



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. ED14-006

DATE: December 4, 2014

PROJECT/ENTITLEMENT: Yingling Conditional Use Permit; DRC2013-00115

APPLICANT NAME: Richard C. Yingling
ADDRESS: 6269 Hog Canyon Road, San Miguel, CA 93451
CONTACT PERSON: David Downs "Complete Wireless Consulting" Telephone: (916) 217 - 7513

PROPOSED USES/INTENT: Request by Richard C. Yingling for a Conditional Use Permit to allow for the construction and operation of an unmanned wireless communication facility consisting of: a) three (3) new antenna sectors with three (3) directional antennas per sector mounted at a height of 45 feet above ground level attached to a 50-foot tall monopine with branches extending to 55 feet; b) one 11'-6" x 16'-10-1/2" prefabricated cellular equipment shelter; c) one 132-gallon diesel generator on a 6'-0" x 13'-0" concrete slab; d) new 6'-0" tall chain link fence with 12'-0" access gate at the lease area perimeter; e) landscape screening at the lease area perimeter to screen the chain link fence; and, f) associated utility trenching for the installation of power and telco lines. The project is located on an approximately 7.42 acre parcel and will result in the disturbance of approximately 2,500 square feet (50'-0" x 50'-0" lease area and concrete pad) for the proposed facility. The facility will be accessed via a twelve foot wide gravel road, which will be widened and repaired to meet Cal Fire specifications. The proposed project is within the residential rural land use category, and is located at 6269 Hog Canyon Road, approximately 2.45 miles north of the community of Paso Robles, in the El Pomar-Estrella sub area of the North County planning area.

LOCATION: 6269 Hog Canyon Road, San Miguel, CA 93451

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 AT4:30 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.

Megan Martin

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 5.5) Using Form

Project Title & No. Yingling Conditional Use Permit ED14-006 (DRC2013-00115)

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

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water /Hydrology |
| <input type="checkbox"/> Cultural Resources | <input 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.

Megan Martin
Prepared by (Print)

Megan Martin
Signature

11/25/14
Date

Steven McMaster
Reviewed by (Print)

Steve McMaster
Signature

Ellen Carroll,
Environmental Coordinator
(for)

11/25/14
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: A request by Richard C. Yingling for a Conditional Use Permit to allow for the construction and operation of an unmanned wireless communications facility consisting of: a) three (3) new antenna sectors with three (3) directional antennas per sector mounted at a height of 45 feet above ground level attached to a 50-foot tall artificial pine tree (monopine) with branches extending to 55 feet; b) one 11'-6" x 16'-10.5" prefabricated equipment shelter; c) one 132-gallon diesel generator on a 6' x 13 concrete slab; d) a new 6' tall chain link fence with 12 access gate at the lease area perimeter; e) landscape screening at the lease area perimeter to screen the chain link fence; f) associated utility trenching for the installation of power and telco lines; and g) improvement of an existing 12 foot wide access road to meet Cal Fire Standards and extending the access road by 500 feet to the proposed site along a 15 foot wide access road. The project is located on an approximately 7.42 acre parcel and will result in the disturbance of approximately 2,500 square feet (50'-0" x 50'-0" lease area and concrete pad) for the proposed facility. There will be an additional 10,816 square feet of site disturbance (190 cubic yards of cut) for the improvements and extensions of the access road. The proposed project is within the Residential Rural land use category, and is located at 6269 Hog Canyon Road, approximately 2.45 miles northeast of the City of Paso Robles, in the El Pomar-Estrella sub area of the North County planning area.

ASSESSOR PARCEL NUMBER(S): 019-321-022

Latitude: 35 degrees 43' 18" N Longitude: -120 degrees 34' 42" W

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLAN AREA: North County **SUB:** El Pomar/Estrella

COMB. DESIGNATION: None

LAND USE CATEGORY: Residential Rural

VEGETATION: Grasses

TOPOGRAPHY: Gently sloping to moderately sloping

PARCEL SIZE: 7.42 acres

EXISTING USES: Single-family residence(s)

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural; single-family residence(s)

East: Residential Rural; single-family residence(s)

<i>South:</i> Residential Rural; single-family residence(s)	<i>West:</i> Residential Rural; single-family residence(s)
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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

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input 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 located within the Residential Rural land use category. The surrounding landscape is characterized by rolling hills covered with a mix of low density residential development on 7 to 10 acre parcels, grasslands, vineyards, pastures, and dry farm grain fields with a mix of oaks and pine trees.

The proposed project would be located on an approximately 7.42 acre parcel in the Residential Rural land use category. The subject parcel contains a single-family residence, garage and shed. The proposed facility would be sited approximately 130 feet to the north of the residence.

Hog Canyon is the primary public viewing corridor in the area. Travel along Hog Canyon is mainly by the residents of the rural area and it serves as a north-south connector between Jardine Road and Von Dollen Road.

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 communications facility would be visible from Hog Canyon Road looking east from the driveway approach; looking southwest from Hog Canyon Road at Buckhorn Ridge Place; and looking northeast at first view of the project site travelling northbound along Hog Canyon. The design for this facility includes stealth features to reduce visual impacts on the surrounding rural area as a monopine. Existing trees in the surrounding area include pine as well as oaks. The panels will be concealed at 45 feet above ground level attached to a 50-foot tall monopine with branches extending to 55 feet. A chain-link fence will surround the proposed ground mounted equipment; landscaping is proposed to surround the fence to further minimize visual impacts to the surrounding community. The equipment shelter is designed to match the existing agricultural setting. It would be constructed with realistic-appearing aged-wood and painted a non-reflective earth-tone color. The project would extend and improve an existing gravel access road. These road improvements would follow the existing topography and would not involve slope cuts. No exterior lighting is proposed.

Verizon Wireless provided photo-simulations of the proposed visual impacts from public viewsheds on Hog Canyon Road. The photo-simulations indicated that the project site would be visible from all three points along Hog Canyon Road. However, the casual observer would not distinguish the project as a wireless facility since it would be assimilated into the surrounding trees; therefore, no significant visual impacts are expected to occur.

Mitigation/Conclusion. The proposed project features a stealth design which will adequately blend with the existing natural setting. Mitigation measures are proposed to ensure a high quality and realistic appearing monopine (see Exhibit B). No additional mitigation measures are necessary.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project would be located on an approximately 7.42 acre parcel in the Residential Rural land use category. The subject parcel does not support any agricultural activities. It contains a single family residence, garage and shed. Adjacent parcels to the south and east contain irrigated vineyards. The subject property is not under Williamson Act contract and the soil is not considered prime farmland.

The soil type(s) and characteristics on the subject property include:

Nacimiento-Ayar complex (9 - 30 % slope).

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

Ayar. This moderately sloping, fine loamy soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Nacimiento-Ayar complex (30 - 50 % slope).

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

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

Impact. The 7.42 acre parcel is located within the Estrella agricultural preserve area. No agricultural activities are occurring on the property. The proposed project would not impact prime agricultural soils. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. The project will 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) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY
Will the project:

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

f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Other: _____	<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 2,500 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

Mitigation/Conclusion. Impacts to air quality are considered less than significant. 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"/>

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<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: Herbaceous, non-native grasses

Name and distance from blue line creek(s): Unnamed Creek is located 600 feet east of the project vicinity.

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

Vegetation

Jared’s pepper-grass (*Lepidium jaredii* ssp. *jaredii*) List 1B. Jared’s pepper-grass (*Lepidium jaredii* ssp. *jaredii*) has been found about 1 mile to the Southwest. This annual herb is found generally on alkaline-adobe soils in valley and foothill grassland areas at elevations between 335 and 1005 meters (1,100 to 3,300 feet). It has a blooming period of March-May. The CNPS considers this plant rare in California (List 1b, RED 3-2-3).

Oval-leaved snapdragon (*Antirrhinum ovatum*) List 4. Oval-leaved snapdragon (*Antirrhinum ovatum*) has been found about 1 mile to the southwest. This annual herb is generally found growing on alkaline clay or gypsum soils in chaparral, cismontane woodland, pinyon and juniper woodland, and valley and foothill grasslands at elevations between 200 and 1,000 meters (650 to 3,280 feet). It has a blooming period of May-November. Oval-leaved snapdragon is considered a plant of limited distribution by the CNPS (List 4, RED 1-1-3).

