



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED13-264

DATE: September 18, 2014

PROJECT/ENTITLEMENT: Pismo Coast Village Conditional Use Permit; DRC2013-00102

APPLICANT NAME: Jay Jamison

ADDRESS: 165 Dolliver Street, Pismo Beach, CA. 93449

CONTACT PERSON: Jay Jamison

Telephone: 805-773-5649

PROPOSED USES/INTENT: Request by Verizon Wireless/Jay Jamison for a Conditional Use Permit to allow for the construction of a wireless communications facility consisting of nine panel antennas at a height of 54 feet on a proposed 64 foot tall faux broad leaf tree, 12'x16'-10" equipment shelter and 132 gallon generator. The project is within the Industrial land use category. The project site is currently used as a recreational vehicle storage yard and will continue that use following construction of the wireless facility.

LOCATION: The project is located at 2250 22nd Street, within the community of Oceano, within the South County Planning Area, Subarea - San Luis Bay (South - Inland) planning area.

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES:

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. October 2, 2014

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

Notice of Determination

State Clearinghouse No. N/A

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

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

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

Stephanie Fuhs

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.4) Using Form

Project Title & No. Pismo Coast Village / Verizon Wireless Conditional Use Permit, ED13-264
DRC2013-00102

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

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water /Hydrology
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

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

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

Stephanie Fuhs
Prepared by (Print)

Stephanie Fuhs
Signature

9/4/14
Date

Airlin Singewald
Reviewed by (Print)

A. M. Singewald
Signature

Ellen Carroll,
Environmental Coordinator
(for)

9/4/14
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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Pismo Coast Village/Verizon Wireless for a Conditional Use Permit to allow for the construction of a wireless communications facility consisting of nine panel antennas at a height of 54 feet on a proposed 64 foot tall faux broad leaf tree, a 12'x16'-10" equipment shelter, a 132 gallon diesel generator, and associated utility trenching. The project will result in approximately 1,600 square feet of disturbance on a 2 acre parcel. The project site is currently used as a recreational vehicle storage yard and will continue that use following construction of the wireless facility. The project is within the Industrial land use category and is located at 2250 22nd Street, within the community of Oceano, within the San Luis Bay (South) sub-area of the South County planning area.

ASSESSOR PARCEL NUMBER(S): 061-331-001

Latitude: 35° 5' 41.9994" N Longitude: 120° 35' 59.9994"W

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLAN AREA: South County **SUB:** San Luis Bay (South); **COMB. DESIGNATION:** Airport Review
Flood Hazard

LAND USE CATEGORY: Industrial

VEGETATION: Grasses, riparian along southern property boundary

TOPOGRAPHY: Nearly level

PARCEL SIZE: 2.04 acres

EXISTING USES: Residential

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Commercial Service; Residential, storage yards	<i>East:</i> Residential Multi-Family; Mobile home park
<i>South:</i> Agriculture; Row crops	<i>West:</i> Industrial; Agriculture, RV storage

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

Setting. The project site is a 2.41 acre property in the Industrial land use category that currently is used as a recreational vehicle (RV) storage yard for Pismo Coast Village, an RV park located in Pismo Beach, approximately three miles to the north. The site is relatively flat and unpaved. The wireless facility will be constructed within a 1,600 square foot lease area that is located on the eastern side of the site, approximately 73 feet from the property line fronting 22nd Street and 108 feet from the southern property line.

The property is bounded by the Commercial Service land use category to the north consisting of a mixture of existing residential, storage and light industrial uses, Residential Multi-Family to the east consisting of a mobile home park, Agriculture to the south with existing crops, and Industrial to the west which is currently being farmed. Arroyo Grande Creek runs along the southern edge of the site along with railroad tracks diagonally traversing the western property line.

Regulatory Setting

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

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

Conservation and Open Space Element Policy VR 9.3 states:

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

viewed from major public view corridors and locations.

Conservation and Open Space Element Policy VR 9.4 states:

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

Impact. Installation of the wireless facility will introduce a faux tree structure within an area that does not contain significant vegetation other than some riparian vegetation and ornamental landscaping that is of lower height than the proposed broad leaf tree (see attached photo simulations). The proposed structure will be visible from Silver Spur, 22nd Street and Highway 1 (Cienaga Street). This section of Highway 1 is not a designated scenic corridor.

The proposed project would introduce a use that is within public view sheds. Because of the overall mix of urban and agricultural uses within the immediate vicinity along with the location of the site that is over 800 feet from Highway 1 (Cienaga Street), construction of the 64 foot tall broad leaf tree will not cause a significant visual impact when viewed from any of these public view points. Based on the existing use of the site that does not contain any landscaping, the 64 foot tree structure will not be able to be fully screened by vegetation and landscaping. Based on the surrounding uses, a tree blends more naturally into the current landscape than other stealth designs such as barns, windmills, or water tanks.

Mitigation/Conclusion. In order to reduce visual impacts, the project is subject to mitigation measures that require the applicant to use the most realistic appearing faux broad leaf structure, with an organic and non-symmetrical form and realistic bark texture and foliage colors. In addition, the applicant is required to submit material and color test samples of all visual elements of the faux broad leaf tree. These measures, discussed in detail in the mitigation summary table (Exhibit B), would reduce the project's potential visual impacts to a level of insignificance.

2. AGRICULTURAL RESOURCES

Will the project:

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

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

Land Use Category: Industrial

Historic/Existing Commercial Crops: None

State Classification: Prime Farmland if irrigated

In Agricultural Preserve? Yes, Arroyo Grande Valley

Under Williamson Act contract? No

Mocho Variant fine sandy loam. This nearly level soil is considered well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to poor filtering capabilities. The soil is considered Class III without irrigation and Class III when irrigated.

Impact. There are agricultural operations occurring to the south and west of the project site; however, the project is an unmanned wireless facility that will not impair those uses or require any mitigation. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. Based on the above discussion, and the proposed facility being unmanned, no mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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 1,600 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is a Conditional Use Permit for an unmanned wireless facility consisting of a 64 foot tall faux broad leaf tree, 9 panel antennas, 12'x16'-10" equipment shelter and 132 gallon generator. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

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

4. BIOLOGICAL RESOURCES

Will the project:

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

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

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

On-site Vegetation: There is no onsite vegetation with the exception of some riparian vegetation along the southern property boundary along Arroyo Grande Creek.

Name and distance from blue line creek(s): Arroyo Grande Creek runs along the Southern portion of the project site.

Habitat(s):

Central Dune Scrub

Central dune scrub is restricted to the coast between Bodega Bay and Point Conception (Holland, 1986). Coastal dune scrub lies adjacent to and directly inland from dune vegetation. CDFG defines this community as threatened, with 1,000-3,000 individuals or 2,000-10,000 acres remaining (S2.2).

Coastal and Valley Freshwater Marsh

Freshwater Marsh communities occur in slow moving, shallow freshwater streams and along the periphery of ponds and lakes. They also occur in isolated areas where the water table is at or near the ground surface and are often referred to as "freshwater seeps" or "wetlands".

Site's tree canopy coverage: Approximately less than 10%.

