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. ED14-215 **DATE:** 10/29/2015

PROJECT/ENTITLEMENT: Speers Conditional Use Permit; DRC2014-00101

APPLICANT NAME: Ronald and Sandra Speers
ADDRESS: PO Box 2917, Atascadero, CA 93423
CONTACT PERSON: Aaron M Anderson **Telephone:** 562-485-8012

PROPOSED USES/INTENT: A request by Ronald Speers and Verizon Wireless for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility. The proposed facility would consist of: a) nine (9) panel antennas mounted at a height of 36 feet above ground level within the cylinder portion of a new 45-foot high faux elevated water tank; b) one new 200 square-foot prefabricated equipment shelter; c) one 30kW permanent diesel back-sup generator; d) one (1) GPS antenna; e) six (6) new Raycaps; and f) associated utility trenching for the installation of power and telco lines. The project is located on a 4.22 acre parcel and will result in the disturbance of approximately 1,050 square feet for the construction of the proposed facility. The proposed project is within the Agriculture land use category and is located at 5900 Templeton Road, approximately 300 feet (east) of Rocky Canyon Road and approximately 0.13 miles east of the City of Atascadero. The subject property is in the El Pomar-Estrella sub area of the North County planning area.

LOCATION: 5900 Templeton Road, Atascadero, Ca 93422

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

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

	Schani Siong		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 5.7)Using Form

Project Title & No. **Speers Conditional Use Permit; ED14-215 (DRC2014-00101)**

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Schani Siong — Signature — 9/23/15
Prepared by (Print) — Date

Airlin Singewald — Ellen Carroll, Environmental Coordinator
Reviewed by (Print) — Signature — (for) — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: A request by Ronald Speers and Verizon Wireless for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility. The proposed facility would consist of: a) nine (9) panel antennas mounted at a height of 36 feet above ground level within the cylinder portion of a new 45-foot high faux elevated water tank; b) one new 200 square-foot prefabricated equipment shelter; c) one 30kW permanent diesel back-up generator; d) one (1) GPS antenna; e) six (6) new Raycaps; and f) associated utility trenching for the installation of power and telco lines. The project is located on a 4.22 acre parcel and will result in the disturbance of approximately 1,050 square feet for the construction of the proposed facility. The proposed project is within the Agriculture land use category and is located at 5900 Templeton Road, approximately 300 feet (east) of Rocky Canyon Road and approximately 0.13 miles east of the City of Atascadero. The subject property is in the El Pomar-Estrella sub area of the North County planning area.

ASSESSOR PARCEL NUMBER(S): 034-551-009

Latitude: 35 degrees 35' 51" N Longitude: 120 degrees 49' 48" W **SUPERVISORIAL DISTRICT #** 5

B. EXISTING SETTING

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

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: None

PARCEL SIZE: 4.22 acres

TOPOGRAPHY: Nearly level to to moderately sloping

VEGETATION: Grasses Scattered Oaks

EXISTING USES: Residential accessory structures

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; agricultural uses single-family residence(s)	*East:* Agriculture; single-family residence(s) agricultural uses
South: Agriculture; agricultural uses single-family residence(s)	*West:* Agriculture; single-family residence(s), agricultural uses

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

Setting. The project site is located within an agricultural/rural setting near the eastern edge of the City of Atascadero. Surrounding landscape (north, east, and south) is characterized by rolling hills covered with a mix of oak woodlands, grasslands, and dry farm grain fields. To the west (closer to City of Atascadero), the landscape consists of smaller parcels with single family residences on a more level terrain. Due to the surrounding large agricultural parcels with scattered homes, quiet rural road with pastoral qualities and undulating hills east of Salinas River, visual qualities of the area are considered high.

The proposed project would be located on a 4.22 acre parcel in the Agriculture land use category. The subject parcel contains a single family residence and various agricultural accessory structures such as two storage building and a small nursery. The remainder of the property consists of scattered oak trees. The proposed wireless facility would be sited near a storage building at the western corner of the project site, south of the single-family residence at the top of the knoll. The subject site consists of moderate slopes.

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 wireless communications facility would consist of nine panels concealed within the new 45-foot faux elevated water tank structure. It also includes ground-mounted equipment to be located within a 200 square foot equipment shelter. Wire fencing with wood slats will surround the equipment shelter to be more compatible with the surrounding agricultural structures and uses in the area and on the property. The facility will be clustered near an existing storage barn and the residential structure.

The proposed project could have a potentially significant impact on visual resources in the area since it would introduce a new use that is visually incompatible with the character of surrounding residential and agricultural uses. The full extent of the proposed 45-foot tall facility would be visible from the closest public road, Rocky Canyon Road, as well as the surrounding residences. Though clustered with the existing structures on the property, the proposed facility will be located on the knoll top and visible above the scattered oak woodlands.

The applicant submitted photo-simulations to demonstrate the visual impacts on the proposed facility from key viewing angles along Rocky Canyon Road. Due to the lower elevation of Rocky Canyon Road, views up towards the moderately sloping subject site are mostly blocked by tree lines along the road and scattered oak woodlands on the hills. Line of sight along the narrow Rocky Canyon Road is often intercepted by mature oak trees along the sides and on the hills. However, since the facility is disguised to resemble an agrarian-style water tank, it would blend into the surrounding agricultural landscape, and would not be discernible as a wireless communications facility.

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

2. AGRICULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?*	☐	☐	☒	☐
b) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?*	☐	☐	☒	☐
c) *Impair agricultural use of other property or result in conversion to other uses?*	☐	☐	☒	☐
d) *Conflict with existing zoning for agricultural use, or Williamson Act program?*	☐	☐	☒	☐
e) *Other:* _____	☐	☐	☐	☐

Setting. The proposed project would be located on a 4.22 acre parcel in the Agriculture land use category. Properties to the north are currently used for row crops. The subject parcel contains a single family residence, a small nursery and two agricultural accessory buildings at the southwestern portion of the site. The project site is not in the Williamson Act contract.

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

Land Use Category: Agriculture

State Classification: Not prime farmland, Prime Farmland if irrigated

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes, El Pomar

Under Williamson Act contract? No

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

Hanford and Greenfield fine sandy loams (0 - 2% slope).

Hanford. This nearly level, coarse loamy bottom soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: no severe limitations identified. The soil is considered Class IV without irrigation and Class I when irrigated.

Greenfield. This nearly level, coarse loamy bottom soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: no severe limitations identified. The soil is considered Class IV without irrigation and Class I when irrigated.

Arbuckle-Positas complex (15 - 30 % slope).

Arbuckle. This moderately to steeply sloping coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Positas. This moderately to steeply sloping coarse loamy soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential

septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Impact. The proposed project will result in the disturbance of approximately 1,050 square feet for the construction of the proposed facility. The lease area is approximately 800 square foot (40' x 20') with a 170 square feet equipment concrete pad (20' x 8.5'). The project site does not contain prime agricultural soil and is not under a Williamson Act Contract. The proposed facility is not anticipated to adversely affect any on-site or adjacent agriculture. Impacts to agriculture are considered less than significant.