Round-leaved filaree (*Erodium macrophyllum*) List 2. Round-leaved filaree (*Erodium macrophyllum*) has been found about 1 mile to the southwest. This annual herb is found on clay soils in cismontane woodland, and valley and foothill grassland areas between the 15 and 1,200-meter elevations (50 to 3,940 feet). The typical blooming period is March-May. Round-leaved filaree is considered rare by CNPS (List 2, RED 2-3-1).

Wildlife

No sensitive species were identified within a 1 mile survey of the parcel boundary.

Impact. The project site does not support any significant wildlife habitats, or special status species, nor is it located in an area that is subject to a habitat conservation plan. The subject property has been significantly disturbed due to historic anthropogenic activities, making it unlikely that these species are present. The CNNDDB identified several special status plant species which have been known to occur within the region, however, the species identified were all found approximately 1 mile from the project site. 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, and no mitigation measures are necessary.

5. CULTURAL RESOURCES

<i>Will the project:</i>	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 Salinan. 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 cultural surveys were found within a ¼ mile survey of the parcel boundary.

Land Use Ordinance Section 22.94.040(A) (El Pomar-Estrella Areawide Planning Area Standards) requires archaeological surveys to be conducted for projects located with 100 feet of a blue line stream, or within 300 feet of a blue line stream where the slope of the site is less than 10 percent. The section does not necessitate the preparation of an archaeological survey for the project because the nearest blue line stream is located approximately 600 feet to the east.

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

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

6. GEOLOGY AND SOILS

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 to gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Moderate to high

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 Creek located approximately 600 feet east.

Soil drainage characteristics: 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

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 2,500 square feet to construct an unmanned wireless communications facility with related improvements to an existing access road to the single family residence and grading of a new 12 foot wide access road to the proposed project. While the soil erodibility has been characterized by the NRCS Soil Survey to be moderate to high, site disturbance is not located within a geological 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; no mitigation measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area.

With regards to potential fire hazards, the subject project is within the High Fire Hazard Severity Zone(s) in a state responsibility area as defined by CalFire. The project would require verification from the responsible fire agency (CalFire) that all conditions prepared in the Fire Safety Plan have been met prior to final approval. Based on the County's fire response time map, it will take approximately 10 - 15 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Regulatory Setting

Section 22.30.180(B) of the County Land Use Ordinance requires applications for communications facilities to include estimates of non-ionizing radiation generated and/or received by the facility. These shall include estimates of the maximum electric and magnetic field strengths at the edge of the facility site and the extent that measurable fields extend in all directions from the facility.

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 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 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.

The applicant supplied a report to evaluate the proposed communications facility for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. According to the RF report for this project (Hammett & Edison; May 2, 2014), the maximum level of RF emissions from the proposed facility would be equivalent to 4.1 percent of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building (including the nearby residence) is 2.9 percent of the public exposure limit.

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

8. NOISE

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

Setting. The project is not within close proximity of loud noise sources. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. However, the project will result in the introduction of noise-generating equipment into a rural area. The facility's primary noise sources include HVAC equipment to cool the equipment shelter and an emergency back-up generator. 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; otherwise, it would only be operated for about 15 minutes each month for routine maintenance and testing.

An environmental noise assessment was conducted by Bollard Acoustical Consultants (April 2014) for the proposed project site. The study was conducted to address daily noise production and exposure associated with the project HVAC equipment and emergency generator. Noise exposure from the proposed facility is expected to be 67 dB at a distance of 10 feet from the equipment, with all sensitive receptors located between 150-520 feet from the proposed facility. The project generator will be operational only during emergencies and for about 15 minutes each month for monthly maintenance during the daytime, and will result in a noise level of 77 dB at 23 feet. The predicted HVAC noise levels for the surrounding sensitive receiver locations are between 33 – 43 dB, which satisfies the 45 dB nighttime noise standard for San Luis Obispo County. The predicted generator noise levels for the surrounding sensitive receiver locations are between 50 – 61 dB which satisfies the 70 dB daytime standard for the County.

The predicted noise levels for the proposed project are within acceptable daytime and nighttime thresholds according to the San Luis Obispo County noise standards.

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 generator will be outfitted with the standard enclosure to reduce noise levels to 77 dB at 23 feet to meet applicable County 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) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project 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) <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 type="checkbox"/>

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

g) *Other:* _____

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

Police: County Sheriff Location: Templeton (Approximately 12.8 miles to the south)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 10-15 minutes
Location: Approximately 4.1 miles to the south

School District: Paso Robles Joint 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.

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, 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?*

12. TRANSPORTATION/CIRCULATION

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

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including the project's access street (Hog Canyon Road), 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.

Impact. The proposed project is estimated to generate approximately two trips 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. The project does not conflict with adopted policies, plans and programs on transportation.

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) <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. The proposed project consists of an unmanned wireless communications facility and would not generate wastewater or require wastewater disposal.

Impacts/Mitigation. The proposed project does not include any wastewater disposal systems and it will not result in any modification of the existing septic system on the property. 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) <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 type="checkbox"/>	<input checked="" type="checkbox"/>

14. WATER & HYDROLOGY

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

Setting. The proposed unmanned facility would not use water. The topography of the project is nearly level to gently sloping. The closest unnamed tributary from the proposed development is located approximately 600 feet to the east. The stream is an intermittent stream that does not appear to support habitat for sensitive species nor would development impact the stream or alter it in any way. As described in the NRCS Soil Survey, the soil surface is considered to have moderate 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.

The subject property is within the Paso Robles Ground Water Basin. The Paso Robles Ground Water Basin Resource Capacity Study (RCS) has found that the Basin's demand is approaching its safe yield. The RCS has also found that groundwater levels are generally dropping throughout the basin, resulting in dry wells and causing property owners to drill deeper wells. The Board of Supervisors has directed several actions in order to address the continuing groundwater problems. These actions would 1) allow no further creation of additional rural parcels that will raise the demand for water in the basin; 2) would require discretionary land uses to offset new pumping from the basin; 3) develop a special landscape irrigation ordinance for the basin area; and 4) establish specific growth limits in the basin. The Board determined that ministerial development such as construction of single family residences will not require special attention to water use beyond what is required in the Building Ordinance and existing Land Use Ordinance requirements.

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

Mitigation/Conclusion. No potentially significant water quantity or quality impacts were identified; therefore no specific measures above standard requirements have been determined necessary. The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction. No additional measures are required.

15. LAND USE

Will the project:

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

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

Land Use Ordinance Section 22.94.040(A) (El Pomar-Estrella Areawide Planning Area Standards) requires archaeological surveys to be conducted for projects located with 100 feet of a blue line stream, or within 300 feet of a blue line stream where the slope of the site is less than 10 percent. The section does not necessitate the preparation of an archaeological survey for the project because the nearest blue line creek is located 600 feet to the east.

Land Use Ordinance Section 22.094.040(F)(2) (Eddy Ranch and Independence Tracts) requires lots fronting Hog Canyon Road be provided with access roads from the building site to the internal street system of the subdivision wherever the County Engineer determines sight distances to be adequate and where the access roads can be constructed with slopes less than 15 percent at the time of construction. An access road already exists for the existing single-family residence, which will be widened and extended to provide access to the project site. No additional access features will be required.