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

Vegetation

- Crisp monardella (*Monardella crispa*) List 1B
- La Graciosa thistle (*Cirsium loncholepis*) FE, ST, List 1B
- San Luis Obispo Monardella
- Coastal Goosefoot (*Chemopodium littoreum*) List 1B.2
- Gambel's watercress (*Rorippa gambelii*) FE, ST, List 1B

Wildlife

- South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) FT, CSC
- California red-legged frogs (*Rana aurora draytonii*)
- Western snowy plover (*Charadrius alexandrinus nivosus*) FT, CSC
- Monarch butterfly (*Danaus plexippus*)
- White sand bear scarab beetle
- Mimic tryonia (California brackishwater snail)
- Oso Flaco Flightless Moth

Impact. Due to the site's proximity to coastal dunes (within ½ mile) and Arroyo Grande Creek (along the southern property boundary), many sensitive plant and animal species occur within the general vicinity of the property. The project site itself is located over 150 feet from the creek and devoid of any vegetation having been used as an RV storage yard for decades. The location for the proposed facility is within the unpaved, unvegetated area of the storage yard. The project site lacks any potential habitat to support any of the species listed above. Due to the location of the lease area where the facility will be constructed, significant impacts to biological resources is not expected.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are considered necessary.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Chumash. No historic structures are present and no paleontological resources are known to exist in the area. A Phase I surface survey was not considered necessary due to the disturbed nature of the project site, however, Section 22.10.040 of the Land Use Ordinance sets forth standards in the event archaeological resources are unearthed or discovered during construction activities.

Impact. The project will be located within an urbanized area that has been used for RV storage for decades. No evidence of cultural materials was noted on the property. Due to the limited scope of work which are limited to previously disturbed and developed areas of the site, impacts to cultural or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary. Standards pertaining to resources unearthed or discovered during construction activities contained in the Land Use Ordinance apply.

6. GEOLOGY AND SOILS

Will the project:

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

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

- Topography: Nearly level
- Within County's Geologic Study Area?: No
- Landslide Risk Potential: Low
- Liquefaction Potential: Moderate
- Nearby potentially active faults?: No Distance? Not applicable
- Area known to contain serpentine or ultramafic rock or soils?: No
- Shrink/Swell potential of soil: Low
- Other notable geologic features? None

A sedimentation and erosion control plan is required for all construction and grading projects (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.

Impact. As proposed, the project will result in the disturbance of approximately 1,600 square feet in previously disturbed and developed areas of the site where the proposed cell site will be located. No significant impacts are expected to occur.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS

MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The subject project is within the 100-year Flood Hazard Combining designation (FH) and an Airport Review Area. With regards to potential fire hazards, the subject project is within the moderate Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The project is within the Lopez "dam inundation" area, and is approximately 9.26 miles below the dam. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The 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. The applicant submitted a radio frequency report (RF Report, Hammett & Edison, Inc., May 6, 2014) 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 be less than 5% (between 2.4 and 2.6%) of the applicable public exposure limit. These results include several "work-case" assumptions and therefore are expected to overstate actual power density levels.

Mitigation/Conclusion. Due to their mounting locations, the proposed panel antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with FCC public exposure guidelines. The project would require verification from the responsible fire agency that all conditions have been met prior to final approval. The Department of Environmental Health indicated that the project would require a hazardous materials business plan. No additional significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond recordation of an avigation easement and compliance with Land Use Ordinance Section 22.14.060 (Flood Hazard) which will be required as conditions of approval.

8. NOISE	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is within close proximity of loud stationary and transportation noise sources, due to its proximity to the railroad which runs along the western property boundary. The proposed unmanned wireless communications facility is not considered a sensitive noise receptor. The nearest sensitive noise receptor to the site are residences east of the property which are approximately 160 feet from the proposed facility.

A noise study was prepared (Environmental Noise Analysis, Bollard Acoustical Consultants, April 22, 2014). The study showed that the facility would fall below County Noise Element thresholds and would not negatively impact surrounding residential neighborhoods.

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

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

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are considered 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) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Police: County Sheriff

Location: Oceano (Approximately .57 miles to the northwest)

Fire: Five Cities Fire Authority

Hazard Severity: Moderate

Response Time: 5-10 minutes

Location: Approximately .57 miles to the northwest

School District: Lucia Mar Unified School District.

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

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

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION

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

Setting. Based on the County Trails Map, the project is within reasonably close proximity to the Arroyo Grande Creek Trail. The project is an unmanned wireless facility that will not increase the use, demand or affect access to trails.

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/CIRCULATION

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

Setting. The County has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area, including the project's access streets 22nd Street and River Avenue are operating at acceptable levels of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

Airport Review Combining Designation. The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the Oceano airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered "compatible. The project was referred to the County Airport Manager, who recommended that the project comply with FAA regulations and complete the FAA Form 7460 for their determination. All projects within the AR designation are required to obtain an aviation easement to secure avigable airspace.

Impact. After construction, the proposed unmanned wireless communications facility is estimated to generate about one vehicle trips every six to eight weeks for routine maintenance. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

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

13. WASTEWATER

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

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

Mitigation/Conclusion. Given that the proposed facility will not generate wastewater, impacts would be less than significant and no mitigation measures are necessary.

14. WATER & HYDROLOGY

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

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed unmanned wireless communications facility will not require any additional water to serve the site. There is currently no water service provided to the site due to the use as a storage yard with no structures.

The topography of the project is nearly level. The closest creek to the proposed development is along the southern property boundary. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Within the 100-year Flood Hazard designation? Yes

Closest creek? Arroyo Grande Creek Distance? Along southern property boundary

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

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

Soil erodibility: Low

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.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 1,600 square feet of site disturbance is proposed;

- ✓ The project may be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is more than 100 feet from the closest creek or surface water body
- ✓ The project is within the 100-year flood hazard area.

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

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

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

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

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

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 general vegetative patterns of the surrounding 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.

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

Section 22.106.070 Oceano URL

Section 22.014.060 FEMA Flood Hazard

Section 22.014.030 Airport Review Area- Oceano

Section 22.106.020C1 Airport Review Area- Oceano County Airport

Section 22.106 San Luis Planning Area

Section 22.106.020A1 San Luis Bay Planning Impact Area A

Section 22.106.020B Cienega Valley

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

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

Will the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>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)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project File for the Subject Application <u>County documents</u> <input type="checkbox"/> Coastal Plan Policies <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) <input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Agriculture Element <input checked="" type="checkbox"/> Conservation & Open Space Element <input type="checkbox"/> Economic Element <input checked="" type="checkbox"/> Housing Element <input checked="" type="checkbox"/> Noise Element <input type="checkbox"/> Parks & Recreation Element/Project List <input checked="" type="checkbox"/> Safety Element <input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal) <input type="checkbox"/> Building and Construction Ordinance <input checked="" type="checkbox"/> Public Facilities Fee Ordinance <input type="checkbox"/> Real Property Division Ordinance <input checked="" type="checkbox"/> Affordable Housing Fund <input checked="" type="checkbox"/> Oceano Airport Land Use Plan <input type="checkbox"/> Energy Wise Plan <input checked="" type="checkbox"/> San Luis Bay (Inland) Area Plan and Update EIR | <ul style="list-style-type: none"> <input type="checkbox"/> Design Plan <input checked="" type="checkbox"/> Oceano Specific Plan <input checked="" type="checkbox"/> Annual Resource Summary Report <input type="checkbox"/> Circulation Study <u>Other documents</u> <input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook <input checked="" type="checkbox"/> Regional Transportation Plan <input checked="" type="checkbox"/> Uniform Fire Code <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) <input checked="" type="checkbox"/> Archaeological Resources Map <input checked="" type="checkbox"/> Area of Critical Concerns Map <input checked="" type="checkbox"/> Special Biological Importance Map <input checked="" type="checkbox"/> CA Natural Species Diversity Database <input checked="" type="checkbox"/> Fire Hazard Severity Map <input checked="" type="checkbox"/> Flood Hazard Maps <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) <input type="checkbox"/> Other |
|---|--|

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

Environmental Noise Analysis, Bollard Acoustical Consultants, April 22, 2014

Radio Frequency Report, Hammett & Edison, Inc., May 6, 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.

