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. ED13-140 **DATE:** April 10, 2014

PROJECT/ENTITLEMENT: Hamm Conditional Use Permit; DRC2013-00026

APPLICANT NAME: Rudolph Hamm
ADDRESS: 833 Gahan Place Paso Robles, CA 93446
CONTACT PERSON: Tricia Knight **Telephone:** 805-448-4221

PROPOSED USES/INTENT: Request by Rudolph Hamm and Verizon Wireless for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility. The proposed facility would consist of: a) twelve (12) panel antennas mounted at a height of 36 feet above ground level within the cylinder portion of a new 40-foot high faux elevated water tank; b) one new 176 square-foot prefabricated equipment shelter, designed to resemble a barn; c) one new 132-gallon diesel standby emergency generator; and d) associated utility trenching for the installation of power and telco lines. The project is located on a 13 acre parcel and will result in the disturbance of approximately 2,500 square feet (50-foot by 50-foot concrete pad) for the construction of the proposed facility. The facility will be accessed by an existing agricultural road. No road improvements or grading are proposed. The proposed project is within the Residential Suburban land use category and is located at 833 Gahan Place, approximately 326 feet south of the intersection of Highway 41 (Green Valley Road) and Gahan Place and east of the City of Paso Robles. The subject property is within the Salinas River planning area.

LOCATION: 833 Gahan Place Paso Robles, CA 93446

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)

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	Project Manager Name	Date	Public Agency
	Megan Martin		County of San Luis Obispo

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. Hamm Conditional Use Permit ED13-140 (DRC2013-00026)

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

☒ 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.

Megan Martin — Megan Martin — 4/3/2014
Prepared by (Print) — Signature — Date

Ellen Carroll — Ellen Carroll — Ellen Carroll, Environmental Coordinator — 4.3.2014
Reviewed by (Print) — Signature — ~~for~~ — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: A request by Rudolph Hamm and Verizon Wireless for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility. The proposed facility would consist of: a) twelve (12) panel antennas mounted at a height of 36 feet above ground level within the cylinder portion of a new 40-foot high faux elevated water tank; b) one new 176 square-foot prefabricated equipment shelter, designed to resemble a barn; c) one new 132-gallon diesel standby emergency generator; and d) associated utility trenching for the installation of power and telco lines. The project is located on a 13 acre parcel and will result in the disturbance of approximately 2,500 square feet (50-foot by 50-foot concrete pad) for the construction of the proposed facility. The facility will be accessed by an existing agricultural road. No road improvements or grading are proposed. The proposed project is within the Residential Suburban land use category and is located at 833 Gahan Place, approximately 326 feet south of the intersection of Highway 41 (Green Valley Road) and Gahan Place and east of the City of Paso Robles. The subject property is within the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 040-081-016

Latitude: 35 degrees 35' 11" N Longitude: 120 degrees 42' 12" W **SUPERVISORIAL DISTRICT** # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River

TOPOGRAPHY: Nearly level to moderately sloping

LAND USE CATEGORY: Residential Suburban

VEGETATION: Agriculture; dry farming

COMBINING DESIGNATION(S): Not applicable

PARCEL SIZE: 13 acres

EXISTING USES: Single-family residence(s) agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural; agricultural uses; Trees/Vines	*East:* Residential Suburban; Single-Family residence(s)

South: Residential Suburban; single-family residence(s)	*West:* Residential Rural; single-family residence(s)

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 within a suburban/agriculture setting at the western edge of Paso Robles. Surrounding landscape (north, south, and west) is characterized by rolling hills covered with a mix of oak woodlands, grasslands, vineyards, and dry farm grain fields. To the east (Paso Robles side), landscape consists of low density residential suburban development. Due to the surrounding large lots with scattered homes, rural pastoral aspects, and State Highway 46, the visual qualities of the area are considered high.

The proposed project would be located on a 13 acre parcel in the Residential Suburban land use category. The subject parcel contains a single family residence and various agricultural accessory structures within an approximately one (1) acre building envelope on a knoll near the center of the site. An approximately four (4) acre walnut tree orchard is located to the southeast of the building envelope. The remainder of the property is used for dry farming. The proposed wireless facility would be sited near a barn at the center of the project site, north of the single-family residence, overlooking State Highway 46.

State Highway 46 is the primary public viewing corridor in the area. The highway is a main route serving as a link between Highways 101 and 1. Travel on this highway is characterized by highly seasonal peaks due to tourist related traffic.

Regulatory Setting

Land Use Ordinance Section 22.30.180 establishes the following screening standard for wireless communication 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 communication 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 communication facility would consist of twelve panel antennas concealed within a new 40-foot faux elevated water tank structure. It also includes ground-mounted equipment to be located within a faux barn structure (approximately 176 square foot equipment shelter). The facility would be clustered near an existing barn at the center of the property just north of the single-family residence. The facility would also be designed to resemble an agrarian-style water tank to be compatible with surrounding agricultural uses in the area and on the property.

The proposed project could have a potentially significant impact on visual resources since it would introduce a new use that is visually incompatible with the character of surrounding residential and agricultural uses. The full extent of the proposed 40-foot tall facility would be visible from the Highway as well as the residential neighborhood to the east.

The applicant submitted photo-simulations to demonstrate the visual impacts of the proposed facility from key viewing angles in the surrounding area along State Highway 46. The project site, as shown in the photo-simulations would be highly visible from the highway. However, since the facility is disguised to resemble an agrarian-style water tank, it would blend into the surrounding agricultural landscape, and would not be discernible as a wireless communications facility.

Mitigation/Conclusion. Generally a communications facility is not a use that is inherently compatible with the character of the surrounding residential and agricultural uses; however, the proposed project is a stealth design that would blend with the agrarian setting. The project will be required to use colors and materials that are characteristic of an agrarian-style water tank and equipment shelter. Implementation of these mitigation measures (see Exhibit B) will reduce visual impacts to less than significant levels.

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. The proposed project would be located on a 13 acre parcel in the Residential Suburban land use category. Properties to the north, south, and west host small to medium sized grape vineyards and varietals. The subject parcel contains a single family residence and various agricultural accessory structures within an approximately one (1) acre building envelope on a knoll near the center of the site. An approximately four (4) acre walnut tree orchard is located to the southeast of the building envelope. The remainder of the property is used for dry farming. The subject property is not under a Williamson Act contract.

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

Linne-Calodo complex (9 - 30 % slope).

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

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

Lockwood shaly loam (2 - 9% slope). This gently sloping soil is considered moderately drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Impact. The proposed project will result in the disturbance of approximately 2,500 square feet for the construction of the proposed facility. The project site does not contain prime agricultural soils and is not under a Williamson Act Contract. The proposed unmanned facility is not anticipated to adversely affect adjacent or on-site agricultural uses, including the walnut tree orchard or dry farming operation. Impacts to agriculture would therefore be less than significant. In a referral response dated November 7, 2013, the County Agricultural Commissioner's office indicated the project would have a "less than significant" impact on agricultural resources. The facility could have a positive impact on agriculture as it will provide supplemental income to an agricultural landowner, without causing agricultural/urban land use conflicts.

Mitigation/Conclusion. The project was reviewed for consistency with the Agriculture and Open Space Element and found to be consistent. The project would not impact agricultural resources, 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?	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) 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 2,500 square feet. This will result in the creation of construction dust, as well as short-term vehicle emissions associated with routine maintenance at the facility. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10lbs/day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur

Mitigation/Conclusion. Impacts to air quality are considered less than significant; therefore, no mitigation measures are necessary.

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?	☐	☐	☒	☐

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 project site has been previously disturbed due to a history of agricultural use and associated anthropogenic activities. The predominant vegetative community in the vicinity of the project is considered ruderal (disturbed) habitat. The habitat is common in vacant lots, abandoned fields, roadsides, railroad rights-of-way, agricultural fields, and development areas. The primary differences between non-native grasslands and ruderal habitats are that the soil is often disturbed in ruderal habitats, which also lack the native wildflowers found in the grasslands.

The California Natural Diversity Database (CNDDB) identified the American Badger *(Taxidea taxus)* as a special status mammal that is known to occur within the region of the project. The species has been found about 0.97 miles south of the project site. In California, Badgers range throughout the state except for the humid coastal forests of northwestern California (Del Norte and Humboldt Co). Badger populations have declined drastically in California within the last century (Grinnell et al., 1937; Longhurst, 1940), where they now survive only in low numbers in peripheral parts of the central valley and adjacent lowlands to the west in eastern Monterey, Mendocino, San Benito and San Luis Obispo counties. In California, Badgers occupy a diversity of habitats. The principal requirements seem to be sufficient food, friable soils, and relatively open, uncultivated ground. Grasslands, savannas, and mountain meadows near timberline are preferred. Badgers prey primarily on burrowing rodents such as Gophers (Thomomys), Ground Squirrels (Spermophilus, Ammospermophilus), Marmots (Marmota), and Kangaroo Rats (Dipodomys). They are predatory specialists on these rodents, although they will eat a variety of other animals, including mice, Woodrats, reptiles, birds and their eggs, bees and other insects, etc.

Deliberate killing probably has been a major factor in the decline of Badger populations with many people regarding them as detrimental to their interests. Cultivation is adverse to Badgers, as they do not survive on cultivated land. Agricultural and urban developments have been the primary causes of decline and extirpation of populations of Badgers in California. Rodent and predator poisoning pose double threats through direct and secondary poisoning of Badgers and elimination of the food Badgers are dependent upon. Shooting and trapping of Badgers for animal "control" is another source of mortality.

Impact. Construction of the proposed wireless facility would disturb an approximately 2,500 square foot area, adjacent to an existing barn and agriculture accessory structures. This area and the subject property has been significantly disturbed due to historic anthropogenic and agricultural activities, and does not contain the habitat requirements for the American Badger in the area proposed for

development. Furthermore, the CNDDB did not identify any special status plant or sensitive habitats on the property.

The proposed facility is not anticipated to impact any sensitive native vegetation, significant wildlife habitats, or special status species. Biological impacts are therefore anticipated to be less than significant.