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 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 (Section 22.30.180(C)(3)(d)) which requires 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

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

Will the project:

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?*
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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

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

1. Environmental Noise Analysis, Bollard Acoustical Consultants, Inc., April 22, 2014
2. "Hog Canyon" Project Support Statement, Complete Wireless Consulting
3. Radio Frequency Report, Hammett & Edison, Inc., May 2, 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 specifications:**
- a. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and “needle” clusters installed in random, seemingly natural-occurring patterns. The branch lengths shall taper up the monopine “trunk” and the longest (lowest) branches shall begin at a sufficient elevation to blend with the existing tree line as viewed from all surrounding public roads.
 - b. The monopine “needles” shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Monopine colors shall be field matched with the existing adjacent on-site mature oak trees.
 - c. The monopine shall include realistic appearing color and texture treatments for the entire lengths of the faux branches and the upper 40 feet (i.e. top half) of the trunk.
 - d. Antennas shall be hidden and not extend beyond the ends of the artificial branches. Antennas and associated support arms and hardware shall be textured and or colored to blend with the monopine branches and needles.
 - e. The equipment shelter shall be designed to match the existing agricultural setting. 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 monopine exactly as proposed. Monopine Plans shall not include generic illustrations of a typical monopine. The drawings shall include elevations and plan views. Monopine plans shall include specific dimensions of all faux branches, needles, needle clusters, including spacing and arrangements for each component that will be used on the project. Once approved, the monopine 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 monopine 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 monopine to the County Department of Planning and Building for review and approval.**

DATE: November 18, 2014

**DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM
FOR RICHARD C. YINGLING CONDITIONAL USE PERMIT
ED14-006 (DRC2013-00115)**

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 Richard C. Yingling for a Conditional Use Permit to allow for the construction and operation of an unmanned wireless communications facility consisting of: a) three (3) new antenna sectors with three (3) directional antennas per sector mounted at a height of 45 feet above ground level attached to a 50-foot tall artificial pine tree (monopine) with branches extending to 55 feet; b) one 11'-6" x 16'-10.5" prefabricated equipment shelter; c) one 132-gallon diesel generator on a 6' x 13 concrete slab; d) a new 6' tall chain link fence with 12 access gate at the lease area perimeter; e) landscape screening at the lease area perimeter to screen the chain link fence; f) associated utility trenching for the installation of power and telco lines; and g) improvement of an existing 12 foot wide access road to meet Cal Fire Standards and extending the access road by 500 feet to the proposed site along a 15 foot wide access road. The project is located on an approximately 7.42 acre parcel and will result in the disturbance of approximately 2,500 square feet (50'-0" x 50'-0" lease area and concrete pad) for the proposed facility. There will be an additional 10,816 square feet of site disturbance (190 cubic yards of cut) for the improvements and extensions of the access road. The proposed project is within the Residential Rural land use category, and is located at 6269 Hog Canyon Road, approximately 2.45 miles northeast of the City of Paso Robles, in the El Pomar-Estrella sub area of the North County planning area.

	MILESTONE	At the time of application for construction permits	Prior to grading/ construction permit	Prior to commencement of grading activities	During construction/ final site preparation	Prior to occupancy or final inspection	Within 90 days after final inspection	Other
VISUAL RESOURCES – Land Use								
Visual Resources – Construction Drawings		X						
<p>VR-1 At the time of application for construction permits, the construction drawings shall show the following specifications:</p> <p>a. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and "needle" clusters installed in random, seemingly natural-occurring patterns. The branch lengths shall taper up the monopine "trunk" and the longest (lowest) branches shall begin at a</p>								

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*
<p>sufficient elevation to blend with the existing tree line as viewed from all surrounding public roads.</p> <p>b. The monopine “needles” shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Monopine colors shall be field matched with the existing adjacent on-site mature oak trees.</p> <p>c. The monopine shall include realistic appearing color and texture treatments for the entire lengths of the faux branches and the upper 40 feet (i.e. top half) of the trunk.</p> <p>d. Antennas shall be hidden and not extend beyond the ends of the artificial branches. Antennas and associated support arms and hardware shall be textured and or colored to blend with the monopine branches and needles.</p> <p>e. The equipment shelter shall be designed to match the existing agricultural setting. It shall be constructed with realistic-appearing faux aged-wood and painted a non-reflective earth-tone color.</p>								
<p>Monitoring - Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.</p>								* (Other) – None
<p>Visual Resources – Architectural Drawings</p>		X						
<p>VR-2 At the time of application for construction permits, the applicant shall submit accurate scaled engineering and architectural drawings of the monopine exactly as proposed. Monopine Plans shall not include generic illustrations of a typical monopine. The drawings shall include elevations and plan views. Monopine plans shall include specific dimensions of all faux branches, needles, needle clusters, including spacing and arrangements for each component that will be used on the project. Once approved, the monopine 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 monopine engineering and architectural plans prior to preparation of the final plans.</p>								
<p>Monitoring - Compliance will be verified by the Department of Planning and Building, in consultation with the Environmental Coordinator.</p>								* (Other) – None
<p>Visual Resources – Materials Board</p>			X					
<p>VR-3 Prior to issuance of construction permits, the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval.</p>								
<p>Monitoring - Compliance will be verified by the Department of Planning and Building, in consultation with the</p>								* (Other) – None

Site Name: Hog Canyon

LETTER OF AUTHORIZATION

This authorization is not a commitment of any kind. All land-use approvals obtained will be subject to the successful completion of lease negotiations and the approval of site configuration by an authorized representative.

In order to determine the viability and permit the use of a wireless antenna facility on the real property ("Property") at the address stated below, the undersigned authority hereby grants, consents, and agrees with Verizon Wireless as follows:

1. Entry. Owner or authorized agent consents that approved Verizon Wireless representatives may enter upon the Property to conduct and perform the following permitted activities upon at least 24 hour notice to Owner: boundary and positioning surveys, radio propagation studies, soils boring/report, power and telephone existing service capacity, subsurface boring tests, an environmental site assessment, visual inspections of the Property, and other activities as Verizon Wireless may deem necessary. Verizon Wireless agrees to be responsible for all costs related to these surveys and investigations.

2. Filings. Owner or authorized agent consents that Verizon Wireless may make and file applications for the proposed wireless antenna facility on the Property to such local, state and federal governmental entities whose approval may be necessary for this type of use. Submittals and approvals include zoning applications, variances, land use descriptions, and other submittals necessary for this type of use. Verizon Wireless agrees to be responsible for all costs related to the governmental approvals for this project.

3. Telco. Owner or authorized agent consents that Verizon Wireless may order, coordinate, and install upgraded telephone connectivity to the site. Verizon Wireless agrees to be responsible for any and all costs related to this installation. Owner or authorized agent understands that the upgrade of telephone connectivity does not constitute construction start.

Authorized Signature:



Print Name:

Richard C. Yingling

Title:

Owner

Phone number:

805-467-3704

Dated:

12/8/13

Assessor's Parcel Number:

019-321-022

Property Address:

6269 Hog Canyon Road
San Miguel, CA 93451-9531



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

FLK

THIS IS A NEW PROJECT REFERRAL

RECEIVED

JUN 24 2014

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 6/23/2014

TO: PW

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00115 YINGLING – Proposed conditional use permit to install one 50-foot monopine antenna, 3 antenna sectors, a prefabrication equipment shelter, and a diesel generator on a concrete slab. Site location is 6269 Hog Canyon Rd, San Miguel. APN: 019-321-022

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

Date

7-13-14

Name

Carla Combs

Phone

5271



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/23/2014

TO: ENV HEALTH

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
North County Team / Development Review



PROJECT DESCRIPTION: DRC2013-00115 YINGLING - Proposed conditional use permit to install one 50-foot monopine antenna, 3 antenna sectors, a prefabrication equipment shelter, and a diesel generator on a concrete slab. Site location is 6269 Hog Canyon Rd, San Miguel. APN: 019-321-022

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.

Date: 6/30/14, 7/1/14

Name: [Signature]

Phone: 5551



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

JUL 25 2014

DATE: 6/23/2014

TO: CAL FIRE

PLANNING & BUILDING

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us) North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00115 YINGLING – Proposed conditional use permit to install one 50-foot monopine antenna, 3 antenna sectors, a prefabrication equipment shelter, and a diesel generator on a concrete slab. Site location is 6269 Hog Canyon Rd, San Miguel. APN: 019-321-022

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.

Blank lines for comments or recommendations.

Date: 7/22/14 Name: [Signature] Phone: 543-4244



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

July 23, 2014

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

Subject: DRC2013-00115 (Yingling) Conditional Use Permit to construct 9 new cellular antennas located on a 50-foot tall mono pine structure, a pre-fabricated equipment shelter and an emergency diesel generator.