Aesthetics

- V-1. **At the time of application for construction permits**, the construction drawings shall reflect the following specifications:
- The faux broad leaf tree shall be designed to match the colors and textures of the bark and leaves of the adjacent trees along the creek corridor. Realistic bark texture shall run the entire length of the tree pole.
 - Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the broad leaf tree to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
 - The faux broad leaf tree shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes.
 - The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.
- V-2. **At the time of application for construction permits**, the applicant shall submit accurate, scaled engineering and architectural drawings of the faux broad leaf tree exactly as proposed. Plans shall not include generic illustrations of a faux broad leaf tree. The drawings shall include elevations and plan views. Once approved, faux broad leaf tree 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 faux broad leaf tree engineering and architectural plans prior to preparation of the final plans.
- V-3. **Prior to issuance of a construction permit**, the applicant shall submit material and color test samples of all visible elements of the faux broad leaf tree to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing faux broad leaf trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The faux broad leaf tree shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing adjacent vegetation.
- V-4. **At the time of application for a construction permit**, the applicant shall submit material and color test samples of all visible elements of the faux broad leaf tree to the County Department of Planning and Building for review and approval.
- V-5. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the specifications of the faux broad leaf tree.

**DEVELOPER'S STATEMENT FOR:
Pismo Coast Village and Verizon Wireless
Conditional Use Permit
DRC2013-00102**

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

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

Visual Resources

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

- a. The faux broad leaf tree shall be designed to match the colors and textures of the bark and leaves of the adjacent trees along the creek corridor. Realistic bark texture shall run the entire length of the tree pole.
- b. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the broad leaf tree to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
- c. The faux broad leaf tree shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes.
- d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.

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.

VR-2. At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the faux broad leaf tree exactly as proposed. Plans shall not include generic illustrations of a faux broad leaf tree. The drawings shall include elevations and plan views. Once approved, faux broad leaf tree 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 faux broad leaf tree engineering and architectural plans prior to preparation of the final plans.

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.

VR-3. Prior to issuance of a construction permit, the applicant shall submit material and color test samples of all visible elements of the faux broad leaf tree to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing faux broad leaf trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The faux broad leaf tree shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing adjacent vegetation.

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.

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

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.

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

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

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


Signature of Owner(s)

David Downs
Name (Print)

8/20/14
Date

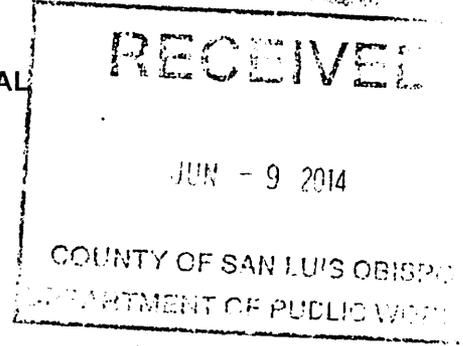


FLH

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 6/6/2014

TO: PW

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00102 PISMO COAST VILLAGE – Proposed conditional use permit to construct a wireless facility consisting of nine panel antennas at a height of 58 feet on a 64-foot tall faux broad leaf tree and associated ground equipment and utilities. Site location is 2250 22nd St, Oceano. APN: 061-331-001

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

see attached

6.13.14
Date

[Signature]
Name

5271
Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: March 10, 2014
To: Stephanie Fuhs, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2013-00102, Pismo Coast Village CUP, 22nd St, Oceano, APN 061-331-001**

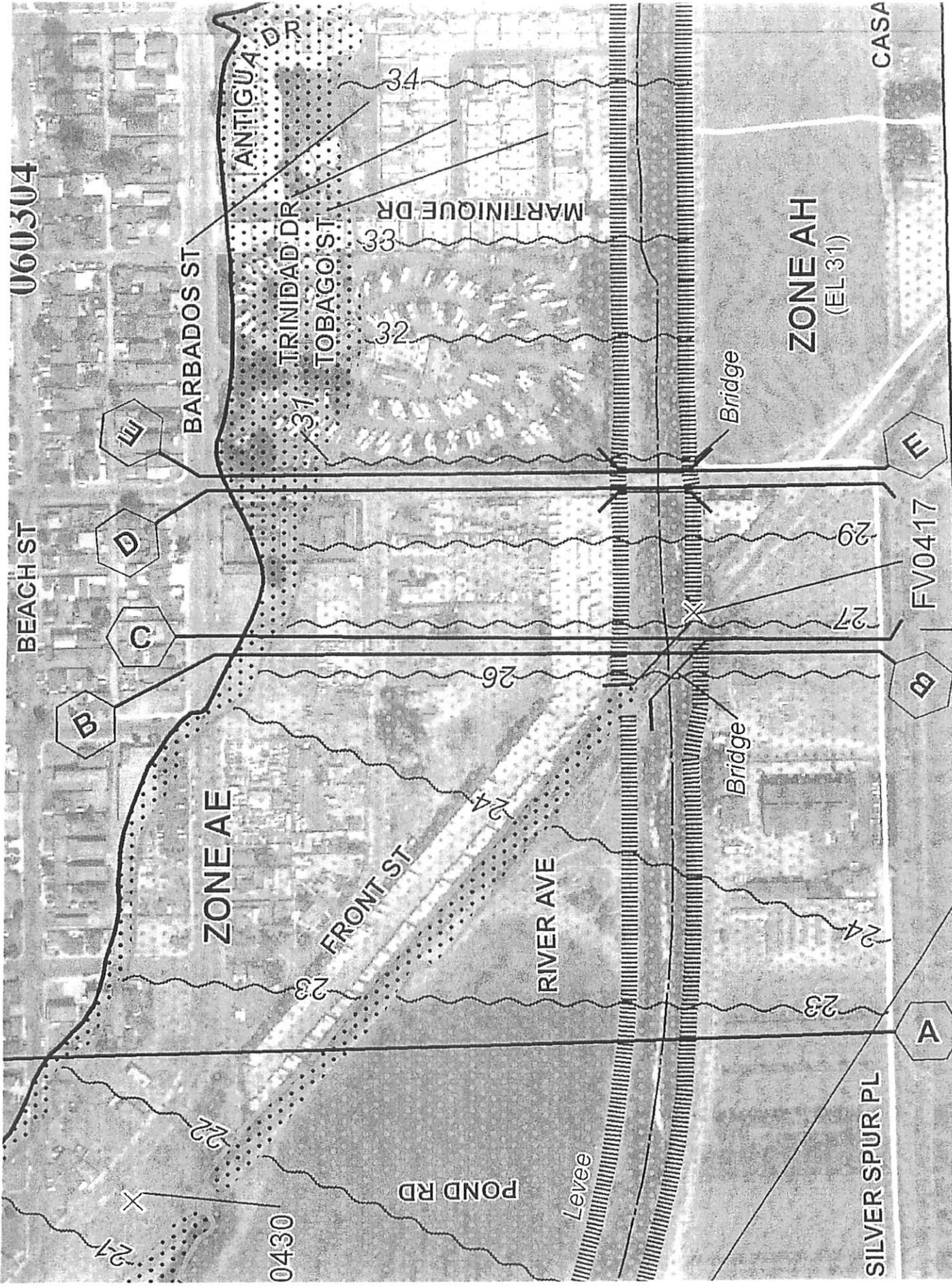
Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. The proposed project is located within a 100 year flood zone. Provide a flood hazard plan showing how this project's equipment will be kept safe from flooding.

