COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT 2-1

PLANNING COMMISSION

Promoting the wise use of land
Helping build great communities

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
January 26, 2006	Lauren Lajoie Lajoie Planning Services (805) 545-7738	Garcia/Sprint	DRC2004-00108

SUBJECT

Request by Domingos R. Garcia Jr./Sprint PCS for a Development Plan/Coastal Development Permit to allow the construction and operation of an unmanned wireless telecommunications facility consisting of 2-panel antennas inside a 35-foot high, 12-inch diameter pole, and associated equipment located at base of pole. The project will result in the disturbance of approximately 1,250 sq ft of a 0.89-acre parcel. The proposed project is within the Residential Suburban land use category and is located between Highway 1 and Adobe Road (at 2682 Adobe Road), approximately 150 feet west of San Luisito Creek Road. The site is in the Estero planning area.

RECOMMENDED ACTION

1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve Conditional Use Permit DRC2004-00108 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 29, 2005 for this project. Mitigation measures are proposed to address visual resources, air quality, biological resources and hazards are included as conditions of approval.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Residential Suburban	Sensitive Resource Vegetation [SRV], Local Coastal Plan [LCP]	073-181-027	2

PLANNING AREA STANDARDS:

Does the project meet applicable Planning Area Standards: None Applicable

LAND USE ORDINANCE STANDARDS:

Communications Facilities

Does the project conform to the Land Use Ordinance Standards: Yes

EXISTING USES:

Single-family residence, storage building, three fuel storage tanks

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban/ residence
East: Agriculture/ residence
South: Agriculture/Highway 1, agricultural uses
West: Residential Suburban/San Luisito Creek, residence

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Parks Division, California Department of Forestry (CDF), Air Pollution Control District (APCD), Cal Trans, California Coastal Commission, and the City of Morro Bay.	
TOPOGRAPHY: Nearly level	VEGETATION: Riparian, ornamental landscaping
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: CDF	ACCEPTANCE DATE: May 5, 2005

PROJECT ANALYSIS

The current project consists of a 35-foot high, 12-inch diameter pole and associated equipment on Adobe Road, west of San Luisito Creek Road, adjacently north of Highway 1. Two panel antennae will be located inside the pole and ground-mounted equipment will be located on a concrete pad and will encompass approximately 300 square feet adjacent to the pole and surrounded by a wooden fence within an existing disturbed area.

The applicant's original proposal included a 35-foot tall, 18-inch diameter flagpole located near the southern property line and Highway 1. The pole was reduced in diameter and moved to the current location. Photo simulations of the relocated facility designed as a flag pole were more visually obtrusive than a green pole painted to resemble the backdrop. The applicant provided a mock-up of the proposed pole and photo-simulations of the pole painted dark green as seen from Highway 1 (refer to Graphics-Mock-up).

On and off-site vegetation will provide screening and backdrop. To ensure that vegetation screening is maintained for the life of the development, if any off-site or on-site vegetation is diseased/damaged/removed the applicant will record an agreement to place on-site vegetation approved by the County that provides comparable screening of the project from public view.

The utility trenching will be a 200-foot strip that extends from the equipment and pole to the power line located on Adobe Road. The project area is disturbed by existing development and graded areas previously used for storage of construction equipment.

Ordinance Compliance

Section 23.08.284 – Communication Facilities

Section 23.08.284(a)2 requires applications for communications facilities to provide estimates of non-ionizing radiation generated and/or received by the facility. *The applicant supplied a report to evaluate the proposed cellular communications facilities for compliance with appropriate guidelines limiting human exposure to Radio Frequency (RF) electromagnetic fields. The RF report for this project, dated November 24, 2004, by Hammett & Edison, Inc., calculates a maximum RF emissions reading for Sprint PCS, which was equivalent to 0.26% of the FCC standard and concludes that the facility will operate within the FCC standard for RF emissions. No mitigation is required.*

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Section 23.08.284b(2)(iii)(b), states that if co-location is not proposed, information of adjacent facilities shall be provided. *An existing Cingular (formerly AT&T) facility (D010348P) located on a 45-foot windmill at 2614 Adobe Road does not provide adequate height for co-location and would require additional mass.*

Section 23.08.284(3) allows exception to the setback standards of Section 23.04.106 where locating the facility outside those setbacks is the most practical and unobtrusive location possible on the proposed site. *The property is located adjacent to Highway 1 on the north side of the highway. The proposed project is located in an area furthest from the highway where vegetation provides the maximum screening and backdrop.*

Section 23.05.120-Underground Utilities

Coastal Zone Land Use Ordinance Section 23.05.0120 requires utilities serving new development shall be installed underground. *The applicant is proposing to take access through the riparian 100-foot setback to an existing pole located off of the project site. The project has been conditioned to require service from an existing pole on the project site. An existing pole and overhead lines serve the existing development. The ordinance requires that the existing pole and all connections between utility company distribution lines and all proposed structures on the site shall be placed underground. There is a potential for at least one utility pole to be eliminated and thus this project may views from public roads.*

Section 23.06.126 - Flammable and Combustible Liquids Storage

Coastal Zone Land Use Ordinance Section 23.06.126c limits the quantity of flammable or combustible liquids stored onsite within Residential areas to five gallons, unless authorized through Development Plan approval. *Currently the project site contains three above-ground fuel storage tanks. Two 1000-gallon diesel tanks and one 500-gallon gasoline tank are located on the north property line west of the proposed wireless facility. The tanks were established in June 1985. The fuel storage tanks are subject to EPA permit #CAL000126306.*

The project was referred to California Department of Forestry, Environmental Health and Air Pollution Control District. In addition, the hazardous materials business plan required for the proposed cellular facility shall address concerns related to the existing fuel tank and storage of flammable liquids. This project authorizes the conditional approval of the existing fuel tanks. The project has been conditioned require final clearance from all three agencies.

Section 23.08.024 - Accessory Storage

Coastal Zone Land Use Ordinance Section 23.08.024 b.(1) allows storage/parking of commercial vehicles in Residential land use categories for only as long as necessary for a pickup or delivery at the site. *Coastal Zone Land Use Ordinance Section 23.08.024 b.(4) allows for outdoor storage of agricultural vehicles in Residential land use categories when agricultural activities occur on site, and only within the buildable area of a site with a gross area of five acres or more. Upon request from County staff, the owner has ceased outdoor storage of vehicles within the 100-foot riparian setback.*

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COMBINING DESIGNATIONS

Section 23.07.174 – Streams and Riparian Vegetation

Coastal Zone Land Use Ordinance Section 20.07.174 requires a 100-foot buffer for new construction. *The project has been sited outside of the 100-foot buffer area for sensitive riparian/wetland resources. The pre-existing non-conforming use (using area adjacent to creek bed for construction equipment storage) has ceased and shall be further restricted by installation of a fence 100 feet from the top of bank of San Lucia Creek. Prior to issuance of a construction permit, existing uses within the 100-foot setback shall be removed and the fence is required to be installed, which will ensure storage, access, disturbance and activities associated with construction of the project do not occur within the setback.*

COASTAL PLAN POLICIES

Shoreline Access: ☒ N/A
Recreation and Visitor Serving: ☒ N/A
Energy and Industrial Development: ☒ N/A
Commercial Fishing, Recreational Boating and Port Facilities: ☒ N/A
Environmentally Sensitive Habitats: Policies: 1, 20, 21, and 28
Agriculture: ☒ N/A
Public Works: ☒ N/A
Coastal Watersheds: ☒ N/A
Visual and Scenic Resources: Policies: 2 and 4
Hazards: ☒ N/A
Archeology: ☒ N/A
Air Quality: ☒ N/A

The project is in compliance with the Coastal Plan Policies with the most relevant policies summarized below.

Environmentally Sensitive Habitats

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats.

Policy 20: Coastal Streams and Riparian Vegetation

Policy 21: Development in or Adjacent to a Coastal Stream.

Policy 28: Buffer Zone for Riparian Habitats.

The proposed development is located on the sensitive portion of the site and will protect and sustain the designated Sensitive Resource Area. A fence will be placed 100 feet from the edge of riparian vegetation on the project site to eliminate disturbance within the environmentally sensitive buffer zone.

Visual and Scenic Resources

Policy 2: Site Selection for New Development.

Policy 4: New Development in Rural Areas.

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These policies state that permitted development shall be sited so as to protect views to and along scenic coastal areas. New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate to, and blend with, the rural character of the area. In addition, wherever possible, site selection for new development shall emphasize locations not visible from major public view corridors. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation.

Mock-ups and photo-simulations of the facility were provided as requested by Staff. The project is located adjacent to Highway 1, a Scenic Highway. Existing visible built elements include residences, overhead power lines and power poles. The pole will be painted matte finish dark green to blend with the surrounding and backdrop vegetation and will not be lighted. The pole design integrates into the visual setting since there is existing vertical vegetation surrounding the site provided by approximately 25-foot tall landscaped shrubs, riparian vegetation associated with San Luisito Creek, and a row of approximately 80-foot tall pine trees that provide visual backdrop as seen from Highway 1. No flag will be flown from the pole. All antennas, cables, and equipment cabinets will be screened from public view. The proposed project will be difficult to distinguish because of existing trees that act as screening in both foreground and background.

AGENCY REVIEW:
Public Works - Recommend approval - no concerns
Agricultural Commissioner – Less than significant impacts
County Parks - No concerns
California Department of Forestry - Project must comply with all CDF requirements
California Coastal Commission - No response
Environmental Health - Hazardous Material Plan required
Air Pollution Control District – Standard conditions
City of Morro Bay – No response
Caltrans- No response

LEGAL LOT STATUS:
The parcel was legally recognized through Certificates of Compliance.

Staff Report prepared by Lauren Lajoie, Director, Lajoie Planning Services
and reviewed by Marsha Lee, County Planner

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FINDINGS - EXHIBIT A

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq., has been issued on September 29, 2005 for this project.

Development Plan

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because communications facilities are an allowed use and as conditioned is consistent with all of the General Plan policies.

C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 23 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the unmanned wireless communication facility does not generate activity that presents a potential threat to the surrounding property and buildings. The Radio Frequency report prepared for this site concluded the maximum cumulative RF level that will be 0.26% of the applicable public exposure limit and this project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because the proposed use will not conflict with the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Adobe Road, a local road constructed to a level able to handle any additional traffic associated with the project. The only traffic associated with the project is a single vehicle performing routine maintenance every four to six weeks.

Sensitive Resource Area

G. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design. Because the project is located outside of 100-foot buffer from the Sensitive Resource Area, existing uses within the 100-foot setback will be removed, and a fence will be installed 100 feet from the top of bank of Santa Lucia Creek to restrict site disturbance and vehicle access.

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Coastal Access

H. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast as it is located approximately 4 miles east of the City of Morro Bay and the project will not inhibit access to the coastal waters and recreation areas.

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EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes:

   a. Installation and operation of a wireless communications facility including the following improvements:
      1. Two panel antennae located inside a 35-foot tall, 12-inch diameter pole.
      2. Approximately 220 sq ft equipment cabinet(s).
      3. All improvements shall be surrounded by a seven foot wooden fence. The fence shall completely screen the equipment cabinets.

   b. Maintenance of a 100 ft riparian setback.

   c. Three existing fuel storage tanks

2. Plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations and revised fence plan.

Conditions to be completed prior to issuance of construction permit

Aesthetic/ Visual Impacts

3. **Prior to issuance of a construction permit**, the applicant shall execute and record an agreement in a form acceptable to County Counsel that ensures in the event any off-site or on-site vegetation that provides backdrop screening or screening in front of the facility as seen from public roads is diseased/damaged/removed, the applicant shall place on-site vegetation screening approved by the County that provides comparable screening of the project from public view, and be maintained for the life of the development.

4. **Prior to issuance of a construction permit**, the applicant shall submit a color board for all proposed improvements (including, but not limited to pole, equipment and fencing). The pole shall be matte green.

5. **Prior to the issuance of a construction permit**, the applicant shall submit plans indicating the type, height, material and location of all proposed fences. All fences shall be designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways. Chain link fencing is prohibited. The fence plan shall include but is not limited to the following:

   a. Replace the proposed chain link fence with wooden fencing surrounding the proposed wireless facility.

   b. Existing and proposed fencing along front property line.

   c. A fence located 100 ft from the top of the bank of San Luisito Creek.

Air Quality

6. **Prior to issuance of construction permit**, the applicant shall provide verification from the San Luis Obispo County Air Pollution Control District that the project complies with, or is exempt from the requirements of the Air Resources Board Air Toxics Control Measures.

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Biological Resources

7. **Prior to issuance of a construction permit,** fence shall be placed 100 feet from the top of bank of San Luisito Creek on the project site in order to prohibit vehicle access, storage and grading within the environmentally sensitive habitat area. The fence shall be maintained for the life of the project.

Fire Safety

8. **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Hazards/Hazardous Materials

9. **Prior to issuance of building permit,** the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed cellular facility to the County Environmental Health office for review and approval. The hazardous materials business plan shall include conditions for the existing fuel tanks located adjacent to the wireless facility.

Mitigation Monitoring/Condition Compliance

10. **Prior to issuance of a construction permit,** a "condition compliance" sheet shall be added to construction plans that includes a complete copy of the final conditions of approval for the project.

11. **Prior to issuance of a construction permit**, the applicant shall identify a Mitigation Compliance Coordinator (MCC) to ensure all conditions of approval and mitigation requirements are met. The MCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the MCC and the County to review the application and establish the responsibility and authority of the participants.

Site Restoration

12. **Prior to issuance of a construction permit**, the applicant shall post a performance bond with the County in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.

<u>Conditions to be completed during project construction</u>

Cultural Resources

13. **In the event archaeological resources are unearthed or discovered during any construction activities,** the following standards apply:

    a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

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b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department of Environmental Coordinator so that proper disposition may be accomplished.

Fire Safety

14. **During construction,** activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

15. **Prior to final inspection,** the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.

16. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Aesthetic/Visual Resources

17. **Prior to final inspection**, the applicant shall paint all proposed improvements including but not limited to pole, equipment and fencing the colors approved by the Department of Planning and Building.

18. **Prior to final inspection,** the applicant shall install the approved fencing plan.

Air Quality

19. **Prior to final inspection**, applicant shall provide verification from Air Pollution Control District that all applicable air quality measures have been met.