Mitigation/Conclusion. The project was reviewed for consistency with the Agriculture and Open Space Element and found to have less than significant impact to the agricultural resources or operations because the project will be located in an area of existing development (Lynda Auchinachie, Agriculture Department, March 6, 2015). The project would not impact agricultural resources; therefore, no mitigation measures are necessary.

3. AIR QUALITY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) ***Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?***	☐	☐	☒	☐
b) ***Expose any sensitive receptor to substantial air pollutant concentrations?***	☐	☐	☒	☐
c) ***Create or subject individuals to objectionable odors?***	☐	☐	☒	☐
d) ***Be inconsistent with the District's Clean Air Plan?***	☐	☐	☒	☐
e) ***Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?***	☐	☐	☒	☐
GREENHOUSE GASES				
f) ***Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***	☐	☐	☒	☐
g) ***Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***	☐	☐	☒	☐
h) ***Other:*** _____	☐	☐	☐	☐

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

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. As proposed, the project will result in the disturbance of approximately 1,050 square feet, which includes 800 square feet lease area and 250 square feet of site improvement work. This will result in the creation of construction dust, as well as short-term vehicle emissions associated with routine maintenance at the facility. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10lbs/day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

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

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

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

Setting. The project site has been has been previously disturbed due to a history of agricultural and associated anthropogenic uses. The surrounding area is characterized by cleared fields for agricultural and urban build-up. The predominant vegetative community in the vicinity is considered ruderal (disturbed) habitat. The primary differences between non-native grasslands and ruderal habitats are that the soil is often disturbed in ruderal habitats, which also lack the native wildflowers found in the grasslands.

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

Vegetation

Eastwood's larkspur (Delphinium parryi ssp. Eastwoodiae) List 1B.2

Eastwood's larkspur *(Delphinium parryi ssp. Eastwoodiae)* has been found about 0.6 mile to the west. This perennial herb is found at an elevation between 328 and 1640 feet in habitats

classified as serpentinite coastal, chaparral, and valley and foothill grasslands. It blooms violet-colored flowers.

Mesa horkelia (Horkelia cuneata spp. puberula) List 1B

Mesa horkelia (*Horkelia cuneata* spp. *puberula*) has been found about 0.6 mile to the west. This perennial herb is generally found on sandy or gravelly soils in chaparral, cismontane woodland, and coastal scrub areas between the 70 and 810-meter elevation (230 to 2,660 feet). It has a blooming period of February-September. Mesa horkelia is considered rare by CNPS (List 1B, RED 2-3-3).

Miles's milk-vetch (Astragalus didymocarpus var. milesianus) List 1B

Miles's milk-vetch *(Astragalus didymocarpus* var. *milesianus)* has been found about 0.2 mile to the east. This annual herb is found on clay soils in coastal scrub habitat between the 20 and 90-meter elevation (65 to 300 feet). The typical blooming period is March-June. Miles's milk-vetch is considered rare by CNPS (List 1B, RED 2-2-3).

Yellow flowered eriastrum (Eriastrum luteum) List 1B

Yellow flowered eriastrum (*Eriastrum luteum*) has been found about 0.6 mile to the west. This annual herb is found on sandy or gravelly soils in chaparral, cismontane woodland, and broadleaved upland forest areas between the 290 and 1000-meter elevations (950 to 3,280 feet). The typical blooming period is May-June. Yellow flowered eriastrum is considered rare by CNPS (List 1B, RED 2-2-3).

Round-leaved filaree (Erodium macrophyllum) List 2

Round-leaved filaree (*Erodium macrophyllum*) has been found within project site. 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

Atascadero june beetle *(Polyphylla nubile)*

The Atascadero june bettle (*Polyphylla nubile)* has been found about 0.6 mile to the west.

Impact. The proposed construction of the wireless communications facility would disturb an approximately 1,050 square foot area, adjacent to a residence and agricultural accessory structures. The location of the proposed facility is currently used as a parking space for an RV, is heavily disturbed due to a history of anthropogenic use, is denuded of vegetation, and does not contain the suitable habitat for the species listed in the CNNDB survey. The proposed facility is accessed from an existing paved driveway. No suitable habitat was observed within the lease area. The location and small footprint of the project are not expected to impact any listed species that could be present in the area. Biological impacts are therefore anticipated to be less than significant.

Mitigation/Conclusion. The portion of the subject site that will be disturbed by the proposed project is already highly disturbed by agricultural and anthropogenic uses. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES

Will the project:	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☐	☒	☐

5. CULTURAL RESOURCES

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash and 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. A search of ¼ mile around the subject property identified no previous survey work

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. The project will result in the disturbance of approximately 1,050 square feet in an area already disturbed by urban built up and agriculture. Project is not within a Sensitive Resource Area and 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

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

6. GEOLOGY AND SOILS
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

* Per Division of Mines and Geology Special Publication #42

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

Topography: Nearly level to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High to moderate

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? Runs along the eastern parcel line

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

Geology and Soils

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 1,050 square feet for the construction of an unmanned wireless communications facility. The subject property has been previously disturbed by agriculture and associated anthropogenic activities. While the area is characterized by having a high to moderate landslide risk, site disturbance is not located within a geologically unstable area and is located on a level area of the site with less than 10 percent slope.

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

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

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

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area. The project would require verification from the responsible fire agency (CAL FIRE) that all conditions have been met prior to final approval. Refer to the Public Services section for further discussion on Fire Safety impacts.

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

of Environmental Health for review and approval.

Mitigation/Conclusion. The project was referred to CALF Fire, and will be conditioned to meet all requirements of the Fire Safety Plan (CAL FIRE, March 13, 2015). With the Implementation of the fire safety plan, no significant hazard impacts are anticipated and no additional mitigation measures above what will already be required by ordinance or codes are needed.

8. NOISE

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

Setting. The property is on top of a knoll and the proposed wireless facility is located south of the existing single family residence on site, within two feet of the property line to the south. The closest off-site sensitive receptors (neighboring residences) are approximately 360 to 400 feet west of the proposed wireless facility.

Impact. The proposed project would introduce noise generating equipment into a relatively quiet rural/ suburban area. The facility's primary noise sources include AC units to cool the equipment shelter and an emergency back-up generator. Based on specifications provided, the AC units would produce a maximum noise level of 65 dBA (at a distance of 10 feet away). Without adjusting for the attenuating effects of intervening vegetation or structures, the AC units result in a maximum calculated noise at the west property line of 42.4dBA, which is below the County's nighttime limit of 45 dBA (Hammett & Edison, Inc., April 3, 2015).

The secondary noise source is the emergency generator, which is intended to power the facility in the event of a power outage. It would also be operated for about 15 minutes once a week during daytime hours on a weekday for routine maintenance and testing. The maximum sound level from the generator is 63 dBA (at a distance of 23 feet). As tested on site, the generator and the AC unit simultaneously, resulted in a maximum calculated noise level of 44.8 dbA at the property line, which is below the County's most restrictive noise limit, which is 45dBA nighttime noise (Hammett & Edison, Inc., April 3, 2015).

