4-1

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Promoting the wise use of land
Helping build great communities

PLANNING COMMISSION

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
February 23, 2006	Lauren Lajoie Lajoie Planning Services (805) 545-7738	Comino/Nextel	DRC2004-00149

SUBJECT

Request by John Comino/Nextel Communications for a Conditional Use Permit to allow the construction and operation of a wireless telecommunications facility. The facility would consist of eight panel antennae located on ten-foot poles in two sectors, a 273 square-foot underground equipment shelter, and utility installation. The vault would be located so as to allow future construction of at least three additional carriers. Grading activities would result in disturbance of approximately 300 square feet and 125 cubic yards of a 130-acre parcel. The proposed project is within the Agriculture land use category and is located at 9505 Highway 46, west of the community of Whitley Gardens. The site is in the El Pomar/Estrella 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 DRC2004-00149 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 December 22, 2005 for this project. Mitigation measures are proposed to address visual resources, agricultural resources, air quality, biological resources, cultural resources, geology, and hazards are included as conditions of approval.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Agricultural	None Applicable	015-041-074	1

PLANNING AREA STANDARDS:
None Applicable

EXISTING USES:
Agriculture, Wireless communication facility

SURROUNDING LAND USE CATEGORIES AND USES:
North: Agriculture/Highway 46, cattle grazing
East: Agriculture/cattle grazing
South: Agriculture/cattle grazing
West: Agriculture/cattle grazing

4-2

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, County Parks, CDF, APCD, Department of Fish and Game, Cal Trans	
TOPOGRAPHY: Gently to steeply sloping	VEGETATION: Grasses, forbs
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: California Department of Forestry	ACCEPTANCE DATE: July 12, 2005

PROJECT HISTORY

The project site is located on the south side of Highway 46 approximately 10 miles east of Paso Robles. The proposed project is located on a hill top overlooking Highway 46 and is adjacent to an existing wireless facility operated by Verizon. The existing improvements consist of a 50-foot pole with flush mounted antennas, a 6-foot diameter solid microwave dish, and associated ground mounted equipment. The existing improvements are located on the ridgeline, are visible from Highway 46 and silhouette against the sky. The site does not contain vegetation suitable for screening the existing or proposed improvements. The visual impacts associated with the existing improvements have created challenges for other carriers interested in locating on the site.

Staff has consistently requested a comprehensive design for this site. The County's primary objective is to develop a master plan which accommodates all carriers interested in locating on this site while reducing the visibility of the improvements. Ideally, a single land use permit could authorize multiple carriers in a comprehensive design. To encourage a comprehensive design solution, staff participated in an on-site meeting on May 26, 2004. Many carriers interested in locating on this site attended this meeting. Staff has recommended a variety of options on this site. These recommendations include, but are not limited to the following:

- Locate equipment shelters below the ridgeline in an area not visible from Highway 46
- Construct a barn to conceal the existing and proposed equipment shelters
- Replace the existing monopole with a multi-carrier windmill
- Locate antennas on posts located below the ridgeline
- Install extensive landscape to screen all improvements
- Construct a multi-carrier bunkered equipment compound
- Relocate the existing equipment shelter

Verizon replaced a mesh 4-foot dish with the current solid 6-foot dish (D010309P). Staff was concerned with the potential increase in visual impacts associated with larger dish and the existing improvements. A letter dated November 15, 2002 from the agent representing Verizon Wireless states the following:

> First, in regards to the existing equipment Verizon will consider, if future development at the location makes possible, relocating their equipment to a less visible area if it can be accomplished with no diminution of technical system performance and can be accomplished with no economic impact to Verizon. Secondly, with regards to the new microwave dish, Verizon will agree to remove the dish if sufficient high speed land line telephone service ever becomes available in this area and is connected to the site.

4-3

Nextel is proposing the installation of land line telephone service so it is anticipated that Verizon will be able to remove the existing microwave dish after the construction of the Nextel facility.

PROJECT ANALYSIS

The current proposal consists of constructing an underground vault for Nextel's equipment and eight panel antennae located on ten-foot poles in two sectors. The equipment would be completely underground with a naturally appearing finished grade and the antennas have been conditioned to not silhouette above the ridgeline.

Three alternatives were considered during processing of the current application including: 1) stub-mount antennas with an equipment shelter located in an area not visible from Highway 46, 2) a multi-carrier faux barn, and 3) a master plan including a four to five carrier bunkered equipment compound and stub-mount antennas. Due to the visibility of the existing and proposed improvements a visual analysis prepared by a qualified individual was required for this application. A Visual Impact Assessment (Robert G. Carr/Morro Group, Inc.; July 2005) prepared for the original multi-carrier barn scenario concluded that the construction of a large building on the hilltop would create a significant visual impact. The report recommended placing the equipment below grade and installing the antennas on 8-foot stub mounts. The applicant is proposing 8 antennas on 10-foot stub mounts to be located below the ridgeline. The analysis considered the visual impacts of four carriers and concluded that a four carrier compound and up to sixteen antennas on 8-foot stub mounts regularly spaced a minimum of 10 feet apart in a straight line not to silhouette as seen from Highway 46 could be accommodated on this site.

The County's goal is to permit comprehensive wireless projects that accommodate future carriers with building permit approval only. Staff requested the applicant consider proposing a multi-carrier equipment compound large enough for several additional equipment shelters including adequate space for the future relocation of Verizon's existing shelter. A number of multi-carrier projects have recently been approved consisting of a bunkered equipment compound accommodating four to five carriers. The site plans for three projects utilizing a common equipment compound (Vogel, Townsend and Bailey) are attached to this report. The applicant was not willing to permit and construct a multi-carrier compound with this application. Although the applicant's site plan shows the conceptual location of future equipment shelters, the applicant is proposing the construction of an underground vault for a single equipment shelter. A new land use permit will be required to authorize future carriers.

Cal Trans supports the County's efforts to minimize visual clutter as seen from highway corridors.

ORDINANCE COMPLIANCE:

LAND USE ORDINANCE STANDARDS:
Section 22.08.280 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 December 23, 2004, by Dtech Communications, LLC, calculates a maximum RF emissions reading for the existing Verizon facility and the proposed Nextel facility, which was equivalent to 15% to 50% of the FCC standard and concludes that the facility will operate within the FCC standard for RF emissions. The report indicates fencing will be required

4-4

10 feet from the front of the antennas. Conditions of approval require the fencing to be rural in nature to reduce potential visual impacts. Although the report evaluated building mounted antennas based on the original barn proposal, the antenna height above ground was estimated at 8.5 feet and is similar to the current 10-foot stub mounted design.

Co-location
The Land Use Ordinance requires applicants to use existing structures when feasible. The area's topography consists of gently to moderately sloping grasslands. Surrounding uses include single family residences, undeveloped lots and grazing. The existing wireless facility is visible from both travels lanes of Highway 46 and co-location on the existing monopole is not a desirable option. There are no structures in the area that are appropriate to utilize for the installation of a wireless communication facility. New structures are not the preferred alternative when siting new facilities, but the new antennas are located below the ridgeline and the equipment is bunkered below grade.

PLANNING AREA STANDARDS: The project is not subject to any planning area standards and is not located within a combining designation.

AGENCY REVIEW:
Public Works- No Comment
Agricultural Commissioner- As designed, the project does not appear to cause impacts to agricultural resources. Contact property owner prior to construction.
Environmental Health – Hazardous Materials Business Plan required
California Department of Forestry (CDF) – Must comply with standard fire safety conditions
Air Pollution Control District (APCD) – Condition construction activities and portable equipment
California Department of Fish and Game (CDFG) – No compensatory mitigation, standard San Joaquin kit fox avoidance measures required.

LEGAL LOT STATUS:
The existing lot was legally created by Certificate of Compliance (2003-244).

Staff report prepared by Lauren Lajoie and reviewed by Marsha Lee

4-5

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 December 29, 2005 for this project.

Conditional Use Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because construction of wireless facilities is 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 22 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 and the Radio Frequency report prepared for this site concluded the maximum cumulative RF level that will be generated is 15% to 50% of the applicable public limit. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the site currently contains a wireless communications facility and the proposed use is similar to and 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 Highway 46, an arterial road constructed to a level able to handle any additional traffic associated with the project.

4-6

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the installation and operation of a wireless communications facility including the following improvements:

    a. Eight ten-foot stub-mount antennae,
    b. A 273 square-foot underground equipment vault,
    c. All improvements including, but not limited to antennas and FCC required fencing shall be located below the ridge line and shall not silhouette against the sky.

2. All development shall be consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

Conditions to be completed prior to issuance of construction permit

Aesthetic/Visual Resources

3. **Prior to issuance of a construction permit,** the applicant shall submit a color board for all proposed above-ground improvements (including, but not limited to antennas, mounting brackets, cable, posts). The color to be used shall be matte finish to blend with the surrounding vegetation or terrain.

4. **Prior to the issuance of a construction permit**, the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited. All proposed fencing shall be located below the ridgeline.

Air Quality

5. **Prior to issuance of construction permit,** the applicant shall identify portable equipment to be used during construction and apply for required California statewide or San Luis Obispo APCD permits.

6. **Prior to issuance of a construction permit,** the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:

    a. Reduce the amount of the disturbed area where possible.
    b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
    c. All dirt stock-pile areas should be sprayed daily as needed.
    d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
    e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

4-7

7. **Prior to issuance of a construction permits,** the contractor or builder shall designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the APCD prior to land use clearance of map recordation and land use clearance for finish grading of the structure.

Biological Resources

8. **Prior to issuance of a construction permits,** the applicant shall clearly delineate as a note on the project plans, that: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox".* Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**,

9. **Prior to issuance of a construction permit and within 30 days prior to initiation of site disturbance and/or construction,** all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

Fire Safety

10. **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. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the responsible fire agency for this proposed project and dated April 5, 2005.

11. **Prior to issuance of a construction permit,** the applicant shall comply prepare a fire safety plan meeting CDF requirements, including, but not limited to, adequate access, clearance, and fire extinguisher.

Geology and Soils

12. **Prior to issuance of construction permit,** the applicant shall submit a Sedimentation and Erosion Control Plan prepared and signed by a Registered Civil Engineer. The plan shall include, but not be limited to, the following measures:

    a. *Slope surface stabilization:* Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
    b. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water.
    c. *Final erosion control measures*: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.

4-8

d. *Control of off-site effects*: All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Hazards/Hazardous Materials

13. **Prior to issuance of a construction 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.

Mitigation Monitoring/Condition Compliance

14. **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.

15. **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

16. **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>

Agricultural Resources

17. **Prior to commencement of construction activities or site disturbance,** the applicant shall coordinate with the landowner to minimize disruption to existing agricultural operations. The applicant shall ensure that all gates and fences affected by the projects implementation remain in a condition satisfactory to the landowner, and sufficient to prevent the off-site movement of livestock.

Air Quality

18. **Prior to removal or relocation of utility pipelines or buildings,** the applicant shall notify the APCD and submit an asbestos survey prepared by a qualified individual. Contact Tim Fuhs of the APCD Enforcement Division at 781-5912.

Biological Resources

19. **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

20. **During the site disturbance and/or construction phase,** to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to

4-9

onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

21. **During the site disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

22. **During the site disturbance and/or construction phase,** all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

23. **Prior to, during and after the site disturbance and/or construction phase,** use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

24. **During the site disturbance and/or construction phase,** any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

Cultural Resources

25. **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.

    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.

4-10

Fire Safety

26. **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

27. **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.

28. 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

29. **Prior to final inspection**, the applicant shall paint all proposed above ground improvements including but not limited to antennae, brackets and cables the colors approved by the Department of Planning and Building.

30. **Prior to final inspection,** all proposed improvements including, but not limited to antennas, mounting brackets, cable, posts, microwave dishes, equipment shelters, generators shall be located below the ridgeline and shall not silhouette above the sky.

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

Geology and Soils

32. **Prior to final inspection,** the Registered Civil Engineer shall verify that the recommendations of the Sedimentation and Erosion Control Plan have been incorporated into the final design and construction. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Engineer, the applicant shall execute a plan check and inspection agreement with the County, so the sedimentation and erosion control facilities can be inspected and approved before a certificate of occupancy is issued.

Undergrounding of Utilities

33. **Prior to final inspection,** the applicant shall install all utilities serving the project underground rather than by use of poles and overhead lines.

Explanatory Warning Signs for Occupational Exposures

34. **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.)

4-11

Biological Resources

35. **Prior to final inspection, or occupancy, whichever comes first,** should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

    a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".
    b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.
    c. Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Hazardous Materials

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

Fire Safety

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

Mitigation Monitoring/Condition Compliance

38. **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.

<u>On-going conditions of approval (valid for the life of the project)</u>

39. 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 ***22.64.070*** 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 ***22.64.080*** as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

40. 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 ***22.74.160*** of the Land Use Ordinance.

41. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

4-12

Air Quality

42. **Prior to use of a standby or backup generator,** the applicant shall apply for and obtain an APCD permit. Contact David Dixon of the APCD Engineering Division at 781-5912.

Access

43. Site access for construction and maintenance shall be from existing roads only. No road improvements shall occur.

Visual/Aesthetic Resources

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

45. 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

46. 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

47. 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

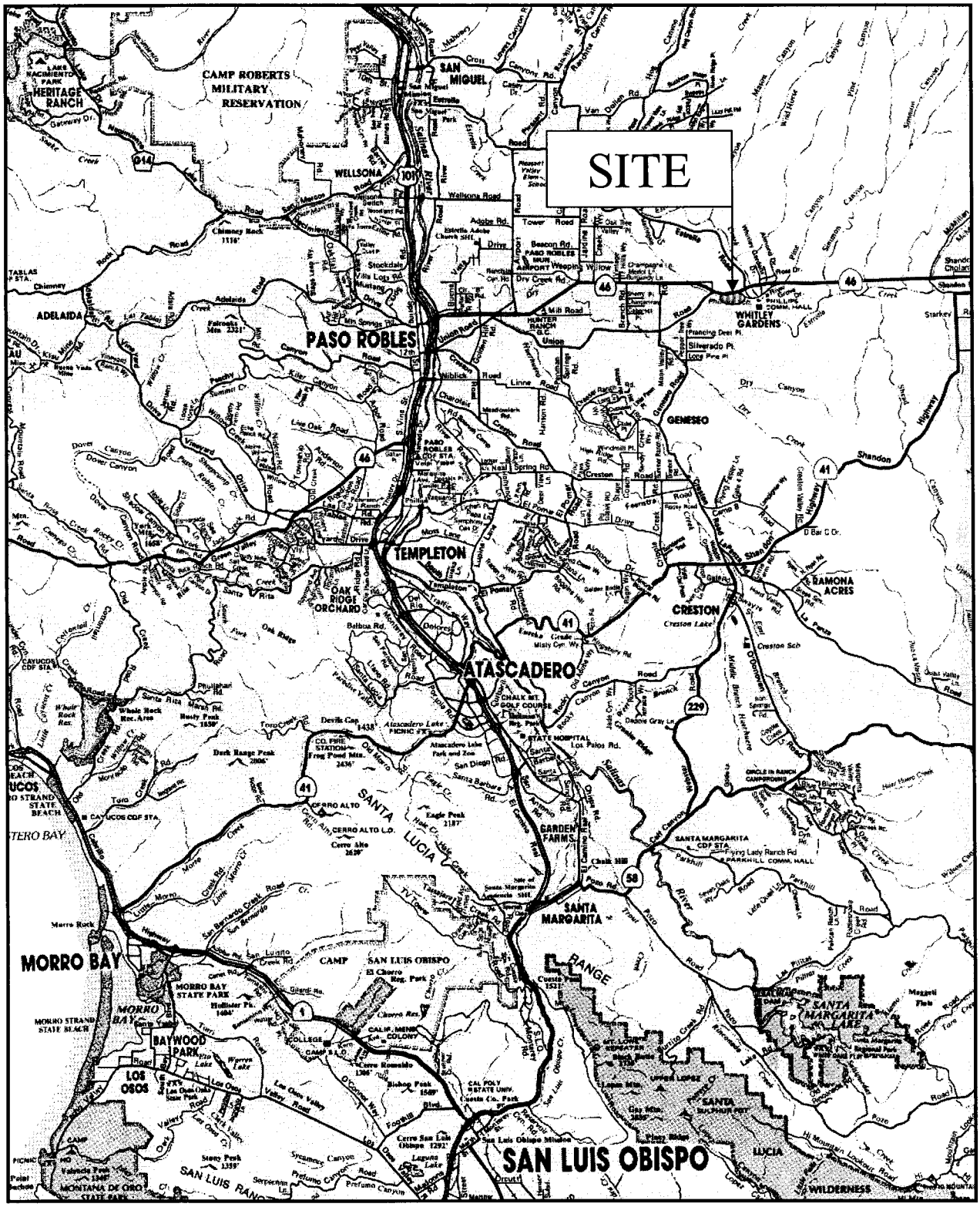
48. No exterior lighting is approved for the project.

Noise

49. HVAC units shall be sound attenuated to meet applicable County and State exterior noise standards, if applicable. The project shall be maintained in compliance with the county Noise Element (including emergency generators). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbl. at a distance of 50 feet from the generator.