Explanatory Warning Signs for Occupational Exposures

20. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site entrance gate and on or at the barrier fence and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

Fire Safety

21. **Prior to final inspection,** the applicant shall provide verification from the responsible fire agency that all applicable fire safety requirements have been met.

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Hazardous Materials

22. **Prior to final inspection,** the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

Mitigation Monitoring/Condition Compliance

23. **Prior to final inspection,** the MCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

Undergrounding of Utilities

24. **Prior to final inspection,** the applicant shall install all utilities serving the project underground rather than by use of poles and overhead lines. All connections including existing poles located on the project site serving the existing and proposed development shall be placed underground.

On-going conditions of approval (valid for the life of the project)

25. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

26. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

Aesthetic/Visual Resources

27. **In the event any off-site or on-site vegetation that provides backdrop screening or screening in front of the facility as seen from public roads is diseased/damaged/removed**, the applicant shall submit a landscape, irrigation and maintenance plan for review and approval to the Department of Planning and Building. The plan shall be prepared by a landscape professional. The plan shall include location, species and size of all proposed plant material and existing vegetation. The plan shall use drought tolerant species, utilizing California natives to the greatest extent possible. Vegetation shall be sized to provide comparable screening of the project from public view and be maintained for the life of the development.

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28. **In the event any off-site or on-site vegetation that provides backdrop screening or screening in front of the facility as seen from public roads is diseased/damaged/removed**, the applicant shall retain a qualified individual (e.g. arborist, landscape architect/contractor, nurseryman) to monitor the new vegetation until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the Department of Planning and Building one year after the initial planting and thereafter on an annual basis, until the monitor in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report.

29. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.

30. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Co-location

31. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.

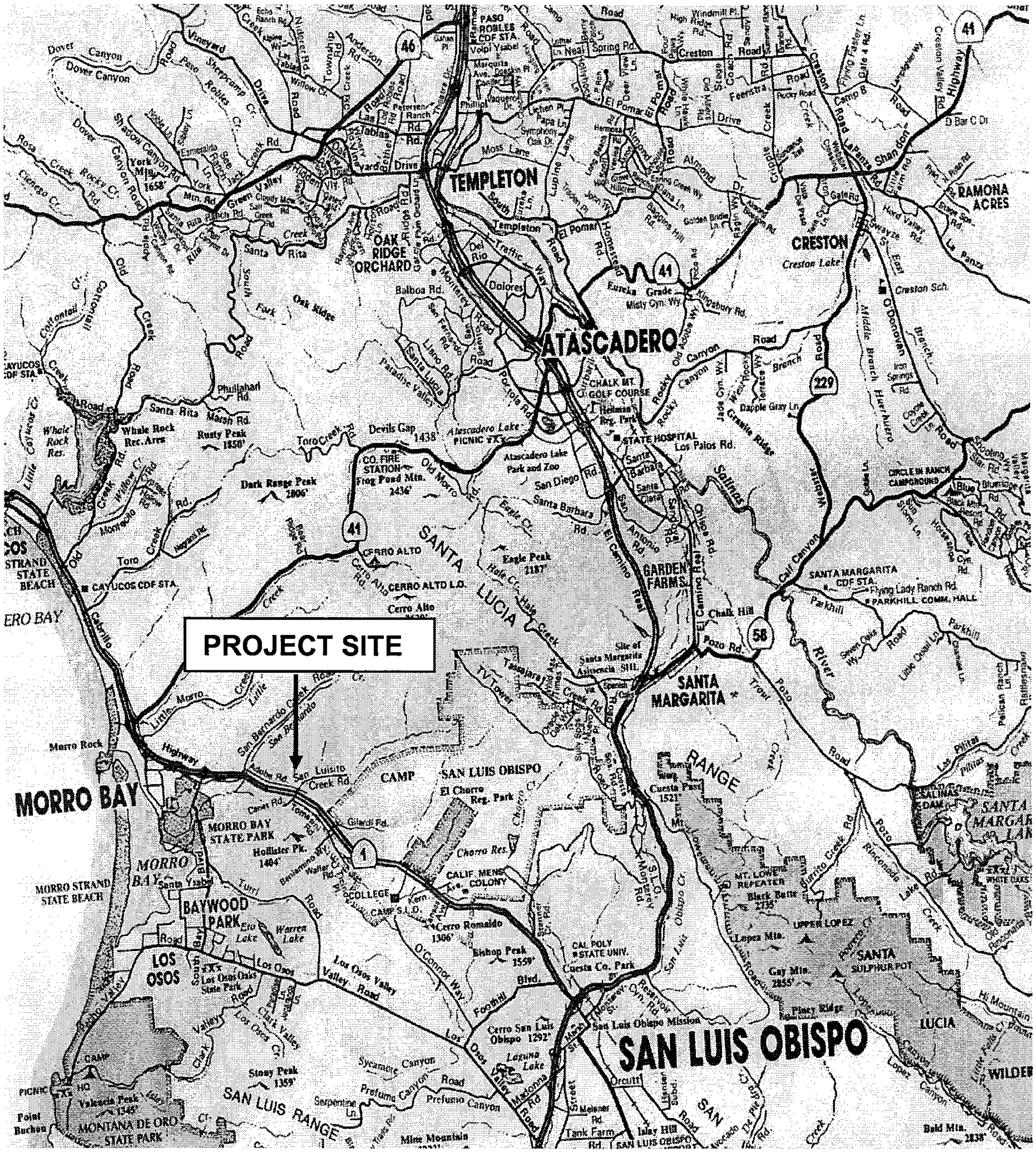
Electric and Magnetic Fields

32. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Lighting

33. No exterior lighting is approved for the project.

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

DRC2004-00108
Garcia/Sprint

EXHIBIT

Site Vicinity

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

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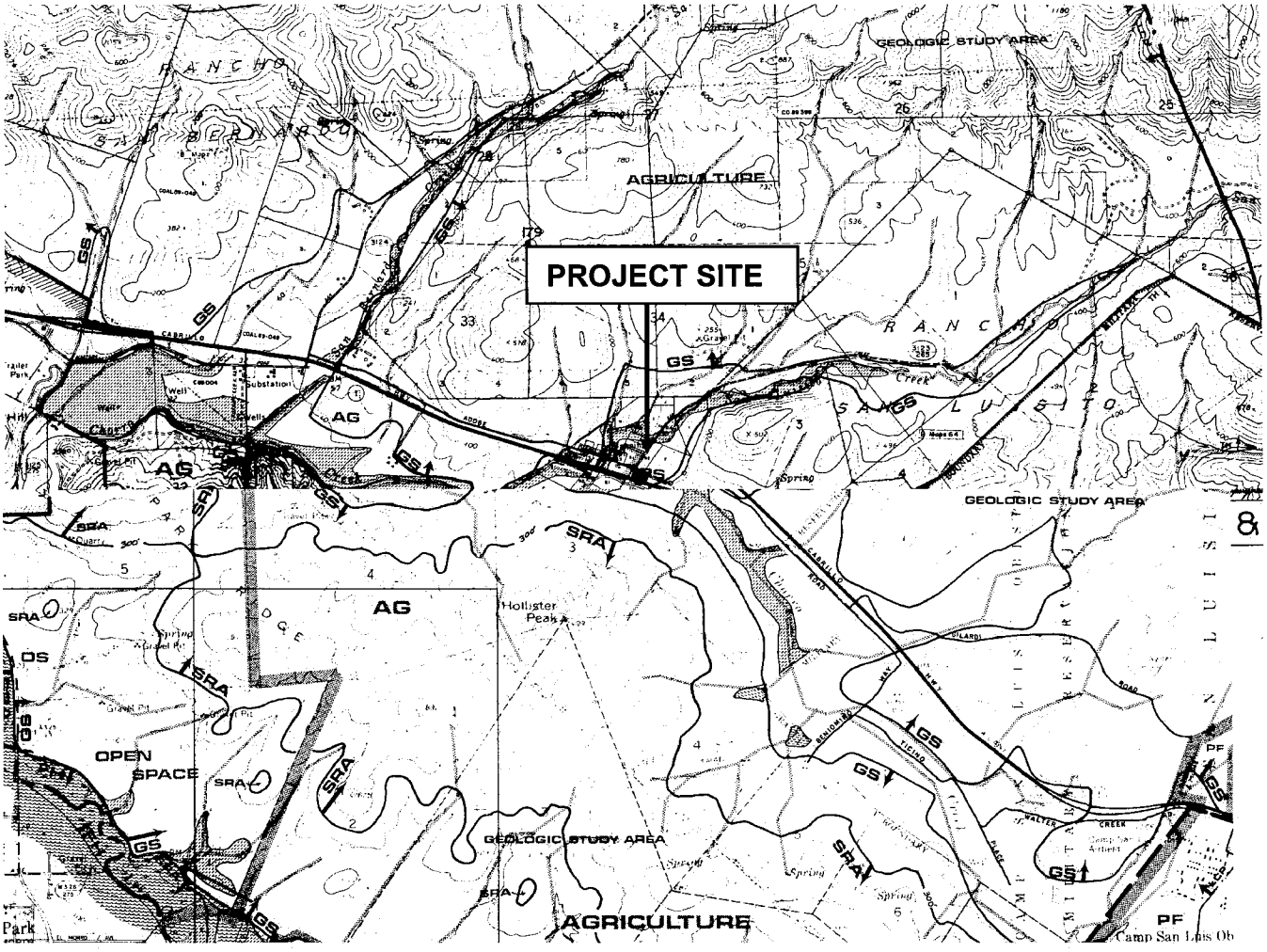

PROJECT

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EXHIBIT

Land Use Category

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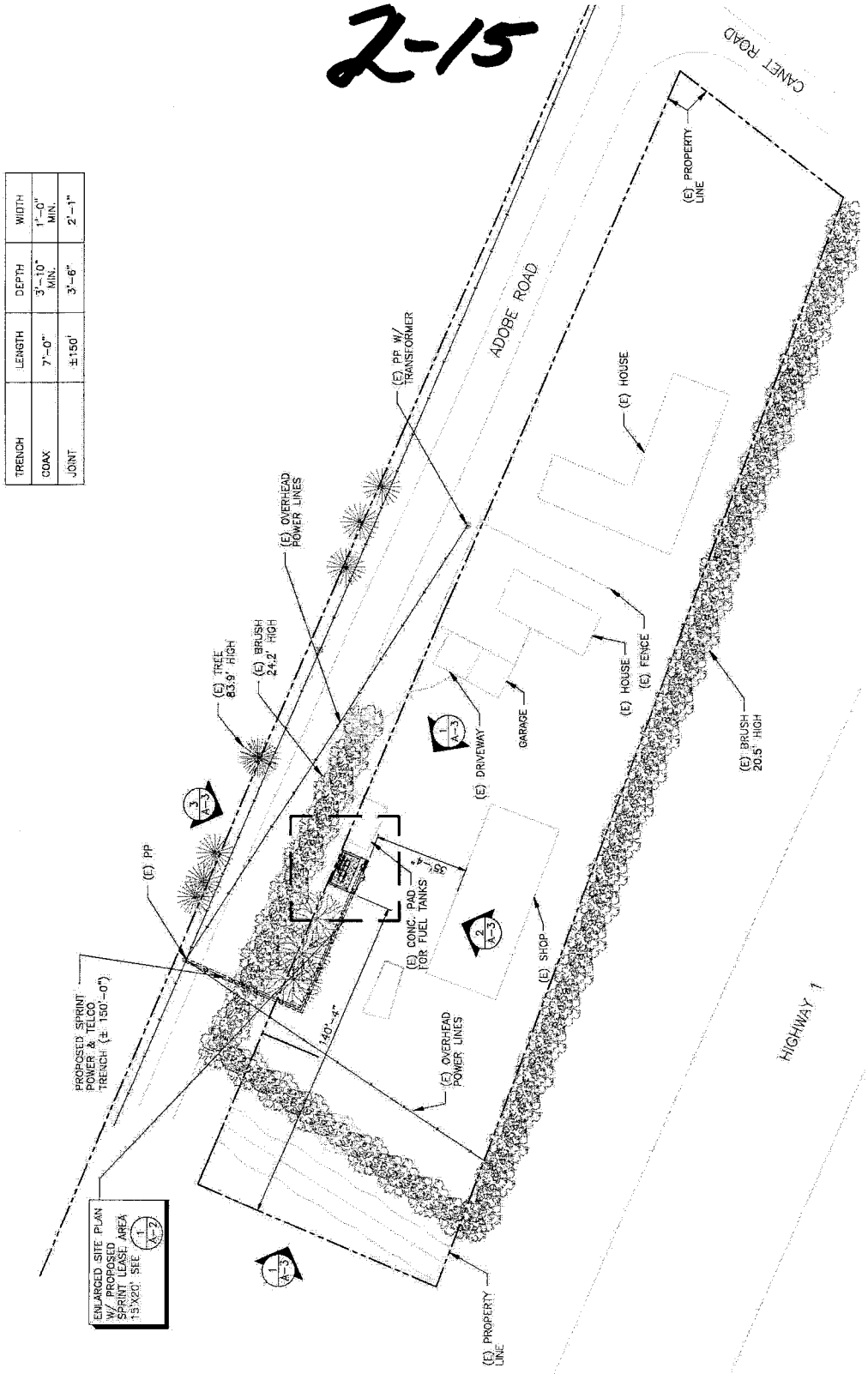

TRENCH	LENGTH	DEPTH	WIDTH
COAX	7'-0"	3'-10" MIN.	1'-0" MIN.
JOINT	±150'	3'-6"	2'-1"

PROJECT

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EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