Mitigation/Conclusion. As a standard condition of approval to ensure the project will not conflict with any sensitive noise receptors (e.g., residences), the proposed back-up generator shall be sound attenuated to meet applicable County and State exterior noise standards. In addition, the generator will be conditioned to only be operated for testing during day-time hours and the project shall be maintained in compliance with the County Noise Element (including emergency generators). With the implementation of the standard conditions, no significant noise impacts are anticipated, and no additional mitigation measures are necessary

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

Population/Housing

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. No significant population and housing impacts are anticipated. Therefore, no mitigation measures are necessary.

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

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
f) Other public facilities?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☐

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

Police: County Sheriff Location: Templeton (Approximately 10 miles to the north)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 10-15 minutes

Location: 6140 Parkhill Road, Santa Margarita, CA 93453 (Approximately 14 miles to the south)

School District: Atascadero Unified School District.

Public Services

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

Impact. This project involves the development of an unmanned wireless communications facility. No project-specific impacts to utilities or public services were identified. The proposed project does not include the construction of buildings for human habitation. No impacts on local school districts will be generated. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. The project was reviewed by Cal Fire for consistency with the Uniform Fire Code and will be required to prepare a fire safety plan. The project will not increase demands for police, fire, or school facilities and therefore no additional mitigation is needed.

11. RECREATION

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

Recreation

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

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

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

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

Transportation

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 Rocky Canyon Road and the project's access (Templeton Road) from the public right of way, is operating at acceptable levels.

Impact. Referrals were sent to County Public Works. No significant traffic-related concerns were identified (Public Works, March 9, 2015). The proposed project will generate a low level of vehicular trips for maintenance purposes. 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) *Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?*	☐	☐	☒	☐
b) *Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?*	☐	☐	☒	☐
c) *Adversely affect community wastewater service provider?*	☐	☐	☒	☐
d) *Other:* _____	☐	☐	☐	☐

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

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

14. WATER & HYDROLOGY

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

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☒	☐
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

Water

Setting. The proposed project would not use water. The topography of the site is nearly level at the top of the knoll to moderately sloping. The closet stream to the project is the Salinas River located approximately 800 feet to the west. As described by the NRCS Soil Survey, the soil is considered to have low soil 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.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Salinas River Distance? Approximately 800 feet

Soil drainage characteristics: Moderately drained

Soil erodibility: Low

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

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

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Land Use

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

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

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or 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:

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Services	**In File****
☒	County Agricultural Commissioner's Office	**In File****
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**In File****
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Radio Frequency Report, Hammett & Edison, Inc., February 17, 2015

Sound Study, Hammett & Edison, Inc., April 3, 2015

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Visual Resources

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

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

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

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

DATE: September 21, 2015

DEVELOPER'S STATEMENT FOR SPEERS / CONDITIONAL USE PERMIT / DRC2014-00101

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.

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

Visual

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

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

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

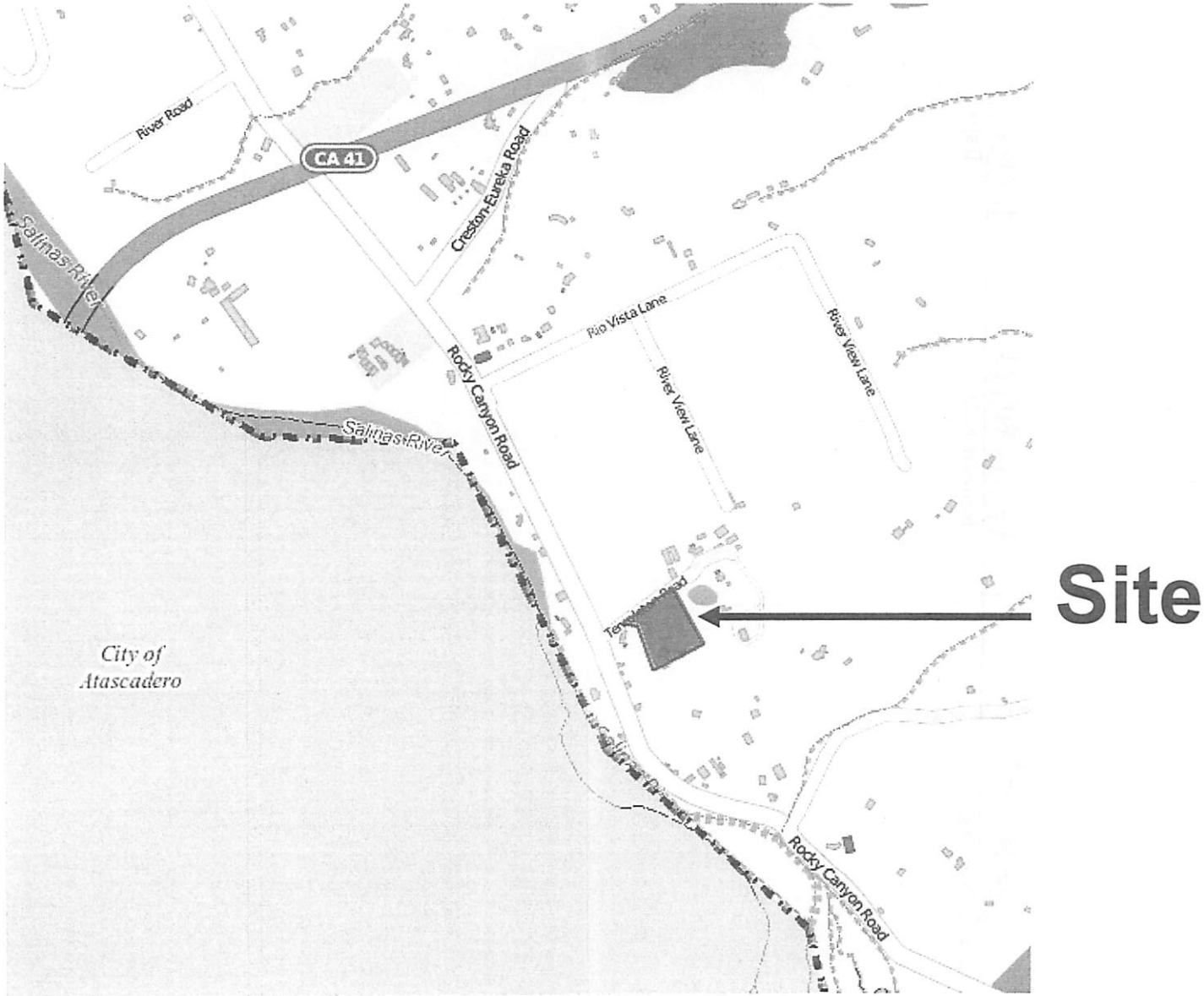
VR-3 **Prior to issuance of construction permits**, the applicant shall submit material and color test samples of all visible elements of the water tank to the County Department of Planning and Building for review and approval.

Monitoring: Required prior to issuance of a construction permit. Compliance will be verified by the County Department of Planning and Building.