Ms. Martin,

CAL FIRE/San Luis Obispo County Fire Department recently conducted an onsite review of existing conditions and proposed improvements at 6269 Hog Canyon Road near San Miguel, CA. The project site is located within *State Responsibility Area* (SRA) having a **"HIGH"** Fire Hazard Severity Zone classification. The proposed project site has an approximate **15** minute response time from the nearest CAL FIRE/County Fire station (#52-Meridian).

The project and applicant shall comply with the 2013 CA. Building Code (C.B.C), the 2013 CA. Fire Code (C.F.C.), the Public Resources Code (P.R.C.) and any other applicable fire/building codes.

The following are requirements that must be satisfied prior to final inspection:

- ACCESS – The existing driveway provides adequate width and surface type from Hog Canyon Road to the proposed project site. The existing driveway and proposed access improvements to be made near the existing residence are approved. The proposed "12-foot wide gravel road" must provide an all-weather surface capable of supporting a minimum 20-ton load capacity. The existing gate(s) are approved.
- ADDRESSING – The existing address numbering must meet current Fire Code standards. The applicant/agent shall place minimum 6-inch address numbers at the base of the driveway near Hog Canyon Road.
- WATER STORAGE TANK – The existing "poly" water storage tank provides an adequate amount of water for the proposed project. The landowner shall continue to reduce and/or remove vegetation a minimum of 30-feet from this tank.

- RESIDENTIAL FIRE CONNECTION – The existing gravity drain fire connection is properly located to serve the existing structures as well as the proposed project.
- DEFENSIBLE SPACE – (vegetation clearance) – A minimum of 100-feet of defensible space (fuel reduction) shall be required. The existing trees located throughout the site will not be required to be removed in order to satisfy this requirement.
- FIRE EXTINGUISHER – A single fire extinguisher shall be required. This department will assist with placement of the appropriate class of fire extinguisher.

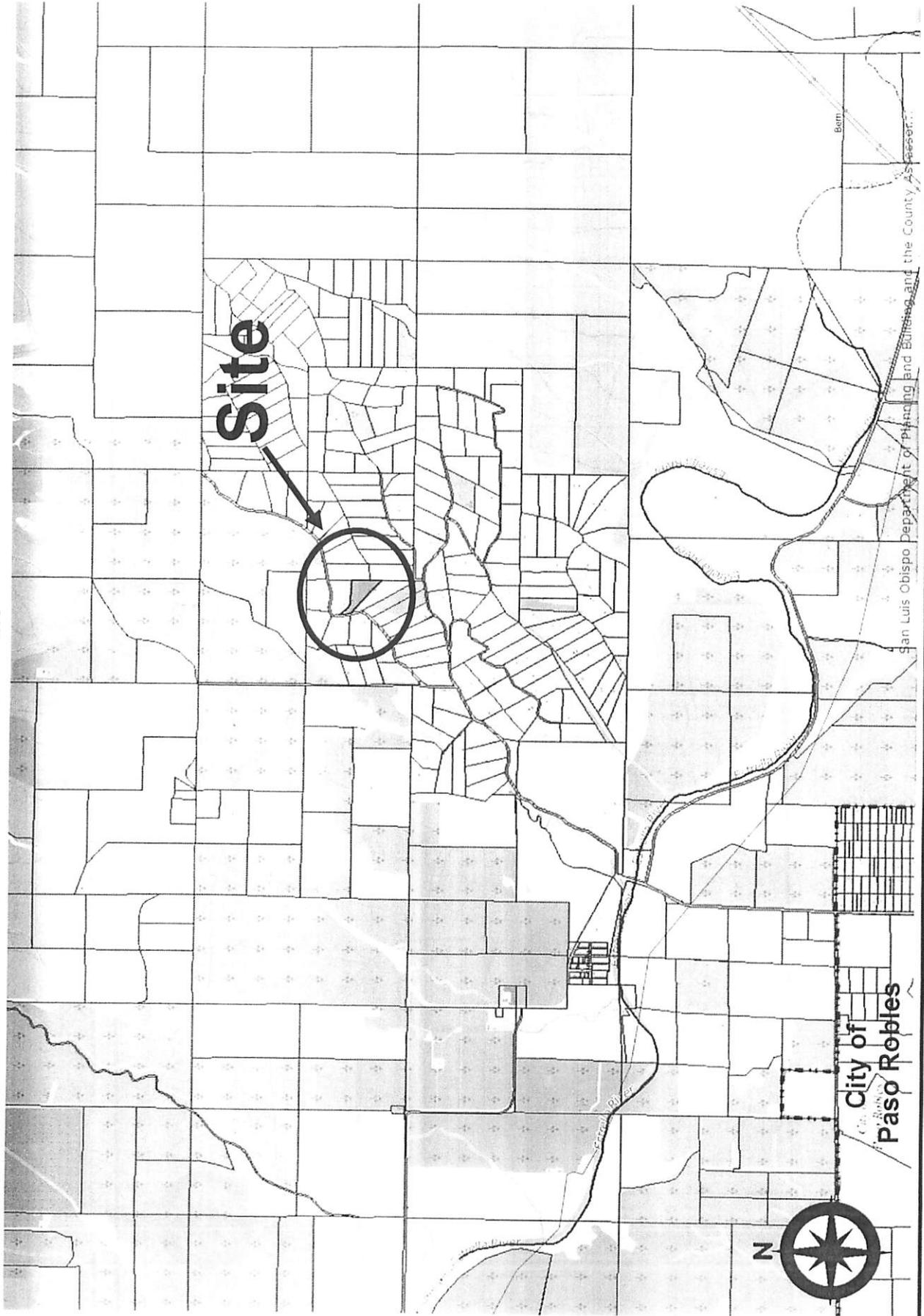
The proposed project will require final inspection. Please contact this office at (805)543-4244, extension 3429 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3425.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clinton I. Bullard', written over a horizontal line.