4-13

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

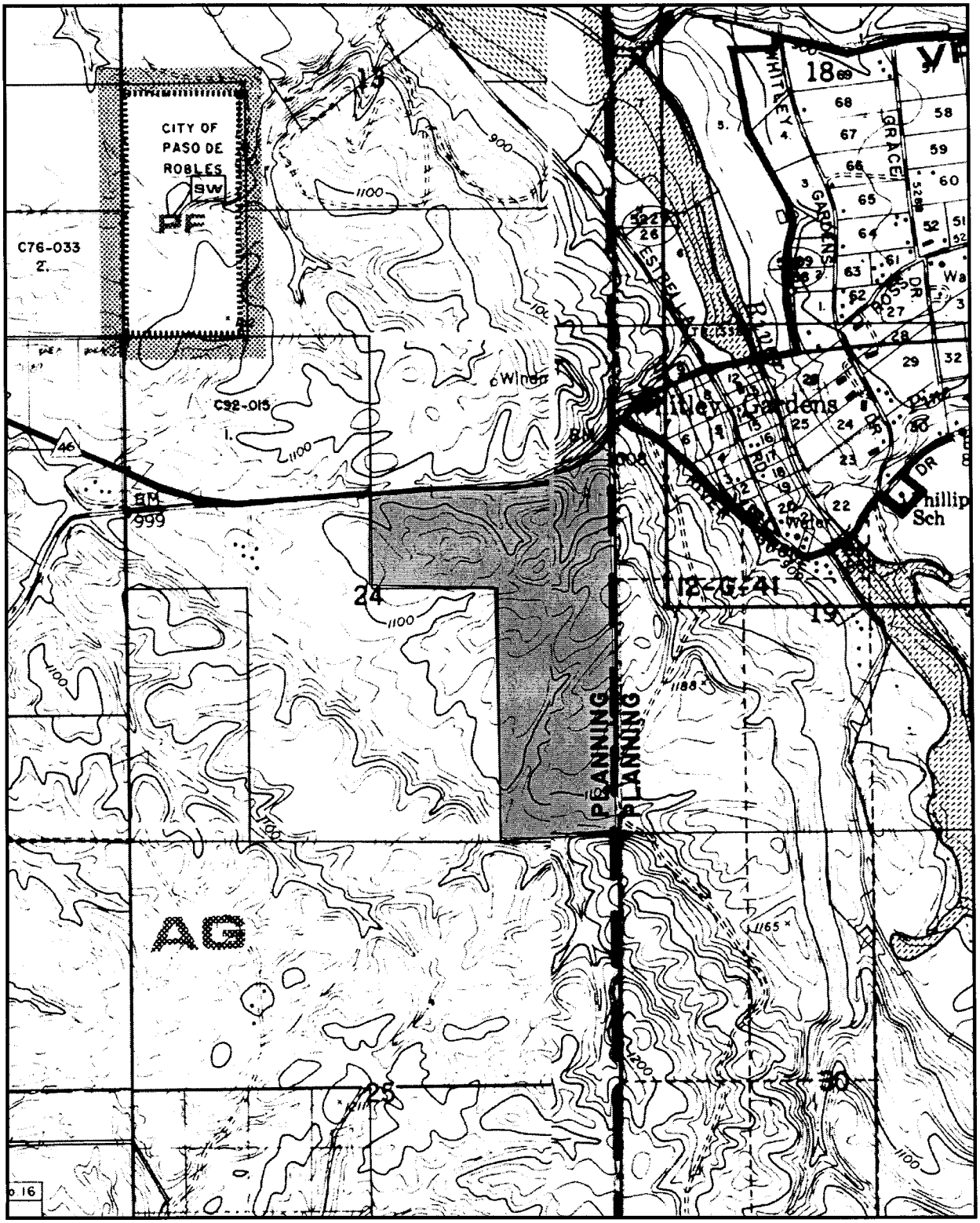
DRC2004-00149
Comino/Nextel

EXHIBIT

Site Vicinity

4-14

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

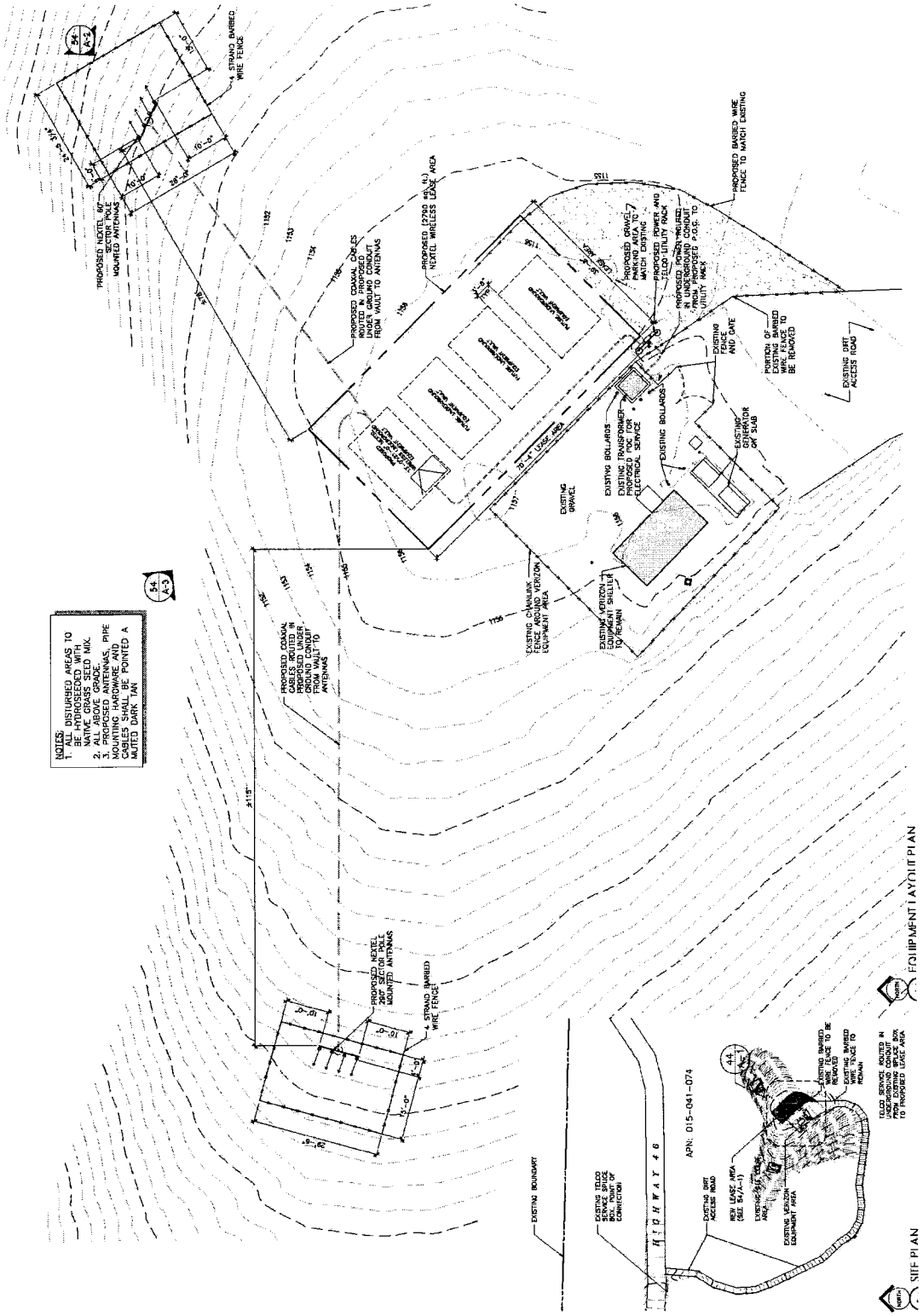
DRC2004-00149
Comino/Nextel

EXHIBIT

Land Use Category

4-15

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

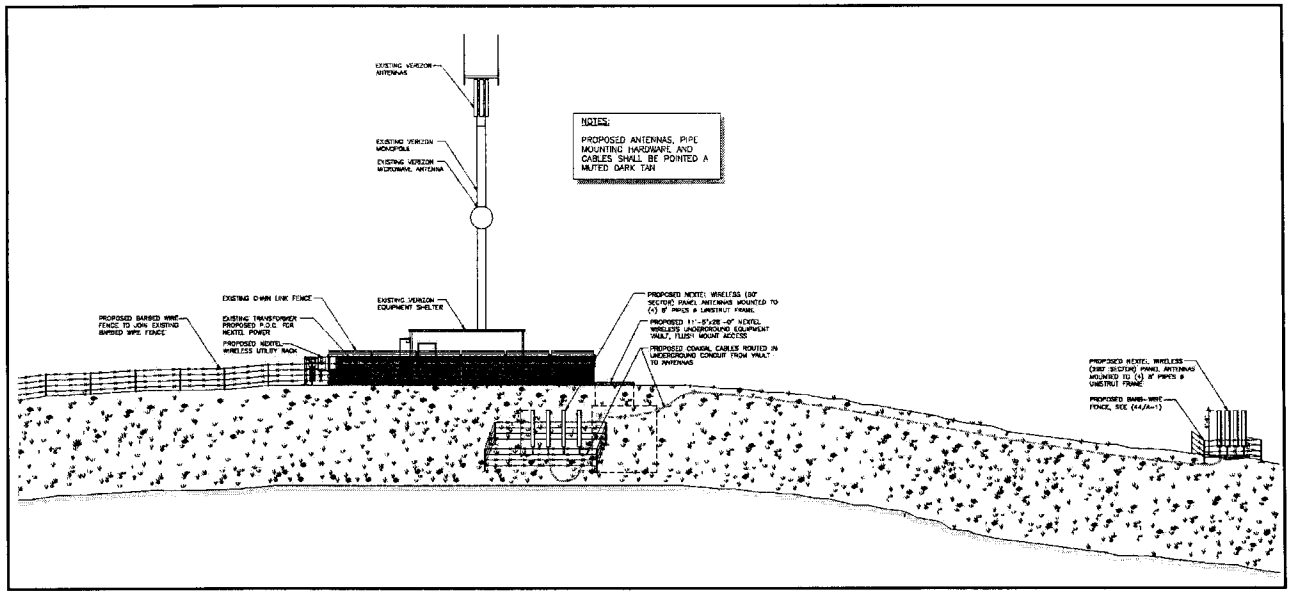
DRC2004-00149
Comino/Nextel

EXHIBIT

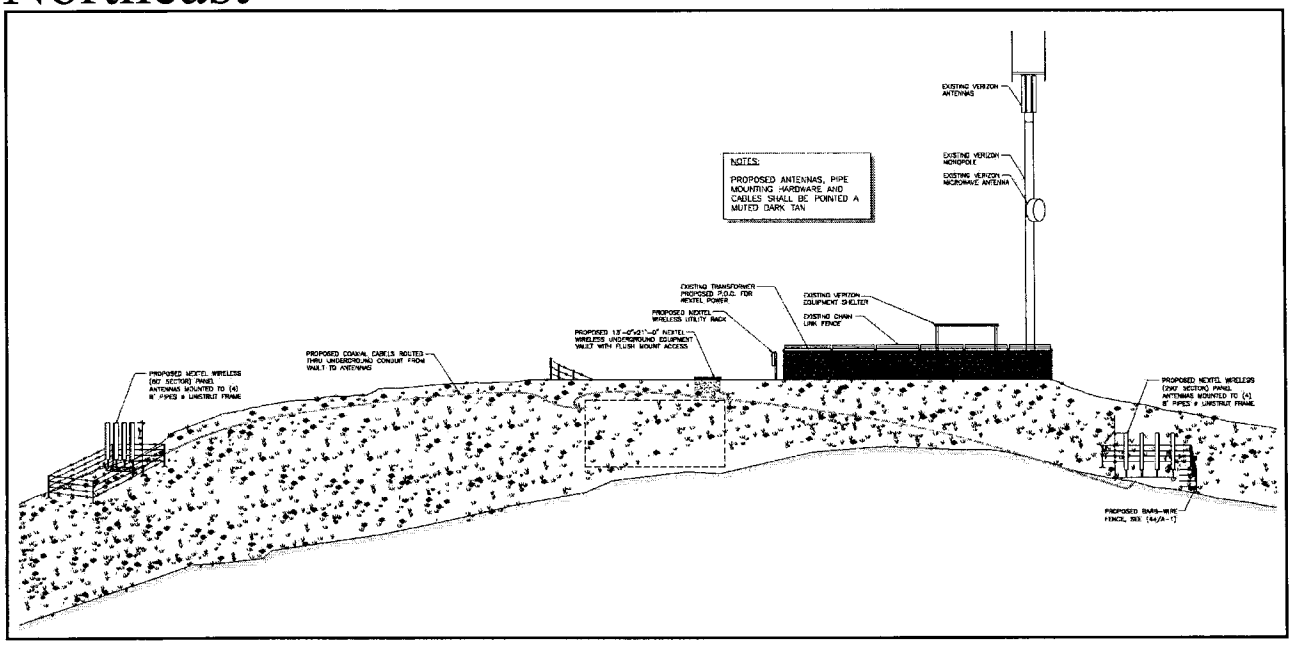
Site Plan

4-16

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



Northeast



Northwest

PROJECT

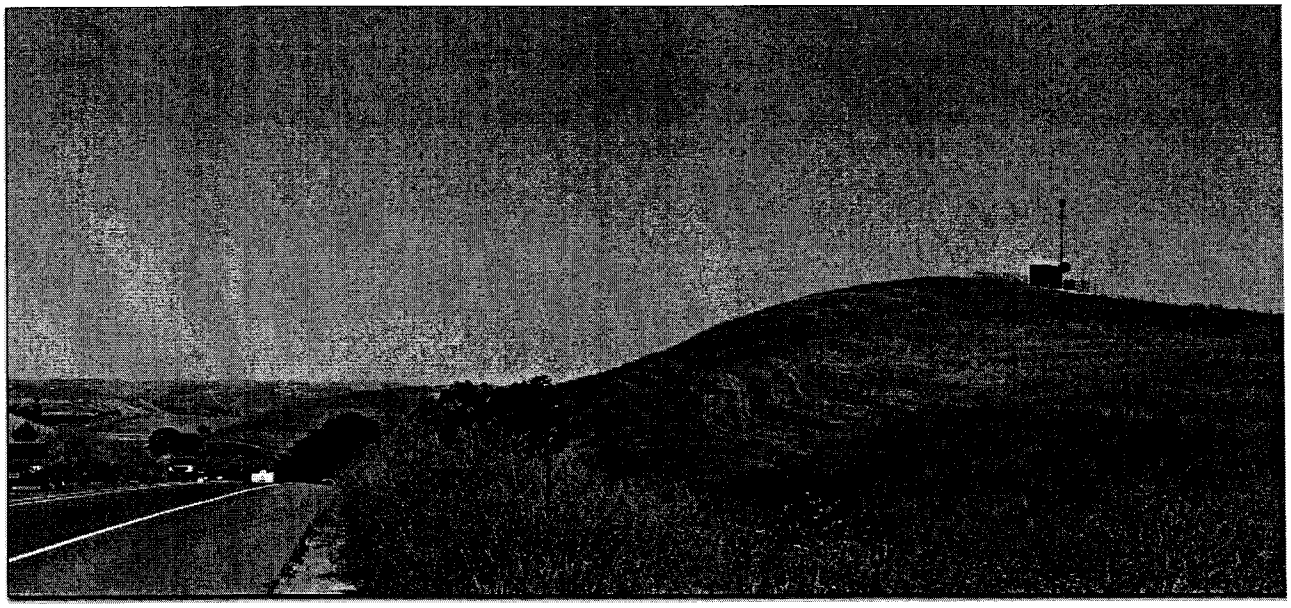
DRC2004-00149
Comino/Nextel

EXHIBIT

Elevations

4-17

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

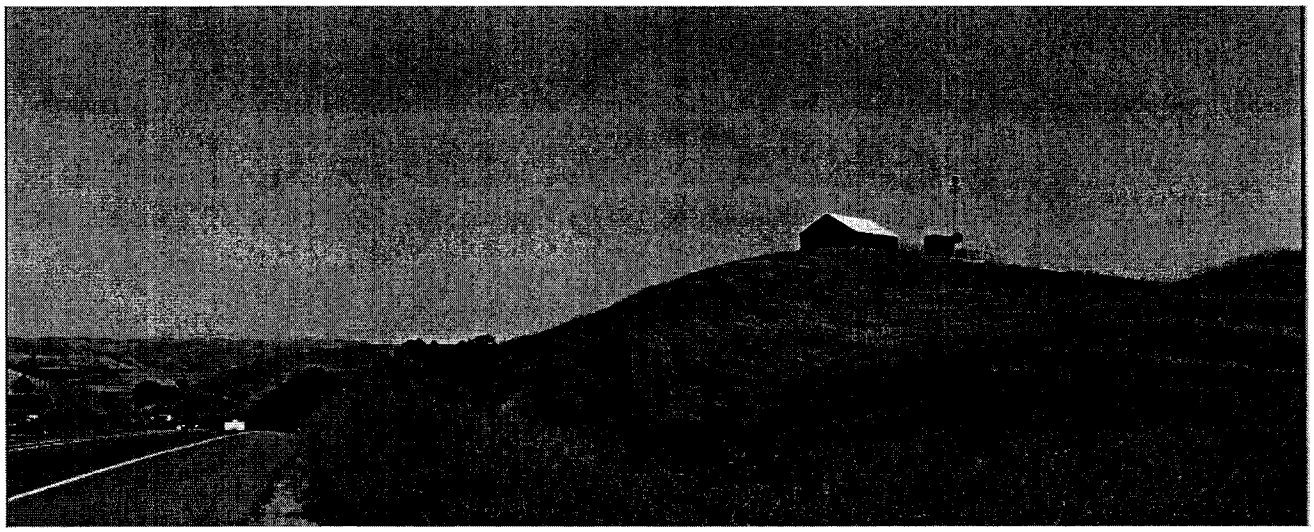
DRC2004-00149
Comino/Nextel

EXHIBIT

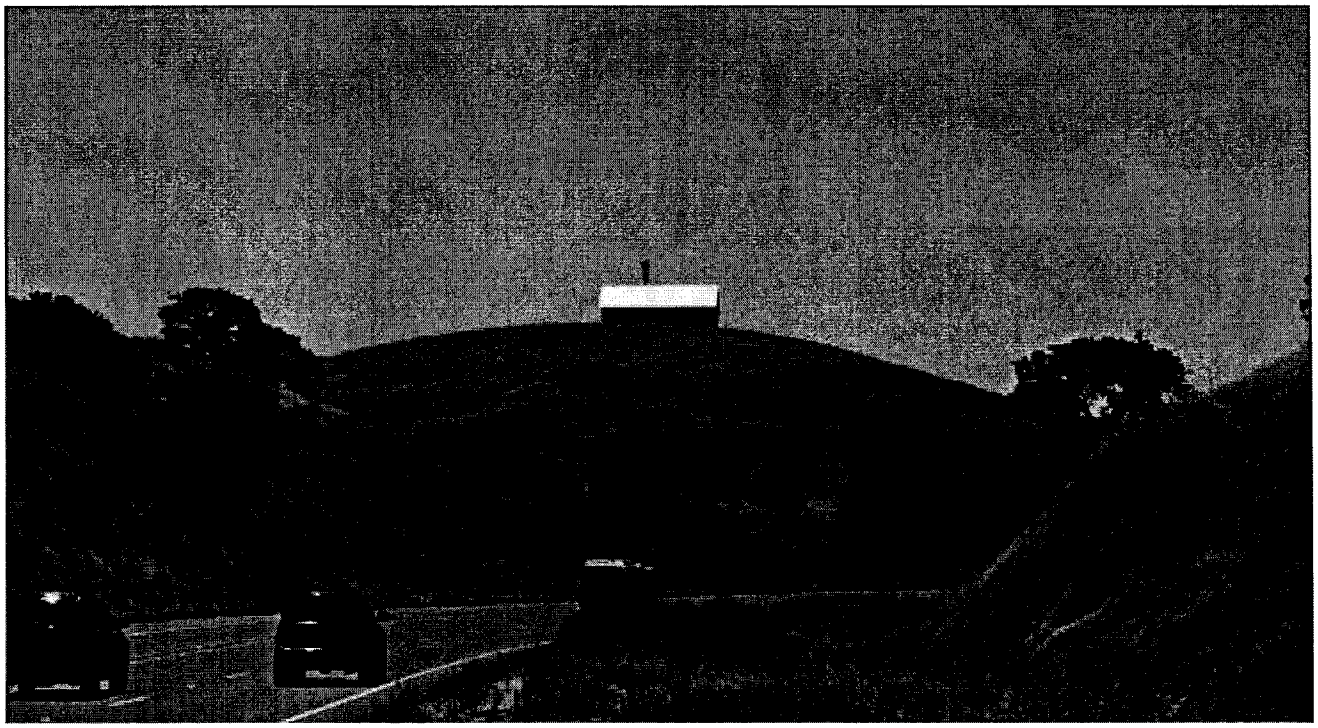
Existing View

4-18

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



Source: Morro Group, Inc./R.G. Carr



Source: Morro Group, Inc./R.G. Carr

Original Proposal

PROJECT

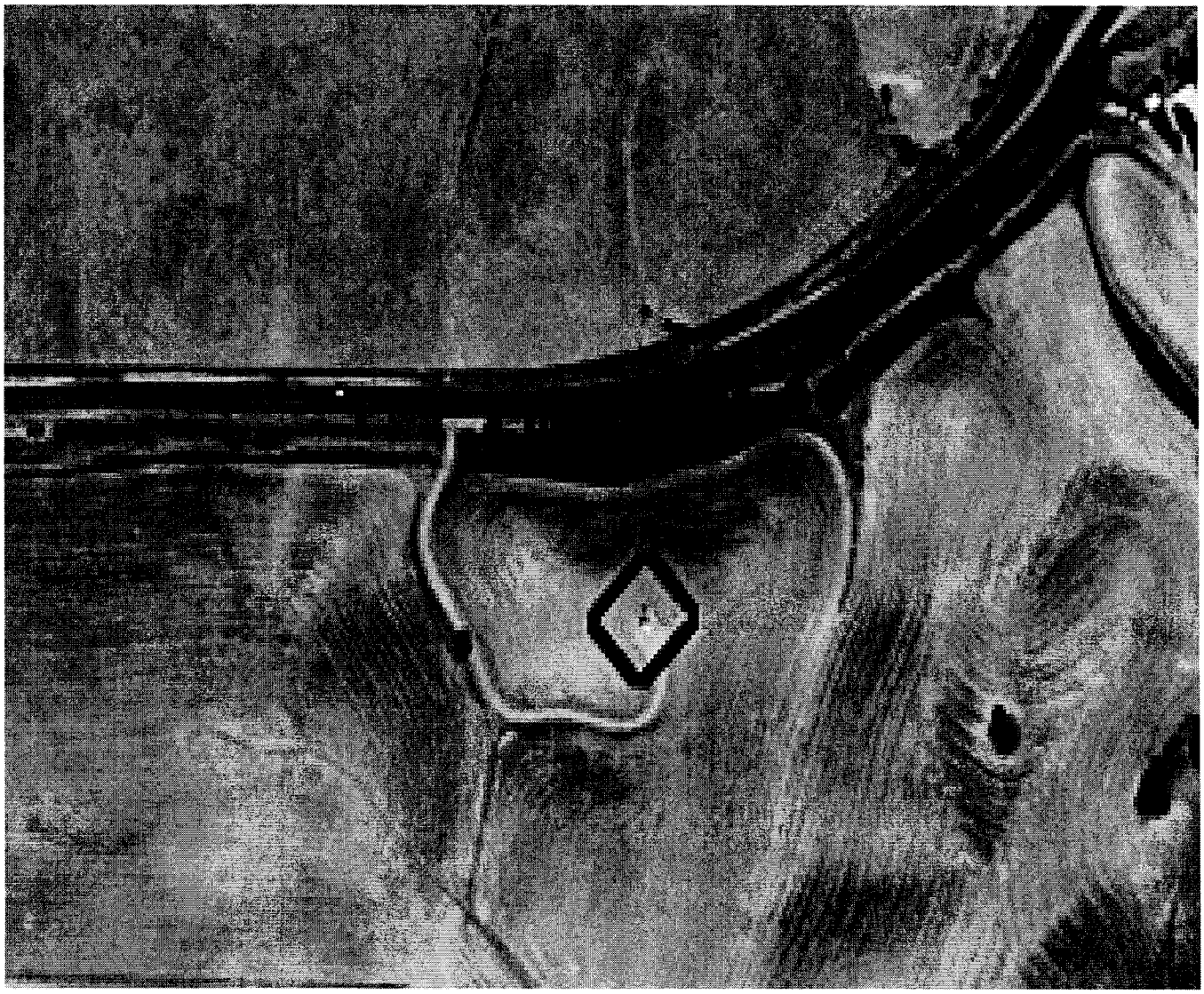
DRC2004-00149
Comino/Nextel

EXHIBIT

Photosimulations of Barn

4-19

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



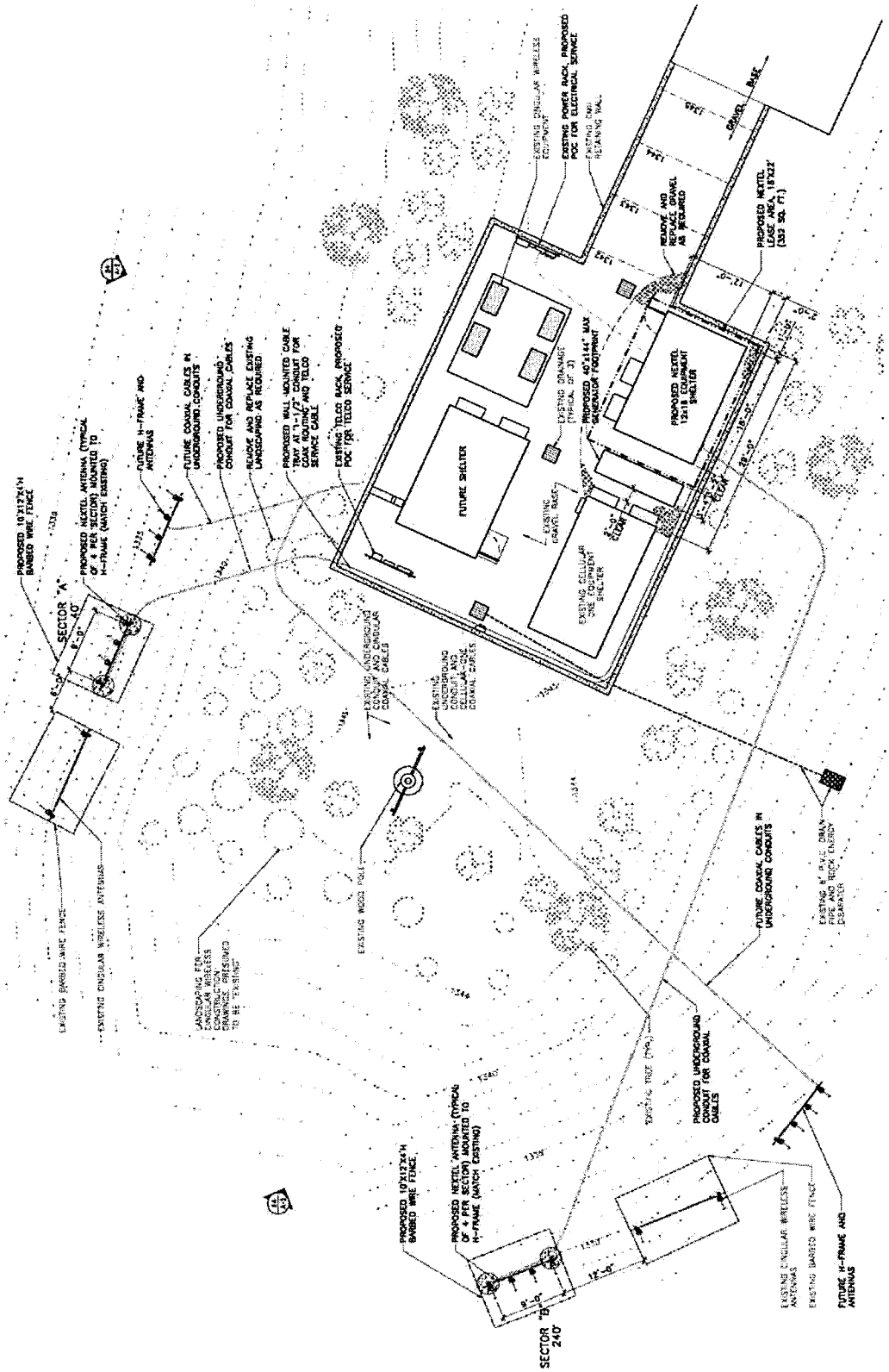
PROJECT

DRC2004-00149
Comino/Nextel

EXHIBIT

Aerial of Existing Site

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

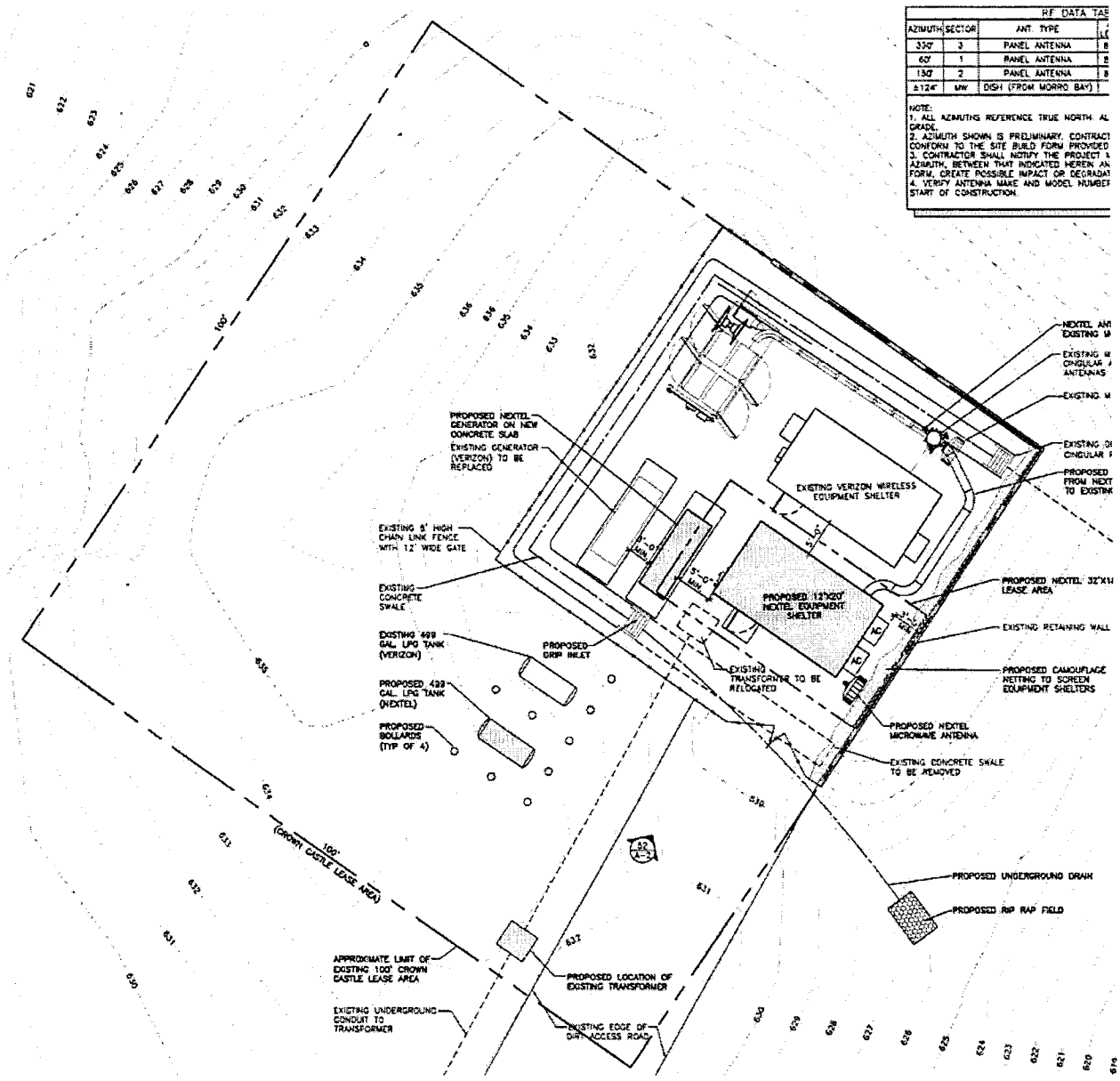
Vogel/Nextel
DRC2004-00042

EXHIBIT

Detailed Site Plan

4-21

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

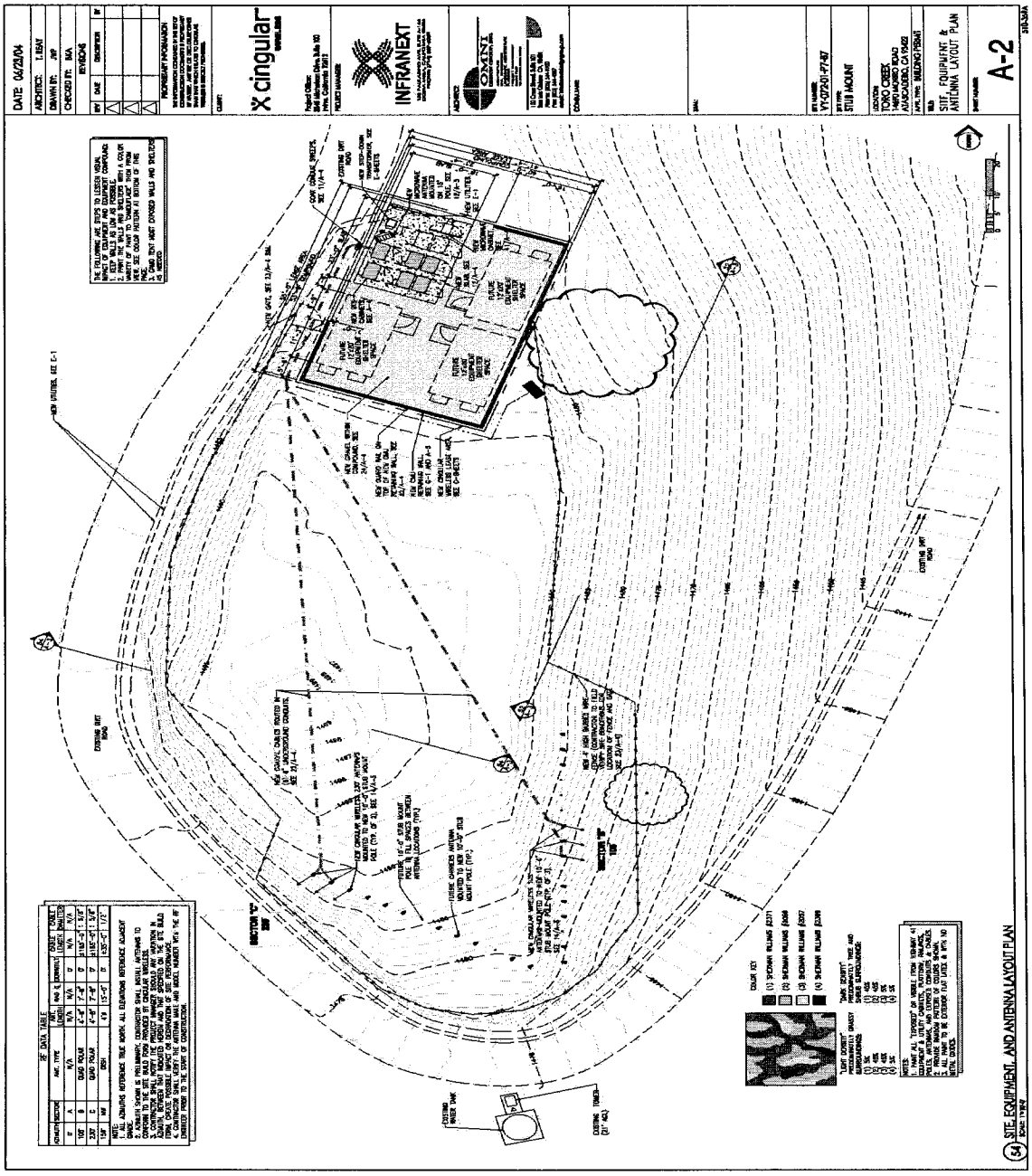
Townsend/Nextel; DRC2004-00059

EXHIBIT

Detailed Site Plan

4-22

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



\\BIRtprojects\Cingular-TCG_VVVV-072-01 - Sub Mount3-CD's\B7VVV-072-01_A-2.dwg, 06/23/04 10:58:57 AM, rchessborough

PROJECT

Bailey/Cingular
D000295D

EXHIBIT

Site Plan

8-16

4-23

Cal Com Systems Inc.

2001 Omega Road, Suite 201 San Ramon CA 94583 (925) 362-9613 Direct (925) 362-9526 fax

15 November 2002

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

via
Lauren Lajoie
Morro Group, Inc.
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401

Camino/Verizon D010309P

Dear Lauren,

Please accept this letter as a revised project description and justification for this application.

The primary reason for this revision is that the site conditions have changed significantly through the acts of outside agencies that affect our proposal for a replacement microwave dish at this location.

When this site was originally permitted and constructed in 1991 a four foot diameter microwave dish was installed on the pole to provide telephone service to the site. At the time no high capacity land line telephone service was available. In the intervening decade the acceptance and usage of wireless telephone service has increased dramatically by the public. The current four foot diameter microwave dish is incapable of carrying the amount of backhaul traffic to the upstream Paso Robles switch site.

Pacific Bell had planned to make high capacity T1 land lines available in this area in 2002. We even applied for and received a permit from the County of San Luis Obispo to install underground conduit at this site in anticipation of this service upgrade. However, Pacific Bell informed us last month that they will NOT be providing such land line service for at least the next several years.

These two conditions, the vast increase in traffic at this site and the continued lack of available land lines from Pacific Bell, make the replacement of the current four foot diameter dish with a higher capacity six foot diameter dish at this location of paramount importance to Verizon's continued operation of its site.

Verizon understands that the County Planning Department is concerned about the existing visibility of the existing site and the possible impact of a larger dish at this location. To help mitigated these concerns Verizon would like to propose the following items. First, in regards to the existing equipment Verizon will consider, if future development at the location makes possible, relocating their equipment to a less visible area if it can be accomplish with no diminution of technical system performance and can be accomplish with no economic impact to Verizon. Secondly, with regards to

8-17

4-24

Cal Com Systems Inc.

2001 Omega Road, Suite 201 San Ramon CA 94583 (925) 362-9613 Direct (925) 362-9526 fax

the new microwave dish, Verizon will agreed to remove the dish if sufficient high speed land line telephone service ever becomes available in this area and is connected to the site.

We hope that this revised description and justification can help move this project forward as expeditiously as possible since Pacific Bell has delay the provision of land line service to this site.