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

Signature of Owner(s)	Name (Print)	Date
	Phillip French	9/30/15

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



N

PROJECT

Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PROJECT

Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PROJECT

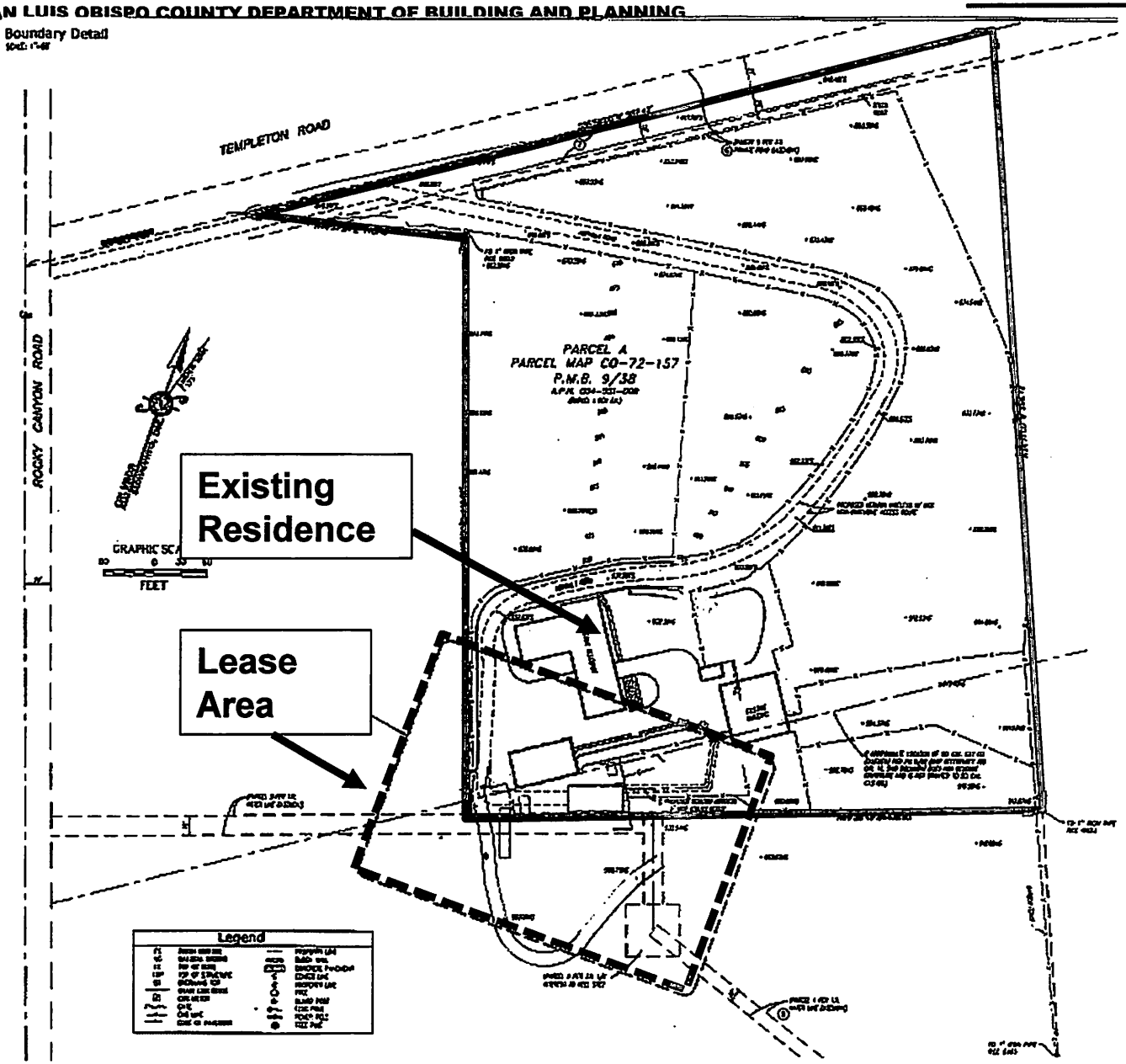
Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