Mitigation/Conclusion. The portion of the project site subject to disturbance does not contain sensitive habitat or special status species. It has previously been disturbed by agricultural and anthropogenic uses. No significant biological impacts are expected to occur; therefore, no 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 Salinan and Chumash . No historic structures are present and no paleontological resources are known to exist in the area. No previous cultural surveys were found for the subject property and no properties have been reported within 1/4 miles around the subject site resource findings.

Impact. The proposed project will result in the disturbance of approximately 2,500 square feet for the construction of the proposed facility. The subject property has been previously disturbed due to a history of agricultural use and associated anthropogenic activities. No evidence of cultural materials was noted during a site visit on the portion of the property where development is proposed. Impacts to historical and paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur; therefore 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?*	☐	☐	☐	☒

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐
d) 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 moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 670 feet to the West

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

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

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

Within the 100-year Flood Hazard designation? No

The closest creek is an unnamed tributary approximately 900 feet to the west.

Soil drainage characteristics: Moderately drained to not well drained.

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

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 as follows:

Soil erodibility: Moderate to high

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

Impact. As proposed, the project will result in the disturbance of approximately 2,500 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. While the soil erodibility has been characterized by the NRCS Soil Survey to be moderate to high, site disturbance is not located within a geologically unstable area, is located in an area that has a maximum slope of less than 10 percent, and will create minimal site disturbance from combined activities. As such, the project is exempt from an erosion and sedimentation control plan (Section 22.52.120(B)(1-6).

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

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

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 a high severity risk area for fire. The project is not within the Airport Review area. The project would require verification from the responsible fire agency (CAL FIRE) that all conditions have been met prior to final approval. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The proposed project will include lead acid batteries within the equipment cabinets. Other than the lead acid batteries, the project does not propose the use of hazardous materials. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). 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. Furthermore, the Department of Environmental Health reviewed the proposed project and will require the applicant to submit to the Department of Environmental Health, the hazardous materials business plan.

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?	☐	☐	☒	☐

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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. The proposed facility is located within a residential suburban/ agricultural area with relatively low ambient noise levels, especially during evening hours. The proposed facility is adjacent to State Highway 46. The nearest off-site sensitive noise receptor is a single family residence located approximately 621 feet to the west of the project site.

Impact. The project is within close proximity to a transportation noise source State Highway 46 and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- ✓ areas within the 60 dB to 65 dB range - 121 feet from road centerline, and closer;
- ✓ areas within the 65 dB to 70 dB range - 56 feet from road centerline, and closer;
- ✓ areas above the 70 dB level - 26 feet from road centerline, and closer.

The proposed project would introduce noise generating equipment into a relatively quiet rural/suburban area. The facility's primary noise sources include AC units to cool the equipment shelter and an emergency back-up generator. Based on specifications provided by the applicant, the AC units would produce a maximum noise level of 66 dBA (at the source) and the emergency generator would produce a maximum noise level of 66.7 dBA (at a distance of about 23 feet). The emergency generator is intended to power the facility in the event of a power outage, after the lead acid batteries within the equipment cabinets fail. It would also be operated for about 15 minutes each month for routine maintenance and testing. As conditioned, the generator would only be operated for testing during day-time hours. In addition, the proposed facility will be unmanned and as such would not be considered noise sensitive.

Mitigation/Conclusion. No significant noise impacts are anticipated and no mitigation measures are necessary. As a standard condition of approval to ensure the project will not conflict with any sensitive noise receptors (e.g., residences), the proposed AC units shall be sound attenuated to meet applicable Coutny and State exterior noise standards. The project shall be maintained in compliance with the County Noise Element (including emergency generators). Implementation of these existing requirements would reduce noise impacts to a less than significant level.

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 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; therefore, no mitigation measures are necessary.

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

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

Police: County Sheriff — Location: Templeton (Approximately 1.70 miles to the east)

Fire: Cal Fire (formerly CDF) — Hazard Severity: Local Responsibility Area; no — Response Time: 5 minutes

information based on location

Location: Fire Station #30 Ramada Drive, Paso Robles

School District: Templeton Unified School District.

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section

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. The project was reviewed by Cal Fire for consistency with the Uniform Fire Code 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.

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

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

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
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 urban area as "D" or better. The existing road network in the area, including State Highway 46 and the project's access street Gahan Place, 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. The project is subject to the County Road Fee for Templeton, which addresses cumulative impacts to County roads in the area. No significant traffic-related concerns were identified.

Circulation Study Area. The project is within the Templeton Area A Circulation Fee area. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "build-out". The project will be subject to this fee.

Impact. Once constructed, the proposed project is estimated to generate approximately one (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 and while subject to the Templeton Area A Circulation Fee; the project does not result in a significant contribution to cumulative impacts to County roads in the area.

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

13. WASTEWATER

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

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

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

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?	☐	☐	☒	☐

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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?	☐	☐	☒	☐
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 unmanned facility would not use water. The topography of the project is nearly level to moderately sloping. The closest unnamed tributary from the proposed development is located approximately 900 feet to the west. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility. Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed prior to the start of the rainy season.

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

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

15. LAND USE *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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?	☐	☐	☒	☐

15. LAND USE *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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 project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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	**In File****
☒	County Environmental Health Division	**In File****
☒	County Agricultural Commissioner's Office	**In File****
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**In File****
☐	CA Department of Transportation	**Not Applicable**
☒	Templeton Community Services District	**None**
☒	Other Templeton Area Advisory Group	**In File****
☐	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
- ☒ Salinas River 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:

Radio Frequency Report, Hammett & Edison, Inc., January 24, 2014

Sound Test Results, Generac Power Systems, March 4, 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

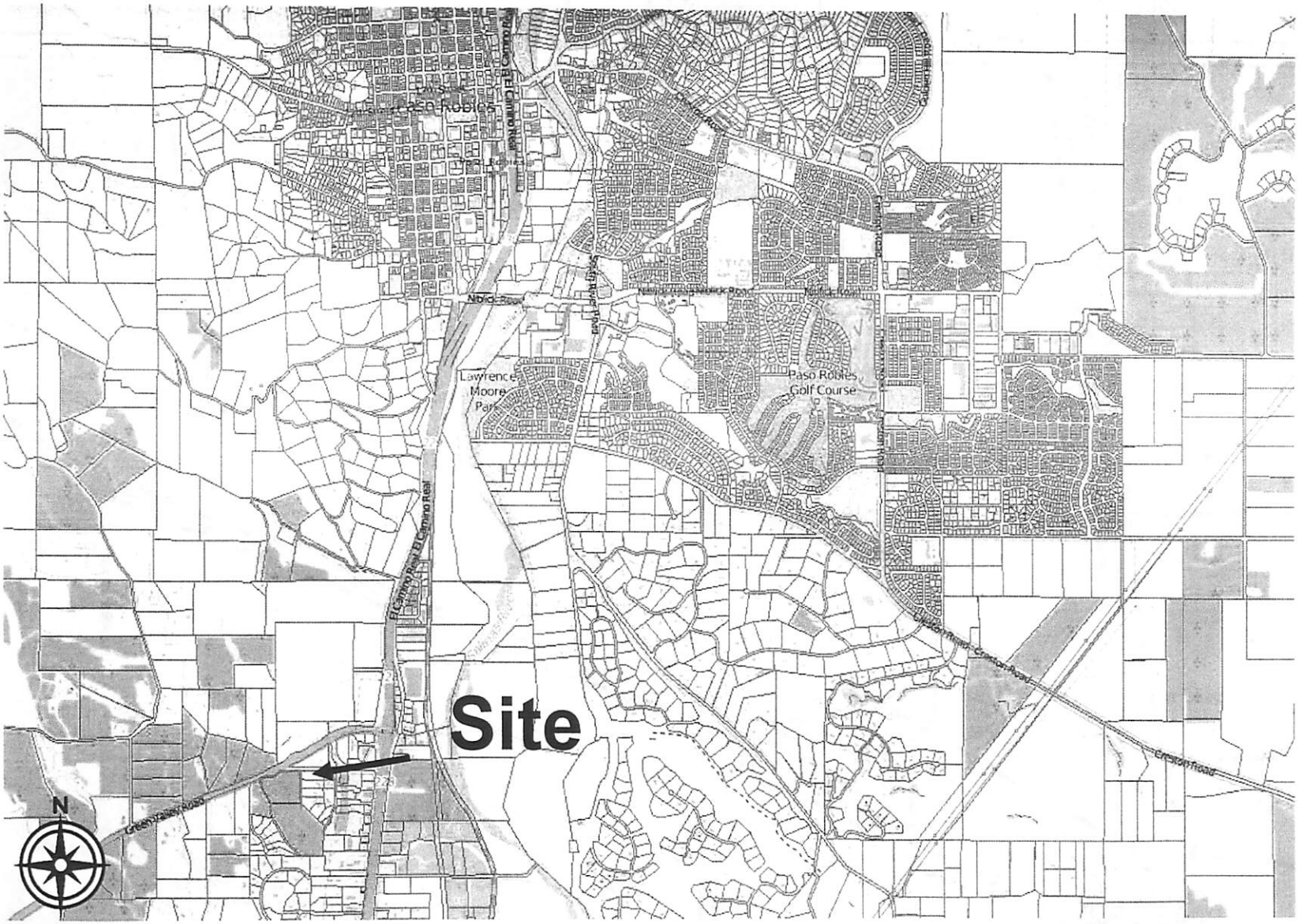
VR-1 **At the time of application for construction permits**, the construction drawings shall show the following:

a. The water tank shall be designed to appear as a natural aged-wood tank with realistic appearing color and texture treatments for both the tank and the support structure. No signs, banners or graphic displays shall be painted or otherwise depicted on the tank.
b. All of the antennas (with the exception of the GPS antennas located on the pole barn) shall be located completely within the faux tank.
c. The equipment shelter shall be designed to match the existing agricultural barn on site. It shall be constructed with realistic-appearing faux aged-wood and painted a non-reflective earth-tone color.