Clinton I. Bullard
Fire Inspector

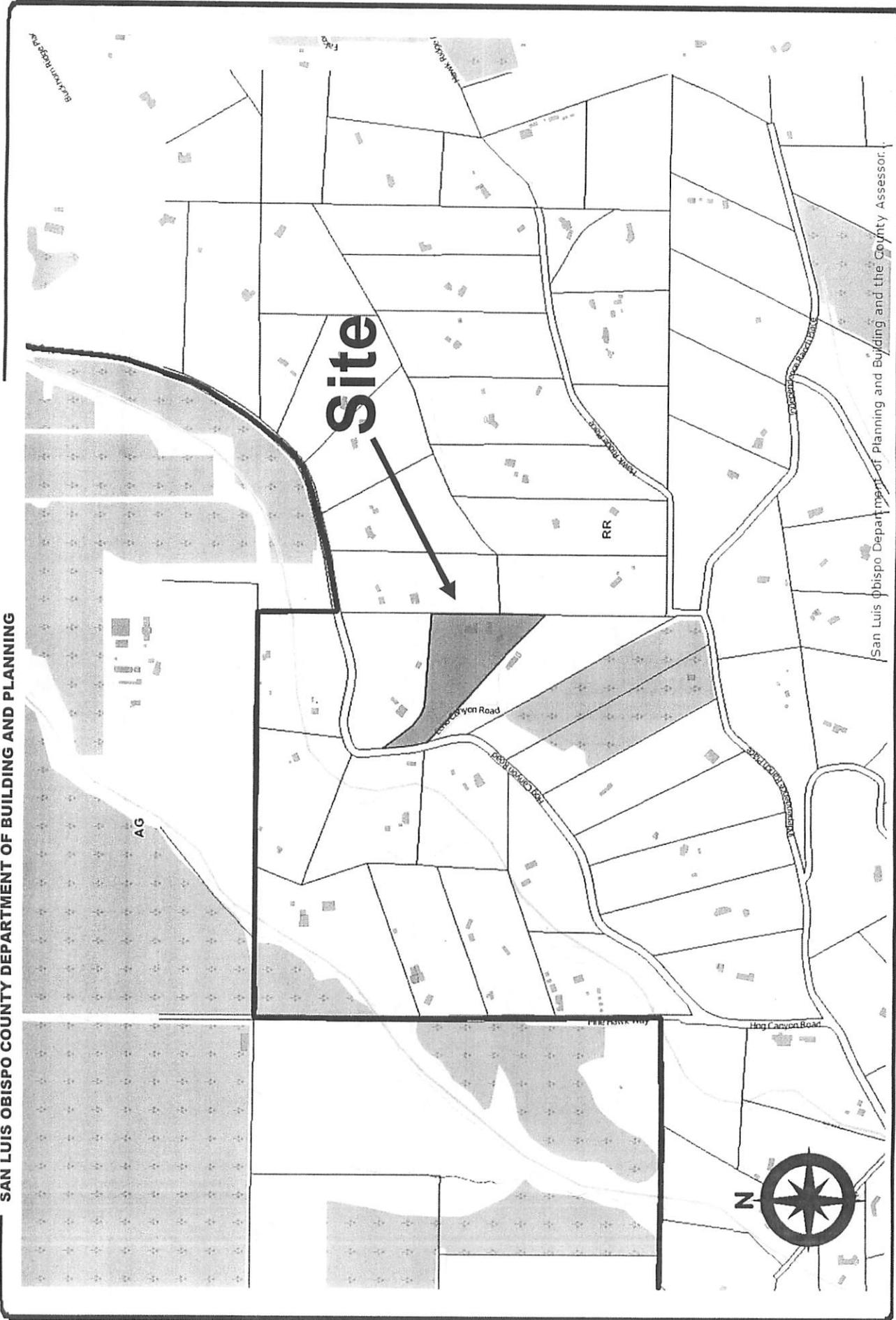


EXHIBIT

Vicinity Map



PROJECT
Conditional Use Permit
Yingling and Verizon Wireless / DRC2013-00115



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

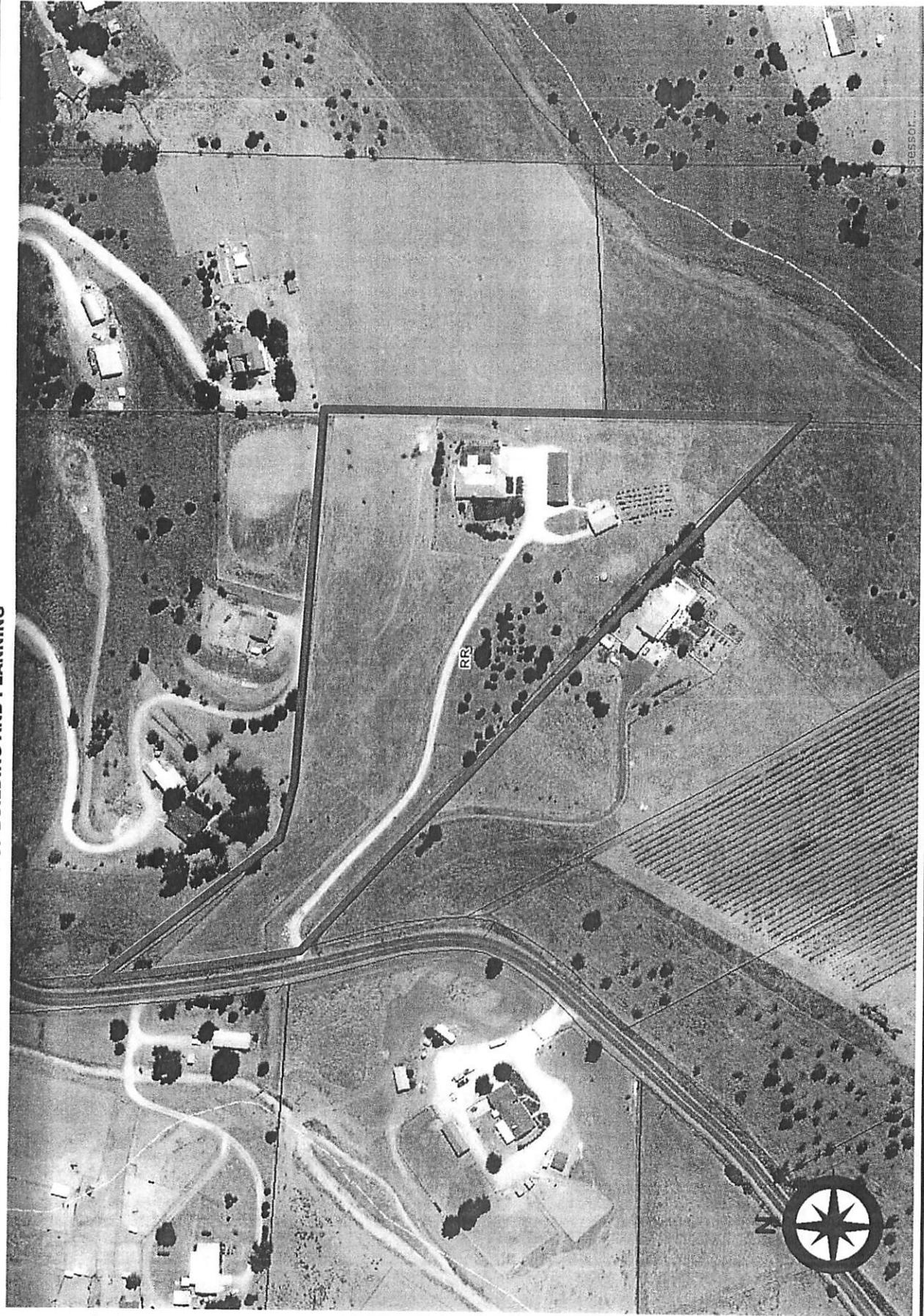
PROJECT

Conditional Use Permit
Yingling and Verizon Wireless / DRC2013-00115

EXHIBIT

Land Use Category Map





PROJECT

Conditional Use Permit
Yingling and Verizon Wireless / DRC2013-00115



EXHIBIT

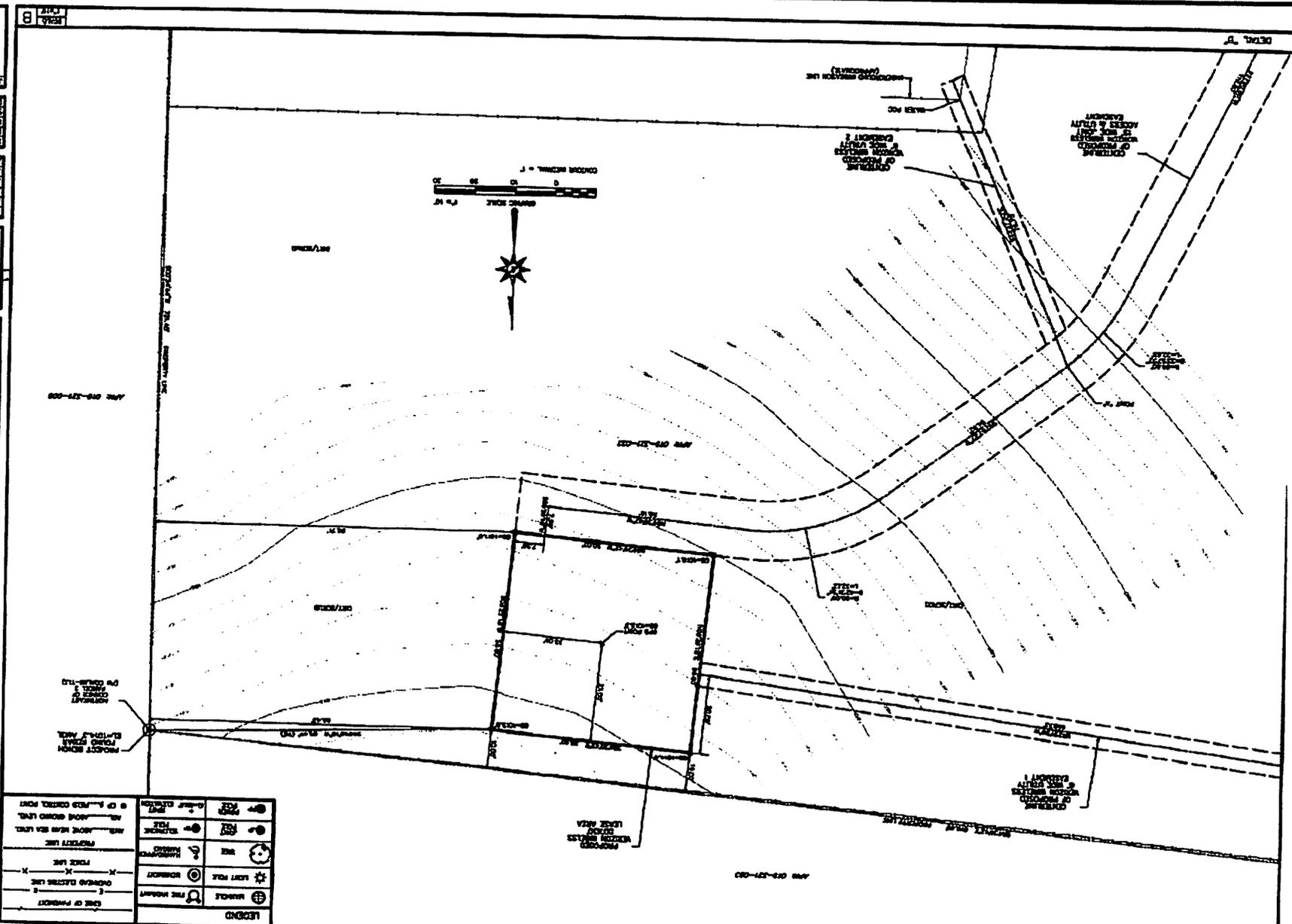
Aerial Photograph

PROJECT
 Conditional Use Permit
 Yingling and Verizon Wireless / DRC2013-00115