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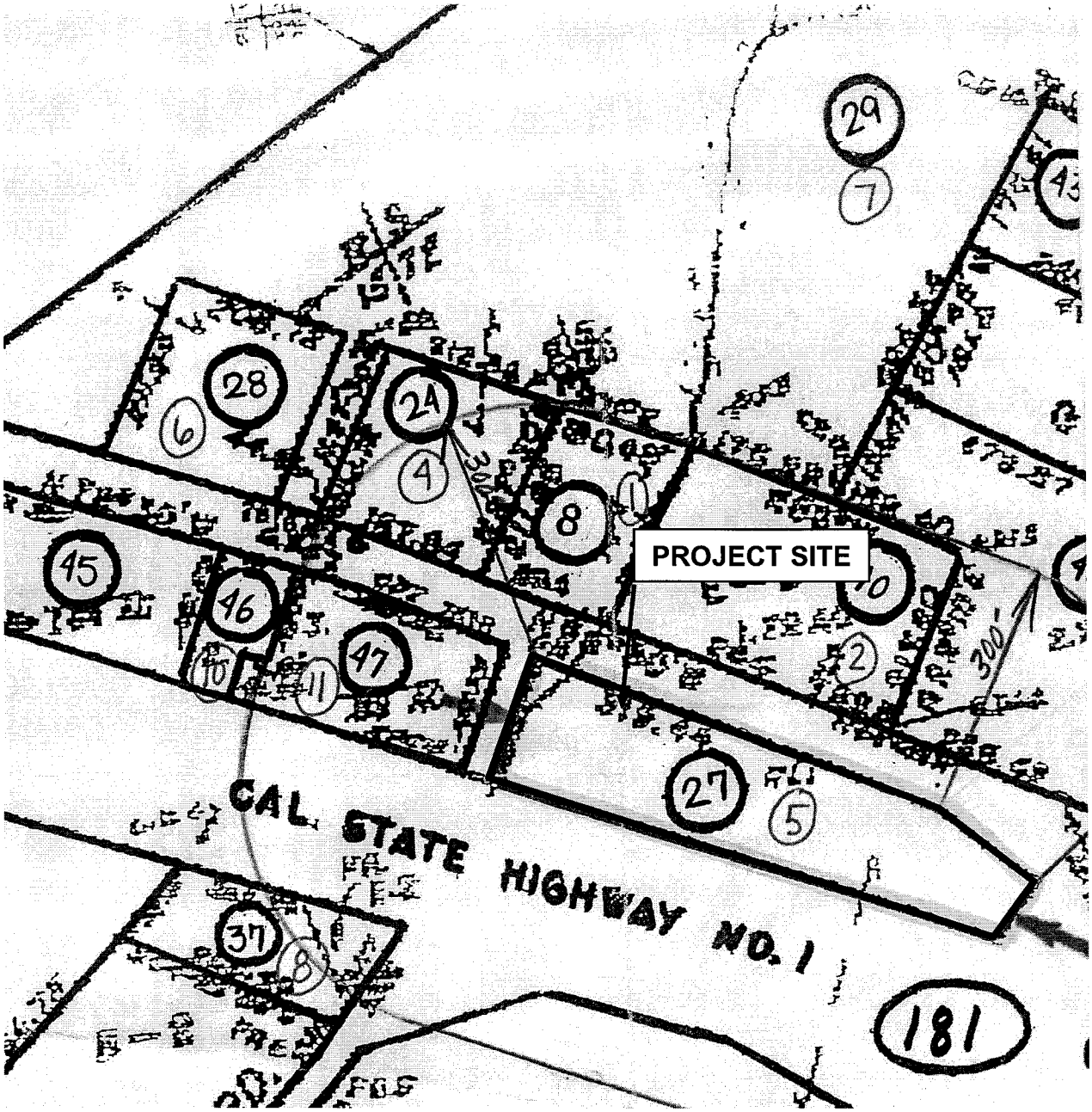

PROJECT

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EXHIBIT

Assessor Parcel Map

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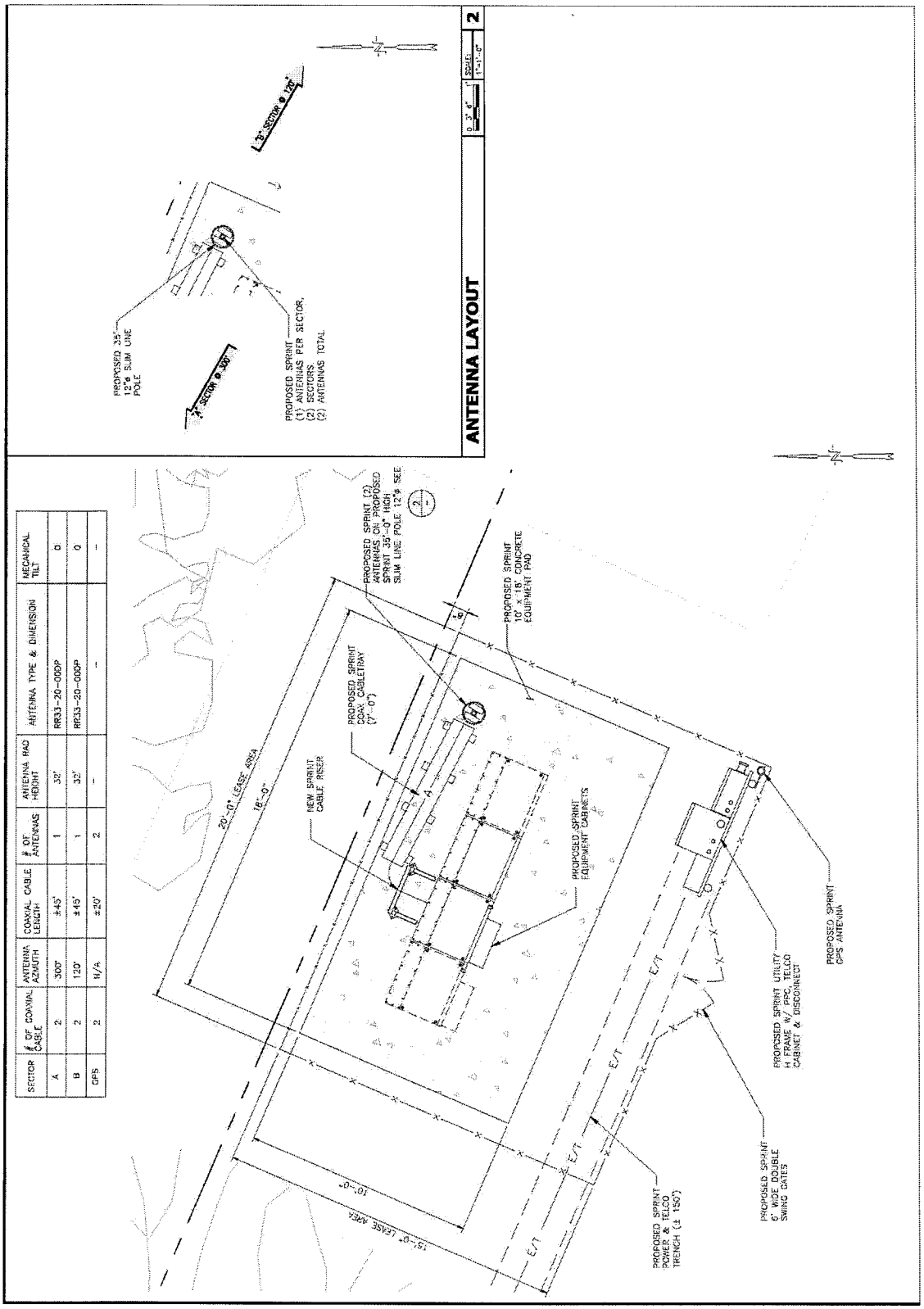
SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



SECTOR	# OF COAXIAL CABLE	ANTENNA AZIMUTH	COAXIAL CABLE LENGTH	# OF ANTENNAS	ANTENNA RAD HEIGHT	ANTENNA TYPE & DIMENSION	MECHANICAL TILT
A	2	300°	±45'	1	32'	RR33-20-00DP	0
B	2	120°	±45'	1	32'	RR33-20-00DP	0
GPS	2	N/A	±20'	2	-	-	-

PROJECT

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EXHIBIT

Detailed Site Plan

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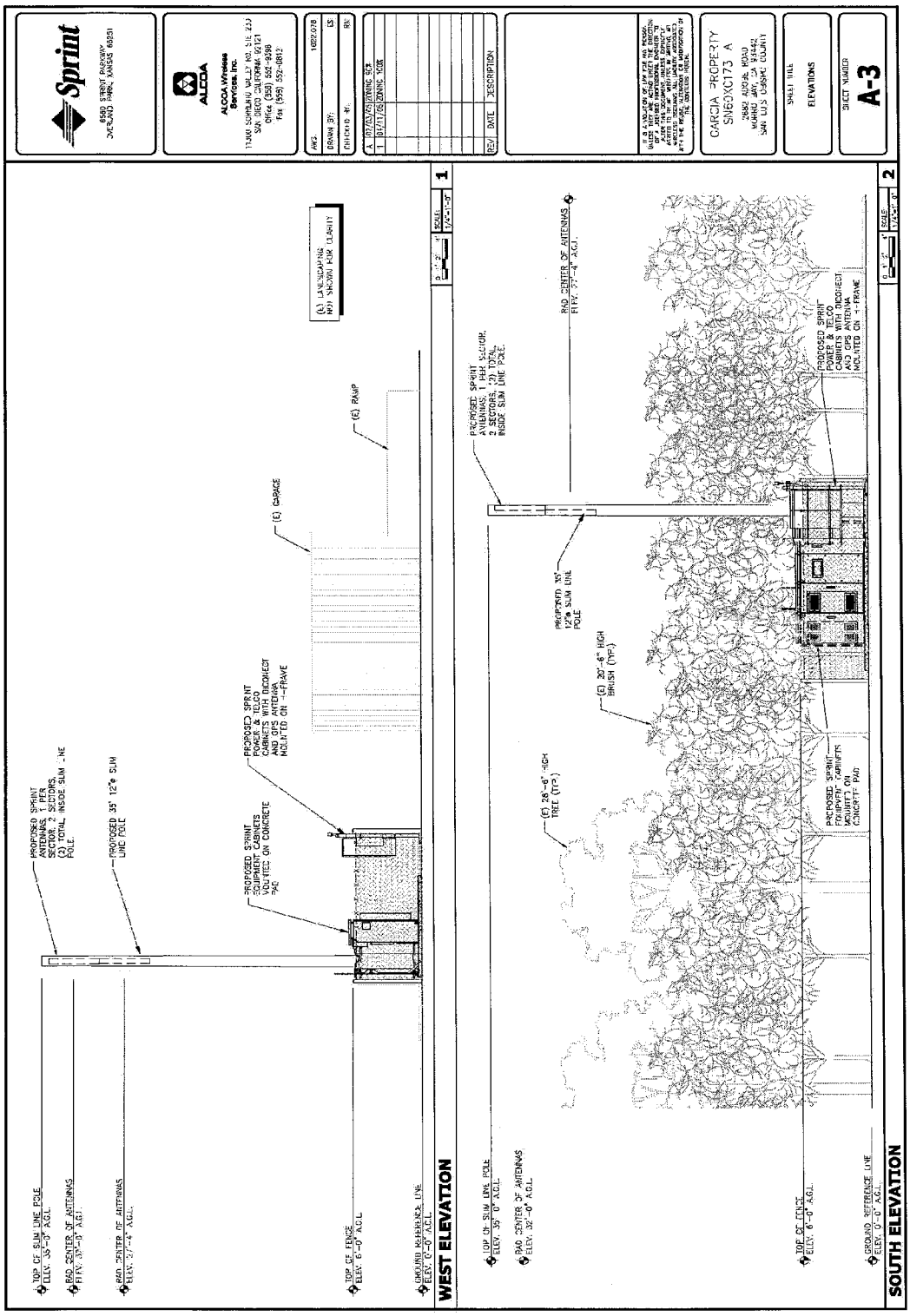
SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

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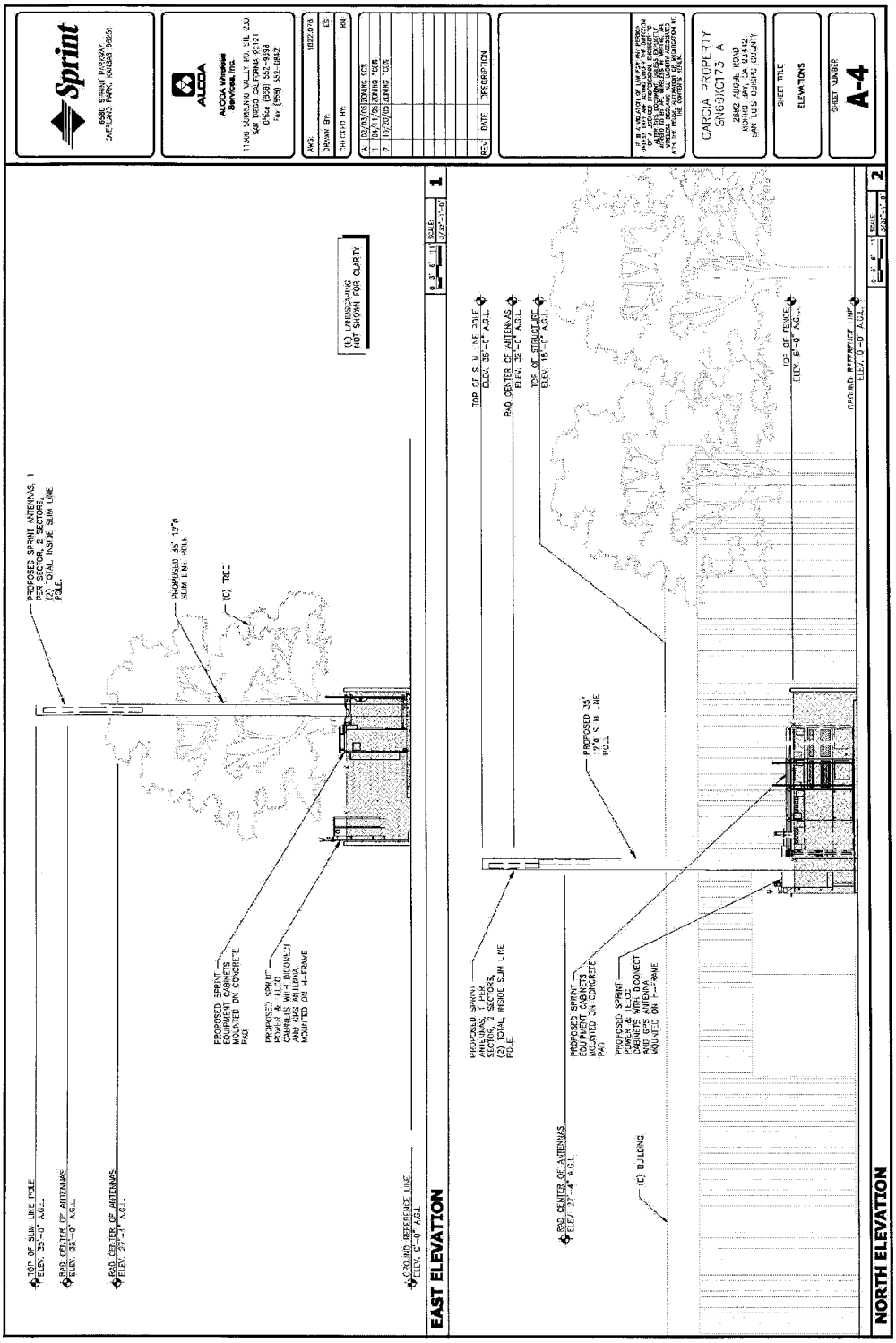
EXHIBIT