Public Works Comments:

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030 OR 23.05.106. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance.
- B. The proposed project is within a flood hazard area. A flood hazard plan is required. The applicant should review Chapter 23.07.060-066 of the Land Use Ordinance prior to future submittal of development permits. The entire project site is located within a FEMA Flood Hazard Zone AE designation as shown on FIRM Map Number 06079C1601G.
- C. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.





SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 6/6/2014

TO: ENV HEALTH

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

SR 13887
JUN - 9 2014
JW 91990

Environmental Health

PROJECT DESCRIPTION: DRC2013-00102 PISMO COAST VILLAGE – Proposed conditional use permit to construct a wireless facility consisting of nine panel antennas at a height of 58 feet on a 64-foot tall faux broad leaf tree and associated ground equipment and utilities. Site location is 2250 22nd St, Oceano. APN: 061-331-001

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

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.

7/1/14
Date

[Signature]
Name

X5551
Phone



Fw: DRC2013-00102 PISMO COAST VILLAGE, South County E-Referral,
CUP, Oceano

Craig Piper/Gen
Stephanie Fuhs
Kevin Bumen

06/11/2014 01:52 PM

Craig Piper/GenSrvcs/COSLO
Stephanie Fuhs/Planning/COSLO@Wings
Kevin Bumen/GenSrvcs/COSLO@Wings

Hi Stephanie,

The only comment I have related to this referral is the need for the applicant to submit a 7460 to the FAA. It appears the proposed location is about 3700 feet from the end of the runway at the Oceano Airport. However, due to it's proximity to the airport and the extended runway centerline this could be a safety concern. By having the applicant submit the appropriate documents to the FAA they can provide the necessary feedback as to whether this will be an acceptable location.

Thank you,

Craig Piper
Assistant General Manager
Airport Services
County of San Luis Obispo
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 06/11/2014 01:46 PM -----

From: Mail for PL_Referrals Group
To: Tim Tomlinson/PubWorks/COSLO@Wings, Frank Honeycutt/PubWorks/COSLO@Wings, Doug Rion/PubWorks/COSLO@Wings, Leslie Terry/PH/COSLO@Wings, capiper@co.slo.ca.us, Carolyn Huber/GenSrvcs/COSLO@Wings, celia@oceanocsd.org, bjm8923@hotmail.com
Cc: Stephanie Fuhs/Planning/COSLO@Wings
Date: 06/06/2014 10:51 AM
Subject: DRC2013-00102 PISMO COAST VILLAGE, South County E-Referral, CUP, Oceano
Sent by: Donna Hawkins

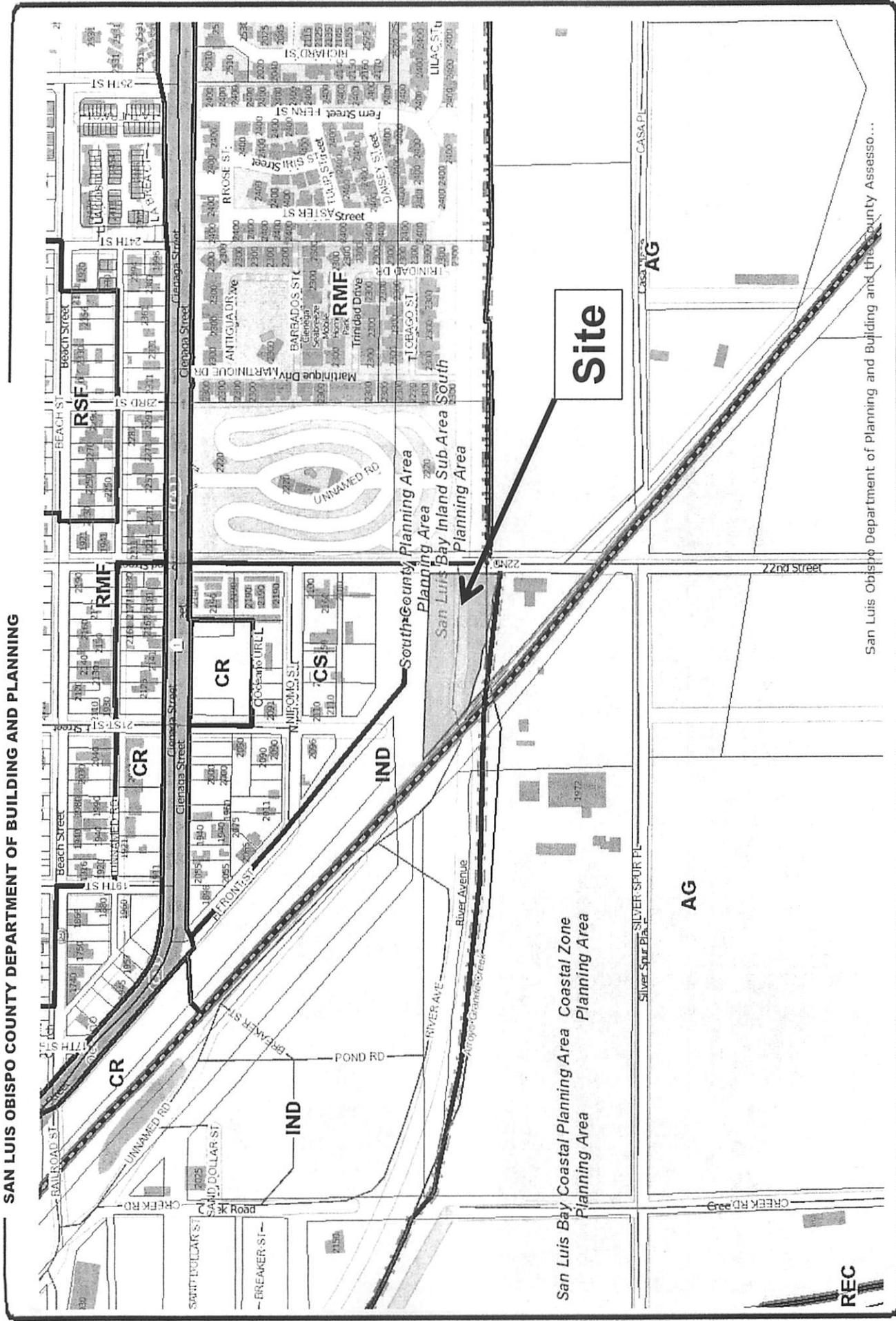
San Luis Obispo County
Planning & Building Department