Please direct all questions, comments and correspondence to my attention at the above address and telephone numbers.

Thank you for your time and attention to this matter.

Sincerely,

Eric Angstadt
Cal Com Systems for Verizon Wireless

AIR POLLUTION CONTROL DISTRICT

COUNTY OF SAN LUIS OBISPO

4-25

Post-it® Fax Note 7671	Date 2-17-05	# of pages ▶ 2
To No Cty Team	From J D Vidalin	
Co./Dept. Plan/Building Cty	Co. SLO APCD	
Phone #	Phone #	

DATE: February 16, 2005

TO: North County Team
San Luis Obispo County Department of Planning and Building

FROM: Jan Downs Vidalin JDV
San Luis Obispo County Air Pollution Control District

SUBJECT: NEXTEL Communication Site/Comino-Hwy 46 East-Whitley Gardens (DRC2004-00149)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 9505 Highway 46 East in Whitley Gardens. The proposal is for a conditional use permit (CUP) for a telecommunications base station for Nextel Communications on a 2850 square foot site. The proposed site is adjacent to an existing Verizon Wireless Communications facility, and is situated on agricultural land located outside the Village Reserve Line (VRL) of Whitley Gardens. 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:

Portable Equipment Permit or Registration Requirements

Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District 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.

- Portable generators
- IC Engines
- Concrete batch plants
- Rock and pavement crushing
- Tub grinders
- Trommel screens

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

printed on recycled paper

4-26

OPERATIONAL PHASE MITIGATION:

General Permit Requirements

Depending on the fuel type and size of the standby (backup) generator(s) it may require a District permit. Non-agricultural diesel fueled standby engines rated above 50 horsepower are required to have a District permit. 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 781-4667.

AAG/JDV/sll

cc: David Dixon, SLOAPCD Engineering Division

h:\ole\planresponse\2986.doc

4-27

Project Referral

MORRO GROUP, INC.
Environmental Services

DATE: March 11, 2003

TO: Bob Stafford, Department of Fish and Game

FROM: Lauren Lajoie, Project Manager

SUBJECT: Comino/AT&T - D020209P

PROJECT DESCRIPTION: Proposed cell site located on a ten foot (10') high steel frame.

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOUR REVIEW?

X 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?

X 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**

Preconstruction survey needed. No need for habitat mitigation since <0.1 acres will be mitigated

Response Date: 3-11-03 Name: Robert Stafford Phone: 528-8670

RETURN TO THE STAFF PERSON LISTED ABOVE AT MORRO GROUP, INC. 1422 MONTEREY STREET, SUITE. C200, SAN LUIS OBISPO, CA 93401

mw

RECEIVED

FEB 7 2005

SLO CO PLANNING & BLDG.

7

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

4-28

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
JAN 25 2005
ENVIRONMENTAL HEALTH

THIS IS A NEW PROJECT REFERRAL

DATE: 1/25/2005

TO: Env. Health

FROM: North Co. Team
(Please direct response to the above)

COMINO

DRC2004-00149
Project Name and Number

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

PROJECT DESCRIPTION: CUP/Dev. Plan. Nextel Cell site. APN: 015-041-074. Project site: 2850 sq. ft. located off Hwy. 46 East. Equipment to be housed in barn-like structure. Near Whitley Gardens.

Return this letter with your comments attached no later than: 2/8/05

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, 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.

2-4-05 — Date
Lauri Sabo — Name
781-5551 — Phone

M:\PI-Forms\Project Referral - #216 Word.doc

Revised 4/4/03

COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035
AgCommSLO@co.slo.ca.us

4-29

RECEIVED
7 2005
SLO CO PLANNING & BLDG.

DATE: **February 4, 2005**

TO: **Marsha Lee, Project Manager**

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

SUBJECT: **Comino Conditional Use Permit DRC2004-00149 (0939)**

Summary of Findings

The Agriculture Department's review finds that the proposed Comino Conditional Use Permit for a cell site resulting in a 2,830 square foot equipment shelter/barn structure on an approximately 111 acre parcel currently used for grazing and dry farm hay production will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ■ **Less than significant** impact(s) to agricultural resources or operations because the project will not result in the conversion of prime agricultural soils or be incompatible with existing on-site or adjacent agricultural uses. During construction activities, the responsible party should work with the property owner to minimize the disruption to existing grazing and dry farm activities.
- ☐ No anticipated impact to agricultural resources or operations.

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

If you have questions, please call 781-5914.