West and South Elevations

2-19

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

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EXHIBIT

East and North Elevations

2-20

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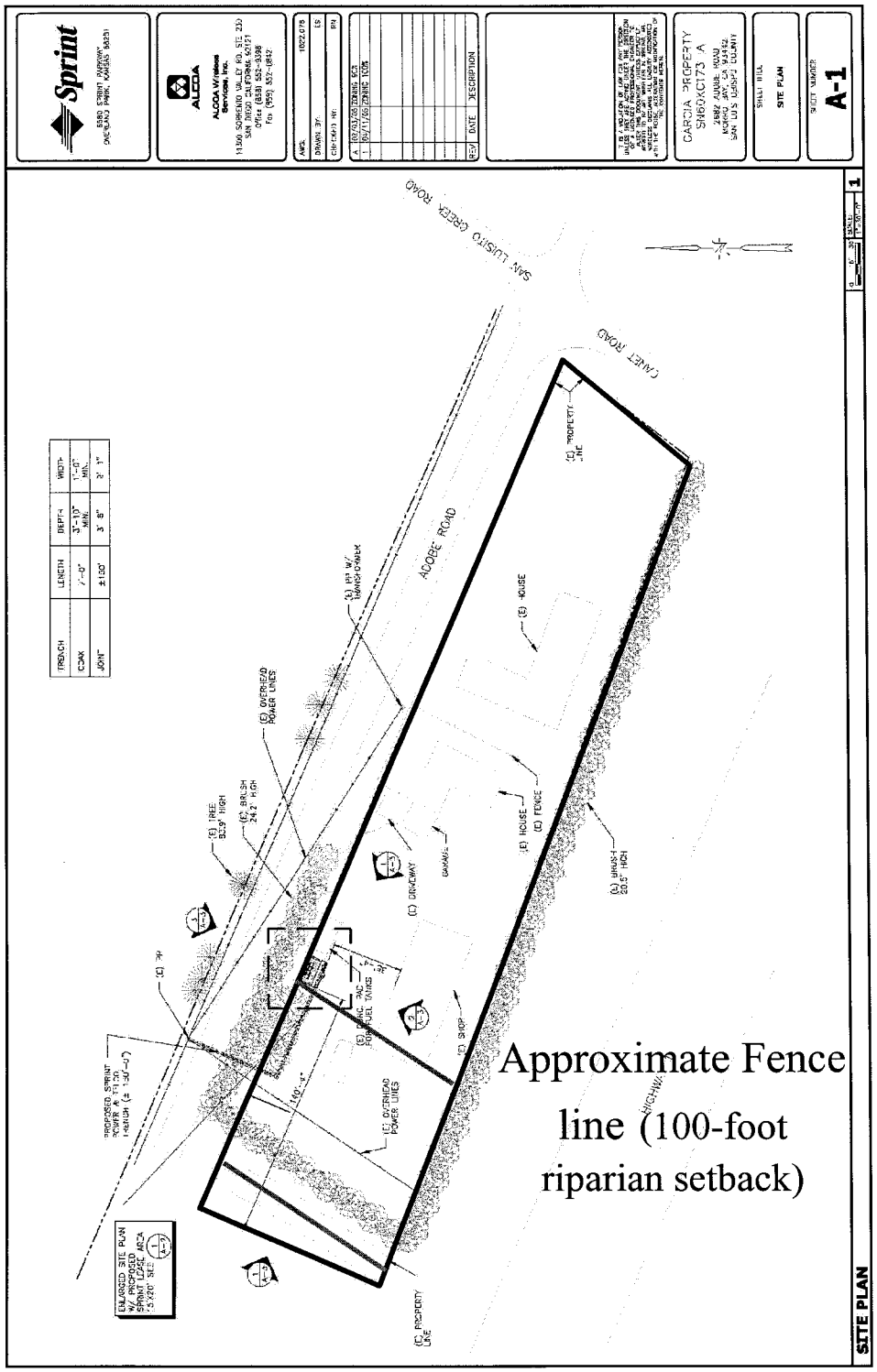

PROJECT

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EXHIBIT

Fence Plan

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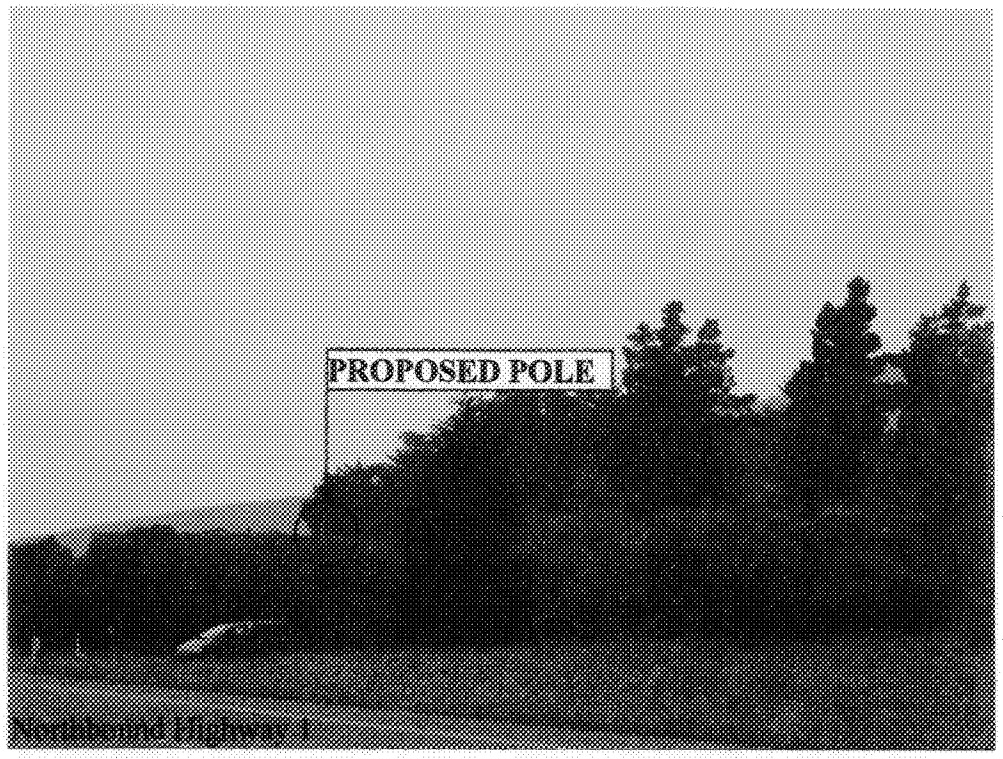
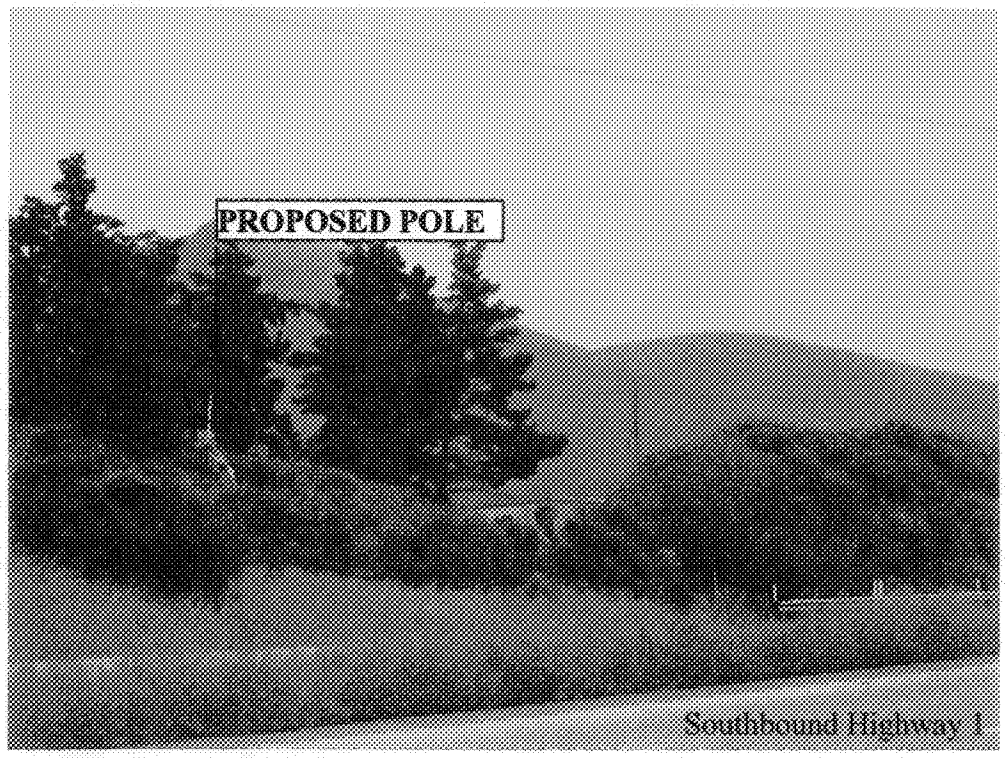
SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



Northbound Highway 1



Southbound Highway 1

PROJECT

DRC2004-00108
Garcia/Sprint

EXHIBIT

Mock-Up/Highway 1

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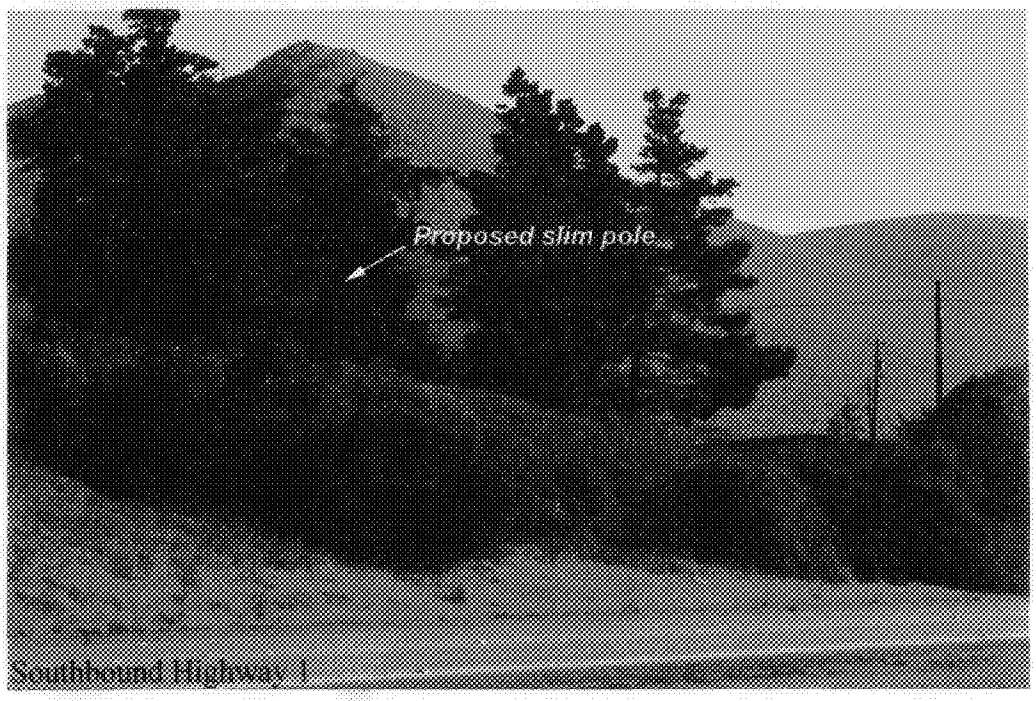
SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

Northbound Highway 1



Southbound Highway 1

PROJECT

DRC2004-00108
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EXHIBIT

Photo simulations- Highway 1

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

PROJECT

DRC2004-00108
Garcia/Sprint

EXHIBIT

Fuel Storage Tanks
June 2005

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Sprint PCS • Proposed Base Station (Site No. SN45xc078D)
2682 Adobe Road • Morro Bay, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Sprint PCS, a wireless telecommunications carrier, to evaluate the base station (Site No. SN45xc078D) proposed to be located at 2682 Adobe Road in Morro Bay, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent Institute of Electrical and Electronics Engineers ("IEEE") Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes nearly identical exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication ("PCS")	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	855	2.85	0.57
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "cabinets") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward

the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by Sprint, including zoning drawings by Alcoa Wireless Services, Inc., dated October 28, 2004, it is proposed to mount two EMS Model RR6518-02DPL2 directional panel PCS antennas inside the top of a new flagpole to be erected next to the workshop building on the Garcia property, located at 2682 Adobe Road in Morro Bay. The antennas would be mounted at an effective height of about 32 feet above ground and would be oriented at 120°T and 300°T, to provide service in both directions along Highway 1. The maximum effective radiated power in any direction would be 1,230 watts, representing two channels operating simultaneously at 615 watts each. There are reported no other wireless telecommunications base stations located nearby.

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Sprint operation is calculated to be 0.0026 mW/cm^2, which is 0.26% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residential building* is 0.69% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

Recommended Mitigation Measures

Due to their mounting location, the Sprint antennas will not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 5 feet directly in front of the

* Located about 300 feet away, based on aerial photographs from Terraerver.

antennas themselves, such as might occur during maintenance work on the flagpole, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs† at the antennas and/or on the pole below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by Sprint PCS at 2682 Adobe Road in Morro Bay, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual conditions taken at operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2005. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. HAMMETT
E-13026
M-20676
Exp. 6-30-05
ELECTRICAL
MECHANICAL
STATE OF CALIFORNIA

William F. Hammett, P.E.