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

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.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



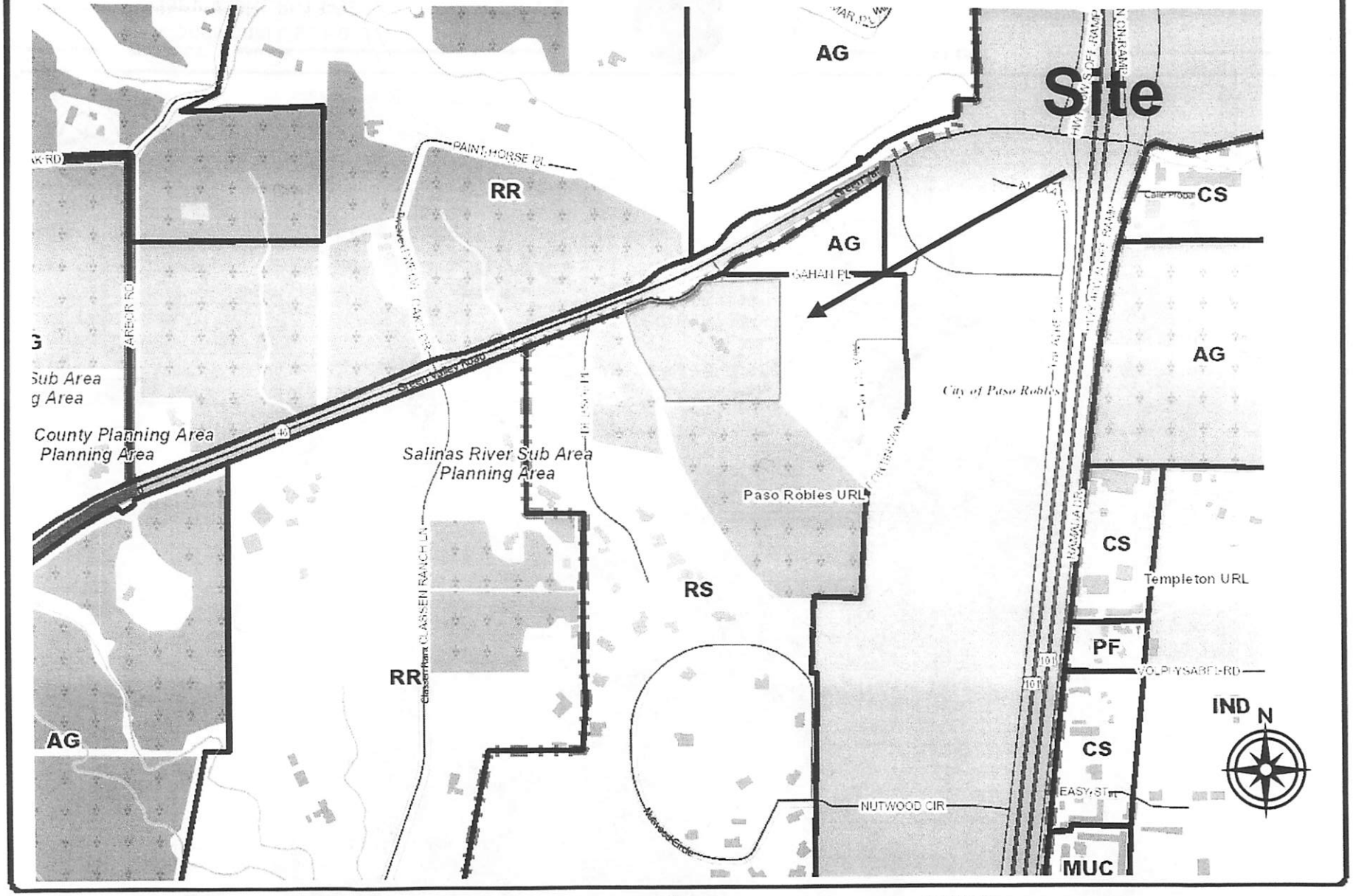
PROJECT

Conditional Use Permit
Hamm/ DRC2013-00026

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



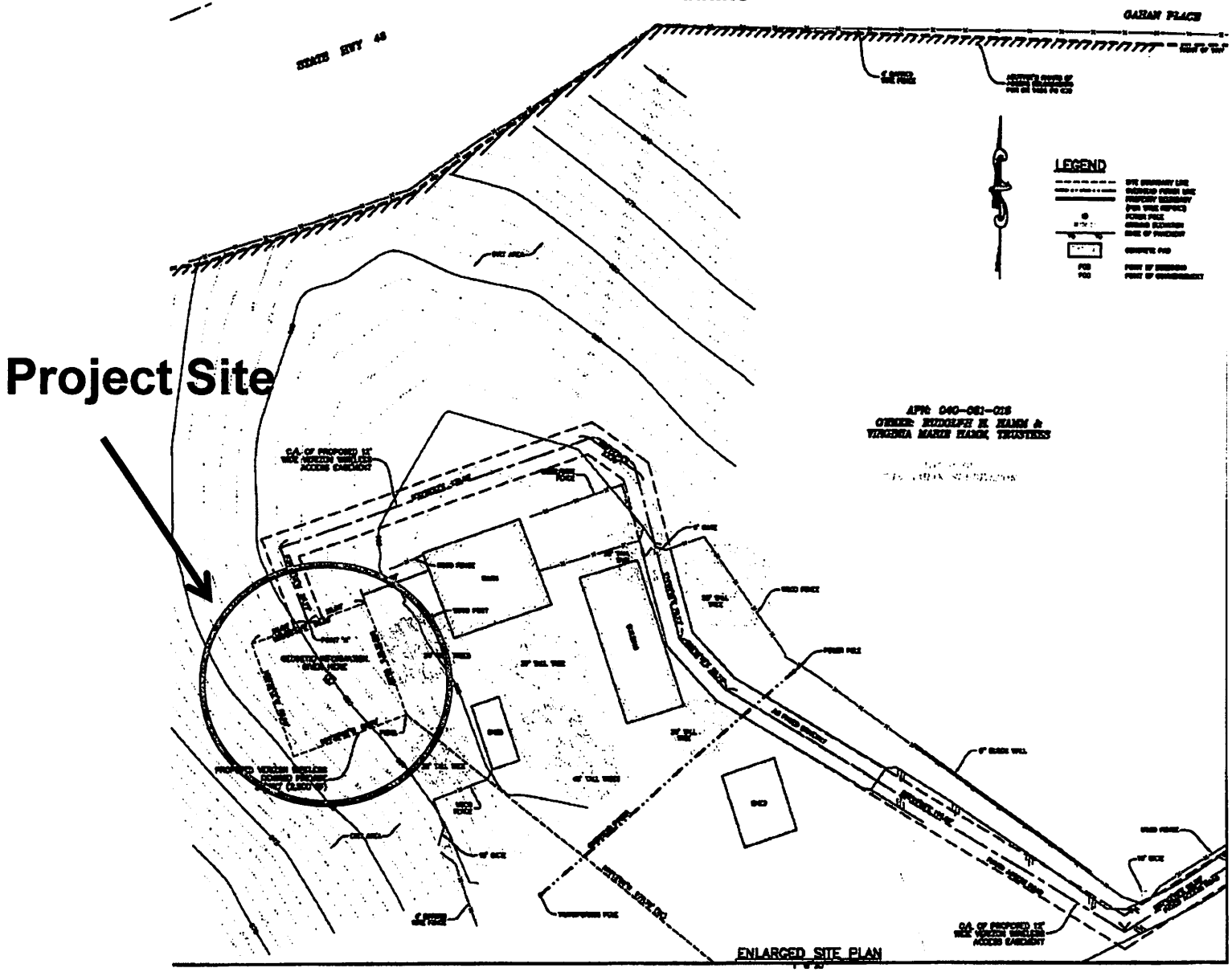
PROJECT

Conditional Use Permit
Hamm/ DRC2013-00026

