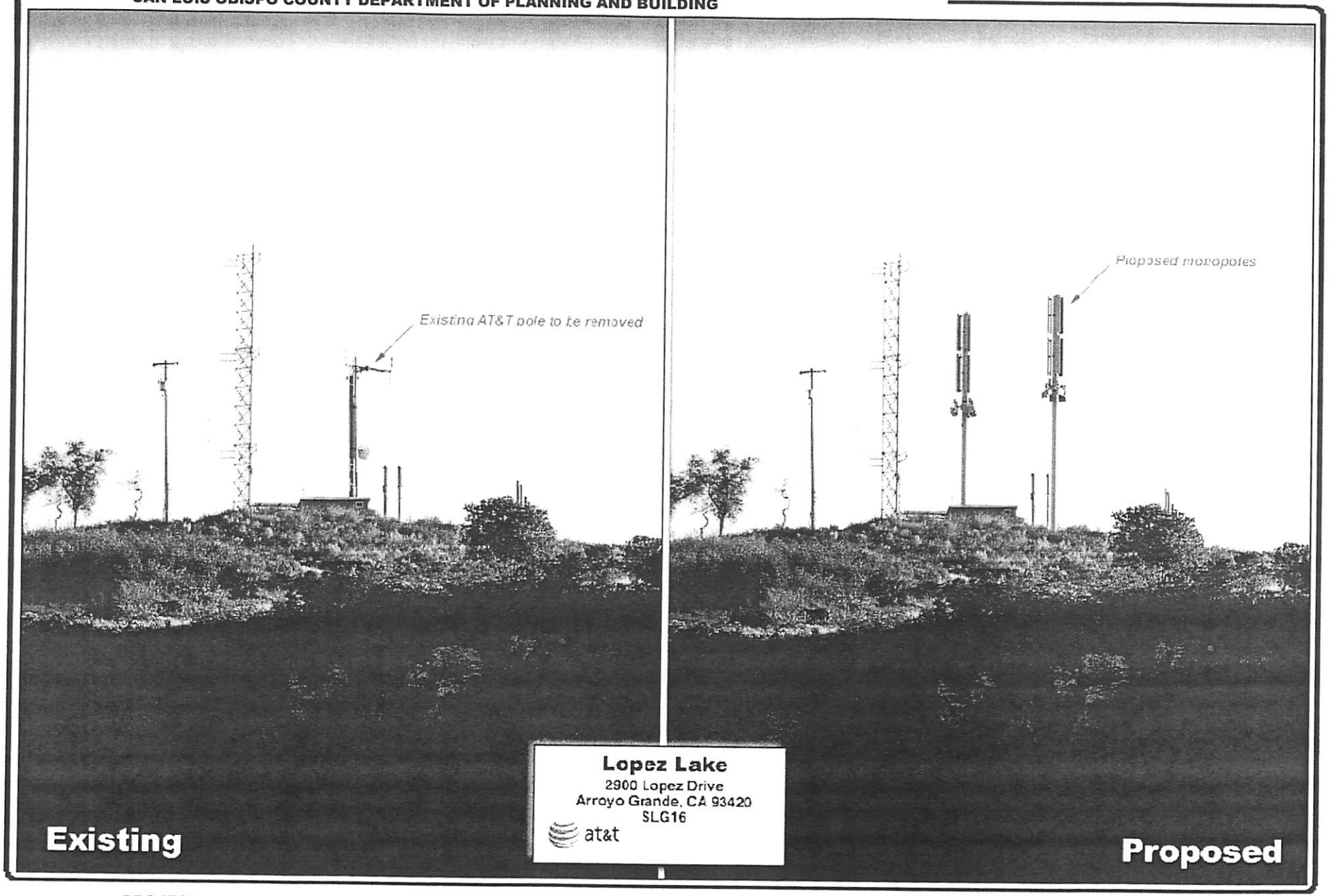
PROJECT

Biddle Ranch Company LLC and AT&T Mobility
Conditional Use Permit / DRC2012-00072

EXHIBIT

Existing and Proposed Photosimulation
(Looking South from Lopez Lake Dam)

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Biddle Ranch Company LLC and AT&T Mobility
Conditional Use Permit / DRC2012-00072

EXHIBIT

Existing and Proposed Photosimulation
(Looking South / Telephoto Zoom)