Boundary Detail

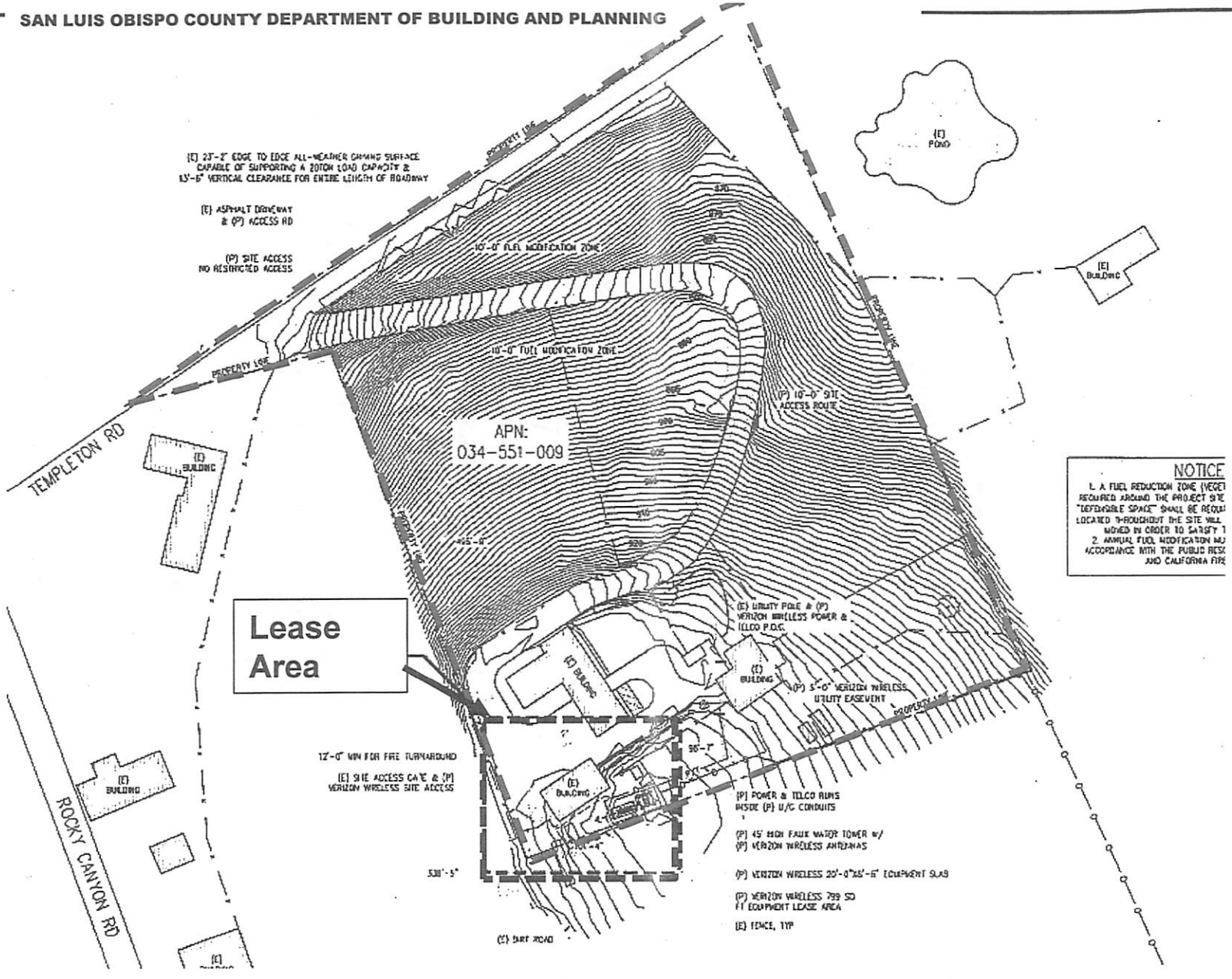


PROJECT

Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT

Overall Site Plan

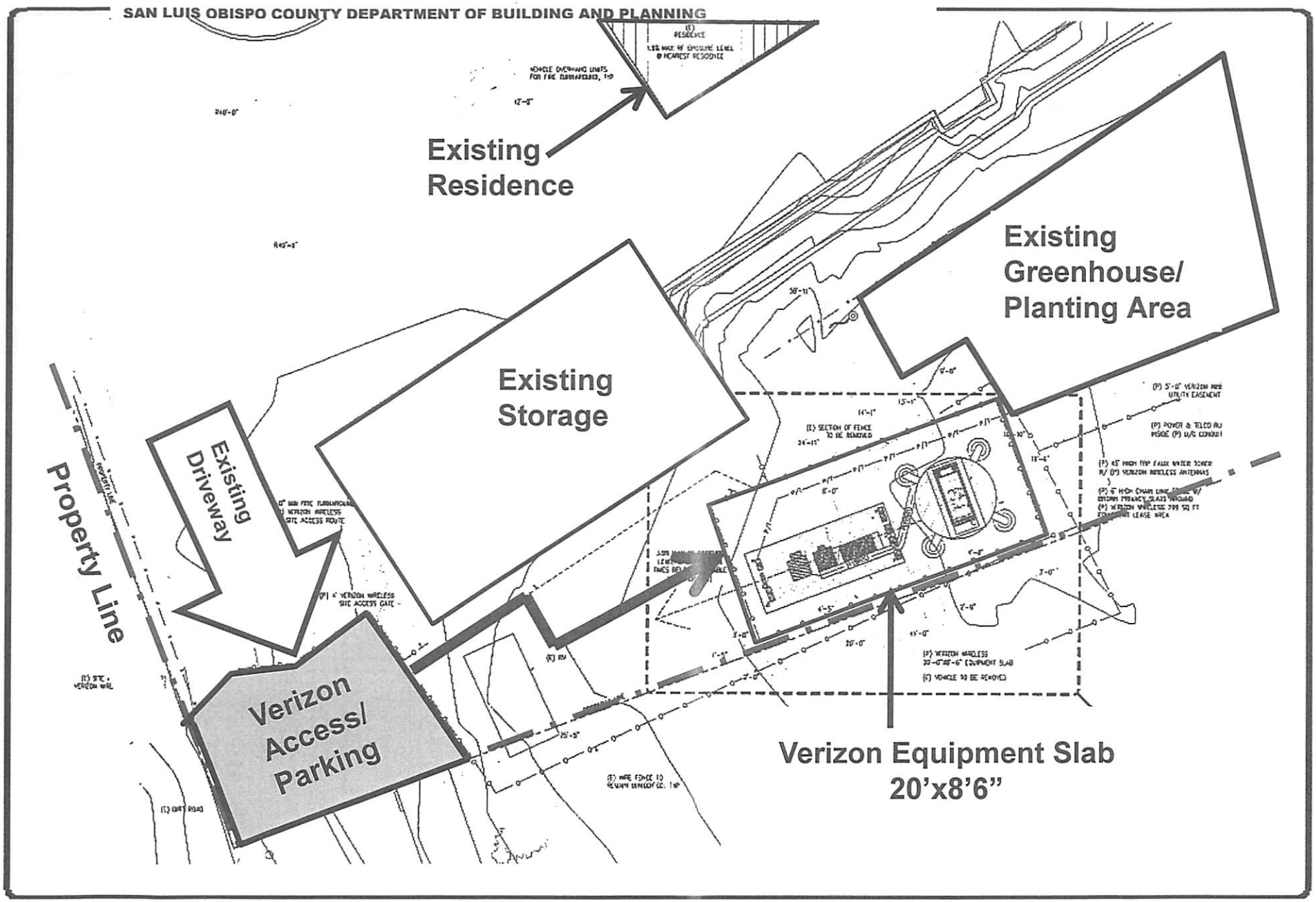


PROJECT

Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT

Topographic Plan



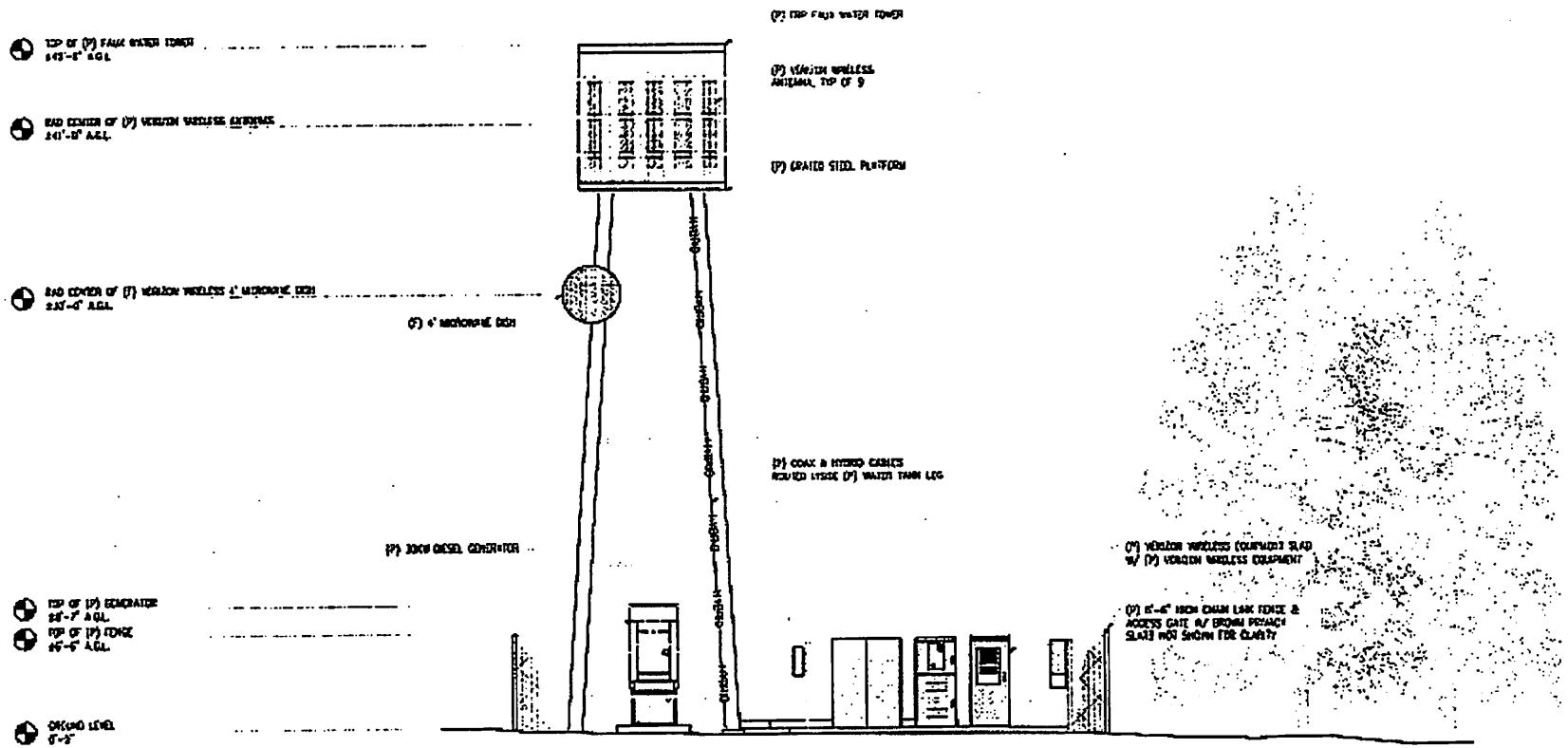
PROJECT

Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT

Proposed Lease Area

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