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



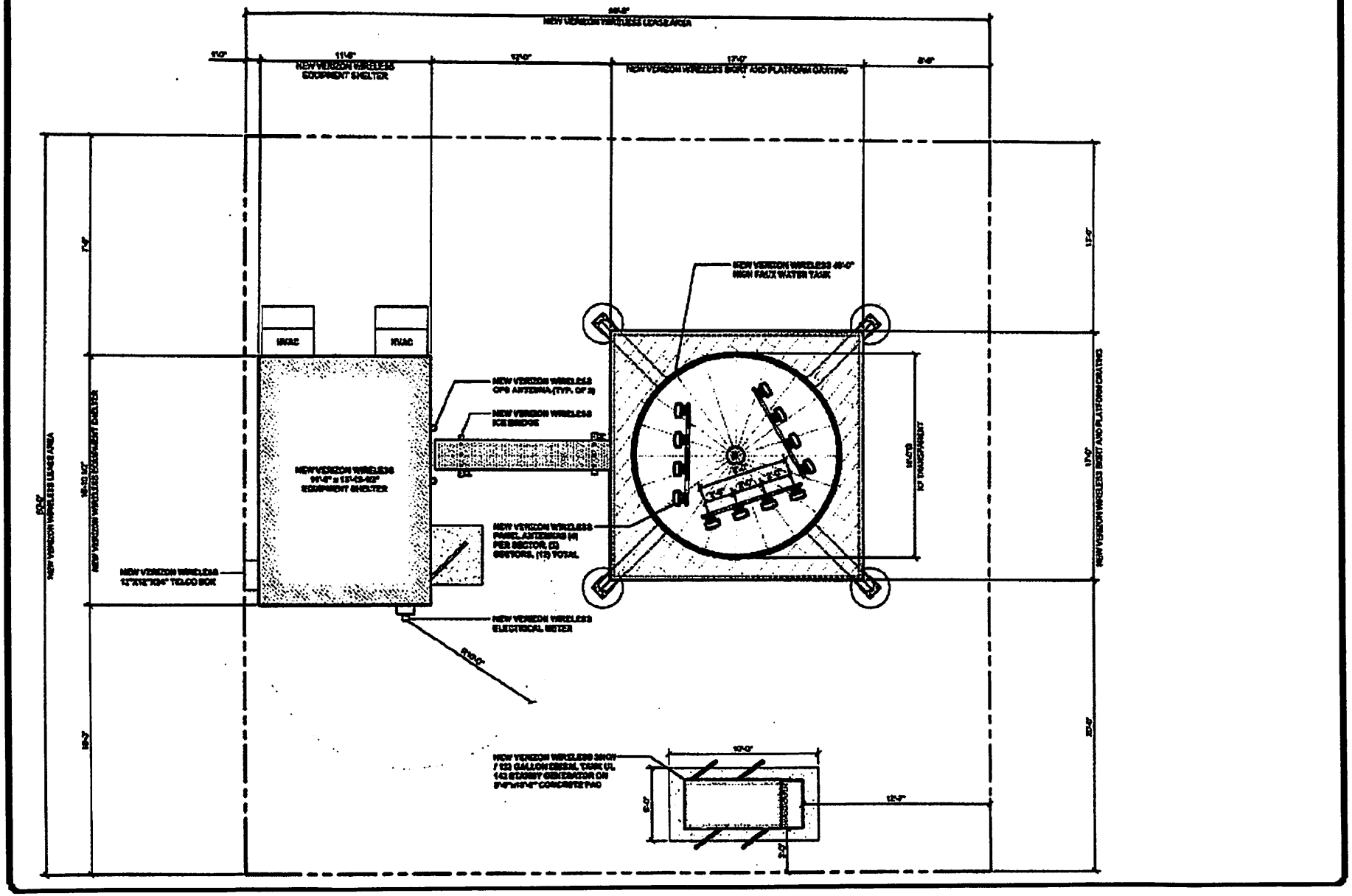
PROJECT

Conditional Use Permit
Hamm/ DRC2013-00026

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



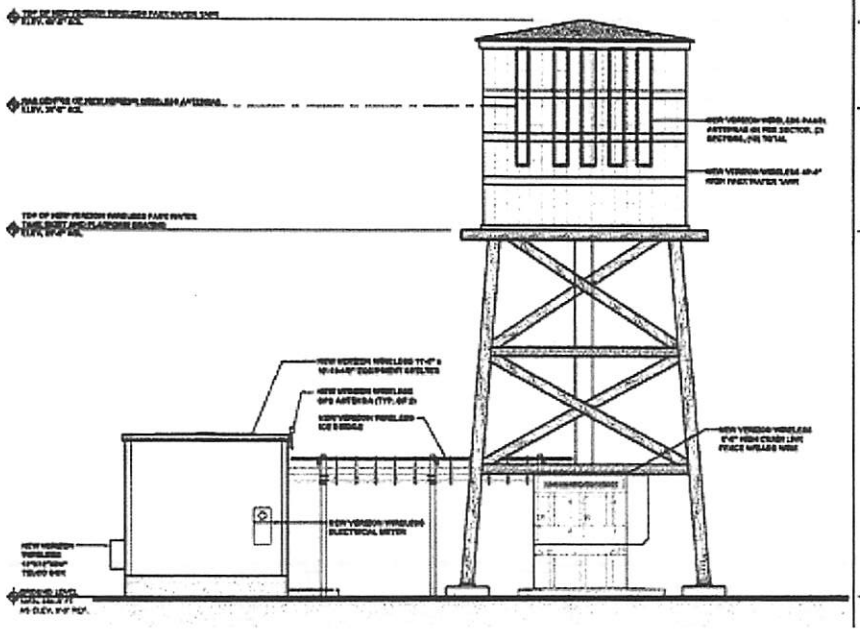
PROJECT

Conditional Use Permit
Hamm/ DRC2013-00026

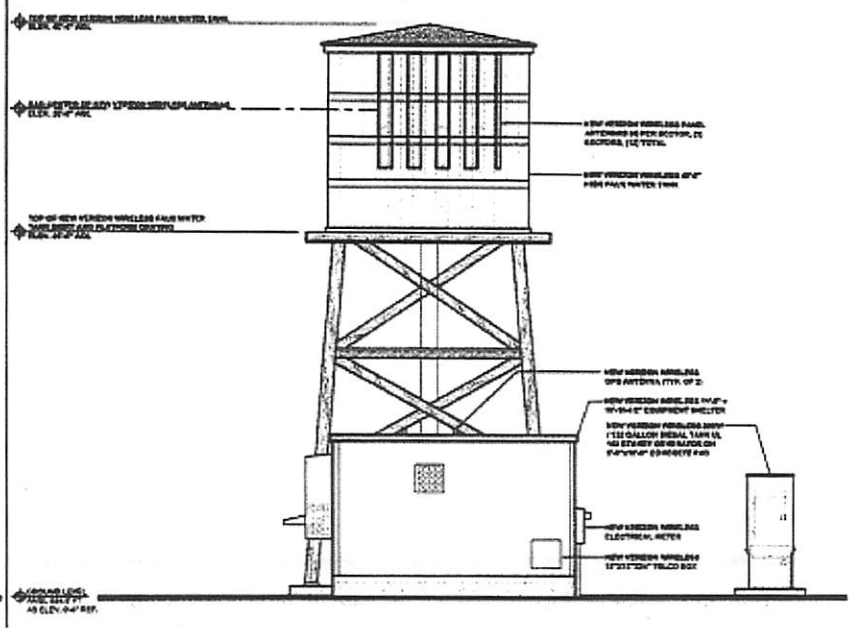
EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