Site Map

EXHIBIT



LEGEND

	RIGHT OF WAY
	EASEMENT
	PROPERTY LINE
	FENCE LINE
	OPENED EASEMENT LINE
	CORE OF PROJECT
	10' BUFFER ZONE
	50' BUFFER ZONE
	100' BUFFER ZONE
	200' BUFFER ZONE
	300' BUFFER ZONE
	400' BUFFER ZONE
	500' BUFFER ZONE
	600' BUFFER ZONE
	700' BUFFER ZONE
	800' BUFFER ZONE
	900' BUFFER ZONE
	1000' BUFFER ZONE

Verizon Wireless
 6269 HOG CANYON ROAD
 SAN JUAN BAUTISTA, CA 95451
 SURVEY SHEET

Paul Aker Surveying
 1001 5th Street
 San Luis Obispo, CA 93401
 (805) 781-1111

LS2

DATE	DESCRIPTION

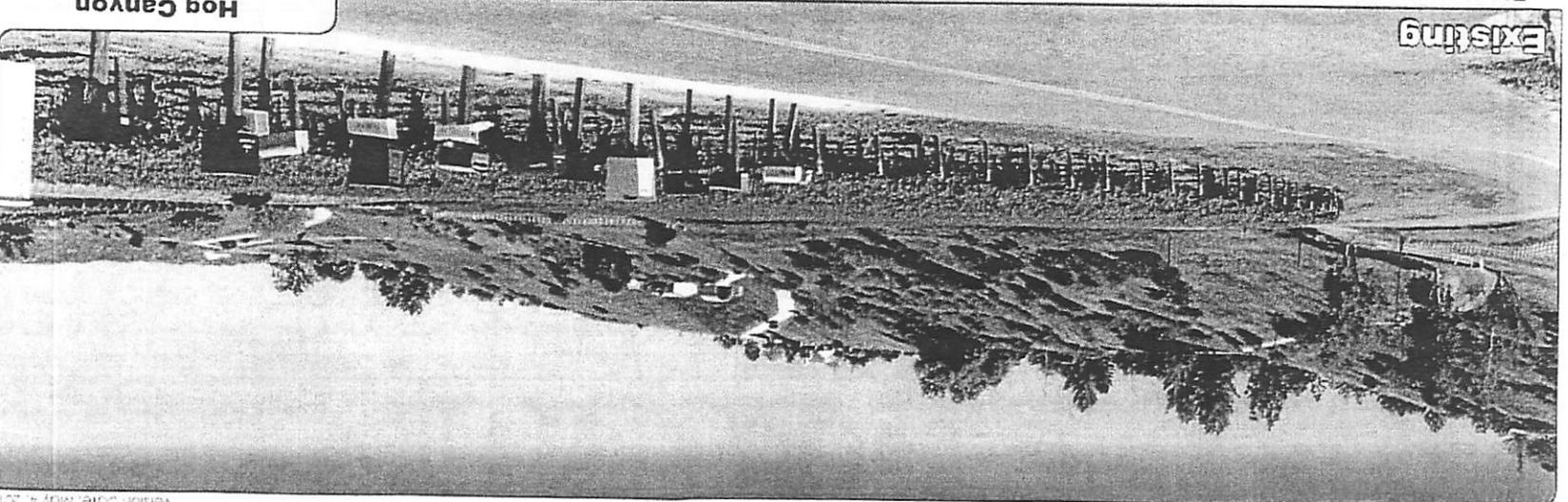
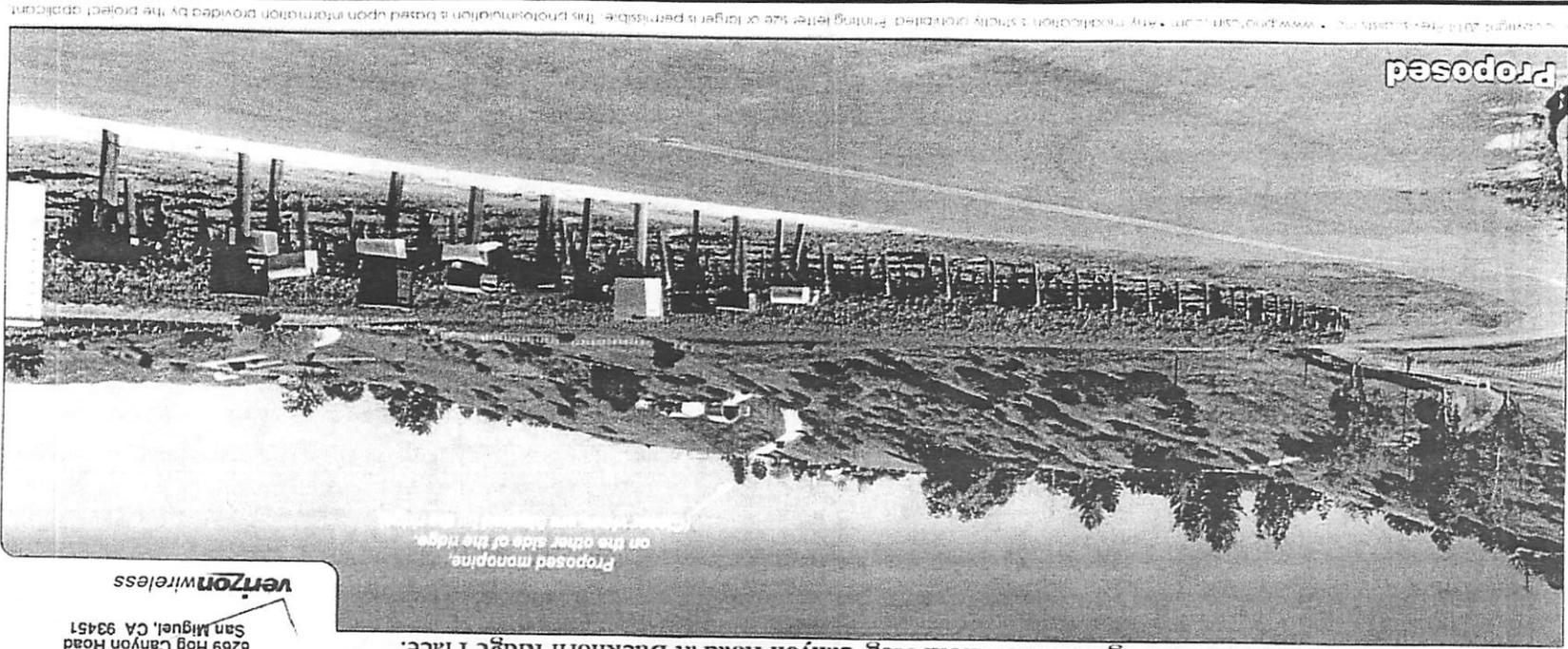