NORTH ELEVATION

PROJECT

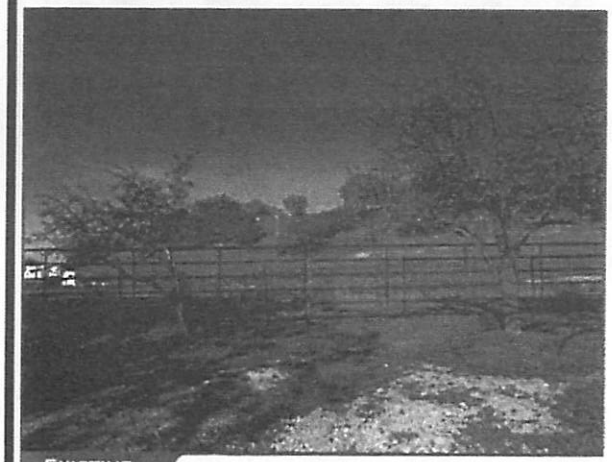
Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT

Elevation (as seen on site)

LOCATION

©2015 Google Maps



EXISTING

PROPOSED LOOKING NORTHEAST FROM ROCKY CANYON ROAD

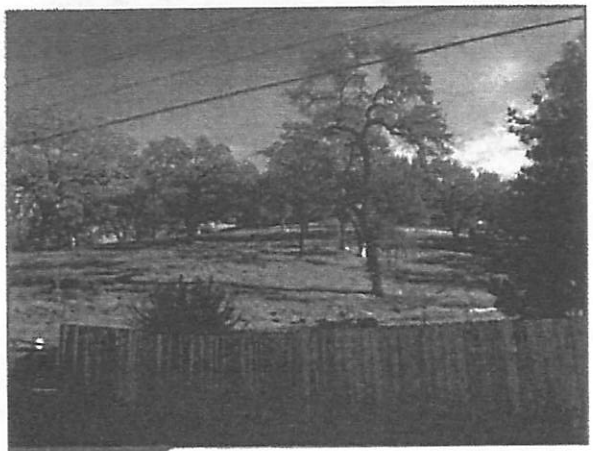
PROJECT

Conditional Use Permit / Speers
DRC2014-00101

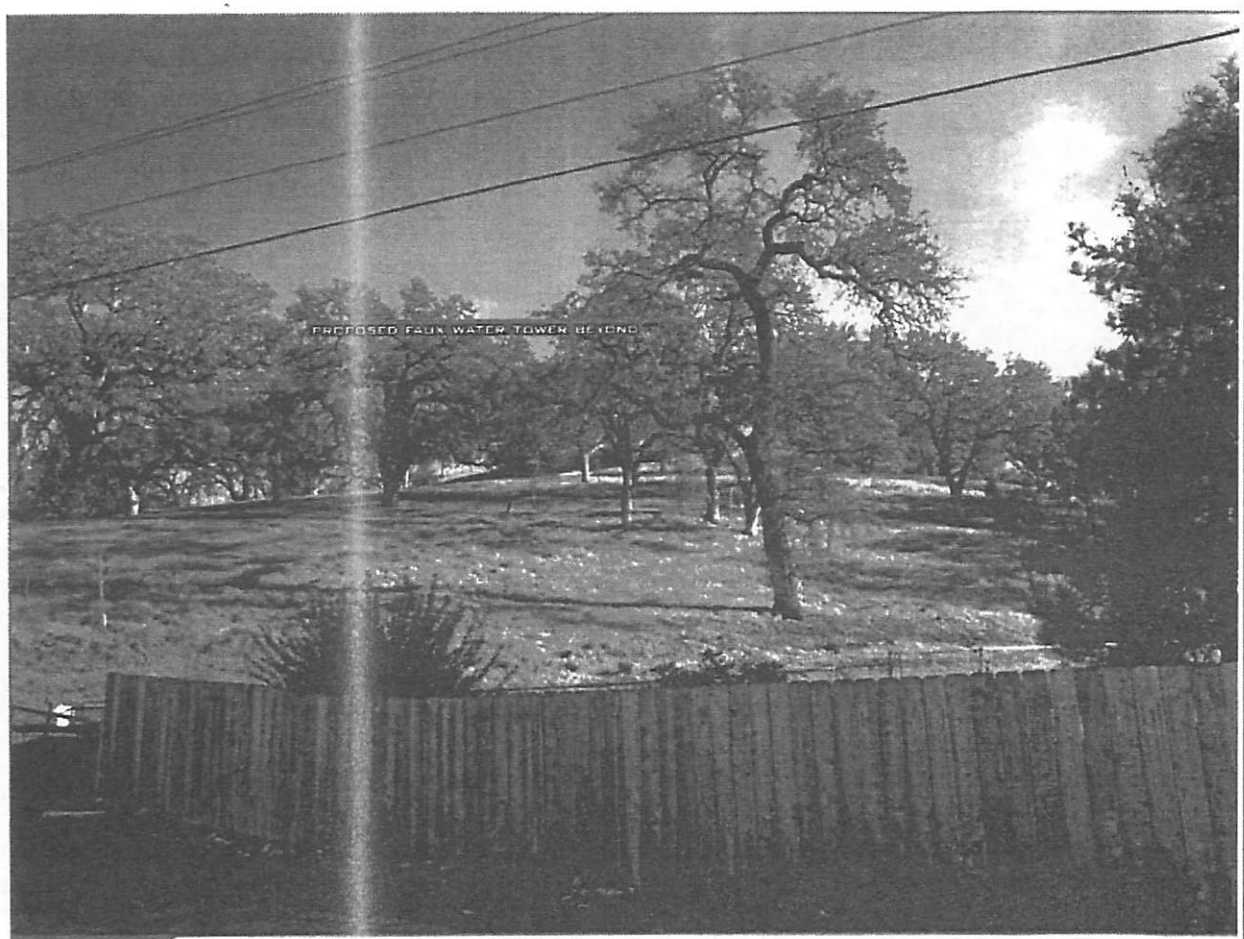
EXHIBIT

Visual Simulation 1 (Northeast from Rocky Canyon Road)