SOUTH



WEST

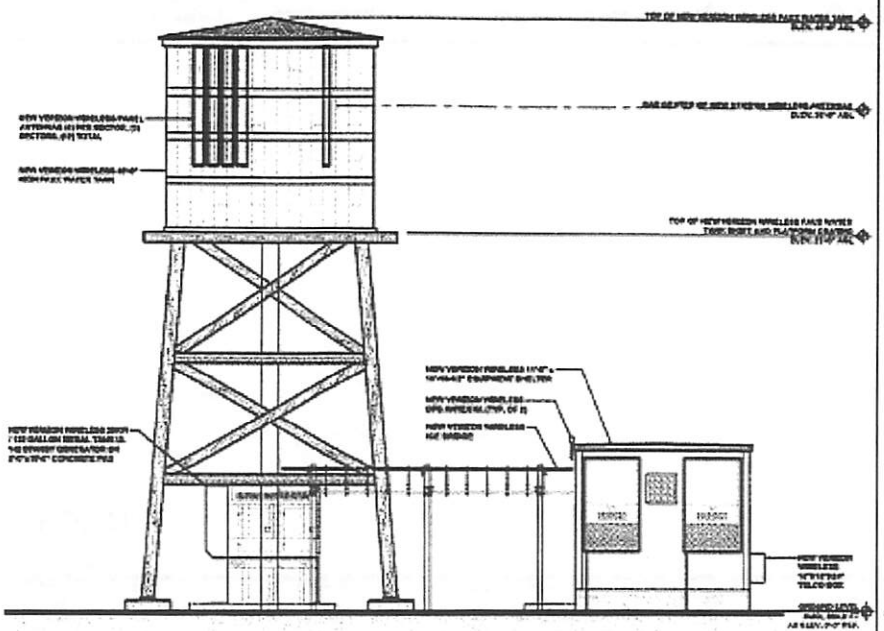
PROJECT

Conditional Use Permit
Hamm/ DRC2013-00026

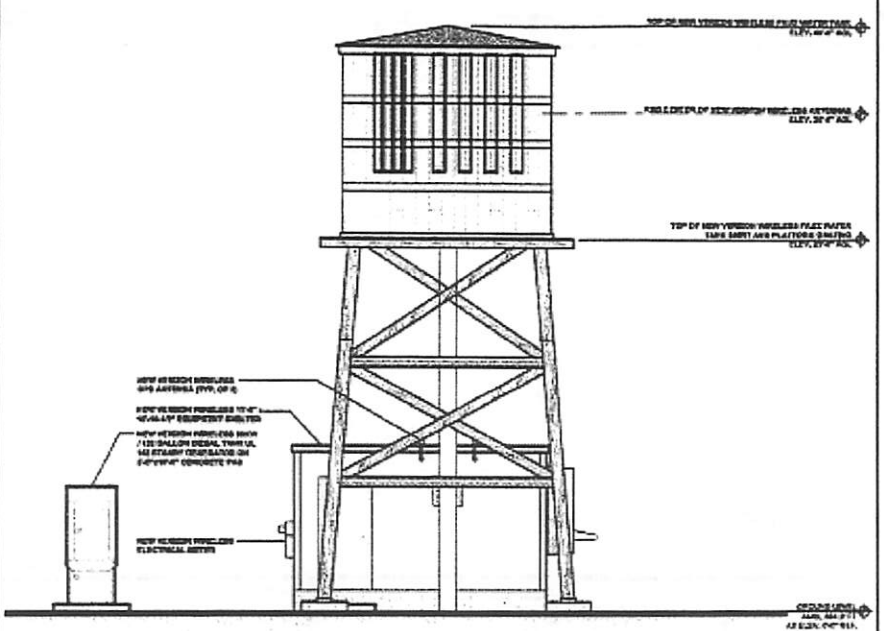
EXHIBIT

Exterior Elevations – South and West

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



NORTH



EAST

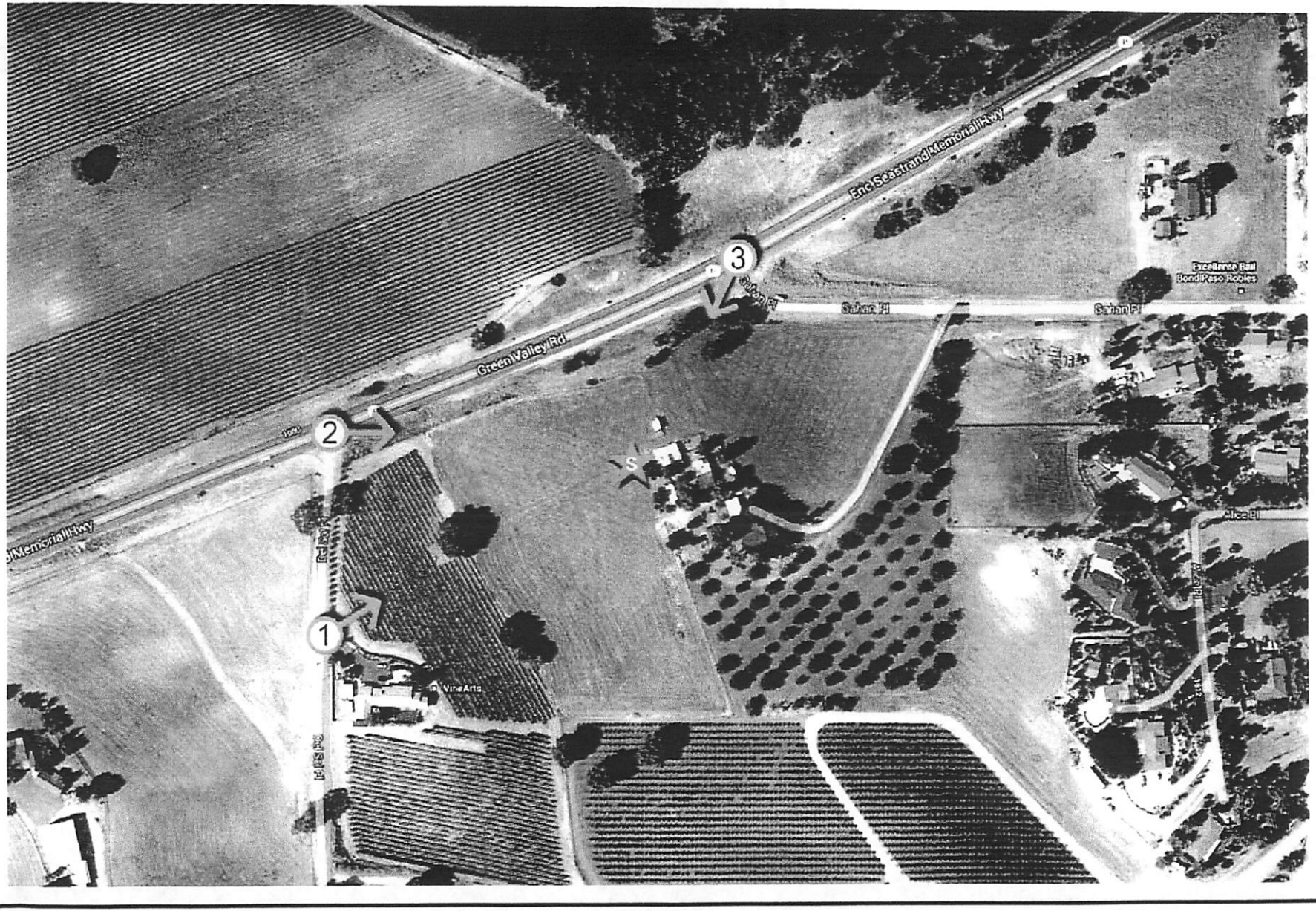
PROJECT

Conditional Use Permit
Hamm/ DRC2013-00026

EXHIBIT

Exterior Elevations – North and East

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

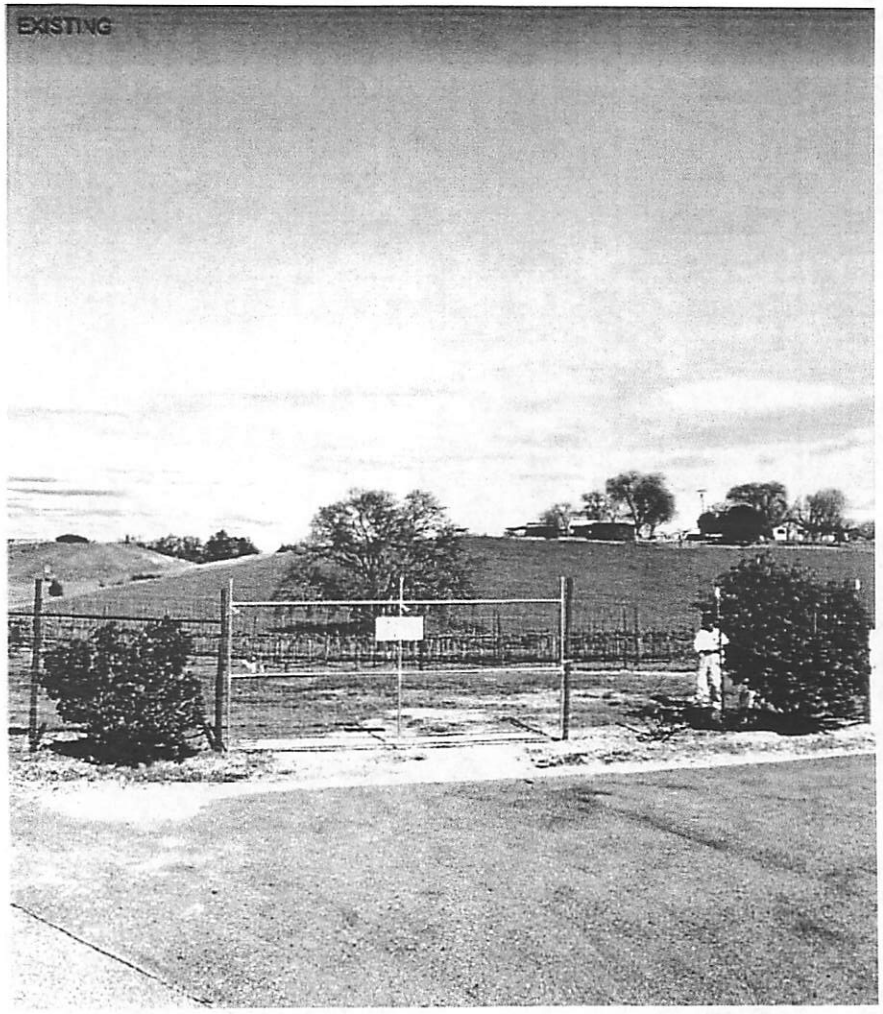
Conditional Use Permit
Hamm/ DRC2013-00026