LAJOIE PLANNING SERVICES
P.O. Box 12507 San Luis Obispo, Ca 93406
Office: (805) 545-7738 Fax: (805) 545-7738
Email: Lauren@LajoiePlanning.com

Project Referral 4-30

DATE: July 13, 2005

TO: **California Department of Fish and Game**
3433 Roberto Court
San Luis Obispo, CA 93401

FROM: Lauren Lajoie, Project Manager

SUBJECT: Comino/Nextel DRC2004-00149

PROJECT DESCRIPTION: Installation of a co-located wireless communication facility including an 1,850 square foot barn structure to accommodate three carries with panel antennae flush-mounted to the barn. (.04 acres)

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOUR REVIEW?

X 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?

X 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

No need for new forms. 2:1 mitigation ratio needed to offset impacts. No habitat mitigation needed if mitigation ratio results in <0.1 acres of mitigation required

Response Date: 7-13-05 Name: Robert Stafford Phone: 528-8670

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

7

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
APR 6 2005
S.L.O. CO. PLANNING DEPT.

4-31

THIS IS A NEW PROJECT REFERRAL

DATE: 1/25/2005

TO: CDF

FROM: North Co. Team
(Please direct response to the above)

COMINO

DRC2004-00149
Project Name and Number

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

PROJECT DESCRIPTION: CUP/Dev. Plan. Nextel Cell site. APN: 015-011-074. Project site: 2850 sq.ft. Located off Hwy. 46 East. Equipment to be housed in barn-like structure. Near Whitley Gardens.

Return this letter with your comments attached no later than: 2/8/05

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.**

CDF - MUST PROVIDE A MINIMUM 10-FOOT WIDE ALL-WEATHER SURFACE TO SITE/STRUCTURE. A MINIMUM OF 30' FEET OF VEGETATION CLEARANCE MUST BE MAINTAINED AROUND STRUCTURE. PLACE 2A:10B,C FIRE EXTINGUISHER AT STRUCTURE

4/5/05 — Date
C.T. Bell — Name
543-4244 — Phone

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

7

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

4-32 JAN 25 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1/25/2005

FROM PW

FROM: North Co. Team
(Please direct response to the above)

COMINO
DRC2004-00149
Project Name and Number

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

PROJECT DESCRIPTION: CUP/Dev. Plan. Nextel Cell site. APN: 015-011-074. Project site: 2850 sq. ft. located off Hwy. 46 East. Equipment to be housed in barn-like structure. Near Whitley Gardens.

Return this letter with your comments attached no later than: 2/8/05

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
referral to Cal Trans ?

04 FEB 2005	GOODWIN	5252
Date	Name	Phone

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

4-33

NEXTEL COMMUNICATIONS
SITE CA-6211-C
WHITLEY GARDENS
9505 HIGHWAY 46 EAST
SAN LUIS OBISPO COUNTY

VISUAL IMPACT ASSESSMENT

Prepared for:

Mario Musso
Nextel Communications, Inc.
310 Commerce Drive
Irvine, CA 92602

Prepared by:

Robert G. Carr
CA. Landscape Architect No. 3473

In conjunction with:

MORRO GROUP, INC.
Environmental Services

July 2005

1422 MONTEREY STREET, SUITE C200 • SAN LUIS OBISPO, CA 93401• (805)543-7095 FAX 543-2367

I. INTRODUCTION

The project consists of the placement of a new wireless communication facility on a hill south of Highway 46 west of the community of Whitley Gardens in San Luis Obispo County (Refer to Figure 1). This analysis is based on project plans provided by the project applicant dated 12/13/04. Refer to Figures 2 through 5 for project plans. Included in the project description are the following proposed elements:

- A barn-like façade with vertical wood siding and a corrugated metal roof to enclose equipment. The barn structure will have the dimensions of 36'8"W x 70'4"L x 24"H.
- Eight panel antennas will be attached directly to the exterior of barn. Antennas will be painted to match the color of the wood siding.
- Within the barn, one 11'6"W x 20'0"L equipment shelter will be housed. Two additional pads will be constructed to accommodate future wireless carriers.
- Two 6' diameter microwave dish antennas will be placed inside the barn.

The project site is immediately adjacent to an existing wireless communication facility operated by Verizon. This facility consists of a 60-foot monopole with omni-directional antennas, an above ground equipment shelter and diesel back up generator. The existing facility is surrounded by a 6-foot tall chain link and barbed wire fence.

II. VISUAL IMPACT ASSESSMENT

A. METHODOLOGY

This analysis focuses on the potential for the proposed project components to result in impacts on sensitive hillside visual resources within the context of public locations and roadways. The study also analyzes the possible affect the project may have on the existing visual character of the setting.

The location of the proposed barn-like structure was surveyed and marked on-site. Reference pylons were then positioned at these critical surveyed locations. Each pylon was equipped with a 3 foot square marking flag affixed at the actual elevation of the proposed project feature. The flags were then viewed from all potential viewing locations on Highway 46 and nearby public roads. As a result, representative viewpoints were determined for further analysis (Refer to Figure 1). Of those viewpoints, photographs were taken from selected Key Viewing Areas (KVAs), and photographic simulations were prepared illustrating the estimated appearance of the project as proposed by the applicant (Refer to Figures 7, 10 and 13).

The project site was then analyzed to determine possible mitigation measures. Additional photo-simulations were prepared showing the project with mitigation measures included, and the effectiveness of the mitigation measures was assessed (Refer to Figures 8, 11 and 14).

This report addresses the potential cumulative impacts caused by the new facility as seen in the context of the adjacent existing communication tower and equipment. Consistent with County of San Luis Obispo wireless communication co-location goals, and based on discussions with

County Planning staff, this study also considers the site at a "full build-out" condition, which would include a total of four carriers: the project applicant (Nextel), the existing monopole (Verizon), and two future carriers.

1. Project Setting

The project site is located on a hilltop near the unincorporated community of Whitley Gardens in rural San Luis Obispo County. The overall landform of the region is characterized by undulating topography framed by low rounded hills. The Estrella River runs east of the project site. State Highway 46, the main east/west transportation corridor in northern San Luis Obispo County is located immediately north of the project area. The undulating topography provides the Highway 46 roadway alignment with sweeping curves, and straight sections allow the opportunity for long-range vistas of the surrounding landscape as well as the project site.

The land uses surrounding the project site are mostly open space or agriculture. The community of Whitley Gardens consists of a few dozen homes and ranches grouped along the Estrella River to the east. The overall scale and density of development throughout the area is such that it doesn't dominate views when seen in the context of the overall landscape.

The common vegetative feature of the region is the grass-covered ground plane. Scattered oak trees can be seen throughout the area, and willows and sycamores grow along the riparian corridors of the Estrella River and local drainages. Annual grasses cover the project site. Oak trees are found on the lower reaches of the hillsides below, and vineyards grow to the south.

The quality of the existing visual environment is moderately high. Although the existing wireless mono-pole and equipment on-site detract from the view quality, the topographic variety of the hills and the natural vegetative patterns combine in an attractive visual backdrop along the Highway 46 corridor. As seen from the highway corridor, the project site has distinctively rural characteristics which help define an aesthetic valued by the County and the local community.

2. Viewer Sensitivity

Sensitivity to change in the visual environment varies with the viewer's activities and expectations. In determining the viewer sensitivity level for purposes of assessing visual impacts associated with this project, the number of viewers as well as duration and dominance of views were considered, along with the following policies.

County of San Luis Obispo Planning Policy

The proposed development is located within the jurisdiction of the County of San Luis Obispo. Sensitivity regarding aesthetic issues is reflected in the following applicable planning policy:

The County of San Luis Obispo Area General Plan - Agriculture and Open Space Element - The Open Space Goals and Policies states that new development shall protect scenic vistas from public view corridors by "locating structures, access roads and grading on the portions of a site that are outside of the identified scenic resource or the least visible". The Open Space Policy offers an indicator of the expected viewer sensitivity when it states the following regarding the protection of scenic vistas:

- Locate structures, roads, and grading on portions of a site that minimize visual impact. Locate structures below prominent ridgelines and hilltops so they are not silhouetted against the sky.
- Use natural landforms and vegetation to screen development. Where that cannot be done, it is preferred to screen development with native vegetation that is compatible with the scenic resource being protected and does not obstruct public vistas.
- Design structures with colors that are taken from the natural landscape.
- Minimize the visibility of utilities from public view corridors and place them underground where feasible.

The County of San Luis Obispo General Plan - Land Use Ordinance - Section 22.08.284b states that:

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

3. Photo-Simulations

Photographic images and simulations included in this report are important tools for understanding the estimated appearance of the proposed project. It is important to note however that photographs do not represent the same level of visual acuity and sensitivity to detail as the human eye. As a result, photo-simulations tend to <u>understate</u> the anticipated perception of impacts.

4. Project Visibility

As shown on Figure 1, field study identified segments of eastbound and westbound Highway 46 as the primary areas from where the project can be seen. Because of the project site's location on a prominent ridgeline and its orientation generally ahead of the highway traveler, the viewing durations are long. Duration of view is an important factor in determining the perception of a project. Generally views which last less than 3 seconds are considered short in duration. Short duration views allow enough time for the viewer to see the project but not enough time to fully discern the smaller more detailed elements. Viewing periods of approximately 3 to 10 seconds are of moderate duration. Moderate duration views provide the viewer with sufficient time to fully recognize the project and to single-out the individual features. Views more than 10 seconds are considered long duration views. These views allow the viewer time to not only see and understand the smaller components of the project, but also enough time to contemplate the whole project and its relationship to the setting.

a. <u>Views from Highway 46 eastbound</u>

From eastbound Highway 46, the project site is visible for a total of 0.7 mile or a potential viewing duration of approximately 40 seconds (refer to Figures 6, 7 and 8). Traveling in the

eastbound direction, the project site first becomes visible at a viewing distance of around 0.8 mile away. Along this section of highway the project site can be easily seen on the hilltop slightly to the south and above the roadway. As the viewer continues traveling east, the highway curves to the north and the adjacent landform eliminates noticeability of the project site.

b. Views from Highway 46 westbound

Traveling along Highway 46 in the westbound direction, the project site is first visible at a viewing distance of approximately 2.5 miles (refer to Figures 12, 13 and 14). Total viewing length along the westbound lane is approximately 2.2 miles, or 2 minutes 15 seconds duration. Along much of the westbound Highway 46 view corridor the project site can be seen almost directly ahead of the viewer. From the easternmost end of this viewing zone the visibility is diminished because of distance. Continuing west, the site becomes more distinguishable in the landscape and the existing mono-pole can be seen silhouetting above the ridgeline. Through the Whitley Gardens area, the landform briefly obscures views to the project site. West of the Estrella River Bridge, the site again becomes visible directly ahead of the viewer.

c. Visibility from Other Public and Local Roads

Brief glimpses of the project site were identified from other roads in the Whitley Gardens community. The visibility from these locations was generally found to be insignificant, due mostly to viewing distance, view angle, trees and intervening development.

B. IMPACTS AND MITIGATION MEASURES

The following assessment is based on review of the project site, the project plans, and photo-simulation studies, combined with the anticipated viewer reaction to the proposed changes.

The project site has a very high visibility potential because of its prominent location along the Highway 46 corridor. The proposed barn-like structure will silhouette above the primary ridgeline for approximately 3 minutes as seen from the highway. The majority of the viewing time the project will be seen directly ahead of the viewer. The orientation of the barn structure relative to the roadway exposes its largest visual dimension to public view. The height of the barn, although within the maximum allowed for an agricultural land use zone, would still cause it to appear exceptionally large on the horizon. The proposed metal roof would be highly reflective and bright.

Noticeability of the structure would be increased because of the barren nature of the hilltop site. Although barns are a common element of "pastoral architecture", the unusual and uncharacteristic location of a barn situated on the edge of a prominent ridgeline would appear inconsistent with typical rural development patterns. Because of the setting, the structure is not expected to blend with or be a logical part of the rural landscape, but rather it would be seen as a built curiosity with no apparent agricultural function.

Regardless of the wooden siding and form, the structure would unavoidably appear utilitarian because of its visual association with the adjacent existing cell tower facility. In addition, the visual dominance of the proposed structure would draw attention to the project area and would further increase noticeability of the existing adjacent cell tower and equipment.

Because of the barn structure's high visibility and prominence silhouetting above a primary ridgeline for a long duration on one of the county's busiest roadways, the project as proposed would result in a significant long-term impact on the rural character and visual quality of the corridor.

[Note: Even with a reduction in the size of the barn and change of roofing material, the visibility of the structure remains very high. Based on a review of the project plans, a reduced structure size of 50 ft. long x 30 ft. wide x 16 ft. tall (with 10 ft. tall side walls) was estimated to be the minimum size that could accommodate a total of four carriers. A simulation of this reduced-size barn with darker roofing material is shown for study purposes in Figure 15. In spite of the size reduction and roof alteration, the location of the barn structure, its silhouetting characteristics and its visual association with the existing cell tower still appears out-of character with the rural setting.]

The following mitigation measures have been recommended to address the potentially significant impacts associated with the proposed project:

Mitigation Measures

VR/mm - 1 To reduce long-term visual impacts caused by visibility of the proposed barn-like structure, the equipment shall be placed in an underground vault. The vault shall be the minimum size required to accommodate a total of four carriers. Design of the underground vault shall also include the following:

a. The vault shall be located approximately where the barn structure is currently proposed.
b. The vault shall be constructed such that no part of it extends above the adjacent ground, including any access hatch.
c. The hilltop shall not be graded flat to accommodate the vault. Natural, rounded topography shall be left around the perimeter of the vault so the hilltop does not appear flattened when viewed from Highway 46.
d. Service access to the vault shall be from the existing road.
e. No chain link fencing shall be used in association with the vault or any other project component.
f. Erosion control grass seeding shall be applied to all areas disturbed by construction.

VR/mm - 2 To reduce long-term visual impacts caused by visibility of the proposed barn-like structure, the antennas shall be ground-mounted. Design of the antennas shall include the following:

a. The antennas currently proposed for the northeast side of the barn shall be located a minimum of 60 feet northeast of their currently proposed location on the barn such that they do not silhouette as seen from Highway 46.
b. The antennas currently proposed for the northwest side of the barn shall be located a minimum of 60 feet northwest of their currently proposed location on the barn such that they do not silhouette as seen from Highway 46.

c. Each row of antennas shall be regularly spaced a minimum of 10 feet apart in a straight line. Each row of antennas shall be placed to accommodate the placement of a total of 8 additional antennas, such that the future antennas will not silhouette as seen from Highway 46.
d. All of the antennas shall be the same height, and no part of the antennas or antenna supports shall extend more than 8 feet above ground.
e. The antennas and all visible supports and hardware shall be painted a muted dark tan, to match the color of the hillside grasses during the summer months. The color shall be approved by the County Department of Planning and Building for approval prior to construction.

VR/mm - 3 The current proposal places two microwave dish antennas within the barn. Implementation of VR/mm-1 would eliminate the barn and thus potentially expose the microwave antennas to view. To reduce long-term visual impacts caused by visibility microwave dish antennas, the project shall acquire access and connection to the existing dish antennas on the Verizon monopole. If Verizon will not allow such a connection, the new microwave dish antennas shall be placed in a faux water tank. Design of the faux water tank shall include the following:

a. The tank shall be a cylindrical shape with a maximum dimension of 8 feet in height and 10 feet in diameter.
b. The tank shall appear as if it is made of aged wooden vertical slats, with horizontal metal bands.
c. The tank shall be located adjacent to the southeast corner of the perimeter fence of the existing Verizon facility.
d. Engineering and architectural drawings of the faux water tank shall be submitted to the County Department of Planning and Building for approval prior to construction.

Residual Impacts

With implementation of mitigation measures VR/mm-1 through VR/mm-3, long-term visual impacts resulting from visibility of the barn-like structure would be reduced to a less than significant level (CEQA Class II).

1. Cumulative Impacts

The discussion of cumulative impacts relates to the potential for this proposed project to contribute to an aggregate change in visual quality. As development continues in the area, the potential for an overall visual character change increases. Development on the project site itself includes the previously mentioned 60-foot tall monopole, antennas, microwave dish, equipment shelter and fencing. These existing elements are plainly recognizable as a communication facility for miles.

The unusual location and profile of the proposed barn is expected to increase viewer attention to the project site. This noticeability will increase the likelihood that the existing Verizon facility will be seen. Because of that, it is expected that the proposed project and associated barn would

increase the overall visibility of existing on-site development, resulting in potentially significant cumulative impacts.

Mitigation Measures

VR/mm - 4 The proposed project shall implement mitigation measures VR/mm-1 through VR/mm-3.

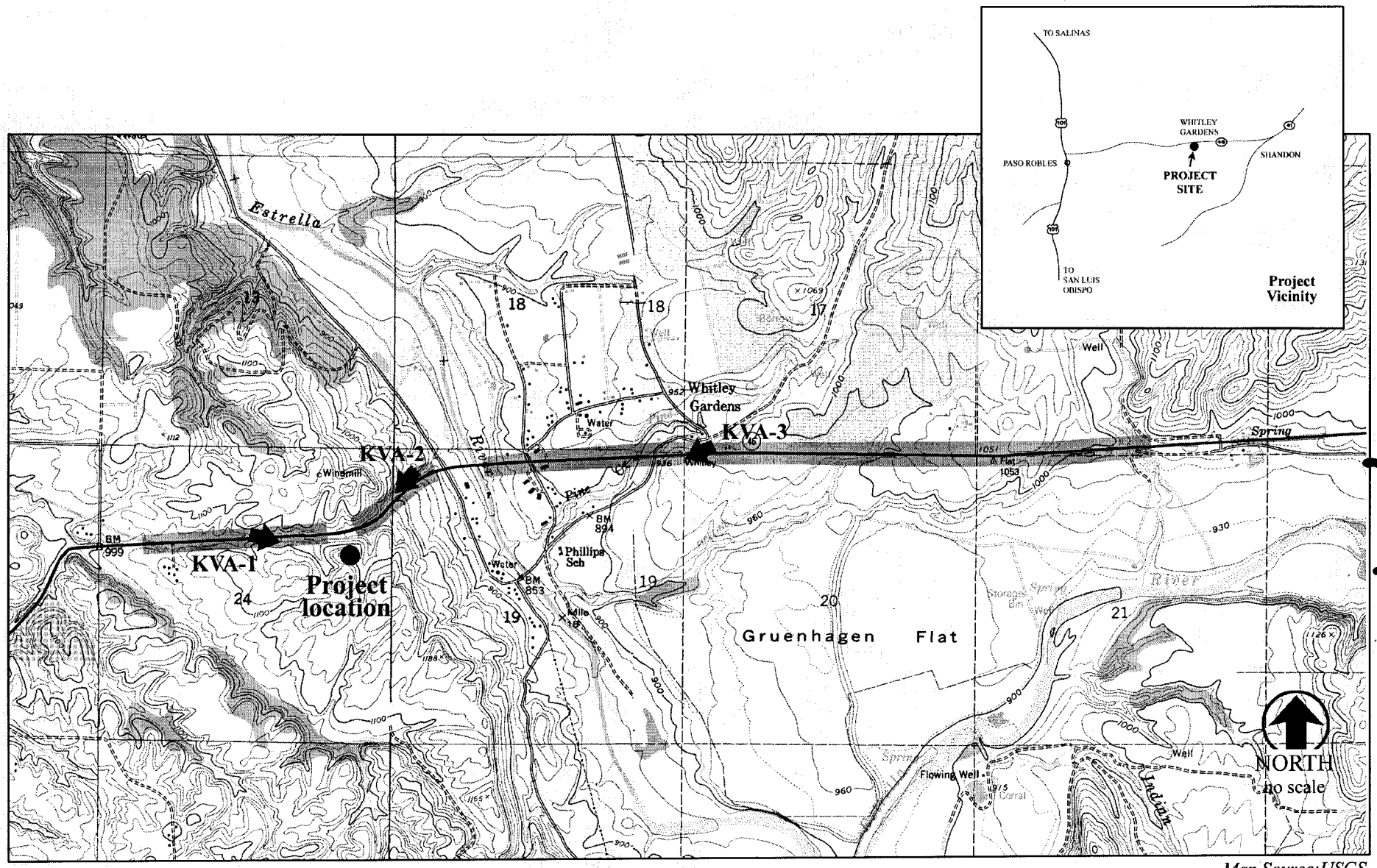
Residual Impacts

With implementation of mitigation measures VR/mm-1 through VR/mm-3, cumulative visual impacts due to project visibility from the Highway 46 corridor would be reduced to a less than significant level (CEQA Class II).