LOCATION



EXISTING

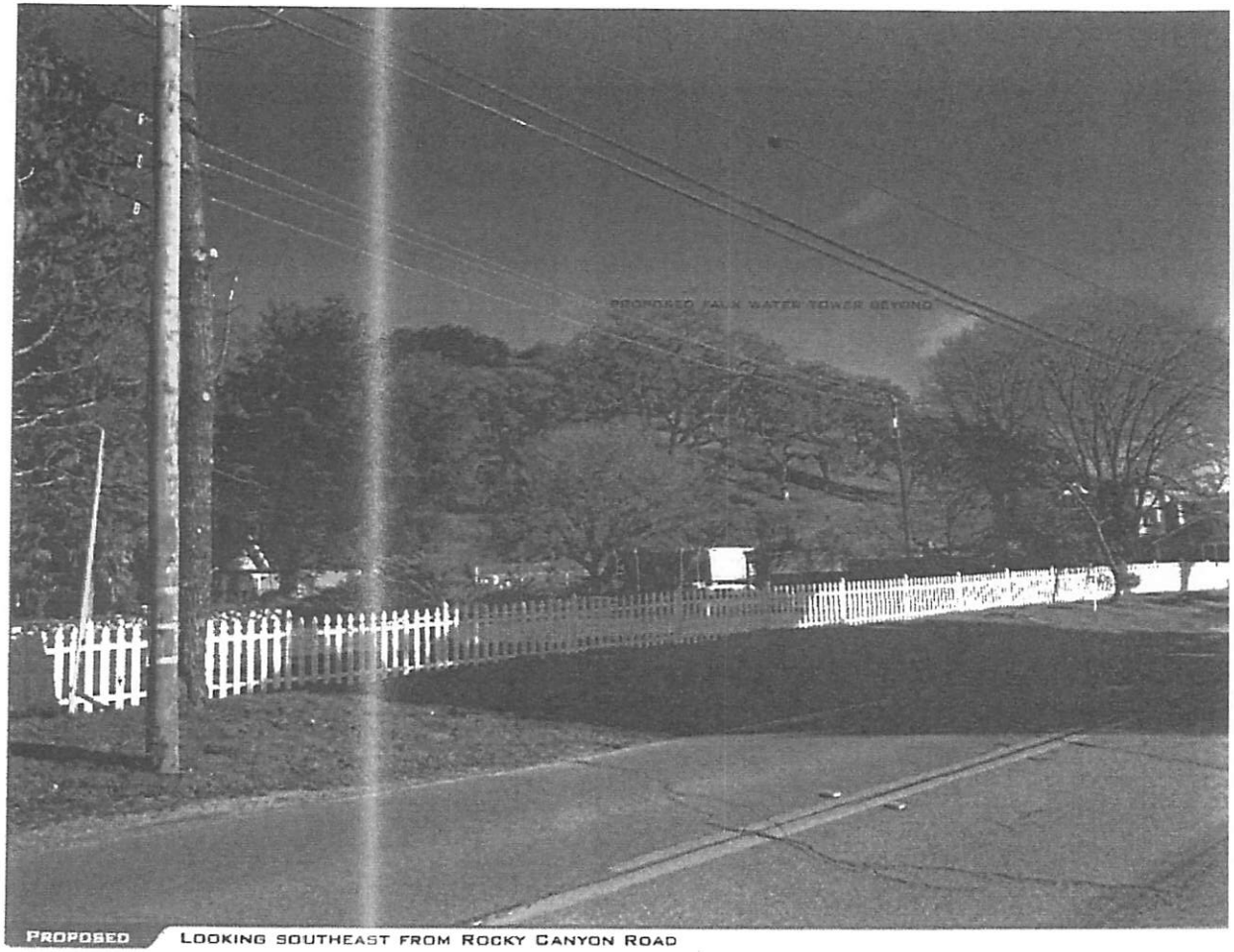


PROPOSED LOOKING SOUTHEAST FROM TEMPLETON ROAD

PROJECT
Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT
Visual Simulation 2 (Southeast from Templeton Road)

©2015 Google Maps

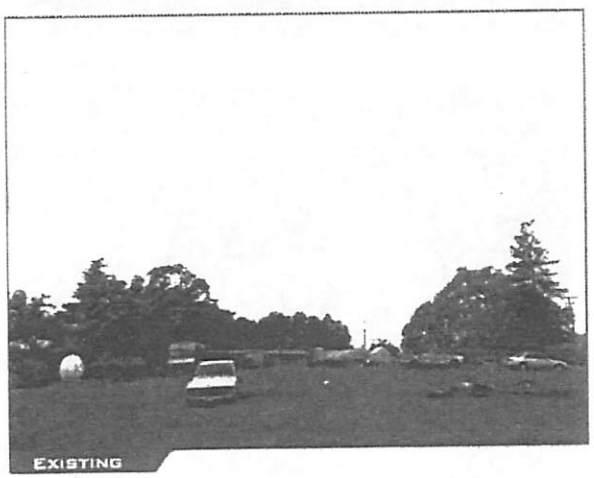


LOOKING SOUTHEAST FROM ROCKY CANYON ROAD

PROJECT
Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT
Visual Simulation 3 (Southeast from Rocky Canyon Road)