November 23, 2004

† Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

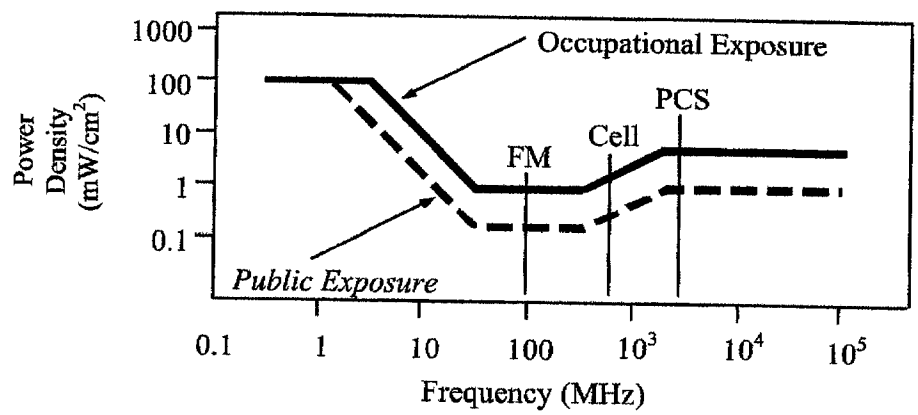
2-27

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electrical and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

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

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f²*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f²	*180/f²*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	3.54√f	*1.59√f*	√f /106	*√f/238*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



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

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications cell sites. The near field zone is defined by the distance, D, from an antenna beyond which the manufacturer's published, far field antenna patterns will be fully formed; the near field may exist for increasing D until some or all of three conditions have been met:

$$1)\ D > \frac{2h^2}{\lambda} \qquad 2)\ D > 5h \qquad 3)\ D > 1.6\lambda$$

where h = aperture height of the antenna, in meters, and
λ = wavelength of the transmitted signal, in meters.

The FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives this formula for calculating power density in the near field zone about an individual RF source:

$$\text{power density} \quad S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}, \quad \text{in mW/cm}^2,$$

where θ_{BW} = half-power beamwidth of antenna, in degrees, and
P_{net} = net power input to the antenna, in watts.

The factor of 0.1 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates distances to FCC public and occupational limits.

Far Field.

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

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

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

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

L. JOIE PLANNING SER. ICES
P.O. Box 12507 San Luis Obispo, Ca 93406
Office: (805) 545-7738 Cell: (805) 459-7240
Email: Lauren@LajoiePlanning.com

Project Referral 2-29

RECEIVED
JUL 14 2005
ENVIRONMENTAL HEALTH

DATE: July 12, 2005

TO: **Environmental Health**
2191 Johnson Avenue
San Luis Obispo, CA 93401

FROM: Lauren Lajoie, Project Manager

SUBJECT: ~~Garcia/Sprint; DRC2004-00103~~

PROJECT DESCRIPTION: Installation of a wireless communication facility. The attached project is being re-referred to you for review of the existing fuel storage facility on the project site.

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOUR REVIEW?

_____ YES (Please go on to Part II)

_____ NO (Call me to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

_____ NO (Please go on to Part III)

_____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

PART III **INDICATE YOUR RECOMMENDATION FOR FINAL ACTION (Approval/Denial of the project).** 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 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.

Response Date: 7-29-05 Name: Lauri Sal Phone: 781-5551

RETURN TO THE STAFF PERSON LISTED ABOVE AT LAJOIE PLANNING S ERVICES. P.O. BOX 12507, SAN LUIS OBISPO, CA 93406

mjl 2-30 11

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
DEC 13 2004
Planning & Bldg

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
NOV 29 2004
ENVIRONMENTAL HEALTH

THIS IS A NEW PROJECT REFERRAL

DATE: 11/24/04

TO: Env. Health

FROM: Coastal Team
(Please direct response to the above)

DRC 2004-00108
Project Name and Number

Marsha Lee - 788-2008

Development Review Section (Phone: 781-788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: Dev. Plan -> cell site in Morro Bay off Hwy 1 & Adobe Road. Through Sprint PCS & AFL Comm. .089 Acres. APN: 073-181-027 Install 2-panel antennas, 35 ft. flagpole. LCP

Return this letter with your comments attached no later than: 12/9/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

____ YES (Please go on to Part II)
____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

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

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 INDICATE OR CALL.**

applicant shall submit, for review and approval, the hazardous materials business plan, for the proposed cell site, to this office. Plans will need to be approved prior to final approval. Contact Aaron La Barre at 781-5544 if you have any questions.

Date

Laurie Salo
Name

781-5551
Phone

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Revised 4/4/03

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.slocoplanbldg.com

Z-31

11

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

GENERAL SERVICES
2004 NOV 29 AM 10:08

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/24/04

FROM: ~~TO:~~ Parks - FYI only

TO: ~~FROM:~~ Coastal Team
(Please direct response to the above)

GARCIA

DRC 2004-00108
Project Name and Number

Marsha Lee - 788-2008

Development Review Section (Phone: 781- 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: Dev. Plan -> cell site in Morro Bay off Hwy 1 & Adobe Road. Through Sprint PCS & AFL Comm. .089 Acres. APN: 073-181-027 Install 2-panel antennas, 35 ft. flagpole. LCP

Return this letter with your comments attached no later than: 12/9/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)
___ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

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

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 INDICATE OR CALL.**

No comment.

Date	Name	Phone
11/30/04	JAN DILEO	4089

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L_OIE PLANNING SER v ICES
P.O. Box 12507 San Luis Obispo, Ca 93406
Office: (805) 545-7738 Cell: (805) 459-7240
Email: Lauren@LajoiePlanning.com

Project Referral 2-32

DATE: July 12, 2005

TO: **CDF/SLO County Fire**
635 North Santa Rosa Street
San Luis Obispo, CA 93401

FROM: Lauren Lajoie, Project Manager

SUBJECT: Garcia/Sprint; DRC2004-00108

PROJECT DESCRIPTION: Installation of a wireless communication facility. The attached project is being re-referred to you for review of the existing fuel storage facility on the project site.

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOUR REVIEW?

✓ YES (Please go on to Part II)

_____ NO (Call me to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

_____ NO (Please go on to Part III)

_____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

PART III **INDICATE YOUR RECOMMENDATION FOR FINAL ACTION (Approval/Denial of the project).** 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 INDICATE OR CALL

ENSURE CONTAINMENT IS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS/CODES. PROVIDE A MINIMUM OF 100' CLEARANCE AROUND FUEL TANKS FROM FLAMMABL VEGETATION. PROPER EXTINGUISHER MUST BE ON SITE. ACCESS TO TANKS MUST BE ALL-WEATHER.

Response Date: 7/25/05 Name: C.I. BULLARD Phone: 543-4244

RETURN TO THE STAFF PERSON LISTED ABOVE AT LAJOIE PLANNING S ERVICES. P.O. BOX 12507, SAN LUIS OBISPO, CA 93406

MJ

2-33

CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

January 10, 2005

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

Project Number: Garcia/DRC 2004-00108

Dear Coastal Team,

I have reviewed the project for a wireless communication facility located atHwy 1 & Adobe Rd., Morro Bay. This project is located approximately 8-10 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in a State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein. Because this project is located on agricultural land, or an area designated as sensitive habitat, the following minimum requirements shall be met:

1. During construction, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment will have to be in compliance. Consider fuel breaks or other treatments in construction area. If a fire ignites due to construction activities, the responsible party may be liable for all suppression costs.
2. An access road and driveway that meets CDF requirements is not required but is recommended.
3. Maintain a 30 foot firebreak around all structures. This does not include fire resistive landscaping.
4. Maintain any tree adjacent to or overhanging any building free of deadwood.
5. Maintain the roof of any structure free of leaves, needles or other flammable material.
6. A fire extinguisher with a minimum rating of 4A 60BC is required inside the facility.
7. Fire sprinklers or other extinguishing agents in the structure and a 2500 gallon water storage tank with a hydrant are recommended but not required.

If I can provide additional information or assistance on this matter, please contact me at (805)543-4244.

Sincerely,

Gil Portillo

Gil Portillo, Fire Inspector

Cc: Domingos R. Garcia Jr., owner
AFL Telecommunications for Sprint PCS

AIR POLLUTION
CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

2-34

August 30, 2005

Ms. Lauren Lajoie, Project Manager
Lajoie Planning
P.O. Box 12507
San Luis Obispo CA 93403

SUBJECT: Response to Project Referral Regarding the Garcia / Sprint Wireless Communication Facility. (Agency Project # DRC2004-00108)

Dear Ms. Lajoie,

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 2682 Adobe Road in Morro Bay. The project involves the installation of a wireless communication facility. The project site is currently developed with a fuel storage facility. The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text**.

CONSTRUCTION PHASE MITIGATION

Construction Permit Requirements

Based on the information provided, we understand that portable equipment with a power rating of 50 horsepower (hp) or greater will be present during the construction phase of this project. Such equipment may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers.
- Portable generators (50 hp or greater)
- IC Engines

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

3433 Roberto Court • San Luis Obispo, CA 93401 • 805-781-5912 • FAX: 805-781-1002
info@slocleanair.org ❖ www.slocleanair.org

2-35

OPERATIONAL PHASE MITIGATION

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Portable generators (50 hp or greater)
- Electrical generation plants or the use of standby generator
- IC Engines

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,

Alexander Bugrov
Air Quality Specialist

AAB /sll

cc: David Dixon, Engineering Division, APCD
Sprint / Alcoa Wireless

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11

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

2-36

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED NOV 29 2004 COUNTY OF SAN LUIS OBISPO

THIS IS A NEW PROJECT REFERRAL

DATE: 11/24/04

FROM PW

GARCIA

FROM: Coastal Team
(Please direct response to the above)

DRC 2004-00108
Project Name and Number

Marsha Lee - 788-2008

Development Review Section (Phone: 781- 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: Dev. Plan -> cell site in Morro Bay off Hwy 1 & Adobe Road. Through Sprint PCS & AFL Comm. .089 Acres. APN: 073-181-027. Install 2-panel antennas, 35 ft. flagpole. LCP

Return this letter with your comments attached no later than: 12/9/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

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

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 INDICATE OR CALL.**

RECOMMEND APPROVAL - NO CONCERNS

16 DEC 2004
Date

GOODWIN
Name

5252
Phone

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Revised 4/4/03

2-37

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (LL)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-493 **DATE: September 29, 2005**

PROJECT/ENTITLEMENT: Garcia Development Plan DRC2004-00108

APPLICANT NAME: AFL Telecommunications for Sprint PCS
ADDRESS: 167 Technology Drive, Irvine, CA, 92618
CONTACT PERSON: Same as applicant **Telephone:** 805-448-4221

PROPOSED USES/INTENT: Request by Domingos R. Garcia Jr./Spring PCS to allow for the establishment and operation of an unmanned wireless telecommunications facility consisting of 2-panel antennas inside a 35-foot high, 12 inch diameter pole, and associated equipment, which will result in the disturbance of approximately 1,250 square feet of an approximately 0.89 acre parcel

LOCATION: The proposed project is within the Residential Suburban land use category, and is located at 2682 Adobe Road, approximately 150 feet west of San Luisito Creek Road, approximately five miles east of the City of Morro Bay.

LEAD AGENCY: **County of San Luis Obispo Department of Planning & Building**
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on October 13, 2005

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 were made a condition of the 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:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency

2-38

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Garcia/Sprint PCS Development Plan ED04-493 DRC2004-00108

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
☐ 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.

Lajoie Planning Services Lisa Monreal	Lisa Monreal	July 20, 2005
Prepared by (Print)	Signature	Date
Ellen Carroll Ellen Carroll	Ellen Carroll, Environmental Coordinator (for)	7.20.05
Reviewed by (Print)	Signature	Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division 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 Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Domingos R. Garcia Jr./Spring PCS to allow for the establishment and operation of an unmanned wireless telecommunications facility consisting of 2-panel antennas inside a 35-foot high, 12 inch diameter pole, and associated equipment, which will result in the disturbance of approximately 1,250 square feet of an approximately 0.89 acre parcel. The proposed project is within the Residential Suburban land use category, and is located at 2682 Adobe Road, approximately 150 feet west of San Luisito Creek Road, approximately five miles east of the City of Morro Bay. The site is in the Estero planning area

ASSESSOR PARCEL NUMBER(S): 073-181-027 SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Rural

LAND USE CATEGORY: Residential Suburban

COMBINING DESIGNATION(S): Local Coastal Plan/Program, Sensitive Resource Area

EXISTING USES: Single family residence, garage, shop

TOPOGRAPHY: Nearly level

VEGETATION: Willows, hedge, landscaped areas,

PARCEL SIZE: 0.89 acre

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban; Single-family residence	*East:* Agriculture; Single-family residence
South: Agriculture; Highway 1/Agricultural uses	*West:* Residential Suburban; San Luisito Creek, single-family residence

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California Department of Fish and Game

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Garcia/Sprint PCS DRC 2004-00108; ED04-493

Project Applicant

Name: AFL Telecommunications for Sprint PCS
Address: 167 Technology Drive
City, State, Zip Code: Irvine, CA 92618
Telephone #: 949-265-4200

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

( ) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.

( ) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.

(X) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.

( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No._____ .

( ) Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ellen Carroll

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 7-20-05

C. ENVIRONMENTAL ANALYSIS

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During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The project site is located on Adobe Road, west of San Luisito Creek Road, adjacently north of Highway 1, southeast of the City of Morro Bay (refer to Figures 1 through 3). Highway 1 is a Scenic Roadway in the project location. The surrounding topography consists of nearly level residentially developed areas vegetated with pine trees and hedges, backdropped by gently sloping grassland. Riparian vegetation is present along the western property boundary in association with San Luisito Creek. Existing development on the project site includes a single-family residence, garage, workshop, fuel tanks, and associated disturbed areas. The western portion of the project site is currently used for construction equipment storage. The roofline of the workshop and several electrical power poles and power lines are visible from Highway 1. Existing mature vegetation located along the southern, northern and western property lines provides a visual screen for the majority of existing development on the project site. A row of mature pine trees approximately 70 to 80 feet tall provides visual backdrop as seen from Highway 1. The applicant's original proposal included a 35-foot tall, 18-inch diameter flagpole located near the southern property line and Highway 1, which was revised to a 12-inch diameter flagpole located further from Highway 1 near the northern property line.

Impact. The proposed project consists of a 35-foot tall, 12-inch diameter pole located near the northern property line, adjacent to Adobe Road. The project was further revised to eliminate the presence of a flag and to paint the pole dark green to match the pine trees that provide backdrop for the project site. The applicant provided mock-ups of the proposed pole and photo-simulations of the pole painted dark green as seen from Highway 1. Two panel antennae would be located inside the pole and ground-mounted equipment would be located on a concrete pad adjacent to the pole and surrounded by a chain-link fence. Existing hedges surrounding the project site provide screening for the lower elevations of the proposed pole and associated equipment as seen from Highway 1 and Adobe Road. Approximately ten feet of the proposed pole would be minimally visible from both travel lanes of Highway 1 and eastbound travelers on Adobe Road (refer to Figures 4 through 7).