Sheet B



PROJECT Conditional Use Permit
Yingling and Verizon Wireless / DRC2013-00115

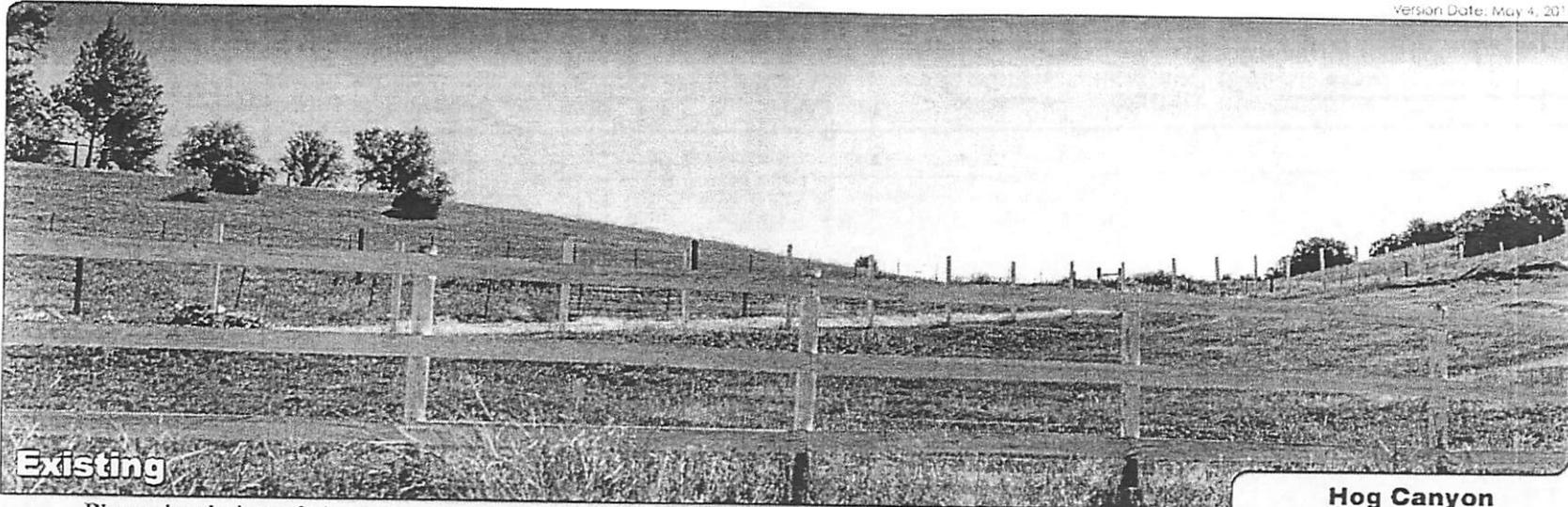
EXHIBIT
Photo-Simulation 1



Photosimulation of the view looking southwest from Hog Canyon Road at Buckhorn Ridge Place.

Hog Canyon
6269 Hog Canyon Road
San Miguel, CA 93451
verizonwireless

Copyright 2013 by verizonwireless.com. Any reproduction is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.

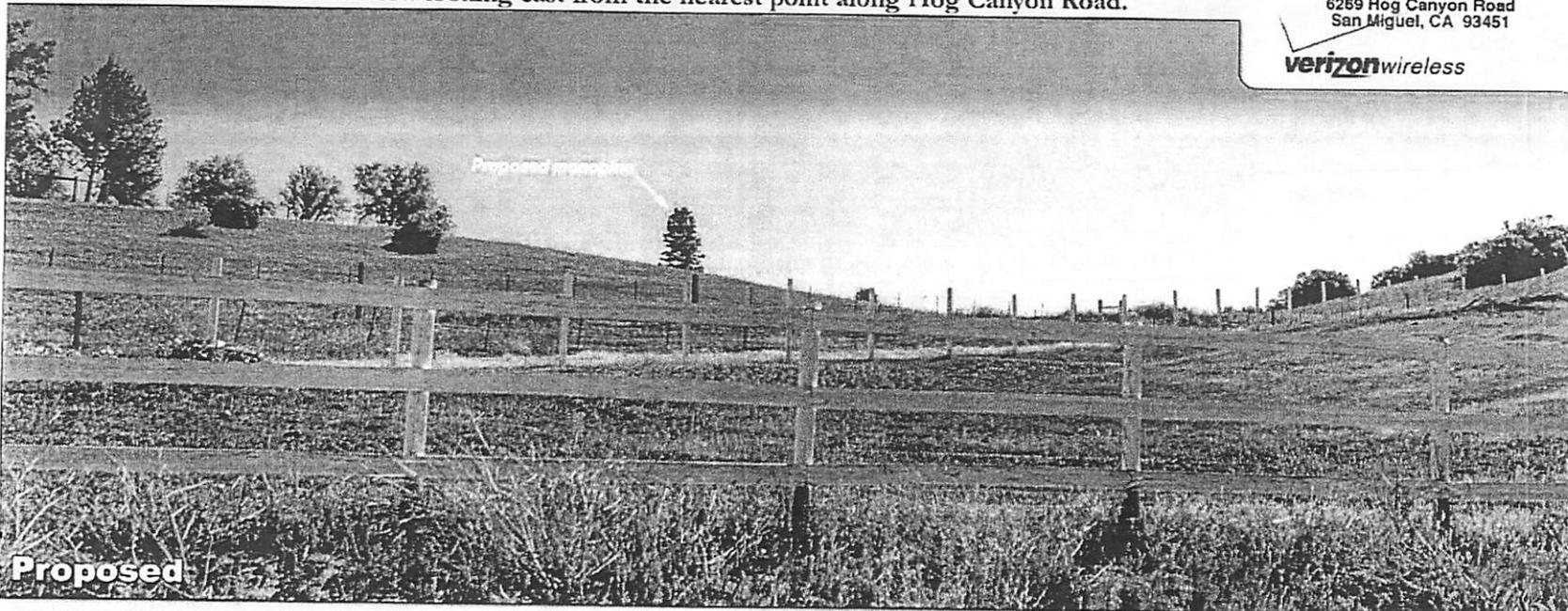
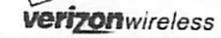


Existing

Photosimulation of the view looking east from the nearest point along Hog Canyon Road.

Hog Canyon

6269 Hog Canyon Road
San Miguel, CA 93451



Proposed

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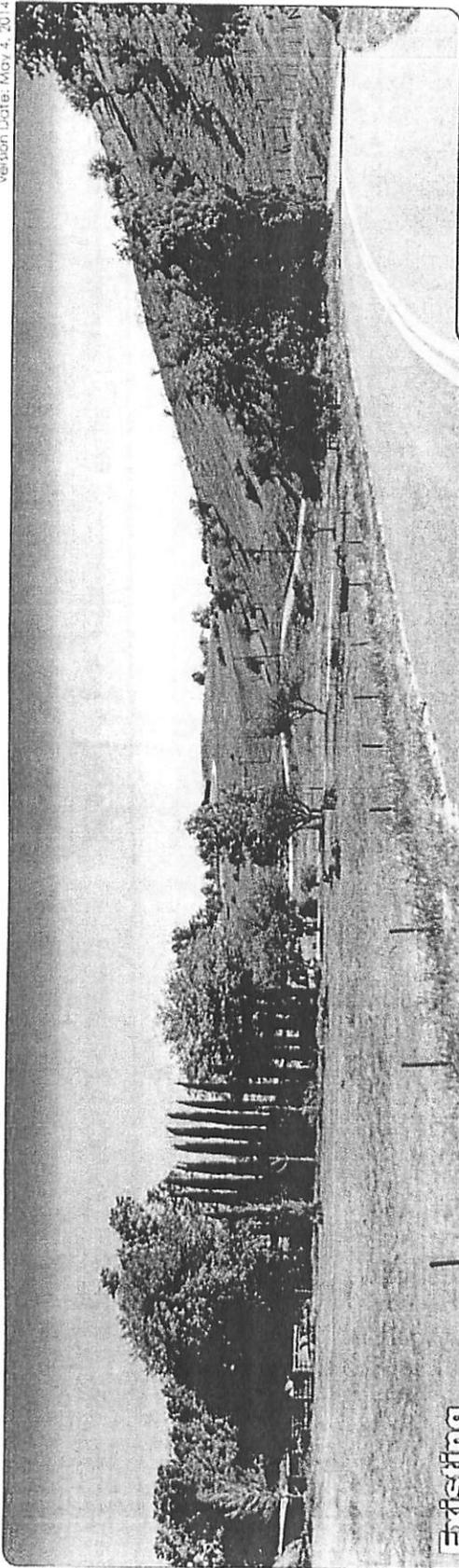
PROJECT