DRC2013-00102 PISMO COAST VILLAGE, South County E-Referral, CUP, Oceano

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

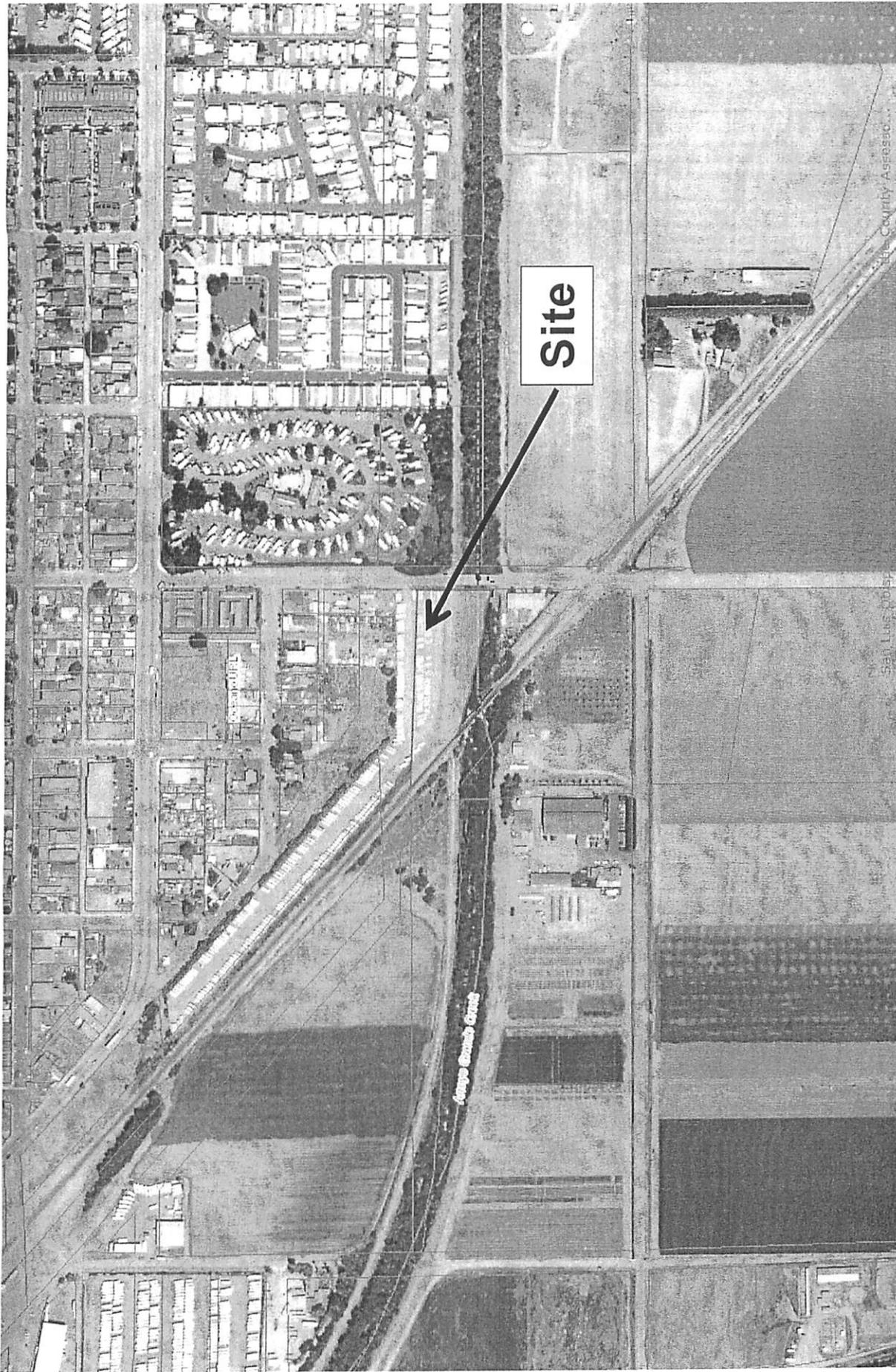


San Luis Obispo Department of Planning and Building and the County Assessor...