EXHIBIT

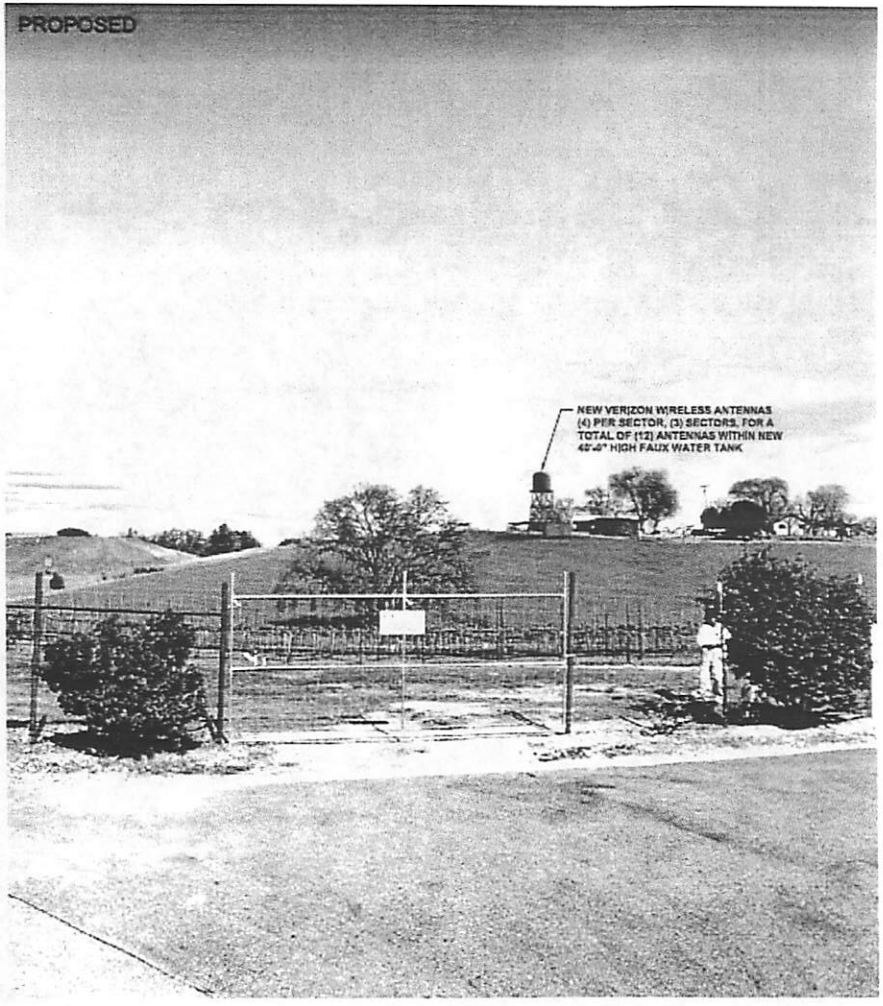
Visual Simulation Locations

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

EXISTING



PROPOSED



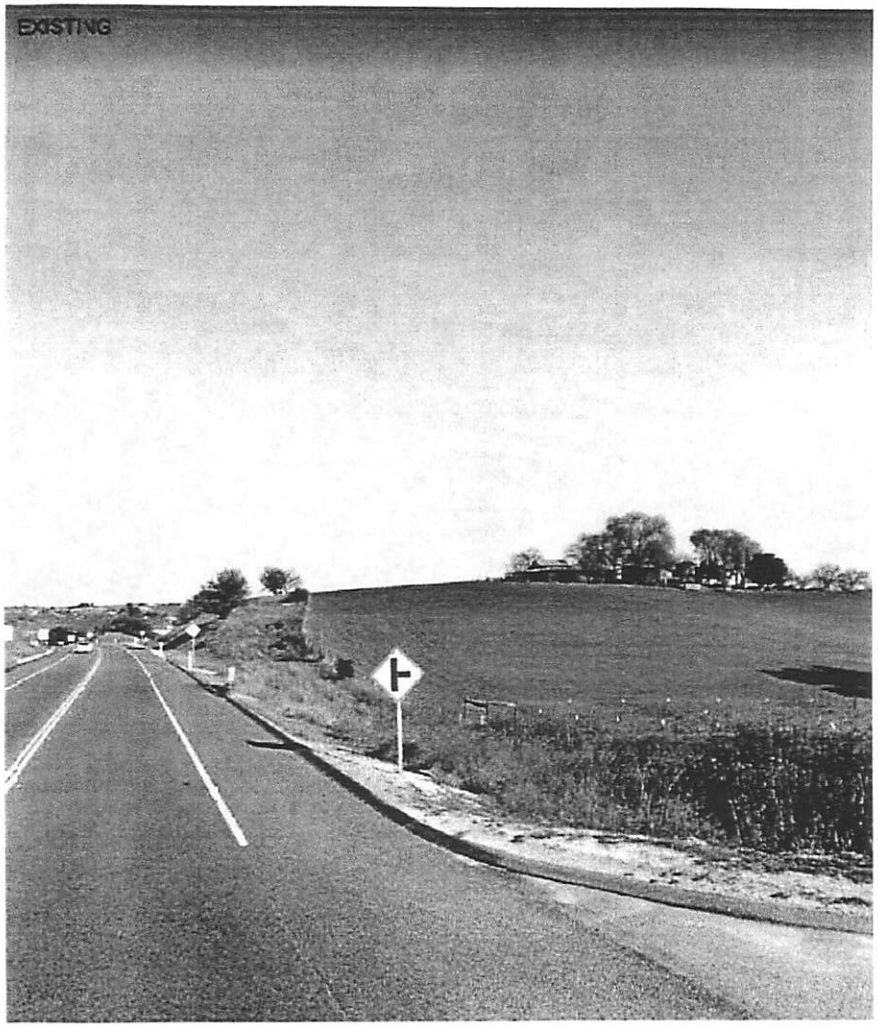
PROJECT

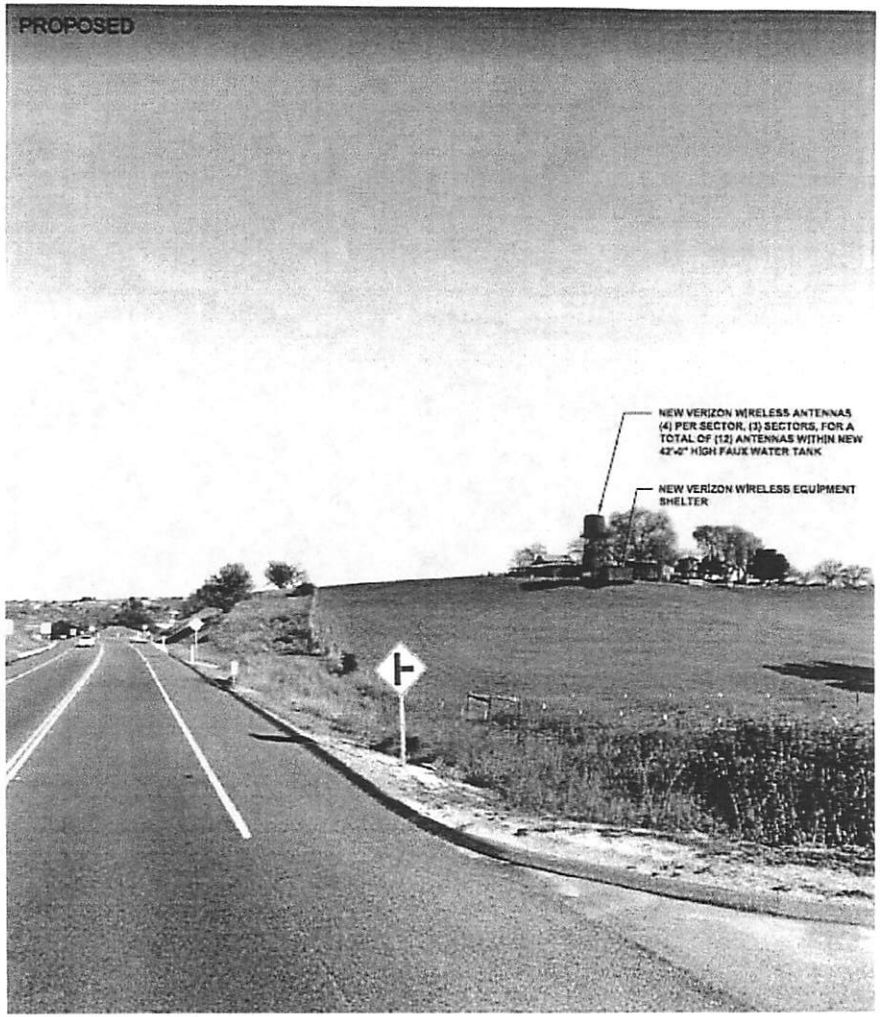
Conditional Use Permit
Hamm/ DRC2013-00026

EXHIBIT

Visual Simulation - 1

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING





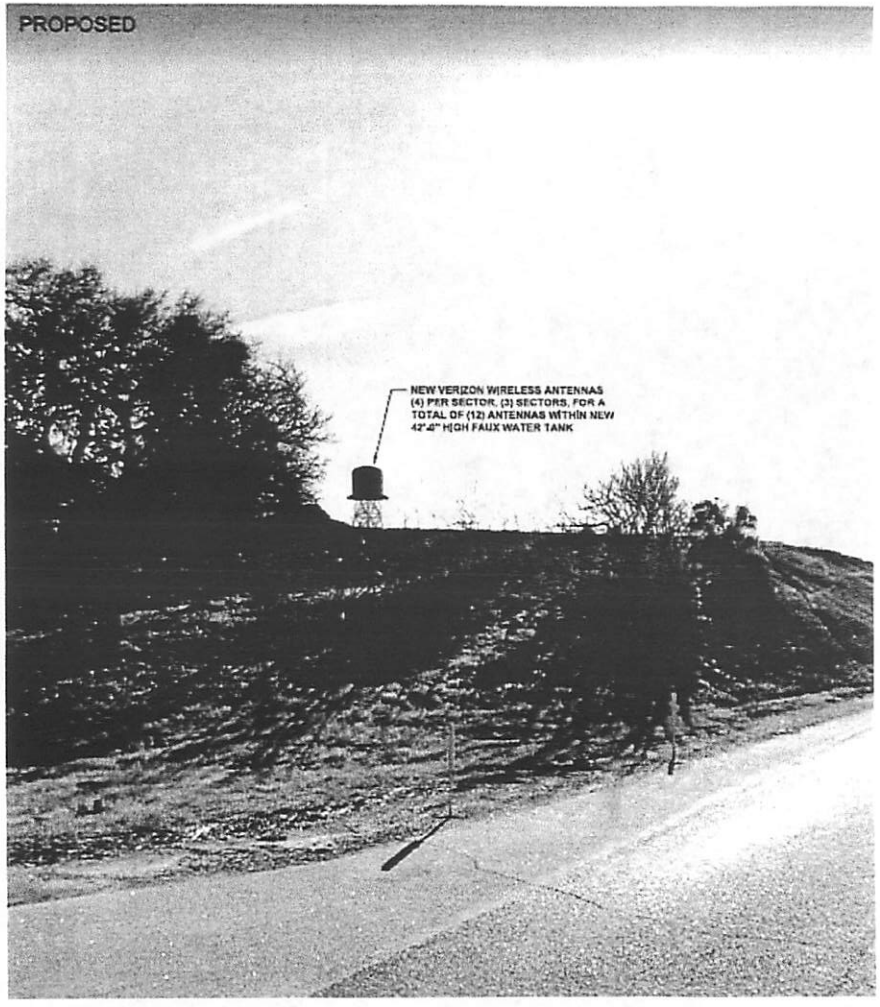
PROJECT

Conditional Use Permit
Hamm/ DRC2013-00026

EXHIBIT

Visual Simulation - 2

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT
Conditional Use Permit
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EXHIBIT
Visual Simulation - 3

FH

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RE[illegible]

THIS IS A NEW PROJECT REFERRAL

DATE: 10/24/2013

OCT 2 5 2013

TO: PW

FROM: Megan Martin - North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00026 HAMM. Proposed conditional use permit for (12) new antennas, (1) 11'x16' prefabricated shelter, (1) emergency generator, (1) faux water tank. Location site is 833 Gahan Pl, Paso Robles. APN: 040-081-016.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

No comments.

10·28·13 (Date) | Tim Tomlin (Name) | 5271 (Phone)

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/24/2013

TO: EH

OCT 25 2013
13392

FROM: Megan Martin - North County Team / Development Review

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

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

10/29/13 — Date

[signature] — Name

x 5551 — Phone

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

December 13, 2013

County of San Luis Obispo
Department of Planning & Building
County Government Center
San Luis Obispo, CA. 93408

Subject: DRC2013-00026 (Hamm) cellular antennas, pre-fabricated shelter, emergency generator and a faux water tank.

Ms. Martin,

CAL FIRE/San Luis Obispo County Fire Department recently conducted an on-site review of existing conditions and proposed improvements at 833 Gahan Place near Templeton, CA. The project site is located within *Local Responsibility Area* (LRA) having an approximate ***5*** minute response time from the nearest CAL FIRE/County Fire station. The following items are required:

- The existing address numbering must meet current Fire Code. The applicant/agent shall place minimum 6-inch address numbers at the base of the driveway. The new numbering shall be visible from both directions on Gahan Place.
- A water storage tank and gravity drain residential fire connection are required to be placed adjacent to the existing driveway on the approach to the residence. Contact this department for information regarding this requirement.
- The existing driveway and proposed 12-foot wide "Verizon Wireless access easement" are approved. The 12-foot wide access easement must provide an all-weather surface capable of supporting a minimum 20-ton load capacity. The existing gate(s) are approved.
- Any fuel storage associated with the proposed emergency generator must meet the standards listed within Chapter 34 of the 2010 CA. Fire Code.
- Defensible space (vegetation clearance) does not appear to be a concern at this site.

Please call (805)543-4244, extension 3429 to request the final inspection once all requirements have been satisfied.