2. Impact and Mitigation Summary

The barn structure would appear out-of place and highly noticeable at its proposed location, silhouetting above a prominent ridgeline. Even with the barn size reduced to the minimum required to accommodate four carriers, its profile and location would be visually obtrusive. This high degree of noticeability would draw attention to the hilltop and to the existing Verizon facility, resulting in a cumulative visual degradation.

The mitigated project would also result in new visual elements on the site. However the ground-mounted antennas would not create a large geometric profile against the skyline as the proposed barn would. If painted to match the adjacent ground plane and limited to the smallest size possible, the antennas would not be visible from as long of a duration on Highway 46, and their degree of noticeability would be less than the barn proposal. The mitigated project, although still visible from closer viewpoints, would draw less attention to the site and would minimize potential cumulative impacts.



Map Source: USGS

KEY: Area along roadway from where project can be seen.

Location of Key Viewing Areas and photo-simulations shown in Figures X through X.

Visual Impact Assessment
Nextel Communications
Whitley Gardens, San Luis Obispo County

VIEW LOCATION MAP
Figure 1

Morro Group Inc. / Robert Carr Landscape Architect 3473 — *July 2005*

4-42

4-43

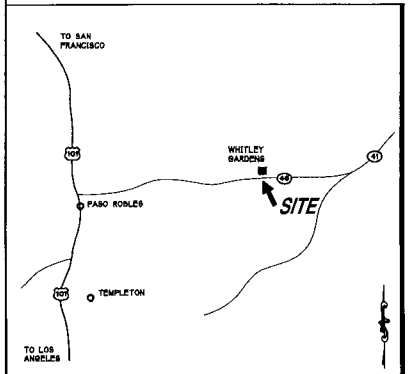
NEXTEL®

NEXTEL COMMUNICATIONS
SITE CA-6211-C
WHITLEY GARDENS
9505 HIGHWAY 46
PASO ROBLES, CA

SCOPE OF WORK

THE PROPOSED PROJECT ENTAILS:

- INSTALLATION OF A 11'-6" x 20' PREFABRICATED EQUIPMENT SHELTER.
- INSTALLATION OF TWO MICROWAVE ANTENNAS.
- CONSTRUCTION OF A POLE BARN STRUCTURE TO CONCEAL NEW SHELTER AND MICROWAVE ANTENNAS.
- INSTALLATION OF PANEL ANTENNAS MOUNTED TO THE EXTERIOR OF THE PROPOSED POLE BARN.
- UTILITY RUNS FOR ELECTRICAL SERVICE.



VICINITY MAP

N.T.S.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LAND OWNER			
NEXTEL MANAGER			
RF MANAGER			
SITE ACQUISITION			
INTERCONNECT ENG.			
PLANNING			
CONSTRUCTION			

UTILITY CONTACTS

ELECTRIC SERVICE PROVIDER:
PG&E

SERVICE REQUIRED:
200A 1Ø 3W

SERVICE PLANNER:
NAME: BOB BURKE
PHONE: (805) 546-5236

CUSTOMER CONTACT:
ELECTRICAL SERVICE

ED HARDEN
CONSTRUCTION MANAGER
(714) 412-2772

TELCO SERVICE PROVIDER:
SBC

SERVICE REQUIRED:
(X) T-1's

SERVICE PLANNER:
NAME: MANNY RAYES
PHONE: (805) 546-7447

CUSTOMER CONTACT
TELCO SERVICE:

T.B.D.
TELCO INTERCONNECT ENGINEER
PHONE #

WATER SERVICE:
N/A

GAS SERVICE:
N/A

SEWER:
N/A

SUBMITTAL RECORD

SUBMIT #	DESCRIPTION	DATE
P1	90% PD'S DESIGN REVIEW	10/13/04
P2	100% PD'S SUBMITTAL	10/26/04
P3	REVISE LEASE AREA	11/15/04
P4	REVISE LEASE AREA	12/13/04

CA-6211-C
BARN

PROJECT DATA

APPLICANT:
LEASING AND ZONING:
MARIO MUSSO
NEXTEL COMMUNICATIONS
310 COMMERCE STREET
IRVINE, CA 92602
(714) 681-3840

CONSTRUCTION
ED HARDEN
NEXTEL COMMUNICATIONS
310 COMMERCE STREET
IRVINE, CA 92602
(714) 412-2121

R.F. ENGINEERING
RAJIV THAKKER
NEXTEL COMMUNICATIONS
310 COMMERCE STREET
IRVINE, CA 92602
(714) 231-2602

PROPERTY OWNER:
JOHN COMINO
BOX 2420
PASO ROBLES, CA 93447
(805) 238-7498

PROJECT INFORMATION
GEODETIC COORDINATES:
LATITUDE: N 35° 39' 14.91"
LONGITUDE: W 120° 31' 07.77"
GROUND EVALUATION: 1156' (AMSL)

SQUARE FEET OF LEASE AREA:
2790 sq. ft.

ZONING:
AGRICULTURE

EXISTING OCCUPANCY:
N/A

OCCUPANCY CLASSIFICATION:
1997 UBC: U-2

ARCHITECT:
OMNI DESIGN GROUP, INC.
100 CROSS ST. SUITE 101
SAN LUIS OBISPO, CA 93401
(805) 544-9700
(805) 544-4327 FAX
info@omnidesigngroup.com, email
ARCHITECT: T. REAY (C-19442)
PROJECT COORDINATOR: S. HANNING

SURVEYOR:
OMNI DESIGN GROUP, INC.
100 CROSS ST. SUITE 101
SAN LUIS OBISPO, CA 93401
(805) 544-9700
(805) 544-4327 FAX
info@omnidesigngroup.com, email
LICENSE SURVEYOR: D. MARCHELL (LS-6375)
PROJECT COORDINATOR: S. HANNING

STRUCTURAL ENGINEERING:

ELECTRICAL ENGINEERING:

ASSESSORS PARCEL NUMBER:
—

PROPERTY LEGAL DESCRIPTION:
SEE "C" SHEETS

ADA COMPLIANCE:
N/A (UNMANNED COMMUNICATIONS FACILITY)

TYPE OF CONSTRUCTION:
VN

SHEET INDEX

T-1 TITLE SHEET

C-1 BOUNDARY PLAN
(SURVEY FOR REFERENCE ONLY)

A-1 SITE PLAN

A-2 ELEVATIONS

DATE: 12/13/04
ARCHITECT: T. REAY
DRAWN BY: JNW
CHECKED BY: SH

REVISIONS

REV	DATE	DESCRIPTION	BY
△			
△			
△			

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO NEXTEL IS STRICTLY PROHIBITED.

CLIENT:
NEXTEL
NEXTEL COMMUNICATIONS, INC.
17275 DERIAN AVE.
IRVINE, CA 92614
PHONE: (714) 882-3300
FAX: (714) 882-3313

PROJECT MANAGER:

ARCHITECT:
OMNI DESIGN GROUP, INC.
ARCHITECTURE
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
PROJECT MANAGEMENT
SURVEYING
TELECOMMUNICATIONS
100 Cross Street, Suite 101
San Luis Obispo, CA. 93401
Phone: (805) 544-9700
Fax: (805) 544-4327
email: info@omnidesigngroup.com

CONSULTANT:

SEAL:

SITE NUMBER:
CA-6211C

SITE TYPE:
BARN

LOCATION:
WHITLEY GARDENS
9505 HIGHWAY 46
WHITLEY GARDENS, CA 93446

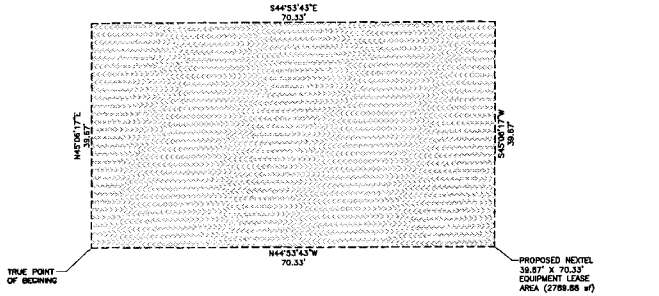
APPL. TYPE: CUP

TITLE:
TITLE SHEET

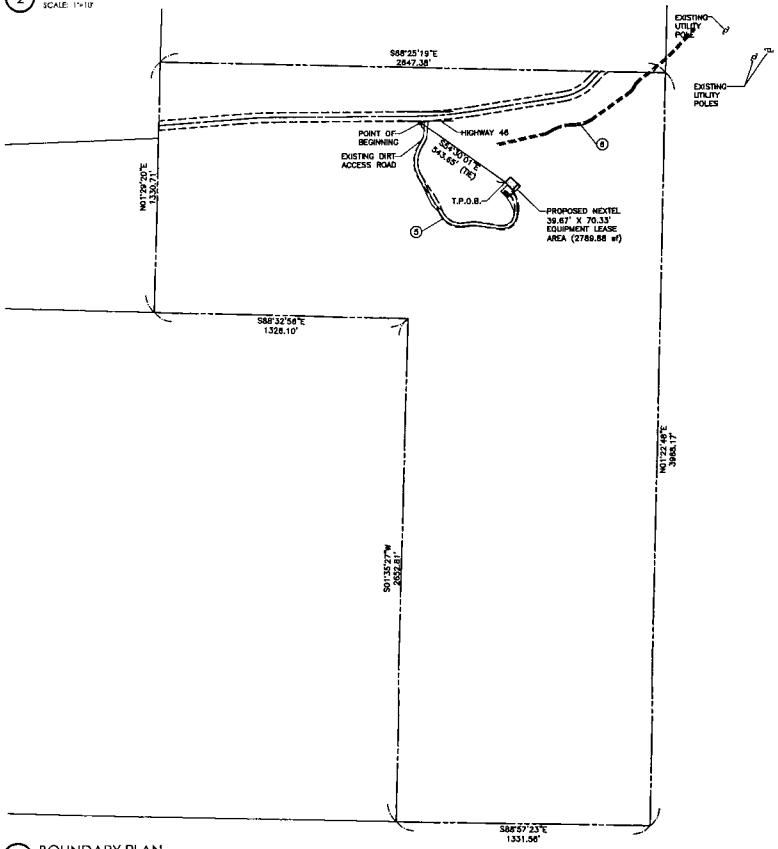
SHEET NUMBER:
T-1

525-23A

4-44



2 EQUIPMENT LEASE AREA DETAIL
SCALE: 1"=10'



4 BOUNDARY PLAN
SCALE: 1"=300'

BOUNDARY AND TITLE INFORMATION

THE PROPERTY BOUNDARY AS SHOWN HEREON IS BASED UPON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, NO. 4001-1480012, DATE MAY 28, 2004 AT 7:30 A.M. OMNI DESIGN GROUP, INC. ASSUMES NO LIABILITY FOR PRIOR SURVEYS, ENCROACHMENTS OR OTHER DEFECTS IN TITLE.

PROPERTY LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF NTE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, IN TOWNSHIP 28 SOUTH, RANGE 13 EAST, M.D.B.&M., IN TEH COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING SOUTH OF THE SOUHTERLY LINE OF STATE HIGHWAY 46.

TITLE REPORT EASEMENTS

ITEMS FROM TITLE REPORT THAT ARE NOT REFERENCED BELOW ARE EITHER NOT PLOTTABLE FROM RECORD OR DO NOT AFFECT PROPERTY.

(5) AN UNRECORDED LEASE DATED MAY 1, 1991 AND AN AMENDMENT RECORDED MAY 28, 1992 IN BOOK 3805, PAGE 31 AS INSTRUMENT NO. 36080 OF OFFICIAL RECORDS, AND AMENDEMENT RECORDED AUGUST 14, 1992 IN BOOK 3837, PAGE 182 OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED MAY 28, 1992 IN BOOK 3805, PAGE 31 AND AUGUST 14, 1992 IN BOOK 3837 PAGE 182 BOTH OF OFFICIAL RECORDS.

PROPOSED EQUIPMENT LEASE AREA DESCRIPTION

THAT PORTION OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, IN TOWNSHIP 28 SOUTH, RANGE 13 EAST, M.D.B.&M., IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING SOUTH OF THE SOUTHERLY LINE OF STATE HIGHWAY 46. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND BENCHMARK, THENCE SOUTH 54°30'01" EAST, A DISTANCE OF 543.65 FEET TO THE **TRUE POINT OF BEGINNING**.

THENCE NORTH 45°06'17" EAST, A DISTANCE OF 39.67 FEET;
THENCE SOUTH 44°53'43" EAST, A DISTANCE OF 70.33 FEET;
THENCE SOUTH 45°06'17" WEST, A DISTANCE OF 39.67 FEET;
THENCE NORTH 44°53'43" WEST, A DISTANCE OF 70.33 FEET TO THE **TRUE POINT OF BEGINNING**.

BASIS OF BEARINGS

THE BEARINGS ARE BASED UPON CALIFORNIA COORDINATE SYSTEM, ZONE 5, NAD 83

NOTES:

1. DATE OF SURVEY: 10/01/04
2. ACREAGE PARCEL: 161.46 ACRES
3. PROPOSED EQUIPMENT LEASE AREA: 39.67 x 70.33' = 2789.88 SQUARE FEET
4. PCS FACILITY -- WIRELESS COMMUNICATIONS
5. ASSESSOR'S PARCEL NUMBER(S): 015-041-074
6. LATITUDE & LONGITUDE TAKEN AT CENTER OF ANTENNAS.

PROPOSED ANTENNA GEODETIC COORDINATES

THE CENTER OF THE PROPOSED ANTENNAS AS SHOWN HEREON IS LOCATED AT THE FOLLOWING COORDINATES (NAD 83):

LATITUDE : N 35°39'14.81"
LONGITUDE: W 120°31'07.77"

BENCHMARK:

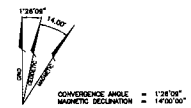
THE STATION IS LOCATED AT STATE HIGHWAY 46 POST MILE 39.19. A GRAVEL SHOULDER ADJACENT TO THE STATION PROVIDES ADEQUATE PARKING.

THE STATION IS 126 FEET SOUTH OF THE CENTERLINE OF STATE HIGHWAY 46, 13 FEET NORTH OF A 4 STRAND BARBED WIRE R/W FENCE, 2.0 FEET NORTH OF A CARSONITE WITNESS POST, AND ABOUT 20 FEET HIGHER THAN THE HIGHWAY.

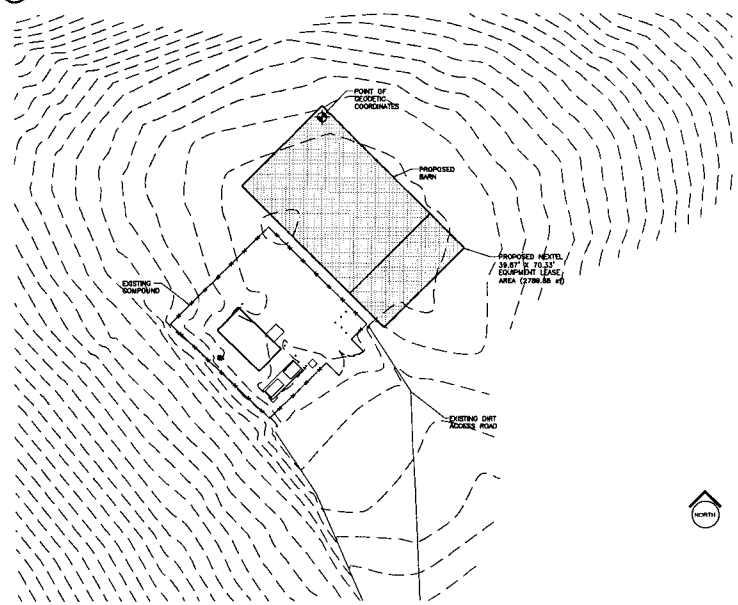
ELEV = 1091.00 FEET AMSL (NAVD 88)
PID = FV1735

LEGEND

C = CALCULATED
R = RECORD FROM
TPOB = TRUE POINT OF BEGINNING



1 BOUNDARY AND LEGAL DESCRIPTIONS
SCALE: NONE



3 SITE PLAN
SCALE: 1"=20'

DATE: 12/13/04

DRAWN BY: JNW
CHECKED BY: SH

REVISIONS

REV	DATE	DESCRIPTION	BY

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THE SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO HOSTS IS STRICTLY PROHIBITED.

CLIENT:

NEXTEL
NEXTEL COMMUNICATIONS, INC.
17278 DERIAN AVE.
IRVINE, CA 92614
PHONE: (714) 862-2300
FAX: (714) 862-2313

PROJECT MANAGER:

ARCHITECT:

OMNI
DESIGN GROUP, INC.
ARCHITECTURE
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
PROJECT MANAGEMENT
TELECOMMUNICATIONS
100 Cross Street, Suite 101
San Luis Obispo, CA. 93401
Phone: (805) 544-9700
Fax: (805) 544-0327
email: info@omnidesigngroup.com

CONSULTANT:

SEAL:

SITE NUMBER: CA-6211C

SITE TYPE: BARN

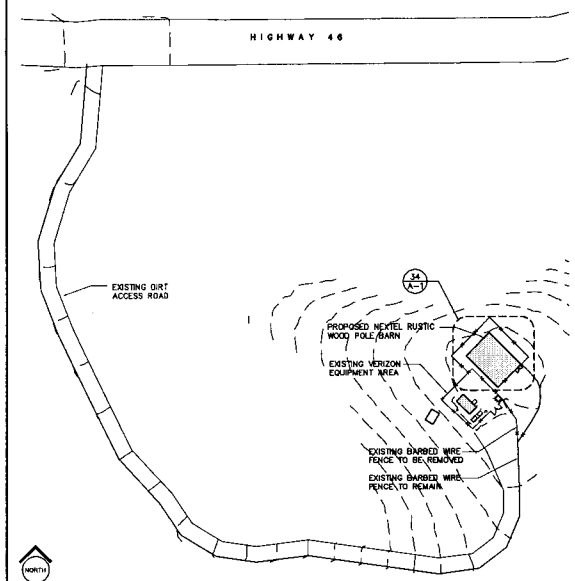
LOCATION:
WHITLEY GARDENS
9505 HIGHWAY 46
WHITLEY GARDENS, CA 93446

APPL. TYPE: CUP

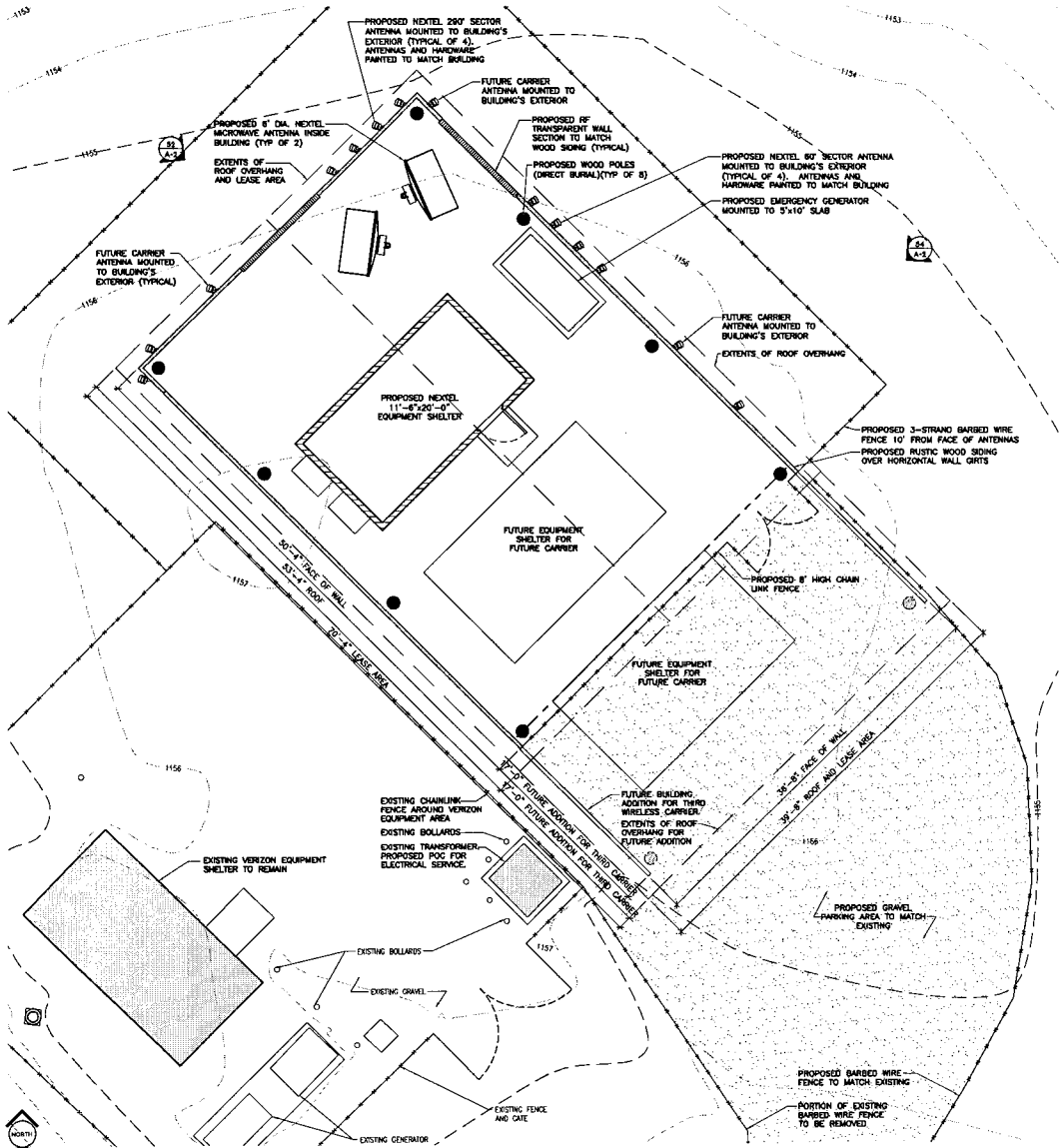
TITLE: SITE BOUNDARY PLAN

SHEET NUMBER: C-1

525-23A



54 SITE PLAN
SCALE: 1/64"=1'-0"



34 SITE PLAN
SCALE: 3/16"=1'-0"

DATE: 12/13/04
ARCHITECT: T. REAY
DRAWN BY: JNW
CHECKED BY: SH

REVISIONS

REV	DATE	DESCRIPTION	BY

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THE SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO NEXTEL IS STRICTLY PROHIBITED.