PROJECT
Pismo Coast Village Conditional Use Permit
DRC2013-00102



EXHIBIT
Vicinity Map and Land Use Category Map



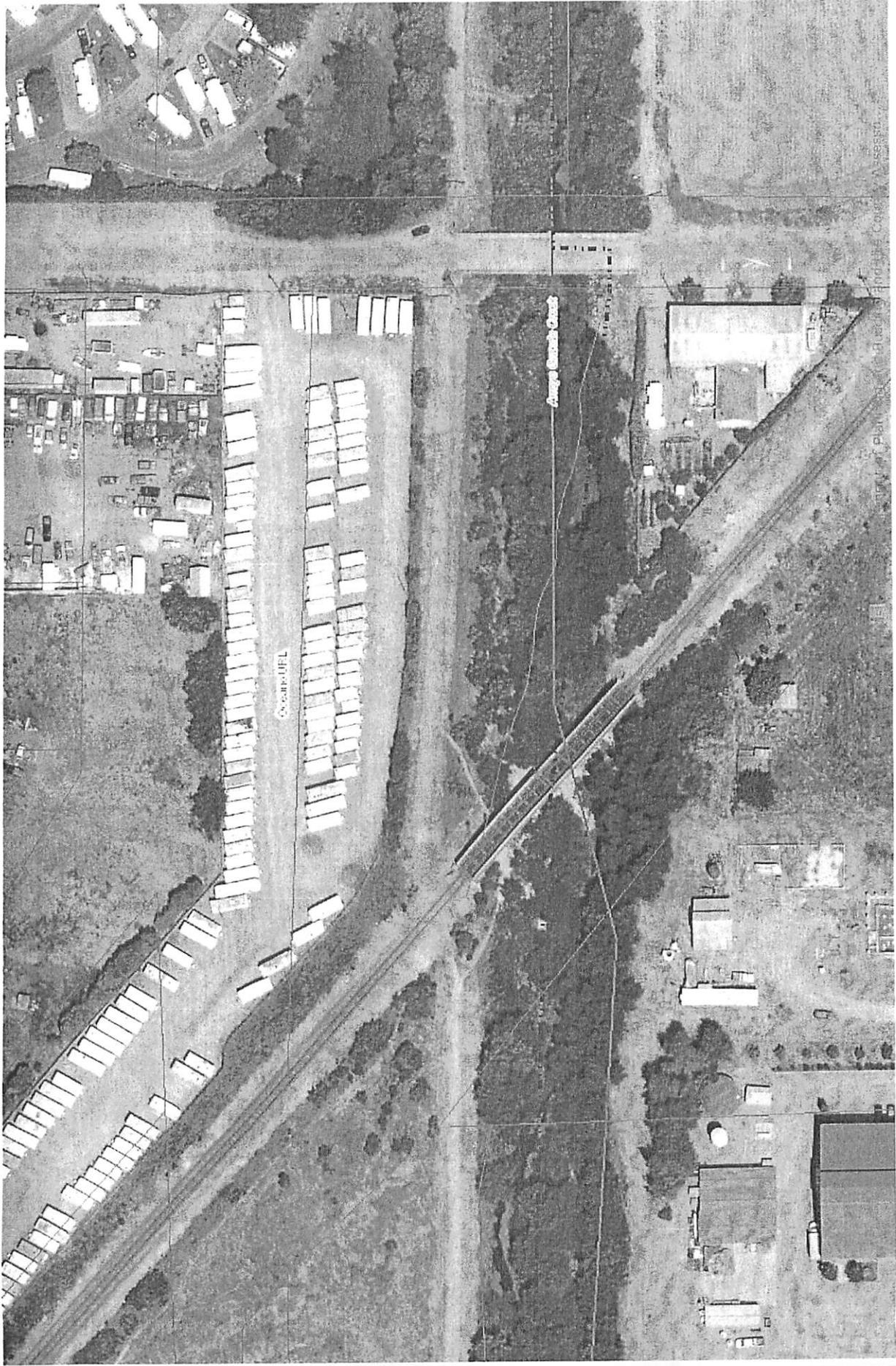
PROJECT

Pismo Coast Village Conditional Use Permit
DRC2013-00102

EXHIBIT

Aerial Photograph





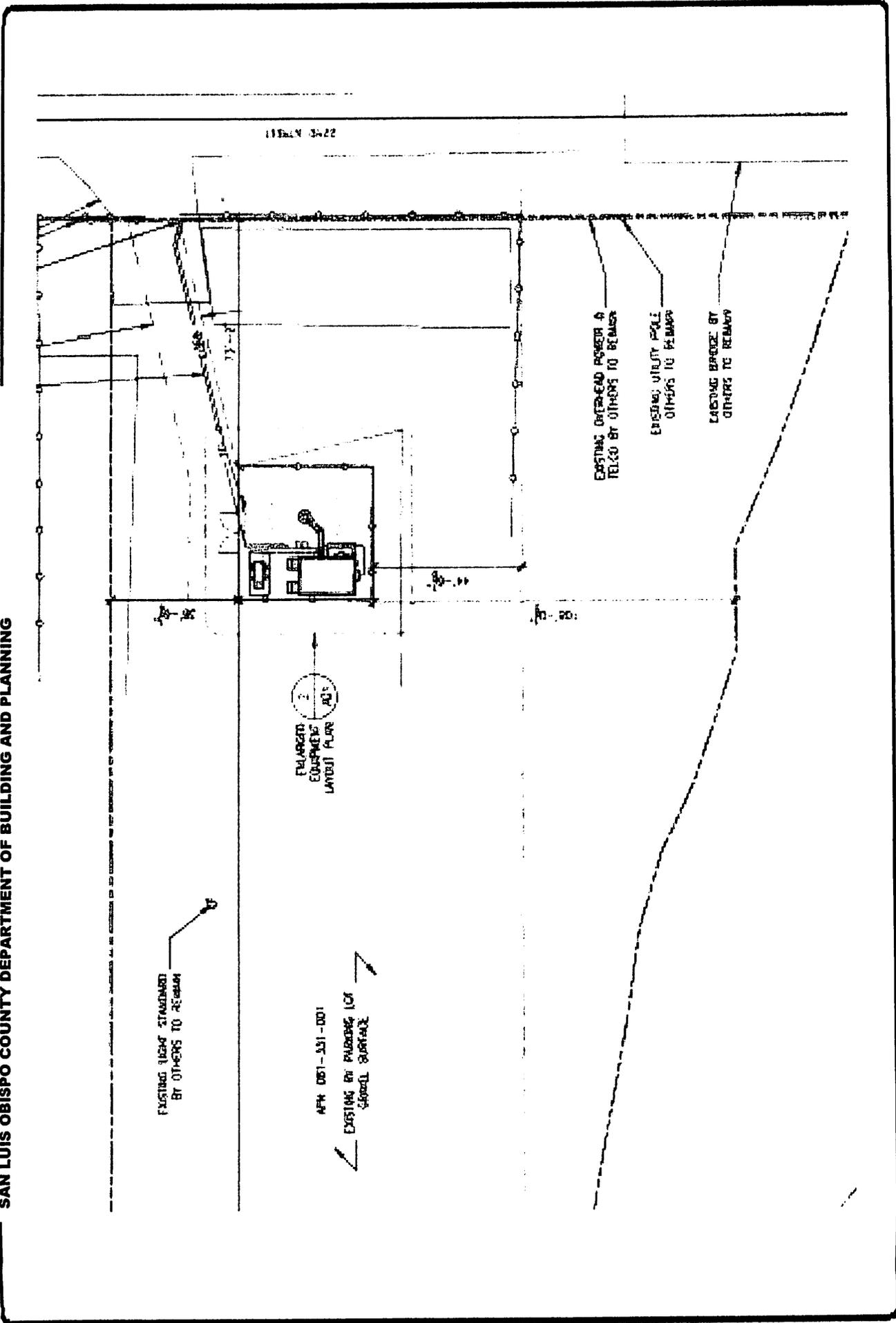
PROJECT

Pismo Coast Village Conditional Use Permit
DRC2013-00102

EXHIBIT

Aerial Photograph





EXHIBIT

Enlarged site plan



PROJECT
 Pismo Coast Village Conditional Use Permit

DRC2013-00102

PROPOSED DETAIL HEIGHT OF FINISHES: SAC ALL

PROPOSED 10'-0" HALL
SAC ALL

PROPOSED 10'-0" HALL
SAC ALL

- (1) PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE
- (2) PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE
- (3) PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE
- (4) PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE

NOTE: WIRELESS SIGNAL PROTECTOR SHALL BE MOUNTED ON AIRSIDE STRUCTURE & SHALL BE MAINTAINED FOR ACCESS TO ALL PROPOSED WIRELESS SIGNAL PROTECTORS.

NOTE: FINISHES SHALL BE TOP OF FINISHES UNLESS NOTED OTHERWISE.

PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE

- PROPOSED 12'-0" HALL
- PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE
- PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE

RETURN OF PROPOSED FINISHES: SAC ALL

PROPOSED 6'-0" HALL
SAC ALL

PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE

2 EAST ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED DETAIL HEIGHT OF FINISHES: SAC ALL

PROPOSED 10'-0" HALL
SAC ALL

PROPOSED 10'-0" HALL
SAC ALL

- (1) PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE
- (2) PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE
- (3) PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE
- (4) PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE

NOTE: WIRELESS SIGNAL PROTECTOR SHALL BE MOUNTED ON AIRSIDE STRUCTURE & SHALL BE MAINTAINED FOR ACCESS TO ALL PROPOSED WIRELESS SIGNAL PROTECTORS.

NOTE: FINISHES SHALL BE TOP OF FINISHES UNLESS NOTED OTHERWISE.

PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE

- PROPOSED 12'-0" HALL
- PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE
- PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE

RETURN OF PROPOSED FINISHES: SAC ALL

PROPOSED 6'-0" HALL
SAC ALL

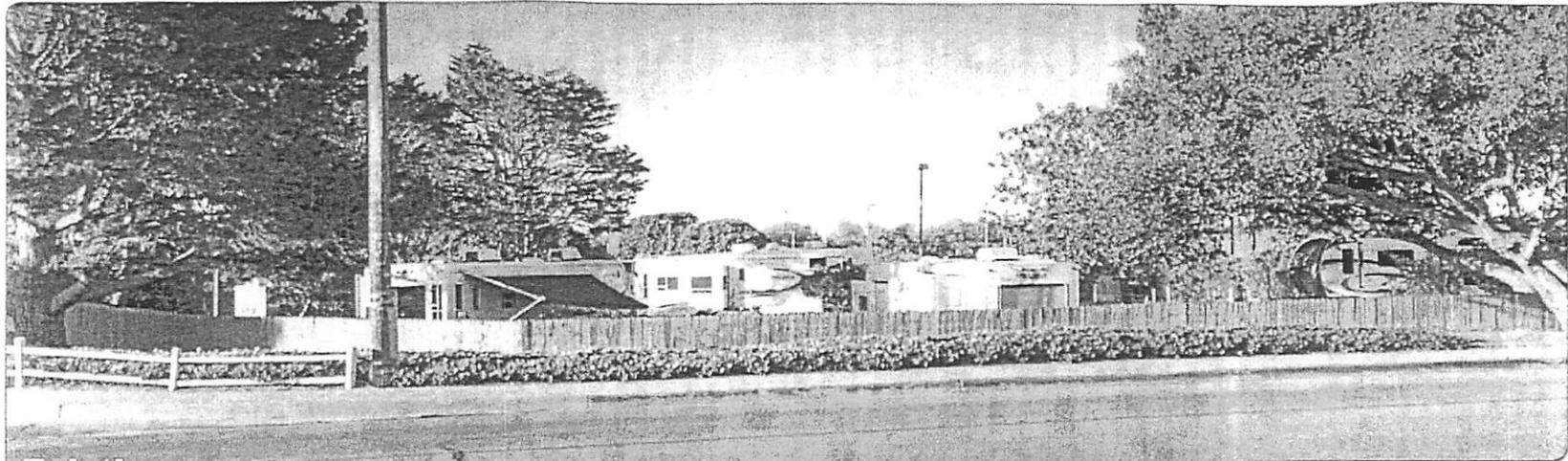
PROPOSED WIRELESS SIGNAL PROTECTOR MOUNTED ON AIRSIDE STRUCTURE

7 NORTH ELEVATION
SCALE 1/8" = 1'-0"

PROJECT
Pismo Coast Village Conditional Use Permit
DRC2013-00102

EXHIBIT
Elevations





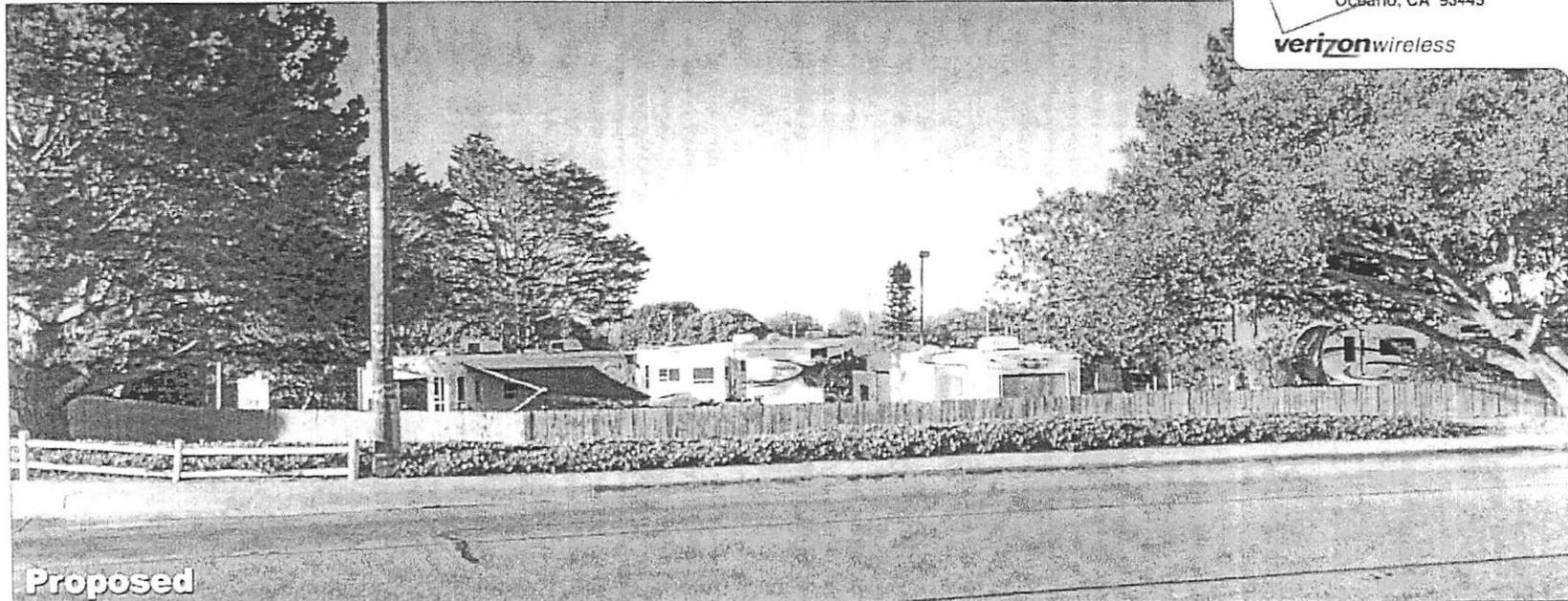
Existing

Photosimulation of the view looking southwest from Hwy 1.

Hwy 1 Oceano

2250 22nd Street
Oceano, CA 93445

verizonwireless



Proposed

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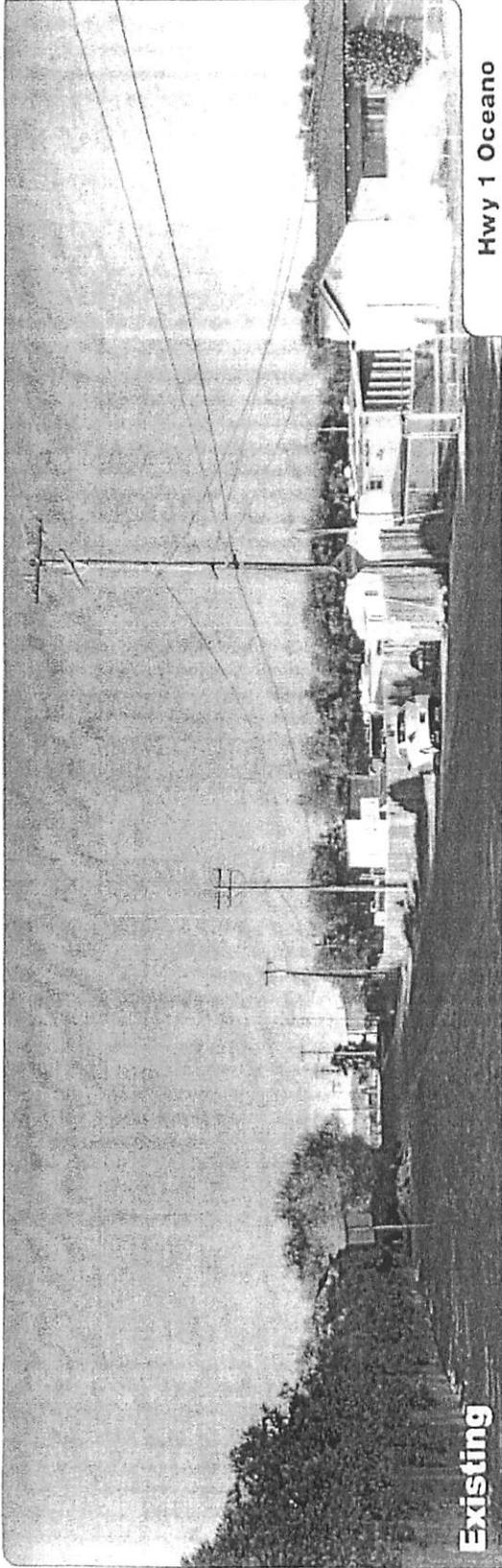
PROJECT