LOCATION



EXISTING

PROPOSED LOOKING NORTHWEST FROM SITE

PROJECT

Conditional Use Permit / Speers
DRC2014-00101

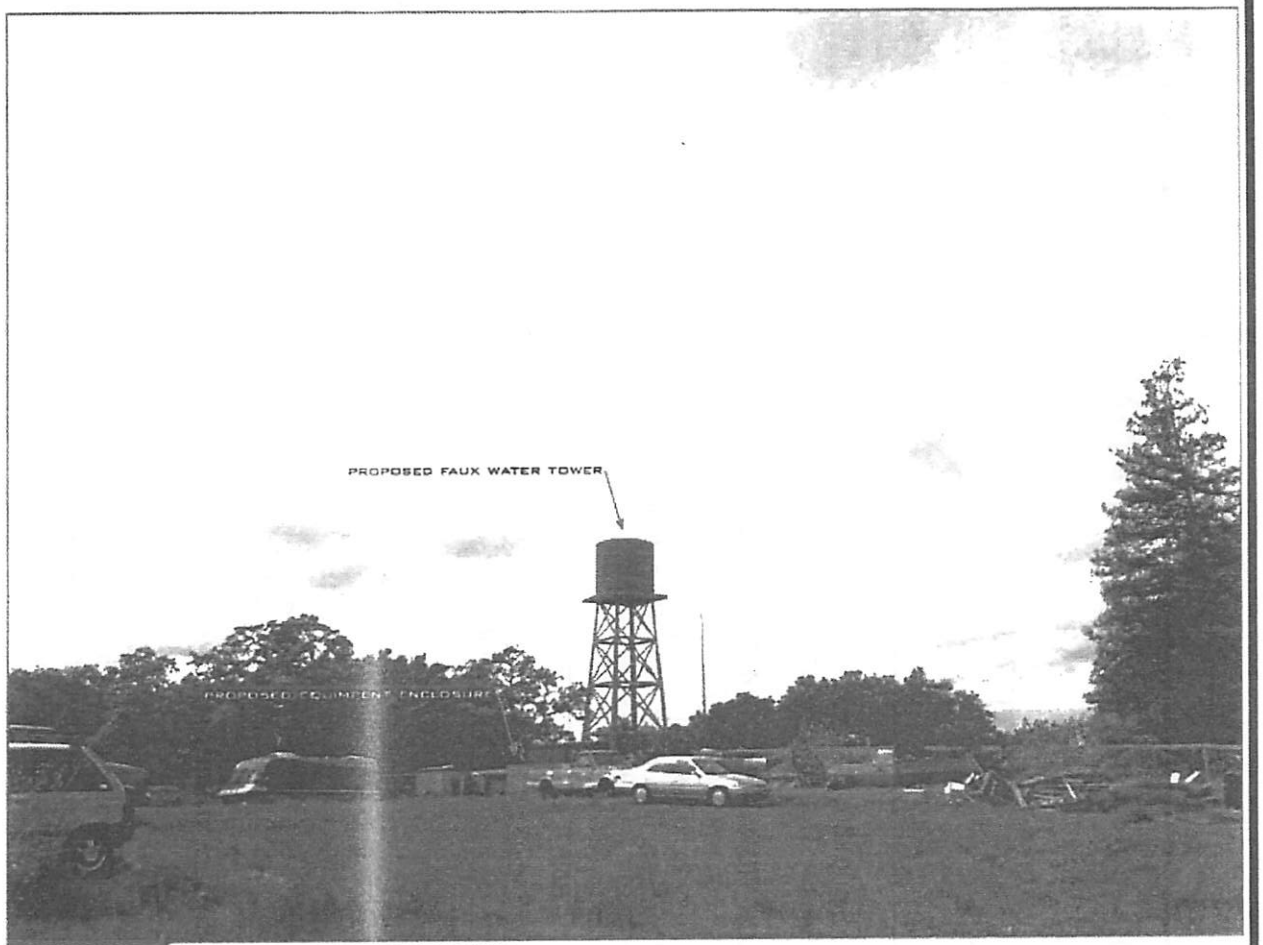
EXHIBIT

Visual Simulation 4 (Northwest from Site)

LOCATION

©2015 Google Maps

EXISTING



PROPOSED LOOKING NORTHWEST FROM SITE

PROJECT

Conditional Use Permit / Speers
DRC2014-00101

EXHIBIT

Visual Simulation 5 (Northwest from Site)

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/2/2015

~~FR~~ ~~TO~~: P.W.

TO ~~FROM~~: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00101 SPEERS – Proposed conditional use permit for an unmanned wireless communications facility consisting of a new 45 ft faux water tank to house nine panel antennas and nine RRUs, plus an approximately 200 sf pre-fabricated shelter with a 30kW permanent diesel back-up generator, two GPS antennas, and three raycaps. All proposed equipment will be housed within a 1,050 sf lease area. APN: 034-551-009

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 comment

3.9.15	[illegible]	5271
Date	Name	Phone

CAL FIRE
San Luis Obispo
County Fire Department

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

Robert Lewin, Fire Chief

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SLO CO PLAN & BLDG DEPT

March 13, 2015

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

Subject: DRC2014-00101 (Speers) Conditional Use Permit to construct 9 new cellular antennas located on a 45-foot tall faux water tank structure, a 200 sf pre-fabricated equipment shelter and an emergency diesel generator.

Ms. Siong,

CAL FIRE/San Luis Obispo County Fire Department recently conducted an onsite review of existing conditions and proposed improvements at 5900 Templeton Road near Atascadero, 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 (#30-Paso Robles).

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:

- The roadway providing access from Road to the proposed project site must provide a minimum 12-foot edge to edge all-weather driving surface capable of supporting a 20-ton load capacity.
- Vertical clearance of 13'6" is required the entire length of the roadway.
- Roadways shall also provide for a 10-foot fuel modification zone on both sides.
- A fire engine turnaround is required near the cell site structure.
- A fuel reduction zone (vegetation Clearance) is required around the project site. A minimum of 100-feet of "defensible space" shall be required. The existing trees located throughout the site will not be required to be moved in order to satisfy this requirement.
- Annual fuel modification must be maintained in accordance with the Public Resources Code, Title 19 and California Fire Code.
- Access to all associated equipment shall be controlled by means of a locked gate or fence.
- If a proposed gate is added at the access point off of Templeton Road, CAL FIRE/ SLO County Fire may require a "Knox" lock to ensure access during emergencies.

- A minimum 40:BC rated fire extinguisher required in all structures.
- Any fuel storage associated with the proposed emergency generator must meet the standards listed within Chapter 34 of the 2013 CA. Fire Code.
- All installed fire protection systems must be maintained in operable condition.

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 3427.

Sincerely,

Travis Craig
Fire Inspector

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures
2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
(805) 781-5910 • FAX (805) 781-1035
Martin Settevendemie
Agricultural Commissioner/Sealer
www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

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MAR _ 6 2015
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DATE: March 6, 2015

TO: Schani Siong, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department

SUBJECT: Speers Conditional Use Permit DRC2014-00101(1810)

Summary of Findings

The Agriculture Department's review finds that the proposed Speers Conditional Use Permit for a new 800 square foot wireless lease area containing a faux water tank with nine antennas, and an equipment shelter located within an agricultural area will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ■ **Less than significant** impact(s) to agricultural resources or operations because the project will located in an area of existing development. Additionally, the proposed project should be compatible with adjacent agricultural uses.
- ☐ No anticipated impact to agricultural resources or operations.

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

Re: DRC2014-00101 SPEERS, North County E-Referral, CUP, Atascadero
Michael Stoker to: Schani Siong 03/03/2015 12:45 PM
Cc: Cheryl Journey, Martin Mofield

Schani,

Please find the building departments comments for DRC2014-00101 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a wireless communication facility consisting of a new 45 ft faux water tank to house nine panel antenna and nine RRUs, plus an approximately 200 sq. ft. pre-fabricated shelter with a 30 kW permanent diesel back-up generator, two GPS antennas, and three raycaps. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

1) Provide isometric / single line drawings for the electrical elements to verify compliance with the 2013 versions of the California Electrical Code.
2) Provide complete structural plans (foundation, framing, welding, bolt connections, etc) and supporting documentation (calculations, specifications, ICC ES-reports, etc) for the new structures located on the site to verify compliance with the 2013 CBSC and referenced standards.
3) Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-08, Chapter 13.
4) Specify post-installed anchorage (expansion or epoxy anchors). Indicate manufacturer's name and ICC report number. Anchors shall be approved for installation into cracked concrete.
5) Provide an equipment schedule on the plans and supporting documentation with approved listings.
6) Provide a list of required special inspection on the cover sheet of the plans as required by CBC, including Chapter 17. Also, the special inspector performing the inspection will need to be listed on the cover sheet and Statement of qualifications provided to the County of San Luis Obispo for review and approval.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543