CLIENT:
NEXTEL
NEXTEL COMMUNICATIONS, INC.
17275 DERIAN AVE.
IRVINE, CA 92614
PHONE: (714) 862-2300
FAX: (714) 862-2313

PROJECT MANAGER:

ARCHITECT:
OMNI
AMERICAN GROUP, INC.
ARCHITECTURE
CIVIL, SITE DEVELOPMENT
STRUCTURAL, MECHANICAL, ARCHITECTURE
ELECTRICAL
HOSPITAL, GOVERNMENT, COMMERCIAL
TELECOMMUNICATIONS
100 Cross Street, Suite 101
San Luis Obispo, CA, 93401
Phone: (805) 544-9700
Fax: (805) 544-4327
email: info@omnicateringgroup.com

CONSULTANT:

SEAL:

SITE NUMBER:
CA-6211C

SITE TYPE:
BARN

LOCATION:
WHITLEY GARDENS
9505 HIGHWAY 46
WHITLEY GARDENS, CA 93446

APPL. TYPE: CUP

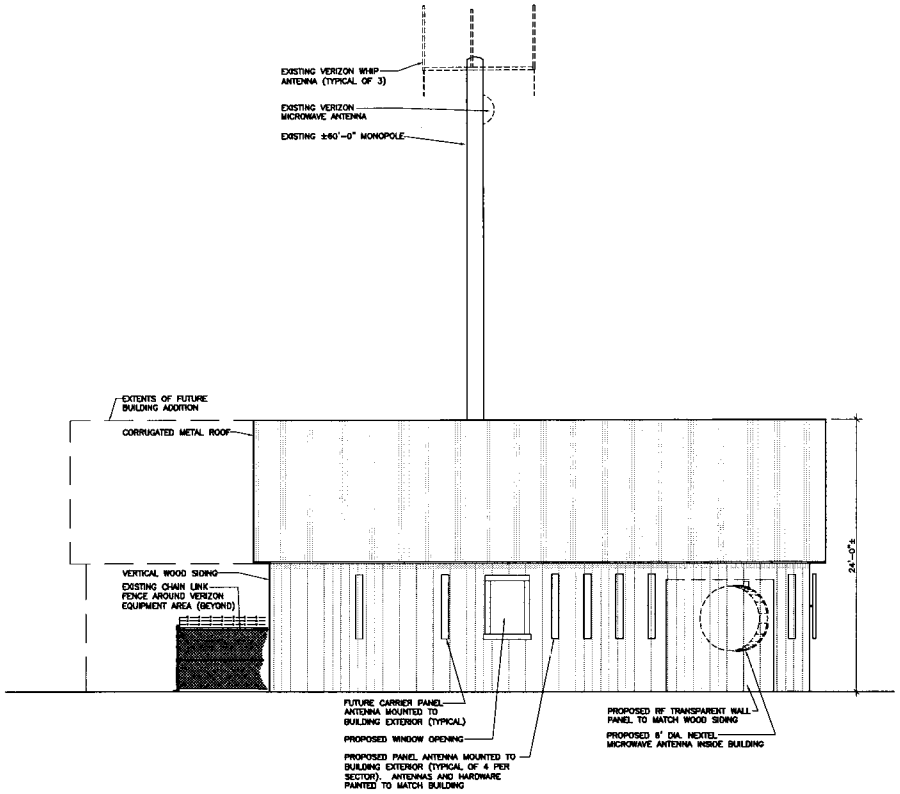
TITLE:
SITE PLAN

SHEET NUMBER:
A-1

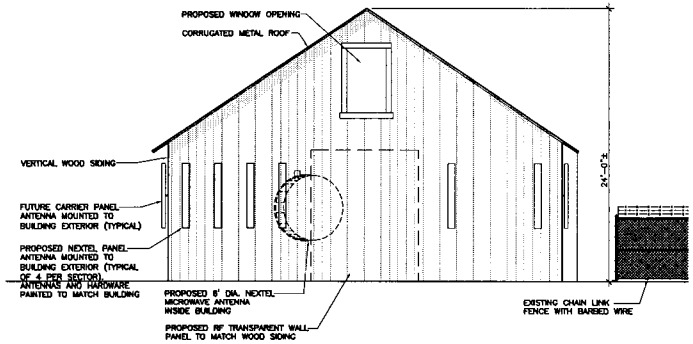
525-23A

54-45

4-46



54 SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"



24 SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"

DATE: 12/13/04
ARCHITECT: T. REAY
DRAWN BY: JNW
CHECKED BY: SH

REVISIONS

REV	DATE	DESCRIPTION	BY
△			
△			
△			

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO NEXTEL IS STRICTLY PROHIBITED.

CLIENT:

NEXTEL

NEXTEL COMMUNICATIONS, INC.
17275 DERIAN AVE.
IRVINE, CA 92614
PHONE: (714) 862-2300
FAX: (714) 862-2313

PROJECT MANAGER:

ARCHITECT:

OMNI DESIGN GROUP, INC.

100 Cross Street, Suite 101
San Luis Obispo, CA 93401
Phone: (805) 544-9700
Fax: (805) 544-4027
email: info@omnidesigngroup.com

CONSULTANT:

SEAL:

SITE NUMBER: CA-6211C

SITE TYPE: BARN

LOCATION: WHITLEY GARDENS
9505 HIGHWAY 46
WHITLEY GARDENS, CA 93446

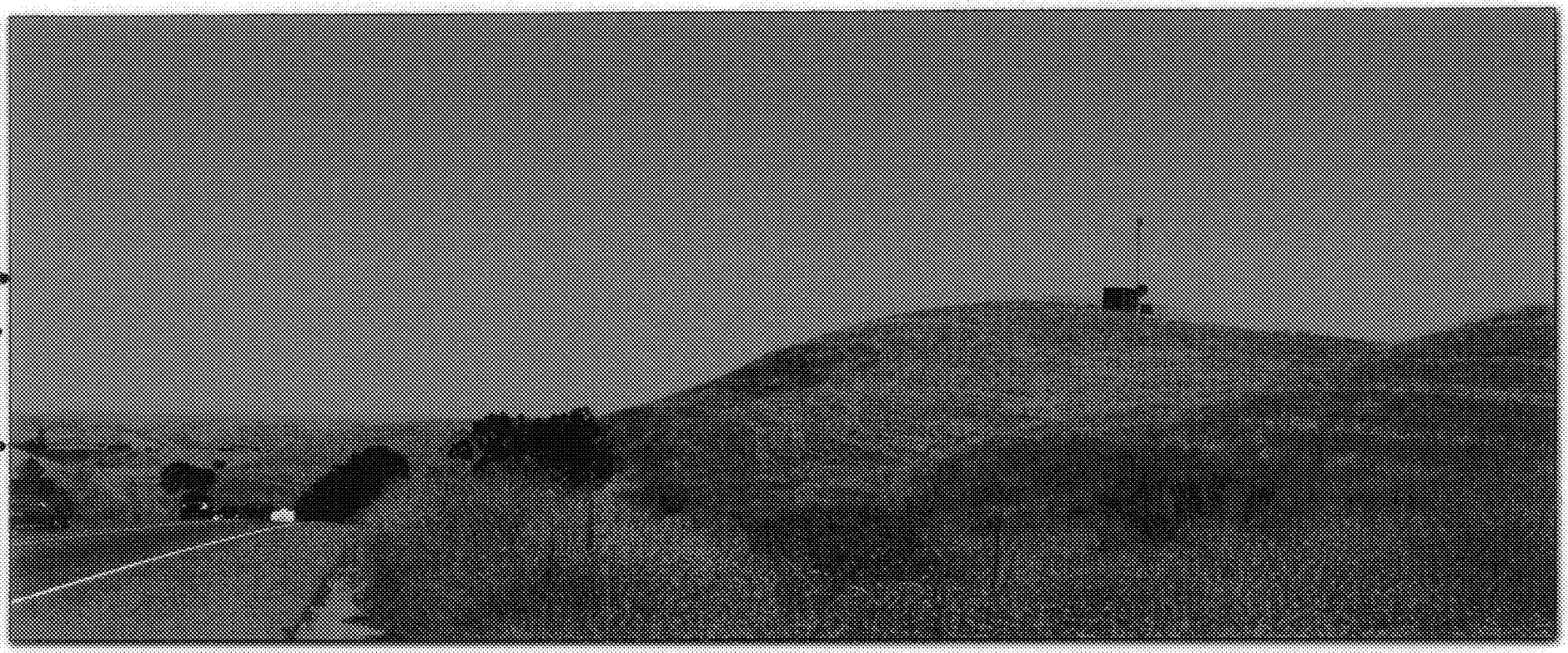
APPL. TYPE: CUP

TITLE: ELEVATIONS

SHEET NUMBER: A-2

525-23A

4-47



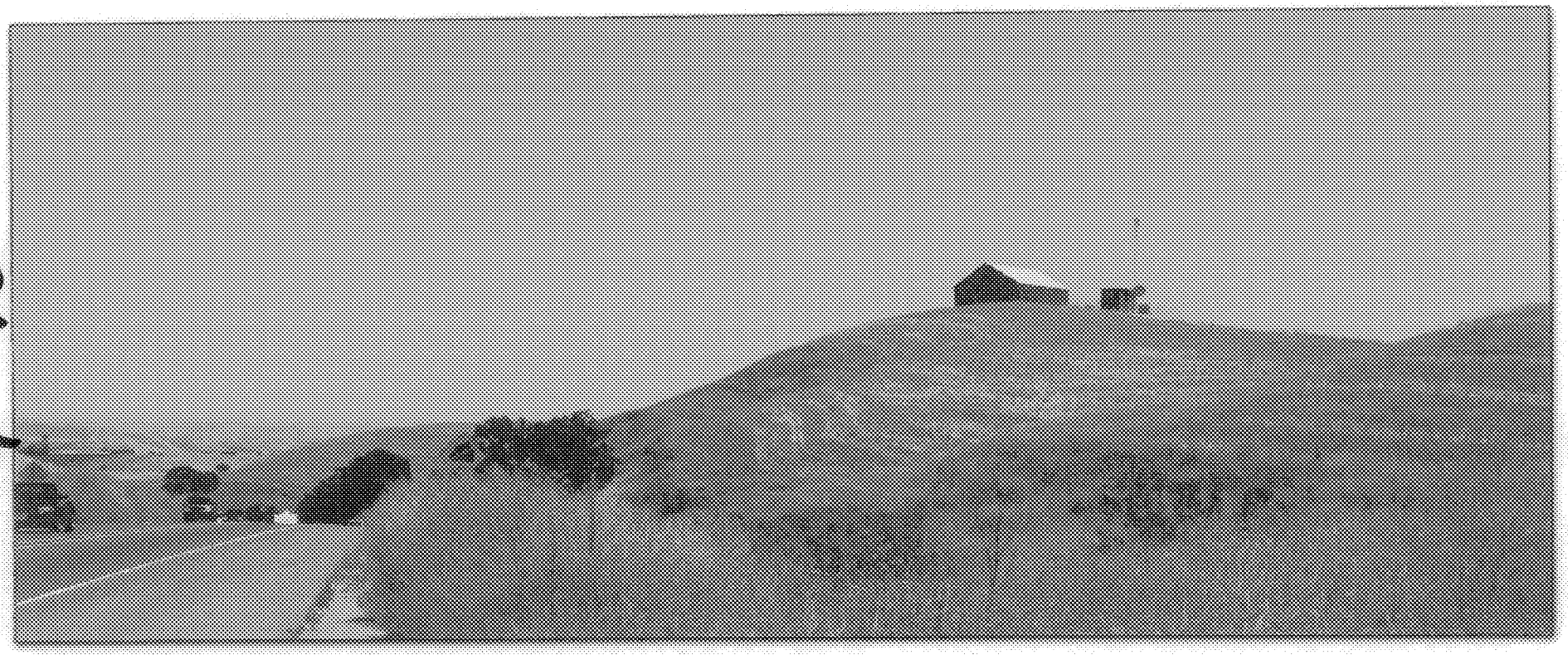
Existing view

Visual Impact Assessment
Nextel Communications
Whitley Gardens, San Luis Obispo County

View from eastbound Highway 46

KVA-1
Figure 6

4-48



Project as proposed

Visual Impact Assessment
Nextel Communications
Whitley Gardens, San Luis Obispo County

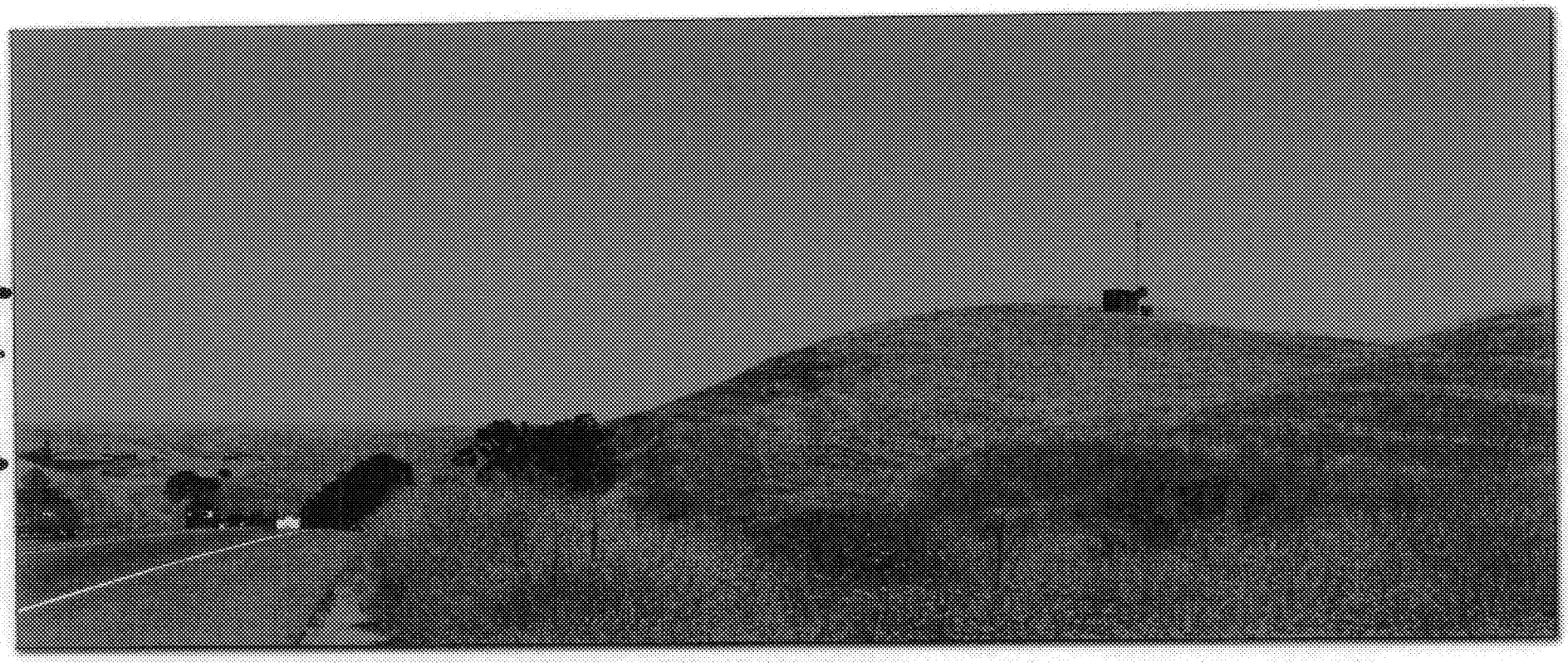
View from eastbound Highway 46

KVA-1
Figure 7

Morris Group Inc. / Robert Carr Landscape Architect 3473

July 2005

4-49



Project with mitigation applied

Visual Impact Assessment
Nextel Communications
Whitley Gardens, San Luis Obispo County