Mitigation/Conclusion. The applicant has agreed to replace the proposed chain link fence with a

wooden fence in order to fully screen the equipment (refer to Exhibit B). The proposed project will be difficult to distinguish because of existing trees that act as screening in both foreground and background. The stealth design of the wireless facility as a slim-line pole, proposed painting to match surrounding vegetation, presence of screening and backdrop vegetation, and revised fencing would reduce visual impacts of the proposed project to less than significant and no further mitigation measures are necessary.

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

Setting/Impact. The proposed project site is located in the Residential Suburban land use category. The soil type and class for "non-irrigated" and "irrigated" soil, as described in the Natural Resource Conservation Service (NRCS) Soil Survey, is Diablo Clay and Salinas silty clay loam (non-irr: Class III, irr: Class I to II). Surrounding land uses include single-family residences, open space and Highway 1. No agriculture uses are present on the parcel or immediately adjacent properties. Although irrigated soil conditions are classified as Class I to II, the .89-acre project site is developed with a single-family residence, garage, workshop, and fuel tanks with the remaining areas disturbed by presence of construction equipment. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. Based on the above discussion, and lack of anticipated agricultural impacts or incompatibilities, 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?	☐	☐	☒	☐

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3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Other: _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook 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).

Impact. As proposed, the project will result in the disturbance of approximately 1,200 square feet for construction of a wireless communications facility and associated utility trenching. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./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. Based on the above discussion and lack of significant air quality impacts, 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) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. Vegetation on the project site consists of landscaped hedges located along the northern and southern property boundaries, landscaped areas, and a Streams and Riparian Vegetation (SRV) combining designation associated with San Luisito Creek, which is located along the western property line. No riparian vegetation is present outside of the creekbed. Although the project site is located in the vicinity of several special-status plants including Jones's layia (*Layia jonesii*), Blockman's Dudleya (*Dudleya blochmaniae ssp blochmaniae*), Dacite manzanita (*Arctostaphylos tomentosa ssp dacitocola*) and Oso manzanita (*Arctostaphylos osoensis*), the proposed project site does not support any sensitive native vegetation. Special-status wildlife and suitable habitat associated with San Luisito Creek include southern steelhead trout (*Oncorhynchus mykiss irideus*) and California red-legged frog (*Rana aurora draytonii*).

Impact. The proposed project is located approximately 110 feet from San Luisito Creek. Existing disturbance on the project site consists of placement of construction vehicles, a water tank, and bricks within two feet of the top of bank of San Luisito Creek. A barn is located approximately ninety to one hundred feet from the top of bank. Existing site disturbance in close proximity to San Luisito Creek would be eliminated with removal of all vehicles and material within 100 feet from the top of bank and placement of a fence to restrict access and disturbance within this area.

Mitigation/Conclusion. To reduce existing impacts on the project site and bring the project into compliance with land use regulations (refer to Section 15, Land Use), the applicant has agreed to install a fence 100 feet from the top of bank of San Luisito Creek and remove all vehicles and material within the Environmentally Sensitive Habitat area (refer to Exhibit B). Based on the proposed project's location and elimination of disturbance within the vicinity of sensitive habitat areas, no significant biological impacts are anticipated and no additional mitigation measures are necessary.

5. CULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb pre-historic resources?	☐	☐	☒	☐
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting/Impact. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. The entire project site has been graded and is devoid of natural vegetation or contours. No evidence of cultural materials was noted in the project area. No impacts to pre-historic, historical or paleontological resources are anticipated.

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"?	☐	☐	☒	☐

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6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) *Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*	☐	☐	☒	☐
d) *Change rates of soil absorption, or amount or direction of surface runoff?*	☐	☒	☐	☐
e) *Include structures located on expansive soils?*	☐	☐	☒	☐
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?*	☐	☐	☒	☐
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) *Preclude the future extraction of valuable mineral resources?*	☐	☐	☒	☐
j) *Other:*_____	☐	☐	☐	☐

Setting.

Geology. The topography of the project site is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. Although the liquefaction potential during a ground-shaking event is considered high, no active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils. There is no evidence that measures above what will already be required by ordinance or code are needed. Additionally, the applicant is not proposing habitable structures.

Drainage. The area proposed for development is within the 100-year Flood Hazard designation. The closest creek (San Luisito Creek) comprises the western parcel boundary and is located approximately 190 feet from the proposed project lease area. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered not well drained to poorly drained. For areas where drainage is identified as a potential issue, the CZLUO (Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: location of storage or conveyance facilities, or proposed drainage channels. This plan would also need to include estimates of existing and increased runoff resulting from the proposed improvements. Based on the proposed project's minimal permanent site disturbance and surrounding level topography, no drainage impacts are anticipated and a drainage plan is not required.

Sedimentation and Erosion. The soil types mapped for the project site include Diablo clay and Salinas silty clay loam. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility and moderate to high shrink-swell characteristics. The proposed project location is located on and surrounded by level areas.

Mitigation/Conclusion. Based on the above discussion, there is no evidence that measures above what will already be required by ordinance or code are required and no mitigation measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☐	☒	☐	☐
b) Interfere with an emergency response or evacuation plan?	☐	☐	☒	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☐	☒	☐
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☒	☐	☐
e) Create any other health hazard or potential hazard?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The proposed project is located in an area of single-family residential development and livestock grazing. The project is not located in an area of known hazardous material contamination. The project site is in a high fire severity zone and is located approximately eight to ten minutes from the closest CDF/San Luis Obispo County Fire Station. A Radio Frequency (RF) analysis *(Hammett & Edison, Inc., November 24, 2004)* conducted on the project site to assess proposed RF exposure conditions identified that the exposure from the site is well below thresholds requiring mitigation.

Impact. The applicant is required to comply with all fire safety rules and regulations including construction guidelines, maintenance of firebreaks around structures (not including fire resistive landscaping), maintenance/removal of flammable vegetation, and placement of a fire extinguisher inside the facility (Gil Portillo; January 10, 2005). The proposed project was referred to the Environmental Health Division and is required to submit a hazardous materials business plan for the proposed cellular communications facility.

Mitigation/Conclusion. Based on required compliance with fire safety rules and implementation of a hazardous materials business plan (refer to Exhibit B), hazards or hazardous material impacts would be less than significant and no additional mitigation measures are necessary.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Expose people to noise levels that exceed the County Noise Element thresholds?*	☐	☐	☒	☐
b) *Generate increases in the ambient noise levels for adjoining areas?*	☐	☐	☒	☐
c) *Expose people to severe noise or vibration?*	☐	☐	☒	☐
d) *Other:* _____	☐	☐	☐	☐

Setting/Impact. The applicant is proposing to install an unmanned wireless facility consisting of one pole and equipment cabinet located approximately 120 feet northeast of Highway 1 and 30 feet southwest of Adobe Road southeast of the City of Morro Bay. The topography on the parcel between the highway and the wireless facility consists of a level area, vegetated with mature shrubs. The proposed project would not require the use of generators. The nearest development is residential development located on the project site. The proposed project would be unmanned and is not considered a noise-sensitive use. The proposed project would not generate significant stationary or transportation-related noise sources; therefore, no significant noise impacts are expected to occur.

Mitigation/Conclusion. Based on the above discussion and lack of significant noise impacts, no mitigation measures are necessary.

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or 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) *Use substantial amount of fuel or energy?*	☐	☐	☒	☐
e) *Other:* _____	☐	☐	☐	☐

Setting/Impact. The proposed project is not anticipated to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The proposed

wireless facility would not result in a need for a significant amount of new housing or displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

Mitigation/Conclusion. Based on project characteristics and unanticipated impacts to population or housing, no mitigation measures are necessary.

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

Setting/Impact. The project area is served by the County Sheriff's Department and the California Department of Forestry (CDF)/County Fire as the primary emergency responders. The closest CDF fire station is the Cuesta College Station, which is approximately 4.5 miles from the proposed project site. The closest Sheriff substation is in Los Osos, which is approximately 5 miles from the proposed project. The proposed project consists of an unmanned wireless facility and would not significantly impact public services or utilities.

Mitigation/Conclusion. Based on the above discussion, no impacts are anticipated and no mitigation measures are necessary.

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/Impact. The County Trails Plan does not show a future trail being considered on the subject property. No recreational resources are located in the vicinity of the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource and will not create a significant need for additional park or recreational resources.

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

necessary.

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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 "Levels 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) *Result in inadequate parking capacity?*	☐	☐	☒	☐
f) *Result in inadequate internal traffic circulation?*	☐	☐	☒	☐
g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?*	☐	☐	☒	☐
h) *Result in a change in air traffic patterns that may result in substantial safety risks?*	☐	☐	☒	☐
i) *Other:* _____	☐	☐	☐	☐

Setting/Impact. Construction equipment and occasional maintenance vehicles would use Highway 1 and Adobe Road to access the proposed project site. No other trips would be generated by the proposed wireless facility. Highway 1 is an arterial operating at an acceptable level of service and Adobe Road is a narrow two lane local road operating at an acceptable level of service. This small amount of additional traffic would not result in a significant change to the existing road service levels or traffic safety. No significant impacts were identified.

Mitigation/Conclusion. No significant impacts to transportation or circulation would occur and no mitigation measures are necessary.

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

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, daylighting)?*	☐	☐	☐	☒
c) *Adversely affect community wastewater service provider?*	☐	☐	☐	☒
d) *Other:* _____	☐	☐	☐	☐

Setting/Impact. The proposed project would not require the construction or use of wastewater facilities. The applicant is proposing an unmanned wireless facility consisting of one pole and one equipment lease area located on a concrete pad.

Mitigation/Conclusion. Based on the project's proposed design, no impacts resulting from wastewater would occur and no mitigation measures are necessary.

14. **WATER** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any water quality standards?*	☐	☐	☒	☐
b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?*	☐	☐	☒	☐
c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*	☐	☐	☒	☐
d) *Change the quantity or movement of available surface or ground water?*	☐	☐	☒	☐
e) *Adversely affect community water service provider?*	☐	☐	☒	☐
f) *Other:* _____	☐	☐	☐	☐

Setting/Impact.
Surface Water. The nearest source of surface water is San Luisito Creek located along the western property boundary, approximately 190 feet from the proposed project area. Proposed site disturbance would involve construction of a slim-line pole and associated equipment for a wireless communications facility.

Water Usage. The proposed unmanned wireless facility would not require the use of any local water services. No irrigation would be installed on the project site.

Mitigation/Conclusion. The proposed project is located an adequate distance from any surface water. No impacts to surface water or water resources are anticipated, therefore, no additional mitigation measures are considered necessary.

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

Setting. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g. Coastal Zone Land Use Ordinance, and the Estero Area Plan). The project was found to be consistent with these documents. The surrounding land uses are as follows: North - Residential Suburban/single-family residences; South - Agriculture/Highway 1, agricultural uses; East – Agriculture/Single-family residence; West – Residential Suburban/San Luisito Creek, single-family residence. The proposed project is compatible with these surrounding uses because wireless communication facilities are a special permitted use as identified in the Residential Suburban land use category in the San Luis Obispo County Coastal Zone Land Use Ordinance. The proposed project is not within or adjacent to a Habitat Conservation Plan area.

Impact. Existing non-conforming use includes disturbance within the 100-foot Streams and Riparian Vegetation (SRV) setback for San Luisito Creek. Existing site disturbance includes the storage of construction vehicles, bricks, and a water tank adjacent to San Luisito Creek. An existing barn is located approximately 90 to 100 feet from the creek.

Mitigation/Conclusion. The applicant is required to remove all vehicles and material within 100 feet of San Luisito Creek and install a fence to restrict access and disturbance within the Environmentally Sensitive Habitat area (refer to Section 4, Biology and Exhibit B).

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16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*	☐	☐	☒	☐
b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*	☐	☐	☒	☐
c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*	☐	☐	☒	☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://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 or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Division	**Attached**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☒	County Parks Division	**In File****
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**None**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Game	**Not Applicable**
☒	CA Department of Forestry	**Attached**
☒	CA Department of Transportation	**None**
☐	Community Service District	**Not Applicable**
☒	Other City of Morro Bay	**None**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☒ Building and Construction Ordinance
- ☒ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture & Open Space Element
  - ☒ Energy Element
  - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☒ Trails Plan
- ☐ Solid Waste Management Plan
- ☒ Estero Area Plan and Update EIR
- ☐ Circulation Study

Other documents

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

Exhibit B - Mitigation Summary Table

Aesthetics

VR-1 **Prior to issuance of a construction permit,** the applicant shall execute and record an agreement in a form acceptable to County Counsel that ensures in the event any off-site or on-site vegetation that provides backdrop screening or screening in front of the facility as seen from public roads is diseased/damaged/removed, the applicant shall place on-site vegetation screening approved by the County that provides comparable screening of the project from public view, and be maintained for the life of the development.

VR-2 **Prior to approval,** the applicant shall submit revised plans replacing the proposed chain link fence with wooden fencing surrounding the proposed wireless facility.

Biological Resources

BR-1 **Prior to final inspection,** all vehicles and material shall be moved and a fence shall be placed 100 feet from the top of bank of San Luisito Creek on the project site in order to prohibit vehicle access and disturbance within the Environmentally Sensitive Habitat area.

Hazards/Hazardous Materials

HM–1 **Prior to issuance of building permit,** the applicant shall submit a hazardous materials business plan for review and approval by the Environmental Health Division.

HM-2 **Prior to final inspection,** Environmental Health will verify implementation of Hazardous Materials Business Plan.

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AUGUST 10, 2005

DEVELOPER'S STATEMENT FOR
GARCIA/SPRINT DEVELOPMENT PLAN;
ED04-493; DRC2004-00108

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 construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

NOTE: THE ITEMS CONTAINED IN THE BOXES LABELED "MONITORING" DESCRIBE THE COUNTY PROCEDURES TO BE USED TO ENSURE COMPLIANCE WITH THE MITIGATION MEASURES.