Conditional Use Permit
Yingling and Verizon Wireless / DRC2013-00115



EXHIBIT

Photo-Simulation 2

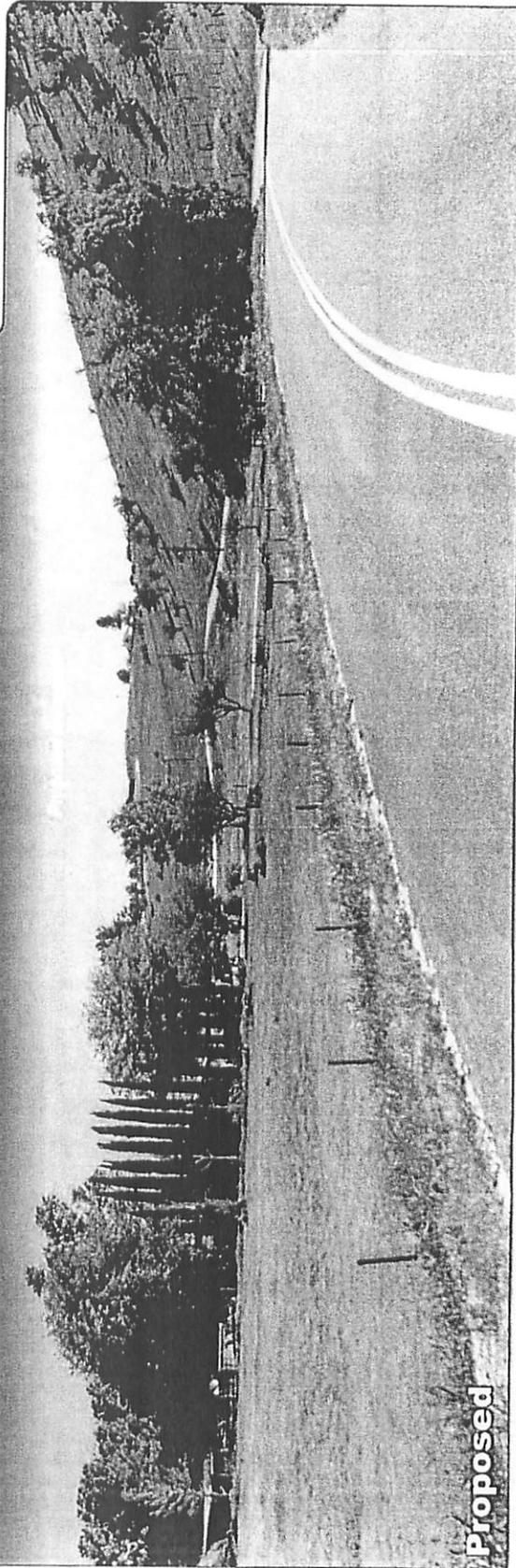


Existing

Photomontage of the view looking northeast from Hog Canyon Road, first view of the sight northbound.

Hog Canyon

6289 Hog Canyon Road
San Miguel, CA 93451



Proposed

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PROJECT

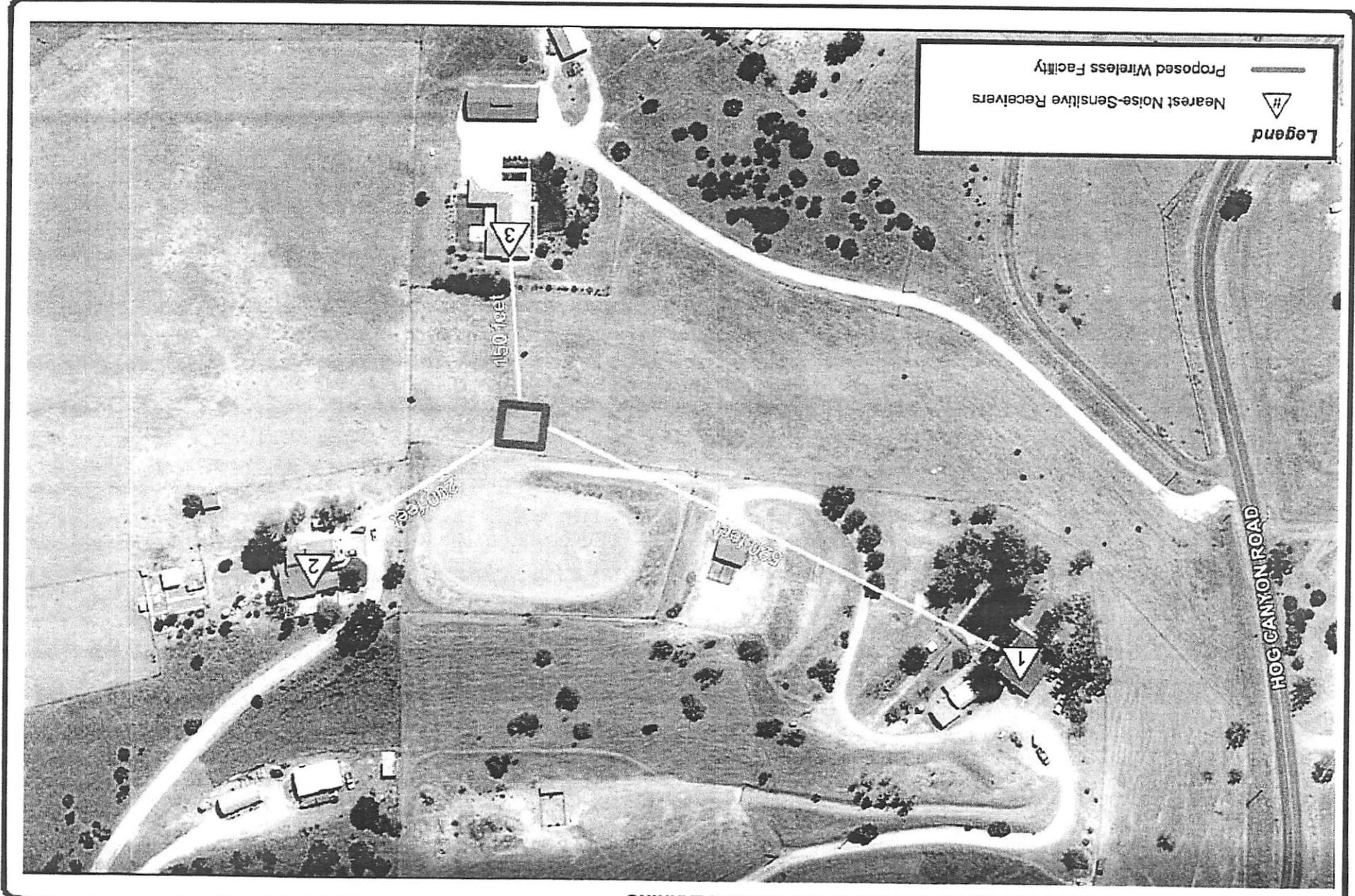
Conditional Use Permit

Yingling and Verizon Wireless / DRC2013-00115

EXHIBIT

Photo-Simulation 3





PROJECT
Conditional Use Permit
Yingling and Verizon Wireless / DRC2013-00115



EXHIBIT
Noise – Sensitive Receptors