View from eastbound Highway 46

KVA-1
Figure 8

Marra Grego Inc. / Robert Carr Landscape Architect 3473

July 2005

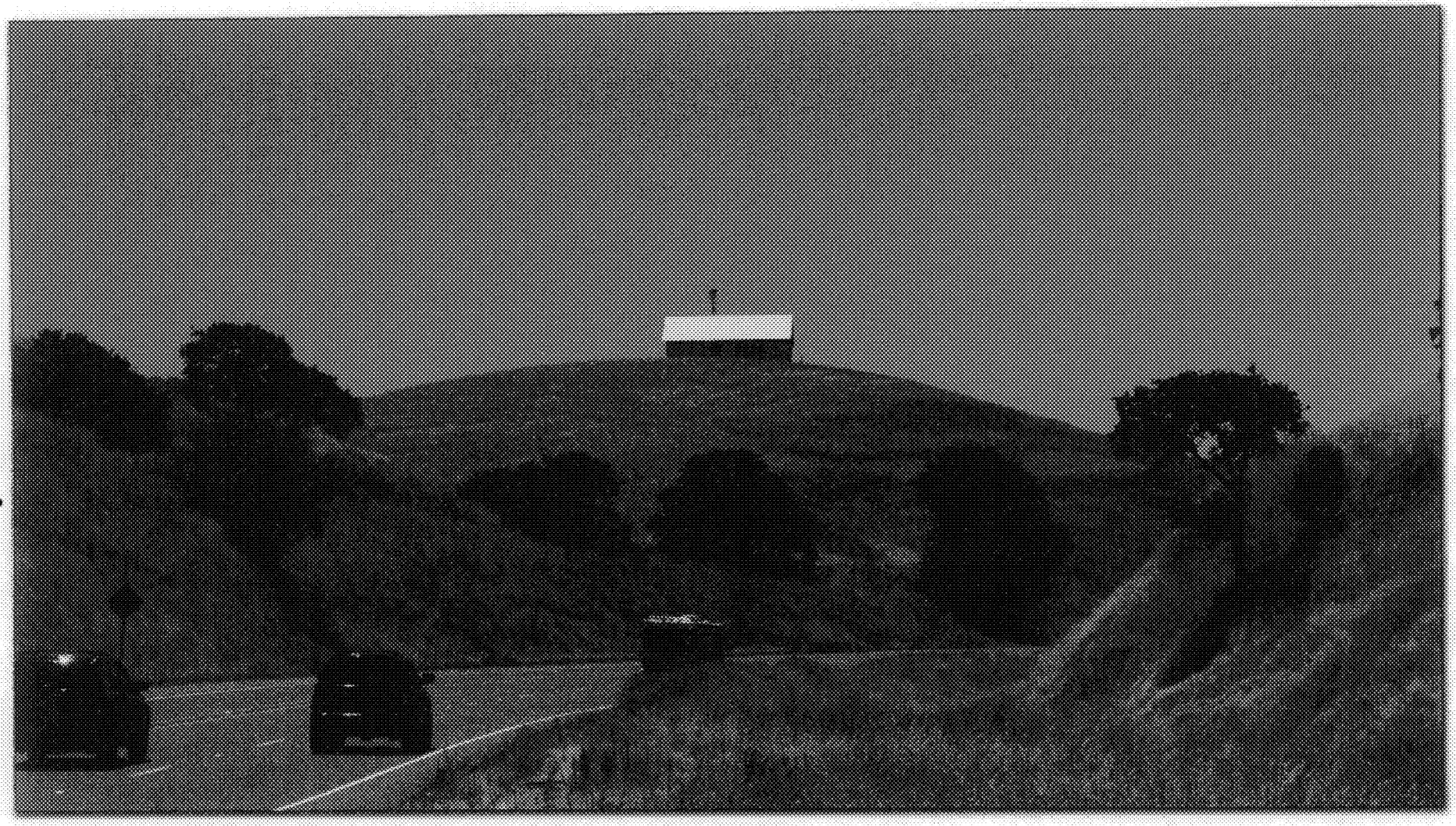
Existing View

Visual Impact Assessment Nextel Communications Whitley Gardens, San Luis Obispo County	View from westbound Highway 46 west of the Estrella River Bridge	KVA-2 Figure 9

Morro Group Inc. / Robert Carr Landscape Architect 3473

July 2005

4-50



Project as proposed

Visual Impact Assessment
Nextel Communications
Whitley Gardens, San Luis Obispo County

View from westbound Highway 46 west of the Estrella River Bridge

KVA-2
Figure 10

Morro Group Inc. / Robert Carr Landscape Architect 3473

July 2005

4-51

Project with mitigation applied

Visual Impact Assessment
Nextel Communications
Waldoy Gardens, San Luis Obispo County

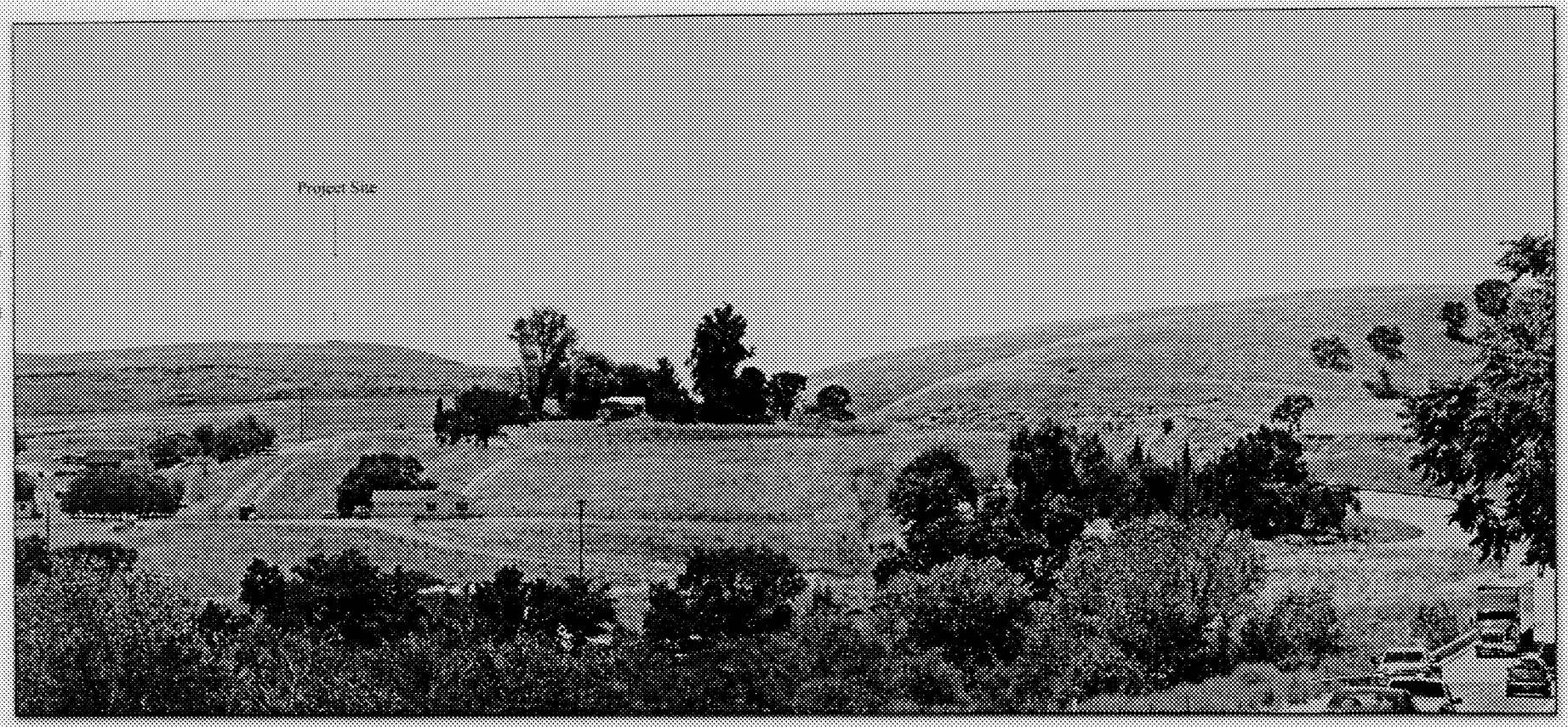
View from westbound Highway 46 west of the Estrella River Bridge

KVA-2
Figure 11

Morro Group Inc. / Robert Carr Landscape Architect 3473

July 2005

4-52



Existing view

Visual Impact Assessment
Nextel Communications
Writley Cuesta, San Luis Obispo County

View from westbound Highway 46 approximately 1.8 miles from the project site

KVA-3
Figure 12

Mayo Group Inc. - Robert Carr Landscape Architect 3473

July 2003

4-54

Project as proposed

Visual Impact Assessment
Nextel Communications
Whitley Gardens, San Luis Obispo County

View from westbound Highway 46 approximately 1.8 miles from the project site

KVA-3
Figure 32

Morris Group Inc. / Robert Cox Landscape Architect 3473

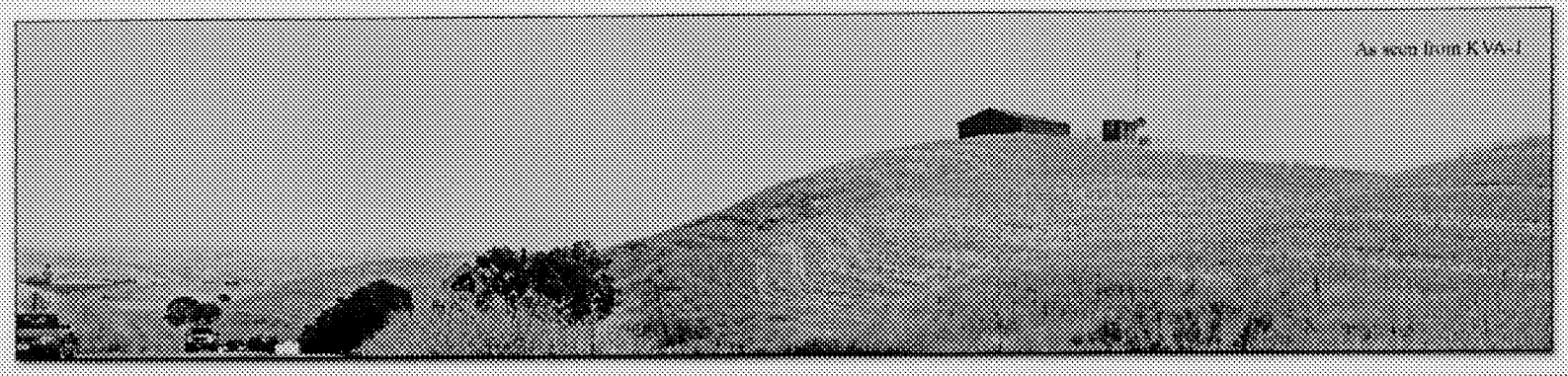
July 2002

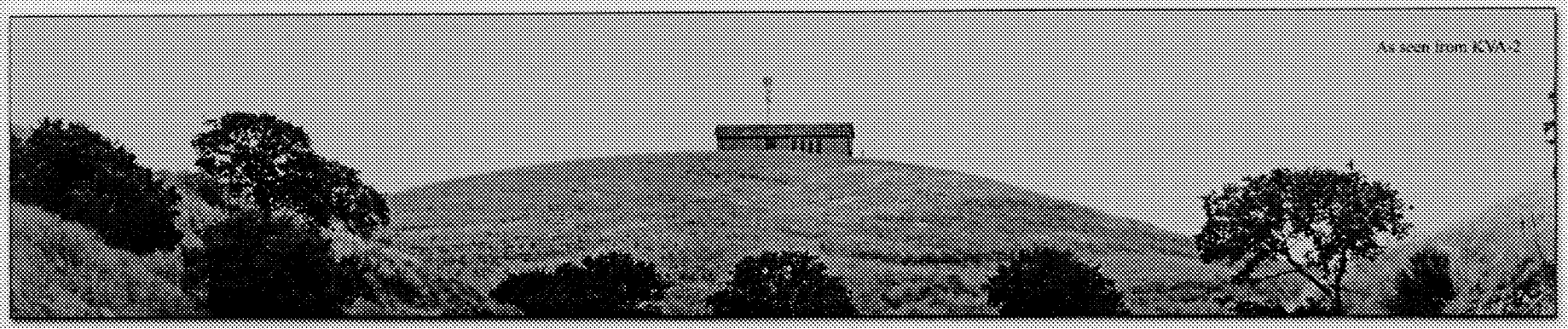
Project with mitigation applied

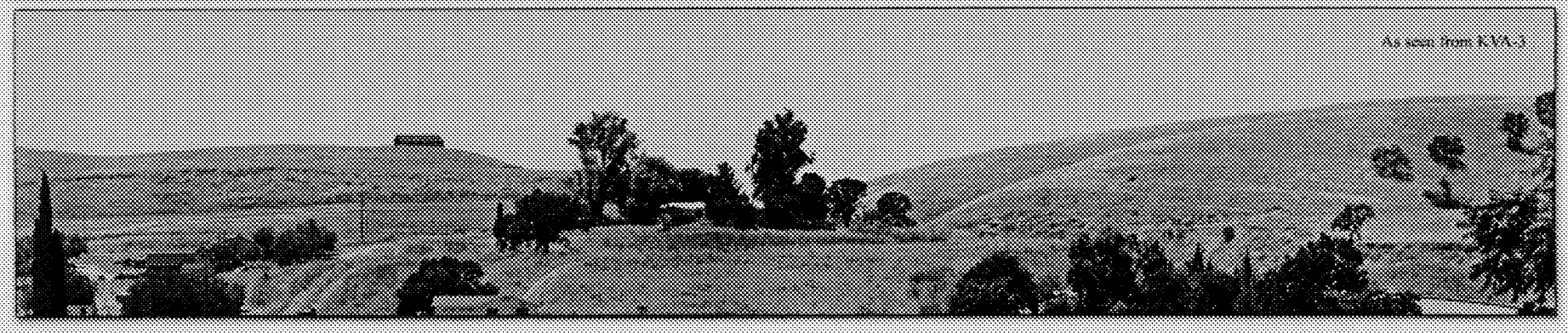
Visual Impact Assessment
Nextel Communications
Whitley Gardens, San Luis Obispo County

View from westbound Highway 46 approximately 1.8 miles from the project site

KVA-3
Figure 14







Visual Impact Assessment
Pinnacle Communications
Whitley Gardens, San Luis Obispo County

These study images show how the project would still be highly visible even if the barn were reduced in size and the roofing material changed

Study Images
Figure 15

Morro Group Inc. Robert Carr Landscape Architects 5471 July 2008

4-56

4-57

NEXTEL

RADIO FREQUENCY POWER DENSITY EMISSIONS STUDY

For

Site; CA6211C, Whitley Gardens
Located at:
9505 Highway 46
Whitley, CA 93446

Prepared by:

Darang Tech, P.E.
Dtech Communications, LLC
11401 Pacific Shores Way
San Diego, CA 92130
(Consulting Engineers)

Dtech Communications, LLC

December 23rd, 2004

4-58

The special provisions contained herein have been prepared by or under the direction of the following Registered Persons.

Darang Tech

REGISTERED PROFESSIONAL ENGINEER
DARANG TECH
16000
Exp. 06/30/07
ELECTRICAL
STATE OF CALIFORNIA

4-59

INTRODUCTION

The engineering staff at Dtech Communications, LLC does not establish the guidelines used to insure safety exposure levels emitted from Radio Frequency (RF) Electromagnetic Fields associated with SMR, Cellular, PCS, radio and television equipment. Dtech uses the guidelines and standard adopted by the Federal Communications Commission in 1996 and further amended in August 1997 by a Second Memorandum Opinion and Order. The guidelines established Maximum Permissible Exposure (MPE) Limits well below a level the majority of the scientific community believes may pose a heath risk. The FCC uses these MPE Limits to regulate RF exposure levels on all wireless communication facilities.

The first step in evaluating compliance is to determine whether the facility is "categorically excluded". The FCC has determined through calculations and technical analysis that due to their low power and height above ground level, many facilities by their very nature are highly unlikely to cause human exposures in excess of the guideline limits, and operators of those facilities are exempt from routinely having to determine compliance. Facilities with these characteristics are considered "categorically excluded" from the requirement for routine, initial environmental processing for RF exposure. Therefore, if a facility is categorically excluded, the owner or licensee may ordinarily assume compliance with the guideline limits for exposure. Tables 1 below are the criteria for categorical exclusion.

Table 2: Categorical Exclusion criteria

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
Cellular Radiotelephone Service (subpart H of part 22)	non-building-mounted antennas: height above ground level to lowest point of antenna < 10 m and total power of all channels > 1000 W ERP (1640 W EIRP) building-mounted antennas: total power of all channels > 1000 W ERP (1640 W EIRP)
Personal Communications Services (part 24)	(1) Narrowband PCS (subpart D): non-building-mounted antennas: height above ground level to lowest point of antenna < 10 m and total power of all channels > 1000 W ERP (1640 W EIRP) building-mounted antennas: total power of all channels > 1000 W ERP (1640 W EIRP) (2) Broadband PCS (subpart E): non-building-mounted antennas: height above ground level to lowest point of antenna < 10 m and total power of all channels > 2000 W ERP (3280 W EIRP) building-mounted antennas: total power of all channels > 2000 W ERP (3280 W EIRP)

If the facility is NOT categorically excluded, then a study to determine potential exposure is required and the results must comply with the FCC MPE limits. Even though a facility may not be categorically excluded, no further environmental processing is required once it has been demonstrated that exposures are within the guidelines. Tables 2 are the FCC's MPE Limits.

Table 2: FCC Maximum Permission Exposure (MPE) Limits

Frequency (Mhz)	**General Public/Uncontrolled MPE** (mW/cm^2) (Average time @ 30 minutes)	**Occupational/Controlled MPE** (mW/cm^2) (Average time @ 6 minutes)
30-300	.2	1.0
300-1500	Frequency (Mhz)/1500	Frequency (Mhz)/300
1500-100,000	1.0	5.0

General population/uncontrolled limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure in not employment-related.

Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment, and those persons have been made fully aware of the potential for exposure and can exercise control over their exposure.
Occupational/controlled limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or here exposure by leaving the area or by some other appropriate means.

PROPOSED SITE DESCRIPTION

The subject site is situated on a rural hilltop of the Camino Ranch located at 9505 Highway 46, Whitley Gardens, CA 93446. The proposed Nextel installation consists of two sectors (faces), each containing two (2) directional panel antennae designed to radiate energy in a particular direction. The antennae are façade mounted on the walls of a faux barn that houses the equipment inside. Each sector is fenced off to limit access at a minimum of 10 feet from the front of the antennae. Areas inside the fence are subject to the FCC's Controlled/ Occupational MPE Limit while elsewhere is subject to the Uncontrolled/General Public MPE Limit. There is one other wireless carriers, Verizon, located at the subject site at the time of this report. Please refer to the attached drawings and *table 3* below for site configurations used for the computer simulation. Also, note that the proposed microwave dish is omitted from the computer simulation due to the fact that

microwave systems are designed to operate in a line-of-sight and point-to-point application. Therefore, the antenna beam width (width of the signal) is very narrow and will not contribute significant signal on the ground. Compared to the levels resulting from the cell site antennae, the microwave signal on the ground is negligible.

Table 3: Site Configurations

	Nextel Sectors *(α,γ)*	**Verizon Sectors** *(omni)*
ERP per channel (Watts)	61	100
Total channels per sector	20	15
Max composite ERP per sector (Watts)	**1220**	**1500**
Antenna Radiation Center Height Above **Ground** (feet)	8.5	60
Frequency	SMR (806-866Mhz)	Cellular (824-896Mhz)
Antenna make/model	Andrew DB844H90E-XY	Andrew DB586

MPE LEVEL CALCULATION

Dtech Communications uses the FCC's guidelines for predicting emission levels as described in OET (Office of Engineering & Technology) Bulletin No. 65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation". Please refer to appendix A for the brief electromagnetic theory behind our calculations. As a conservative measure, the cumulative MPE analysis is performed under worse case conditions: (a) both near field and far field models are used; (b) all transmitters transmit at maximum power and maximum number of channels available; (c) all transmitters transmit simultaneously; (d) calculation points are performed at bore sight or in the antenna's main beam; (e) for multiple carriers, each carrier's exposure is combined to obtain the cumulative MPE at the facility. Actual powers are typically well below the worse case conditions depending on the number of channels occupied at any given time. In addition, each carrier has different antenna azimuths therefore worse case condition for each carrier occurs at different points in space. To simply sum up all the worse case conditions, as in this analysis, is unrealistic in the real world. However, it does give a good conservative picture of the upper limit.

RESULTS

Table 3 indicate that Nextel's frequency falls into the "Cellular Radiotelephone Service" category and since the total power output is more than 1000 watts ERP, it is not **"categorically excluded"** and thus a study to determine potential exposure is required. Calculations will be made for both Controlled and Uncontrolled environments, namely inside and outside the fences respectively. Figures 1 & 2 below are the corresponding results.