AESTHETIC RESOURCES

VR-1 **Prior to issuance of a construction permit**, the applicant shall execute and record an agreement in a form acceptable to County Counsel that ensures in the event any off-site or on-site vegetation that provides backdrop screening or screening in front of the facility as seen from public roads is diseased/damaged/removed, the applicant shall place on-site vegetation screening approved by the County that provides comparable screening of the project from public view, and be maintained for the life of the development.

MONITORING: The Department of Planning and Building shall verify recorded agreement.

VR-2 **Prior to approval,** the applicant shall submit revised plans replacing the proposed chain link fence with wooden fencing surrounding the proposed wireless facility.

MONITORING: The Department of Planning and Building shall review and approve revised plans.

BIOLOGICAL RESOURCES

BR-1 **Prior to final inspection,** all vehicles and material shall be moved and a fence shall be placed 100 feet from the top of bank of San Luisito Creek on the project site in order to prohibit vehicle access and disturbance within the Environmentally Sensitive Habitat area.

MONITORING: The Department of Planning and Building shall verify removal of vehicles and fence installation.

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HAZARDS/HAZARDOUS MATERIALS

HM–1 **Prior to issuance of building permit,** the applicant shall submit a hazardous materials business plan for review and approval by the Environmental Health Division.

> **MONITORING:** The Department of Planning and Building in consultation with the Environmental Health Division shall verify compliance.

HM-2 **Prior to final inspection,** Environmental Health will verify implementation of Hazardous Materials Business Plan.

> **MONITORING:** The Department of Planning and Building in consultation with the Environmental Health Divsion shall verify compliance.

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.

Domingos Garcia Jr 9/14/05

SIGNATURE OF LANDOWNER(S) : Domingos R. Garcia Jr. DATE

SIGNATURE OF APPLICANT(S) : Sprint PCS DATE

Domingos Garcia Jr NAME OF OWNER – PRINT

NAME OF APPLICANT - PRINT

(mjl) 2-57 11

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
DEC 13 2004
Plng & Bldg

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
NOV 29 2004
ENVIRONMENTAL HEALTH

THIS IS A NEW PROJECT REFERRAL

DATE: 11/24/04

TO: Env. Health

FROM: Coastal Team
(Please direct response to the above)

DRC 2004-00108
Project Name and Number

Marsha Lee - 788-2008

Development Review Section (Phone: 781- 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: Dev. Plan -> cell site in Morro Bay off Hwy 1 & Adobe Road. Through Sprint PCS & AFL Comm. .089 Acres. APN: 073-181-027 Install 2-panel antennas, 35 ft. flagpole. LCP

Return this letter with your comments attached no later than: 12/9/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

_____ YES (Please go on to Part II)
_____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

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

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 INDICATE OR CALL.**

Applicant shall submit for review and approval, the hazardous materials business plan for the proposed cell site, to this office. Plans will need to be approved prior to final approval. Contact Aaron La Barre at 781-5544 if you have any questions.

_____ Date | Laurie Salo Name | 781-5551 Phone

M:\PI-Forms\Project Referral - #216 Word.doc Revised 4/4/03

MJL

2-58

CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

January 10, 2005

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

Project Number: Garcia/DRC 2004-00108

Dear Coastal Team,

I have reviewed the project for a wireless communication facility located at Hwy 1 & Adobe Rd., Morro Bay. This project is located approximately 8-10 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in a State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein. Because this project is located on agricultural land, or an area designated as sensitive habitat, the following minimum requirements shall be met:

1. During construction, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment will have to be in compliance. Consider fuel breaks or other treatments in construction area. If a fire ignites due to construction activities, the responsible party may be liable for all suppression costs.
2. An access road and driveway that meets CDF requirements is not required but is recommended.
3. Maintain a 30 foot firebreak around all structures. This does not include fire resistive landscaping.
4. Maintain any tree adjacent to or overhanging any building free of deadwood.
5. Maintain the roof of any structure free of leaves, needles or other flammable material.
6. A fire extinguisher with a minimum rating of 4A 60BC is required inside the facility.
7. Fire sprinklers or other extinguishing agents in the structure and a 2500 gallon water storage tank with a hydrant are recommended but not required.

If I can provide additional information or assistance on this matter, please contact me at (805)543-4244.

Sincerely,

Gil Portillo

Gil Portillo, Fire Inspector

Cc: Domingos R. Garcia Jr., owner
AFL Telecommunications for Sprint PCS

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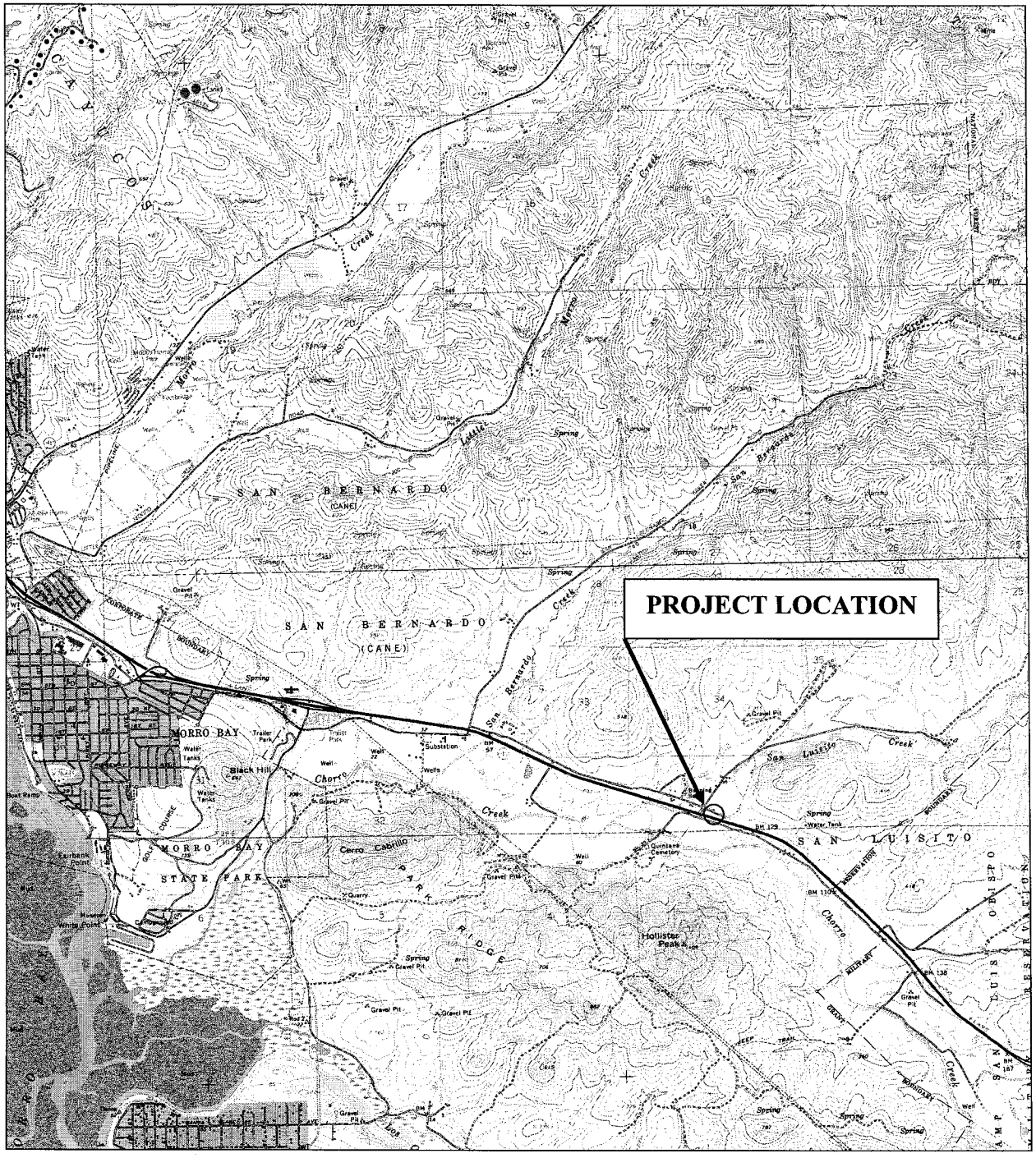
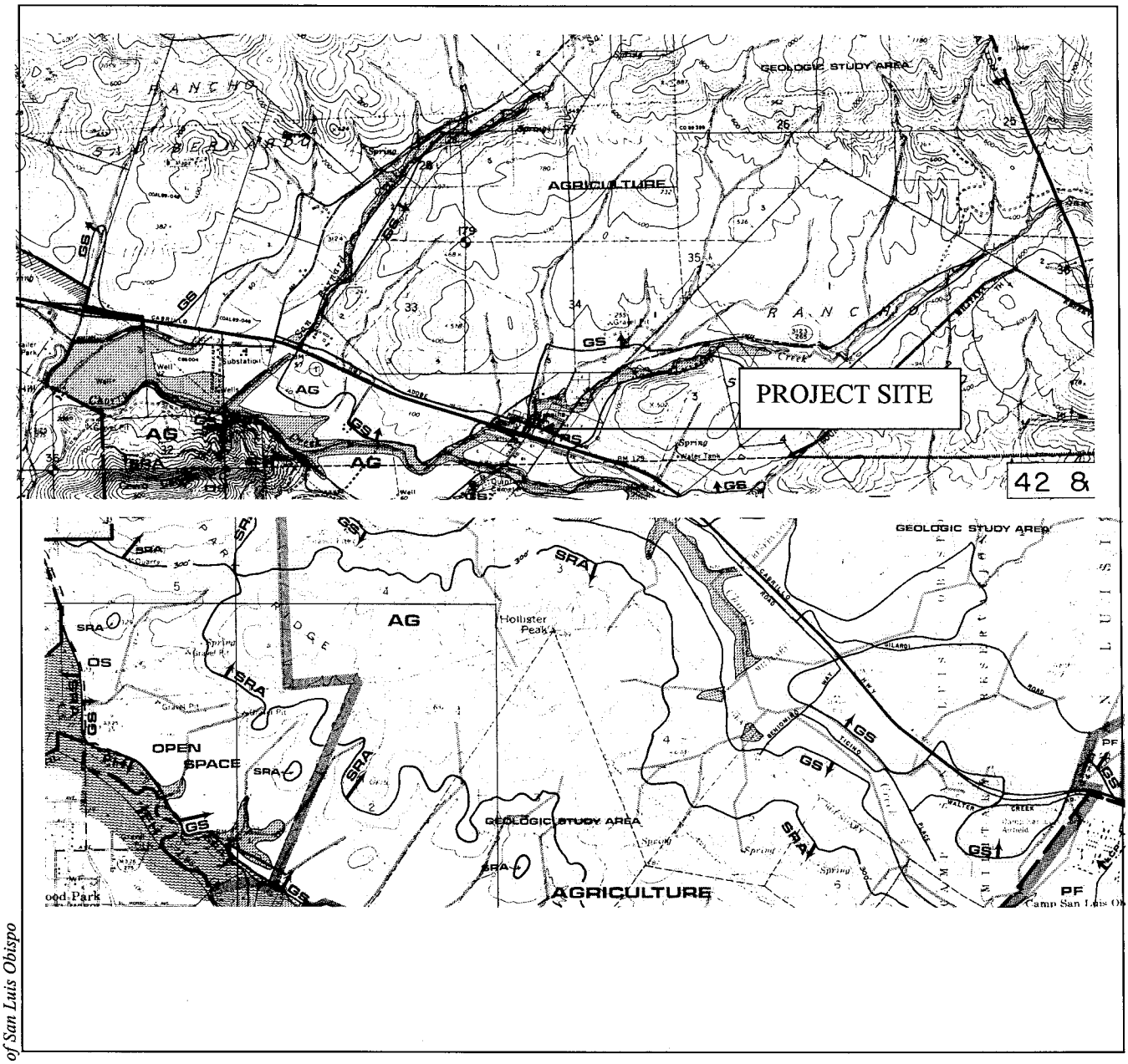