Thank you,

Clinton I. Bullard
Fire Inspector

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: **November 7, 2013**

TO: **Megan Martin, Project Manager**

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

SUBJECT: **Hamm Verizon Conditional Use Permit DRC2013-00026 (1718)**

Summary of Findings

The Agriculture Department's review finds that the proposed Hamm Verizon Conditional Use Permit for a new 2,500 square foot wireless lease area containing a faux water tank with antennas, an equipment shelter, and a diesel generator located within an agricultural area will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.

- ■ **Less than significant** impact(s) to agricultural resources or operations because the project will result in the conversion of only 2,500 square feet of an important agricultural soil located directly adjacent to existing on-site development. Additionally, the proposed project will not be incompatible with existing on-site or adjacent agricultural uses due to adequate separation and locating underground wiring within the driveway access. During construction activities, the responsible party should work with the property owner to minimize the disruption to on and off site agricultural activities.

- ☐ No anticipated impact to agricultural resources or operations.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element and the Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture. If you have questions, please call 781-5914.

Verizon Wireless • Proposed Base Station (Site No. 250376 "Highway 101 & 46")
833 Gahan Place • Paso Robles, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 250376 "Highway 101 & 46") proposed to be located at 833 Gahan Place near Paso Robles, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall structure to be sited at 833 Gahan Place near Paso Robles. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by SAC Wireless, dated October 8, 2013, it is proposed to install twelve Andrew directional panel antennas – six Model HBXX-6517DS and six Model LNX-6514DS – on a new 40-foot structure, configured to resemble a water tank, to be sited on a large residential property at 833 Gahan Place in rural San Luis Obispo County, about 2 miles south of Paso Robles and about a half-mile west of US Highway 101. The antennas would be mounted with up to 6° downtilt at an effective height of about 36 feet above ground and would be oriented in identical groups of four toward 40°T, 140°T, and 250°T. The maximum effective radiated power in any direction would be 11,000 watts, representing simultaneous operation at 5,200 watts for AWS, 1,400 watts for PCS, 2,700 watts for cellular, and 1,700 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.063 mW/cm^2, which is 12% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is 32% of the public exposure limit. The maximum calculated level at any residence on adjacent properties† is 1.9% of the public exposure limit. It should be noted that these results include several "worst-case"

* A barn on the subject property.
† Located at least 525 feet away, based on photographs from Google Maps.

assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

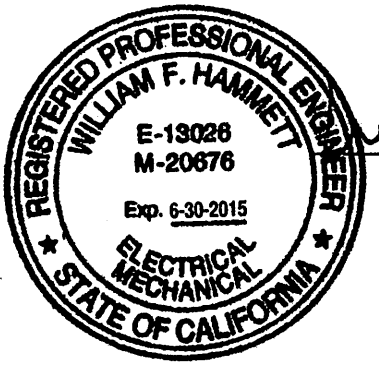
Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 833 Gahan Place in Paso Robles, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.
707/996-5200

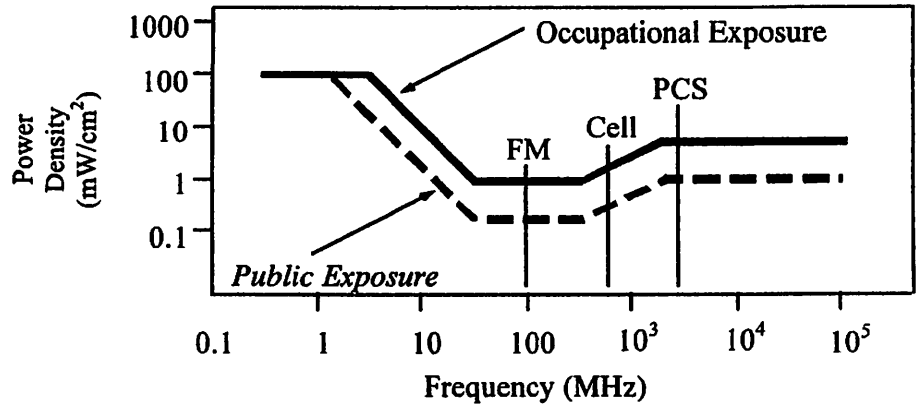
January 24, 2014

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

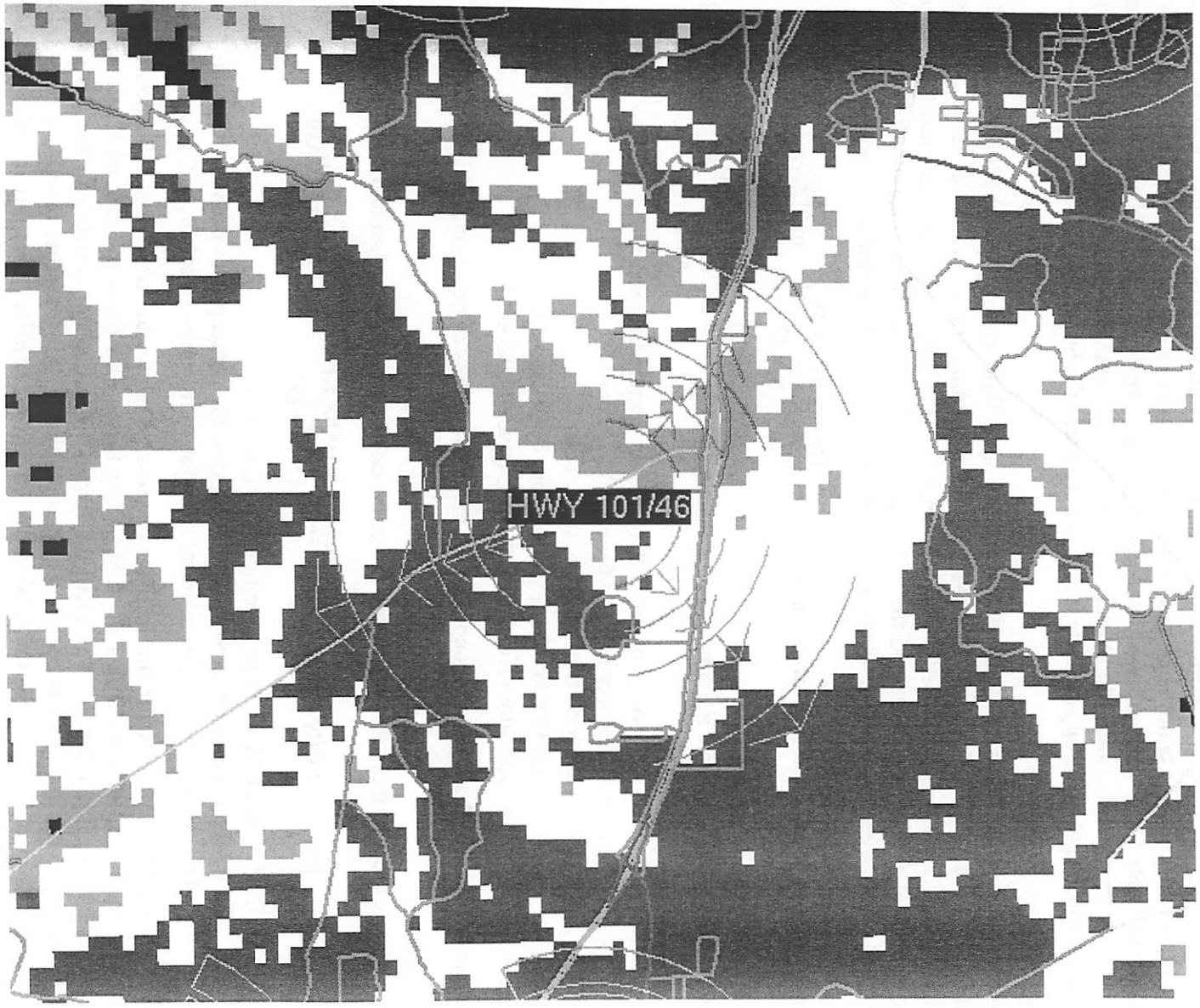
OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in } mW/cm^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

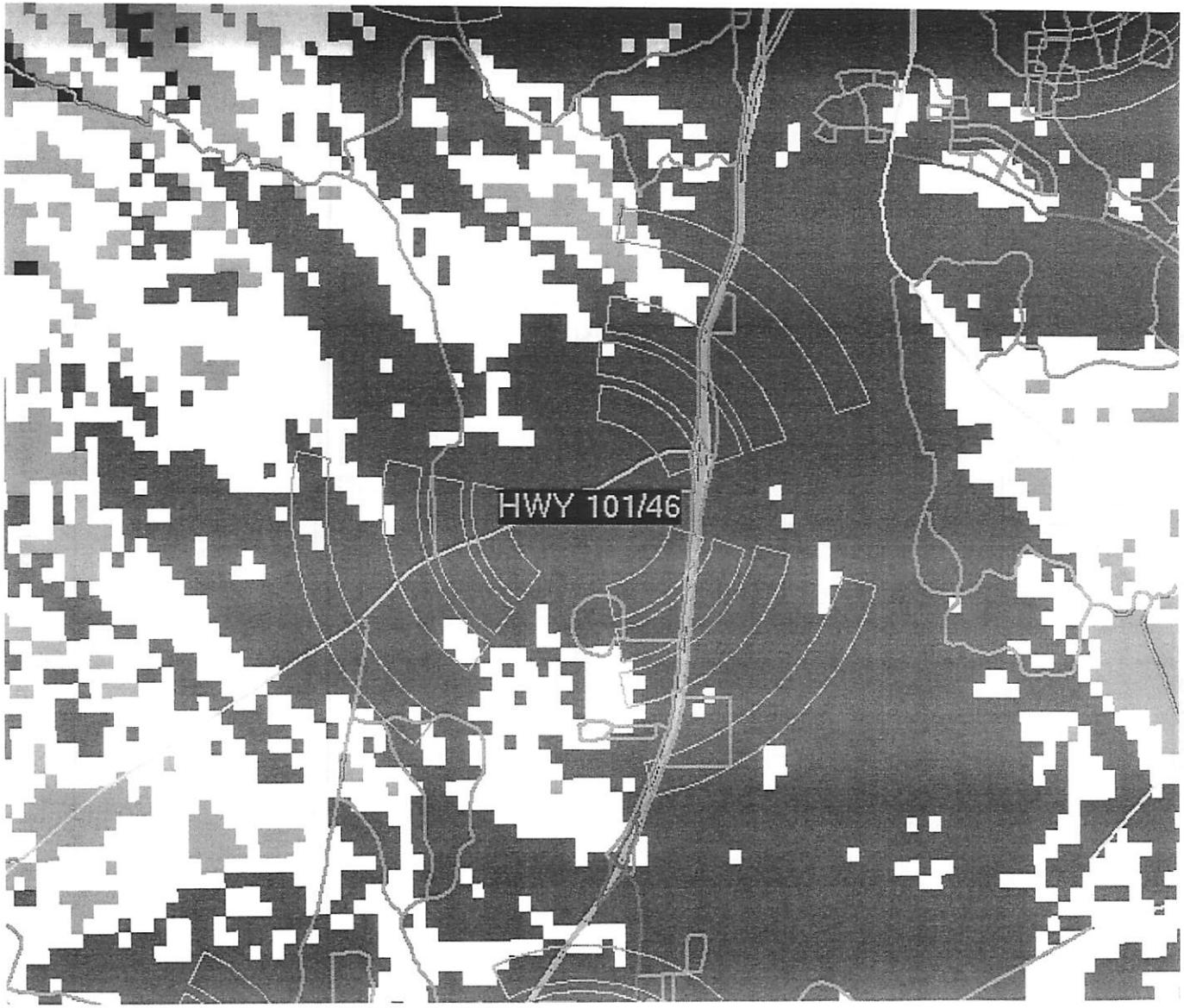
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