Pismo Coast Village Conditional Use Permit
DRC2013-00102



EXHIBIT

Photosimulations

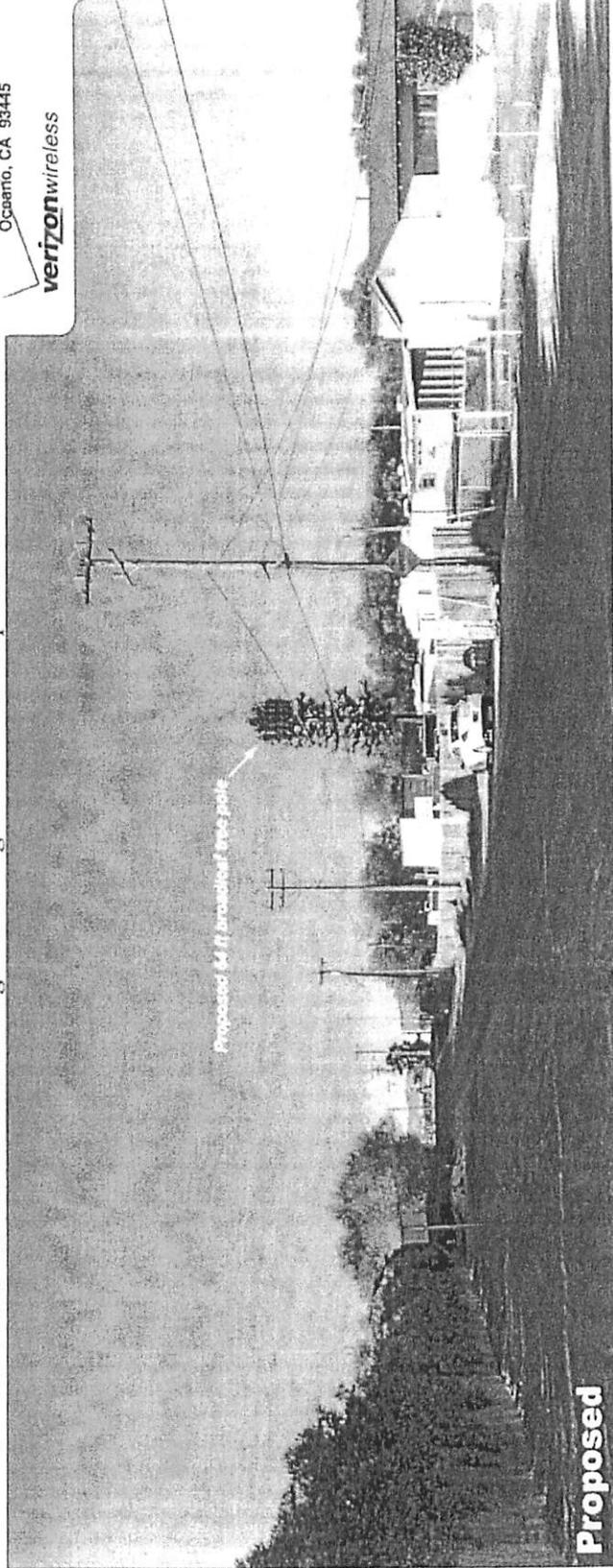


Hwy 1 Oceano

2250 22nd Street
Oceano, CA 93445



Photosimulation of the view looking south along 22nd Street at Nipomo St.



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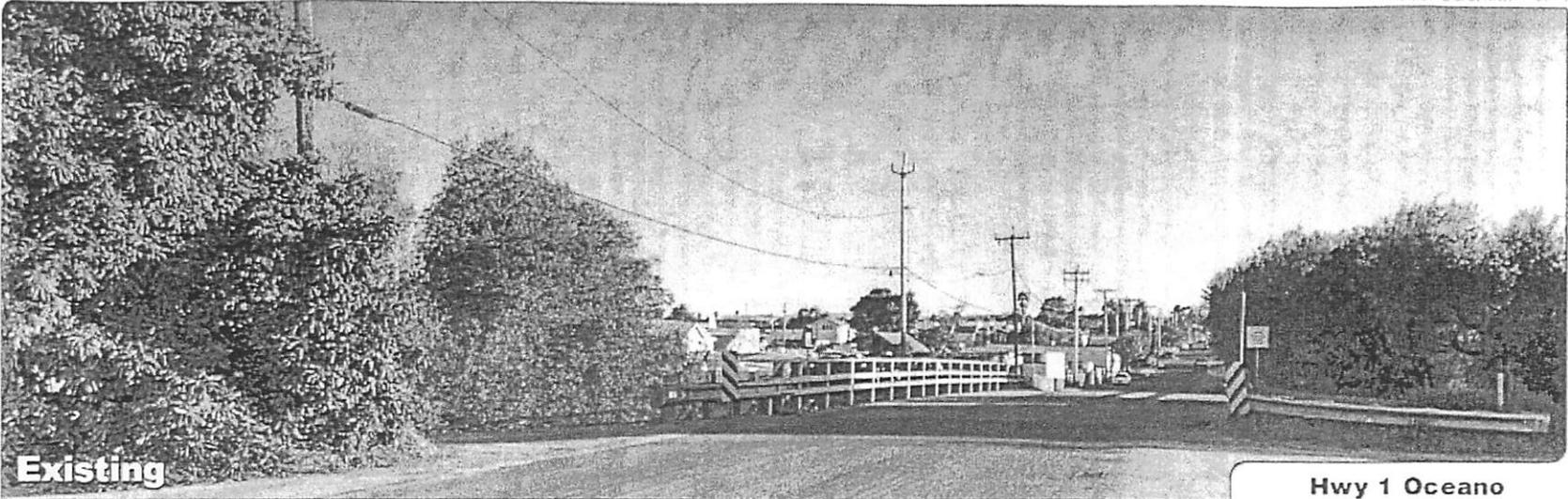
PROJECT

Pismo Coast Village Conditional Use Permit
DRC2013-00102

EXHIBIT

Photosimulations

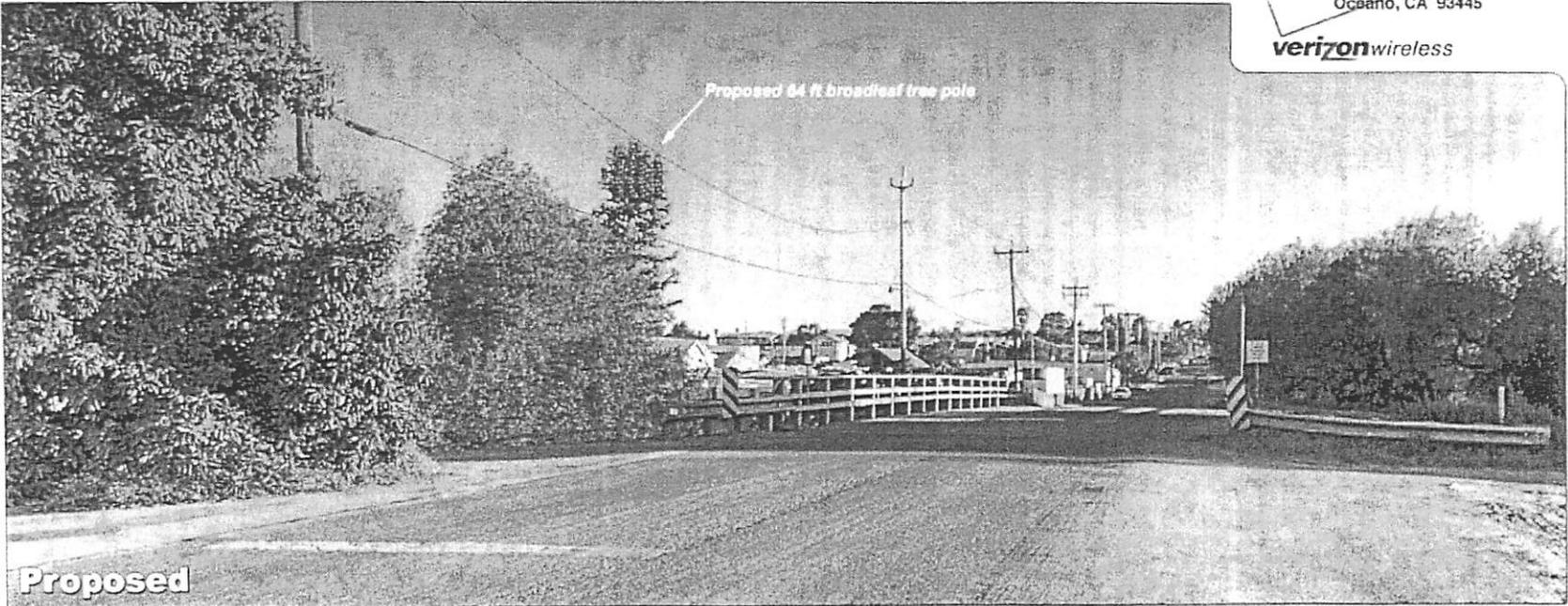




Photosimulation of the view looking north along 22nd Street just north of Casa Place.

Hwy 1 Oceano

2250 22nd Street
Oceano, CA 93445



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PROJECT

Pismo Coast Village Conditional Use Permit
DRC2013-00102



EXHIBIT

Photosimulations