Source: USGS Quadrangle: Morro Bay

NORTH
Not to Scale

VICINITY/USGS MAP
FIGURE 1

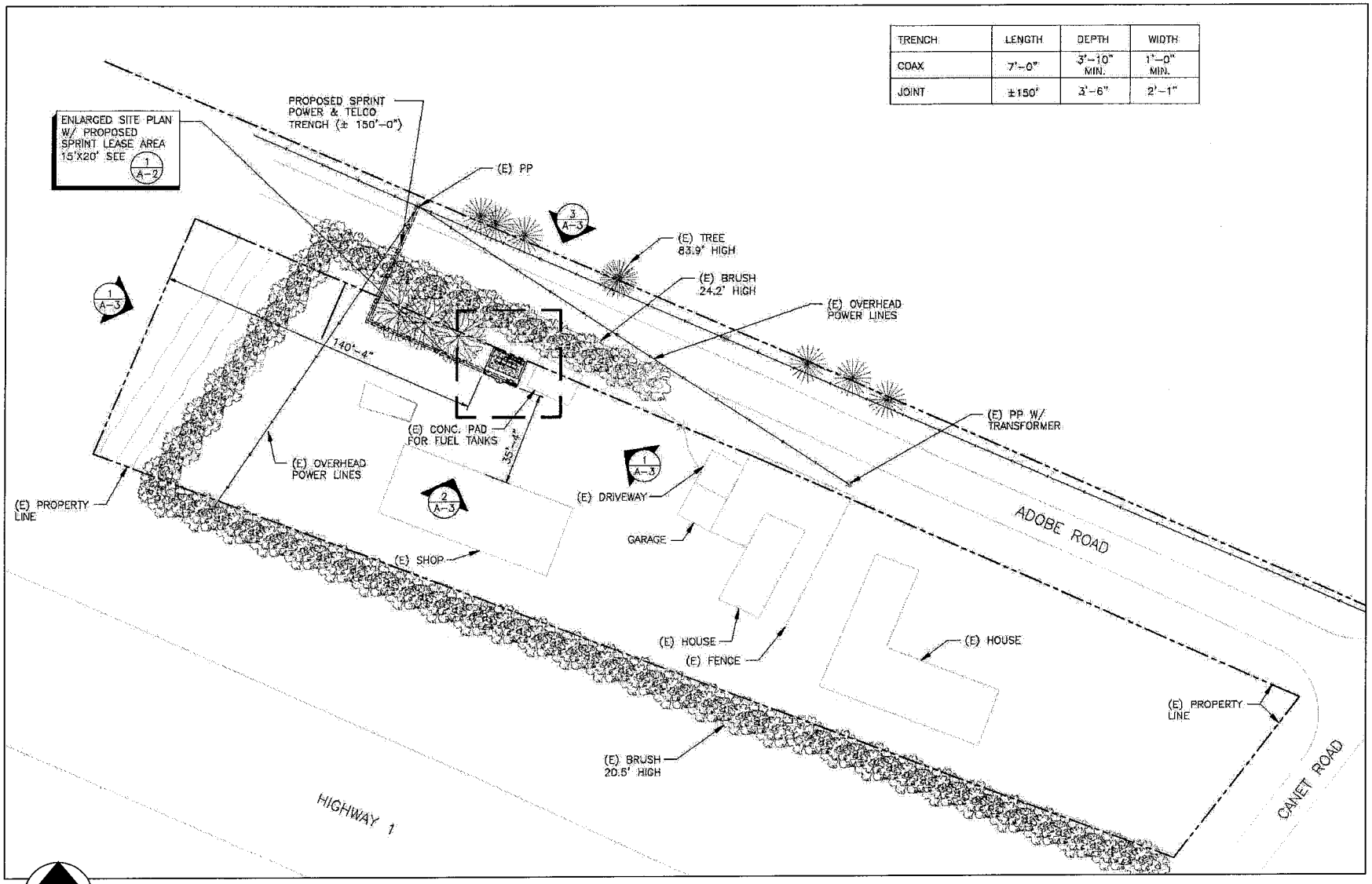
2-60



Source: County of San Luis Obispo

NORTH
Not to Scale

LAND USE CATEGORY
FIGURE 2



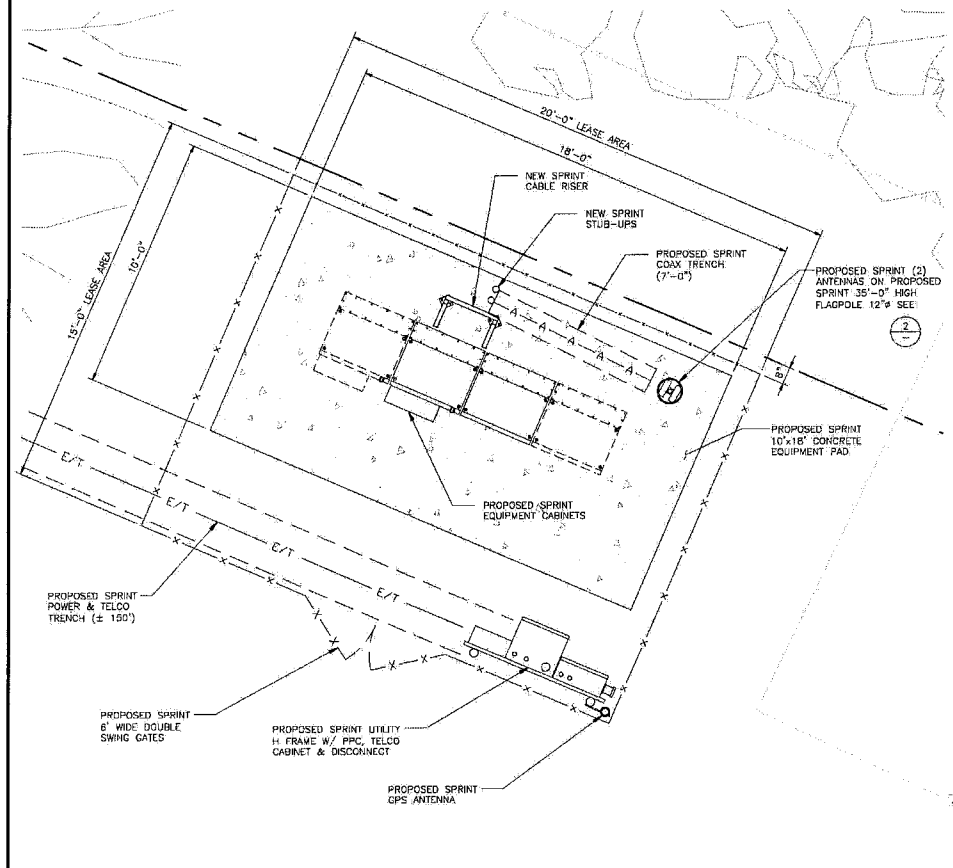
NORTH
Not to Scale

SITE PLAN
FIGURE 3

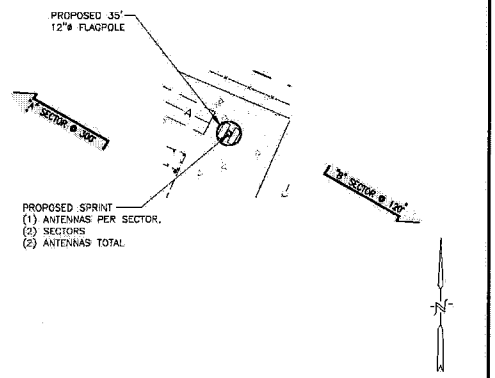
Source: Omni Design Group

2-61

SECTOR	# OF COAXIAL CABLE	ANTENNA AZMUTH	COAXIAL CABLE LENGTH	# OF ANTENNAS	ANTENNA RAD HEIGHT	ANTENNA TYPE & DIMENSION	MECANICAL TILT
A	2	300°	±45'	1	32'	RR33-20-00DP	0
B	2	120°	±45'	1	32'	RR33-20-00DP	0
GPS	2	N/A	±20'	2	–	–	–



RGED SITE PLAN — SCALE: 1/2"=1'-0" — 1



ANTENNA LAYOUT — SCALE: 1"=1'-0" — 2

Sprint
6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

ALCOA
ALCOA Wireless Services, Inc.
11300 SORRENTO VALLEY RD. STE 230
SAN DIEGO CALIFORNIA 92121
Office (858) 552-9398
Fax (858) 552-0842

AWS:	1622.078
DRAWN BY:	ES
CHECKED BY:	RN

REV	DATE	DESCRIPTION
A	02/03/05	ZONING 90%
1	04/11/05	ZONING 100%

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT. UNLESS EXPRESSLY AGREED TO BY ATL WIRELESS IN WRITING, ATL WIRELESS DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.

GARCIA PROPERTY
SN60XC173-A
2682 ADOBE ROAD
MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

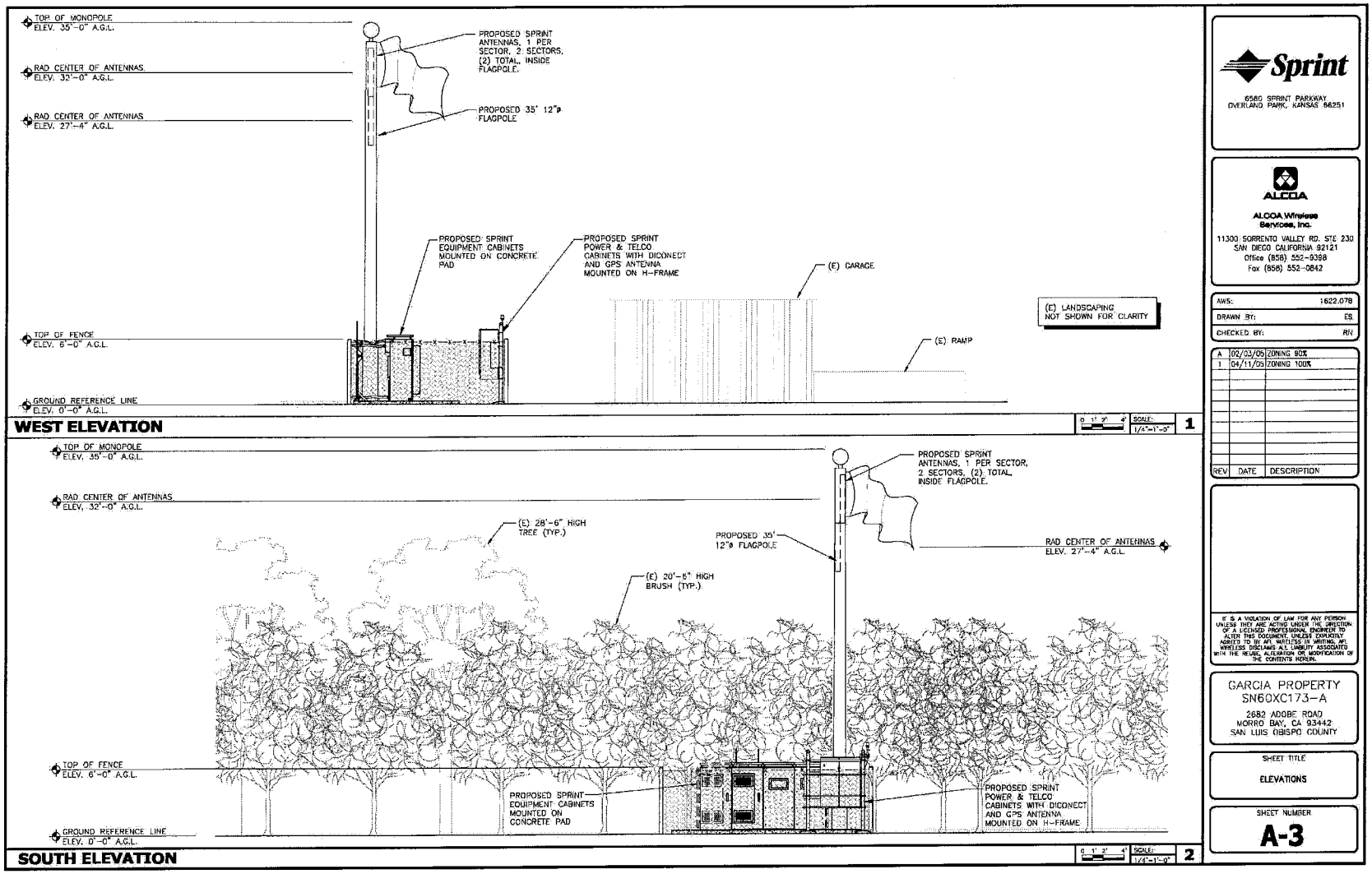
SHEET TITLE
ENLARGED SITE PLAN & ANTENNA LAYOUT

SHEET NUMBER
A-2

2-62

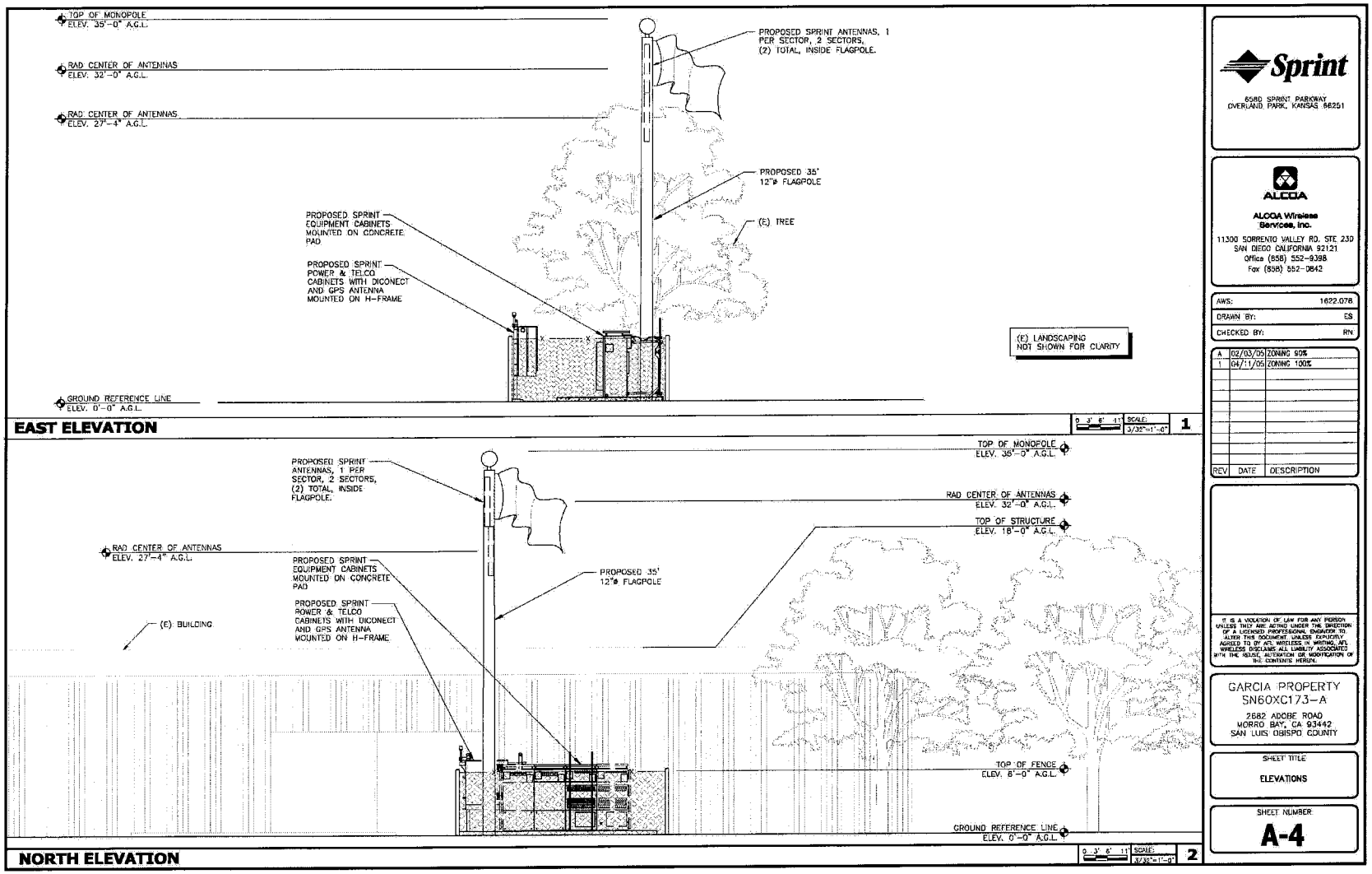
NORTH
Not to Scale

EQUIPMENT DETAIL
FIGURE 4



2-63

ELEVATIONS
FIGURE 5



ELEVATIONS
FIGURE 6

2-65

PHOTO 1: Project site as seen from Southbound Highway 1.

PHOTO 2: Viewing north from Adobe Road. Proposed lease area located behind green fuel tanks, adjacent to existing vegetation.

PHOTO DOCUMENTATION
FIGURE 7

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