Coverage without Hwy 101/46



Hwy 101/46 – Objective Improve coverage in retail area of Southern Paso Robles. Offload capacity from nearby hotels and retail from existing sites that are overloaded.

Coverage with Hwy 101/46

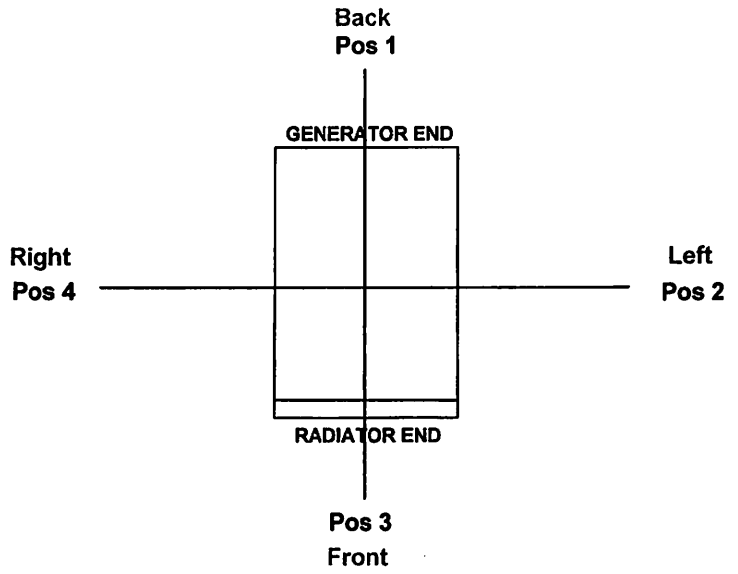


Objective achieved by this site by both improving coverage and providing capacity relief to adjacent overloaded sites.

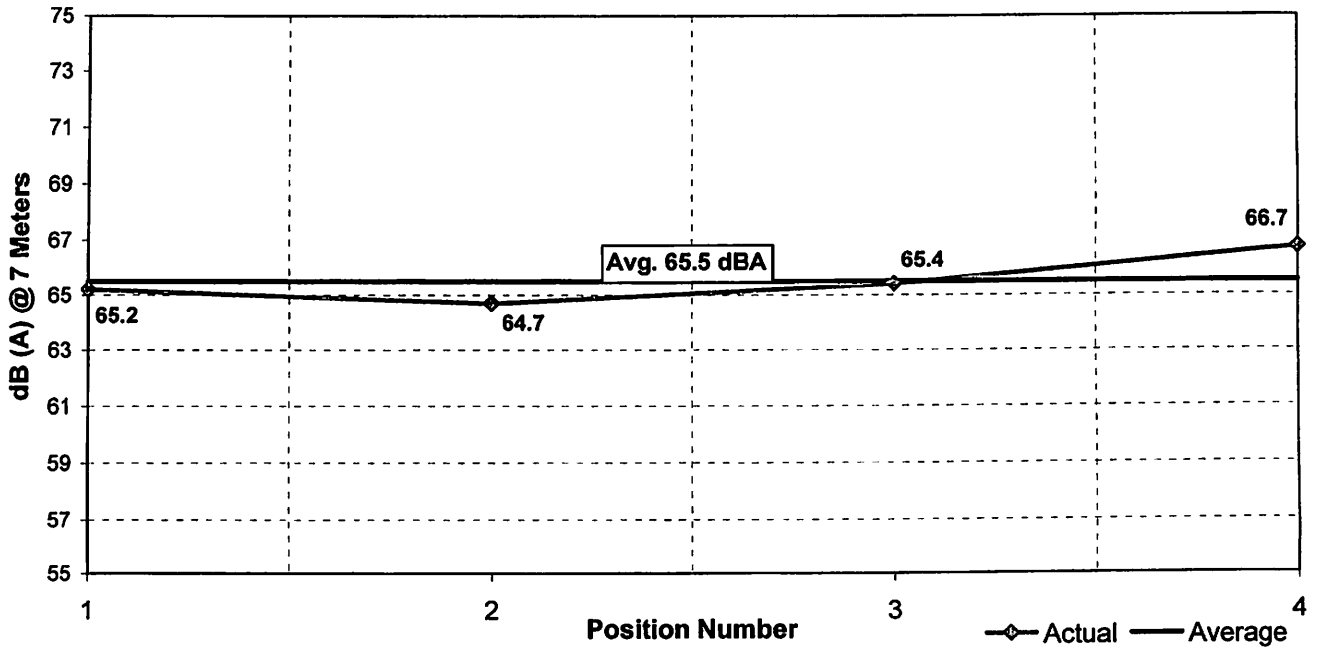
GENERAC®

Sound Test Results

Genset: SD048 2.4L John Deere
Enclosure: Sound Attenuated Level 2A



Measured Sound Levels - 60 Hz



Notes:

1. All positions 23 ft (7M) from side faces of generator set.
2. Generator operating at full load.
3. Test conducted on a 100 foot diameter asphault surface.

DATE: March 28, 2014

DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM FOR RUDOLPH HAMM CONDITIONAL USE PERMIT ED13-140 (DRC2013-00026)

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development 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.

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, is responsible to verify compliance with these COAs.

Project Description: A request by Rudolph Hamm and Verizon Wireless for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility. The proposed facility would consist of: a) twelve (12) panel antennas mounted at a height of 36 feet above ground level within the cylinder portion of a new 40-foot high faux elevated water tank; b) one new 176 square-foot prefabricated equipment shelter, designed to resemble a barn; c) one new 132-gallon diesel standby emergency generator; and d) associated utility trenching for the installation of power and telco lines. The project is located on a 13-acre parcel and will result in the disturbance of approximately 2,500 square feet (50-foot by 50-foot concrete pad) for the construction of the proposed facility. The facility will be accessed by an existing agricultural road. No road improvements or grading are proposed. The proposed project is within the Residential Suburban land use category and is located at 833 Gahan Place, approximately 326 feet south of the intersection of Highway 41 (Green Valley Road) and Gahan Place and east of the City of Paso Robles. The subject property is within the Salinas River planning area.

VISUAL RESOURCES – Land Use	**MILESTONE**	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ ground disturbing activities	Prior to occupancy or final inspection	Within 90 days after final inspection/ occupancy	Other*
Visual Resources – Construction Drawings		X						
VR-1 **At the time of application for construction permit(s),** the construction drawings shall show the following: a. The water tank shall be designed to appear as a natural aged-wood tank with realistic appearing color and texture treatments for both the tank and the support structure. No signs, banners or graphic displays shall be painted or otherwise depicted on the tank. b. All of the antennas (with the exception of the GPS antennas located on the pole barn) shall be located completely within the faux tank.								

VISUAL RESOURCES – Land Use	MILESTONE	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ ground disturbing activities	Prior to occupancy or final inspection	Within 90 days after final inspection/ occupancy	Other*
c. The equipment shelter shall be designed to match the existing agricultural barn on site. It shall be constructed with realistic-appearing faux aged-wood and painted a non-reflective earth-tone color.								
Monitoring: Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.								* (Other) – None
Visual Resources – Architectural Drawings		X						
VR-2 **Visual Resources – Construction permits. At the time of application for construction permits**, the applicant shall submit accurate scaled engineering and architectural drawings of the water tank exactly as proposed. Water tank plans shall not include generic illustrations of a typical faux tank. The drawings shall include elevations and plan views. Once approved, the water tank plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimate and construction schedule shall provide for revisions and corrections to the water tank engineering and architectural plans prior to preparation of the final plans.								
Monitoring - Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.								* (Other) – None
Visual Resources – Materials Board			X					
VR-3 **Visual Resources – Material and Color Test Samples. 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.								
Monitoring - Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.								* (Other) – None

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

Signature of Owner(s)	Name (Print)	Date
	Tricia Knight	4/1/14

as agent for the owner

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Site Number: Hwy 101 and 46

Property Address: 833 Gahan Place

Assessor's Parcel Number: 040-181-016

We Rudolph and Virginia Hamm, owner of the above described property, authorize Site Acquisition Consultants (SAC), its employees, representatives, agents, and/or consultants, to act as an agent on my behalf for the sole purpose of consummating any building and land-use permit applications, or any other discretionary entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I further understand that signing of this authorization in no way creates an obligation of any kind.

Signature of Property Owner(s): Rudolph C Hamm

Virginia M Hamm

Date: September 23, 2013