Figure 1: *Expected emission levels compared to FCC's Occupational/ Controlled MPE Limit calculated at human height* ***inside*** *the fences.*

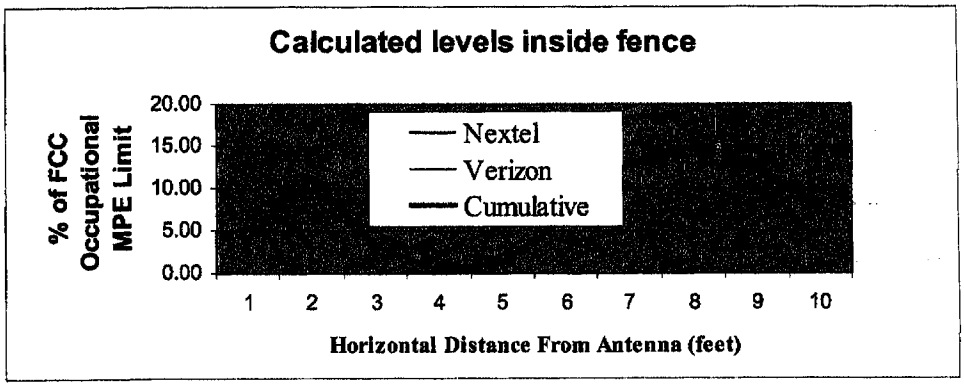
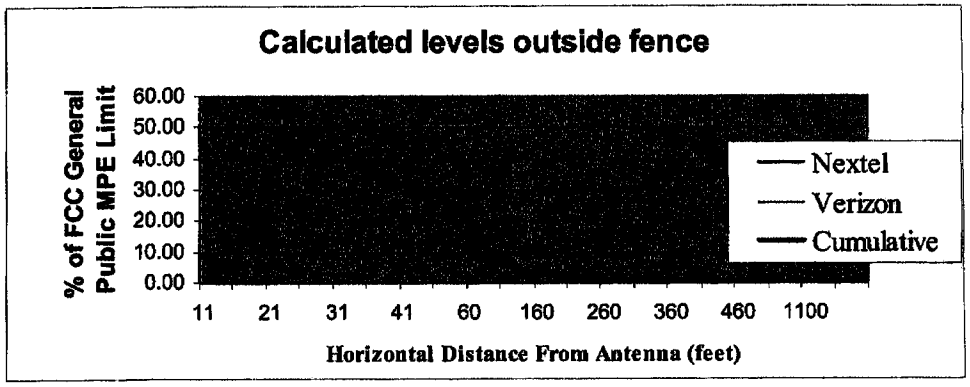


Figure 2: *Expected emission levels compared to FCC's General Public/ Uncontrolled MPE Limit calculated at human height* ***outside*** *the fences.*



Conclusion

This report was intended to illustrate that Dtech Communications uses sound theory and assumptions as described by the FCC to calculate exposure levels expected from Nextel's proposal as well as existing sites. As depicted in figures 1&2 above, the maximum exposure levels expected from all base stations never exceeded **15% and 50%** of the FCC's Controlled and Uncontrolled MPE Limits respectively. It should be pointed out again that these results reflect the maximum number of channels available and should be considered as the upper limit. We have presented the worst-case scenario to demonstrate that the expected exposure levels comply with the FCC Radiofrequency Safety Guidelines.

Recommendation(s)

The following action(s) are recommended:

- As a general safety practice, information or notice signs should be posted on all sides of the surrounding fences to inform workers and possible hikers of transmitting antennae inside the fences.

Appendix A:

Electromagnetic Emissions Theory

Discussed below is an abbreviated explanation of the theory behind Dtech Communications' electromagnetic studies. This explanation is for individuals with no background in Electromagnetic Theory and may seem oversimplified by individuals with some exposure to RF propagation theory.

The power density surrounding an antenna varies as a function of location, distance and orientation. The fields around an antenna may be divided into two principal regions: (a) near-field (Cylindrical) and (b) far-field (Spherical). The boundary between the two is defined as $R=2D^2/\lambda$ where D is the maximum physical dimension of the antenna and λ is the wavelength. It is necessary to predict both the near and far field power density of an antenna array. The predicted result is averaged over the human body with the assumption that the human body is 2 meters tall.

The Far Field (Spherical) Model

As described by the FCC, a prediction for power density in the far field of a single radiating point antenna can be derived from the following general equation:

$$S = PG_i / (4\pi r^2) \qquad \text{Eq. 1}$$

Where:

- S is the power density
- P is the power input into the antenna
- G_i is the gain of the antenna relative to an isotropic radiator
- r is the distance from the antenna

Equation 1 can be modified to consider the following: First, since the power radiated is not a point source, the Effective Radiated Power (ERP) is used. Second, the FCC calculates the power based upon a half wave dipole (2.15 dB gain correction factor). Third, multiple channels are combined and transmits them through one antenna. Therefore, the total composite ERP is used. Fourth, a 2.56 multiplication factor is added to help compensate for reflected waves. Lastly, antennas have both horizontal and vertical components. When the antenna is mounted on a structure, distortion will occur. Therefore, the deep nulls in the antenna pattern are removed for calculations to more closely model the actual pattern from the antenna at a cell site. In other words, only the vertical component is factored into the calculations. (Ignoring the horizontal component will give a worst-case calculation).

The modified formula is:

$$S = \frac{ERP * 10^6 * 1.64 * A * 2.56}{4 * \pi * r^2} \ W/cm^2 \qquad \text{Eq. 2}$$

where:

S is the Power Density (W/cm^2)
ERP is the composite Effective Radiated Power in Watts (W)
A is the antenna pattern attenuation ratio relative to the main lobe gain
r is the horizontal distance to the antenna

The Near Field (Cylindrical) Model

The near field power density prediction may be modeled by treating the vertical collinear antenna as an array of *N* elements spaced one wavelength apart. The contribution from each element is summed vectorially and divided by area of a unit sphere to obtain the power density.

The general formula is

$$S(\theta,\varphi) = EIRP(\theta,\varphi) / (4\pi r^2) \qquad \text{Eq. 3}$$

Where:

EIRP(θ,φ) is the effective isotropic radiated power at a particular azimuth θ and elevation φ, is found by extrapolating the published horizontal and vertical gain patterns of the antenna to form a three-dimensional antenna gain pattern
r is the distance from the antenna

With the adjustments noted in the above far field model, the modified formula is as follows:

$$S = \frac{ERP * 10^6}{4 * \pi * r * D * H/360} \; W/cm^2 \qquad \text{Eq. 4}$$

where:

S is the Power Density (W/cm^2)
ERP is the composite Effective Radiated Power in Watts (W)
D is the vertical antenna aperture
H is the 3dB horizontal beam width of the antenna pattern
r is the horizontal distance to the antenna

4-66

Appendix B:

References

[1] *Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation*, Second Memorandum Opinion and Order, ET Docket 93-62, adopted August 25, 1997.

[2] *Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation*, Report and Order, ET Docket 93-62, FCC 96-326, adopted August 1, 1996. Federal Register 41006 (1996).

[3] *Guidelines for Evaluating the Environmental Effects of Radio frequency Radiation*, Notice of Porposed Rulemaking, ET Docket 93-62, 8 FCC Rcd 2849 (1993).

[4] The Telecommunication Act of 1996, 47 U.S.C. Section 332 (c)(7)(B)(iv).

[5] www.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/ www.fcc.gov/oet/rfsafety

Attachment(s):

- Site data sheet provided by Nextel
- Site drawings

4-67

Nextel Communications RF Data Sheet

Site Name **Whitley Garden: Comino Ranch** Site Number **CA6211C**

Site Address: 9505 Highway 46 East, Paso Robles, CA

Number of Antennas:	**Sector A: 70 degree**		**Sector C (280 degree)**
1. Whip:			
2. Dish:			
3. Panel:	4		4
4. Smart:			
5. Other			

Antennas & Transmission Characteristics	**Sector A**	**Sector B**	**Sector C**	**Microwave**	**Other**
Antenna Height (Centerline):					
Proposed (AMSL):					
Future (AMSL):					
Antenna Type (model):	DB844H90E-XY		DB844H90E-XY		
Antenna Size (H, W, D):	48 x 6.5 x 8		48 x 6.5 x 8		
Antenna Orientation:					
Vertical beam width (deg.)	15		15		
Horizontal beam width (deg.)	90		90		
Vertical down tilt (deg.)	0		0		
Antenna Separation:					
Vertical (if applicable):	N.A.		N.A.		
Horizontal (on centerline):	3 ft		3 ft		
EIRP (max. dBi/channel):	100w		100w		
Maximum Ant. Gain (dB):	11.8 dBd		11.8 dBd		
TX Power at Ant. Port (dB):	5w		5w		
Frequency Assignments:					
Transmit (MHz): List Range	851-866		851-866		
Receive (MHz): List Range	806-821		806-821		
Max. Number of Channels	20		20		
Transmit Polarization:	Vertical		Vertical		
Receive Polarization:	Vertical		Vertical		

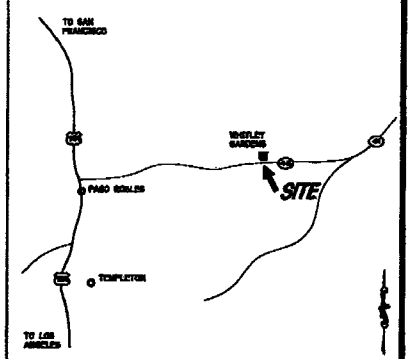
NEXTEL®

NEXTEL COMMUNICATIONS
SITE CA-6211-A
WHITLEY GARDENS
9505 HIGHWAY 46
PASO ROBLES, CA

SCOPE OF WORK

THE PROPOSED PROJECT ENTAILS:

- INSTALLATION OF A 11'-6" x 20' PREFABRICATED EQUIPMENT SHELTER.
- INSTALLATION OF TWO MICROWAVE ANTENNAS.
- CONSTRUCTION OF A POLE BARN STRUCTURE TO CONCEAL NEW SHELTER AND MICROWAVE ANTENNAS.
- INSTALLATION OF PANEL ANTENNAS MOUNTED TO THE EXTERIOR OF THE PROPOSED POLE BARN.
- UTILITY RUNS FOR ELECTRICAL SERVICE.



VICINITY MAP
N.T.S.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LAND OWNER			
NEXTEL MANAGER			
RF MANAGER			
SITE ACQUISITION			
INTERCONNECT ENG.			
PLANNING			
CONSTRUCTION			

UTILITY CONTACTS

ELECTRIC SERVICE PROVIDER:	TELCO SERVICE PROVIDER:	WATER SERVICE:
PG&E	SBC	N/A
SERVICE REQUIRED:	SERVICE REQUIRED:	GAS SERVICE:
200A 1Ø 3W	(2) T-1's	N/A
SERVICE PLANNER:	SERVICE PLANNER:	SEWER:
KAMIE BOB BURST	NAME: MANNY TERES	N/A
PHONE: (805) 546-5326	PHONE: (805) 544-7447	
CUSTOMER CONTACT:	CUSTOMER CONTACT	
ELECTRICAL SERVICE	TELCO SERVICE:	
ED HARDEN	T.B.D.	
CONSTRUCTION MANAGER	TELCO INTERCONNECT ENGINEER	
(714) 424-6772	PHONE #	

SUBMITTAL RECORD

SUBMIT #	DESCRIPTION	DATE
P1	90% PO'S DESIGN REVIEW	10/13/04
P2	100% PO'S SUBMITTAL	10/26/04
P3	REVISE LEASE AREA	11/15/04

CA-6211-A
BARN

PROJECT DATA

APPLICANT:
LEASING AND ZONING:
MARIO MUNIZ
NEXTEL COMMUNICATIONS
510 COMMERCE STREET
IRVINE, CA 92602
(714) 691-3040

CONSTRUCTION
ED HARDEN
NEXTEL COMMUNICATIONS
510 COMMERCE STREET
IRVINE, CA 92602
(714) 424-6772

R.F. ENGINEERING
RALEY TRAKEFF
NEXTEL COMMUNICATIONS
510 COMMERCE STREET
IRVINE, CA 92602
(714) 251-8602

PROPERTY OWNER:
JOHN COMINO
4765 RIVER GROVE DR.
PASO ROBLES, CA 93446
(805) 238-7[illegible]

PROJECT INFORMATION
GEODETIC COORDINATES:
LATITUDE: N 35° 39' 14.81"
LONGITUDE: W 120° 31' 07.77"
GROUND EVALUATION: 1158' (AMSL)

SQUARE FEET OF LEASE AREA:
[illegible] sq. ft.

ZONING:
AGRICULTURE

EXISTING OCCUPANCY:
N/A

OCCUPANCY CLASSIFICATION:
[illegible]

ARCHITECT:
OMNI DESIGN GROUP, INC.
100 CROSS ST. SUITE 101
SAN LUIS OBISPO, CA 93401
(805) 544-9700
(805) 544-4027 FAX
info@omnidesigngroup.com, email
ARCHITECT: T. REAY (C-19442)
PROJECT COORDINATOR: S. HANNIG

SURVEYOR:
OMNI DESIGN GROUP, INC.
100 CROSS ST. SUITE 101
SAN LUIS OBISPO, CA 93401
(805) 544-9700
(805) 544-4027 FAX
info@omnidesigngroup.com, email
LICENSE SURVEYOR: D. MARCHELL (L5-4973)
PROJECT COORDINATOR: S. HANNIG

STRUCTURAL ENGINEERING:

ELECTRICAL ENGINEERING:

ASSESSORS PARCEL NUMBER:
—

PROPERTY LEGAL DESCRIPTION:
SEE "C" SHEETS

ADA COMPLIANCE:
N/A (UNMANNED COMMUNICATIONS FACILITY)

TYPE OF CONSTRUCTION:
VII

SHEET INDEX

T-1 TITLE SHEET
C-1 BOUNDARY PLAN (SURVEY FOR REFERENCE ONLY)
A-1 SITE PLAN
A-2 ELEVATIONS

DATE: 11/17/04
ARCHITECT: T. REAY
DRAWN BY: JNW
CHECKED BY: SH

REVISIONS

REV	DATE	DESCRIPTION	BY
△			
△			
△			

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THOSE WHICH RELATE TO NEXTEL IS STRICTLY PROHIBITED.

CLIENT:
NEXTEL
NEXTEL COMMUNICATIONS, INC.
17220 BARRANCA AVE.
IRVINE, CA 92614
PHONE: (714) 852-2300
FAX: (714) 852-2313

PROJECT MANAGER:

ARCHITECT:
OMNI
OMNI DESIGN GROUP, INC.
100 Cross Street, Suite 101
San Luis Obispo, CA. 93401
Phone: (805) 544-9700
Fax: (805) 544-4027
email: info@omnidesigngroup.com

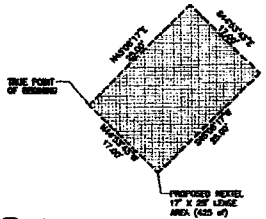
CONSULTANT:

SEAL:

SITE NUMBER: CA-6211A
SITE TYPE: BARN
LOCATION: WHITLEY GARDENS
9505 HIGHWAY 46
WHITLEY GARDENS, CA 93446
APPL. TYPE: CUP
TITLE: TITLE SHEET
SHEET NUMBER: T-1

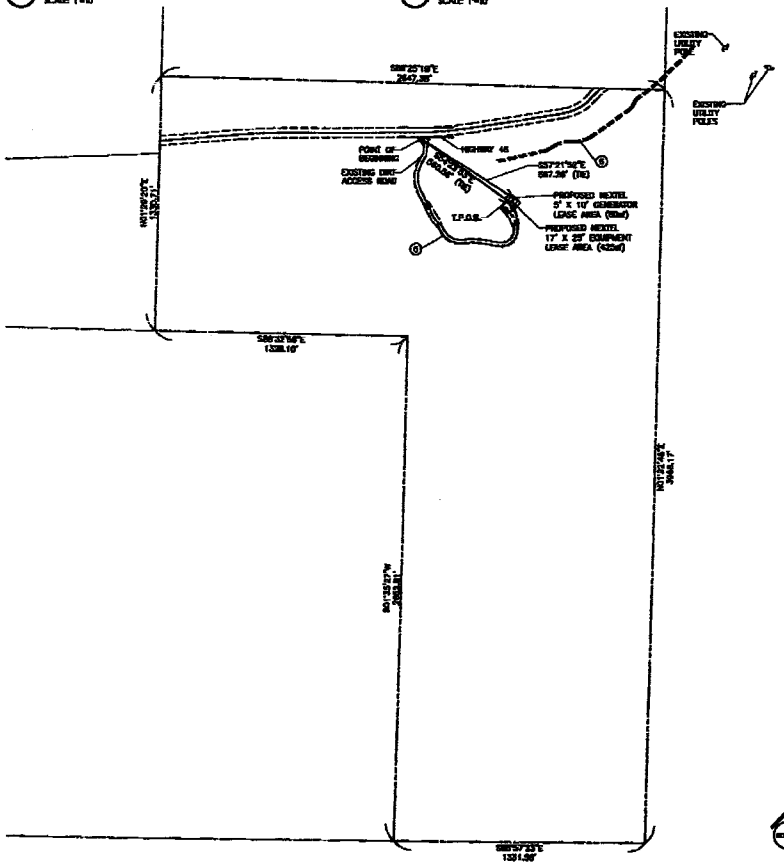
525-23A

4-68



2 EQUIPMENT LEASE AREA DETAIL
SCALE: 1"=10'

3 GENERATOR LEASE AREA DETAIL
SCALE: 1"=10'



4 BOUNDARY PLAN
SCALE: 1"=600'

LEGAL DESCRIPTIONS:

BOUNDARY AND TITLE INFORMATION

THE PROPERTY BOUNDARY AS SHOWN HEREON IS BASED UPON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, NO. 4041-1400711, DATE MAY 24, 2004 AT 7:00 A.M. CERTIFICATE GROUP, INC. ASSUMES NO LIABILITY FOR FIELD SURVEYS, ENCROACHMENTS OR OTHER MATTERS IN THIS.

PROPERTY LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, IN TOWNSHIP 26 SOUTH, RANGE 13 EAST, M.D.B.&M., IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING SOUTH OF THE SOUTHERLY LINE OF STATE HIGHWAY 46.

TITLE REPORT EASEMENTS

ITEMS FROM TITLE REPORT THAT ARE NOT DOCUMENTED BELOW ARE OTHER NOT PLOTTABLE FROM RECORD OR DO NOT AFFECT PROPERTY.

(5) AN UNDEFINED LEASE DATED MAY 1, 1951 AND AN AMENDMENT RECORDED MAY 24, 1967 IN BOOK 1000, PAGE 31 AS AMENDMENT NO. [illegible] OF OFFICIAL RECORDS, AND AMENDMENT RECORDED AUGUST 14, 1981 IN BOOK 2002, PAGE 552 OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR UTILITIES AND INGRESS, EXPRESSED RECORDED MAY 24, 1967 IN BOOK 1000, PAGE 31 AND AUGUST 14, 1981 IN BOOK 2002 PAGE 552 OF OFFICIAL RECORDS.

PROPOSED EQUIPMENT LEASE AREA DESCRIPTION

THAT PORTION OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, IN TOWNSHIP 26 SOUTH, RANGE 13 EAST, M.D.B.&M., IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING SOUTH OF THE SOUTHERLY LINE OF STATE HIGHWAY 46, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND BENCHMARK, THENCE S57°21'52"E, A DISTANCE OF 587.38 FEET TO THE TRUE POINT OF BEGINNING.

THENCE N44°53'47"E, A DISTANCE OF 25.00 FEET.
THENCE S45°06'13"E, A DISTANCE OF 17.00 FEET.
THENCE S44°53'47"W, A DISTANCE OF 25.00 FEET.
THENCE N45°06'13"W, A DISTANCE OF 17.00 FEET.
THENCE N44°53'47"E, A DISTANCE OF 17.00 FEET TO THE TRUE POINT OF BEGINNING.

PROPOSED GENERATOR LEASE AREA DESCRIPTION

THAT PORTION OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, IN TOWNSHIP 26 SOUTH, RANGE 13 EAST, M.D.B.&M., IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING SOUTH OF THE SOUTHERLY LINE OF STATE HIGHWAY 46, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND BENCHMARK, THENCE S57°21'52"E, A DISTANCE OF 587.38 FEET TO THE TRUE POINT OF BEGINNING.

THENCE N44°53'47"E, A DISTANCE OF 5.00 FEET.
THENCE S45°06'13"E, A DISTANCE OF 10.00 FEET.
THENCE S44°53'47"W, A DISTANCE OF 5.00 FEET.
THENCE N45°06'13"W, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

THE BEARINGS ARE BASED UPON CALIFORNIA COORDINATE SYSTEM, ZONE 5, NAD 83

NOTES:

1. DATE OF SURVEY: 10/01/04
2. ASSESSOR PARCEL: 101-01-024
3. PROPOSED EQUIPMENT LEASE AREA: 17' x 25' = 425 SQUARE FEET
4. PROPOSED GENERATOR LEASE AREA: 5' x 10' = 50 SQUARE FEET
5. FCC ENTITY = WIRELESS COMMUNICATIONS
6. ASSESSOR'S PARCEL NUMBER: 026-011-024
7. LATITUDE & LONGITUDE USED IN CENTER OF ANTENNA.

PROPOSED ANTENNA GEODETIC COORDINATES

THE CENTER OF THE PROPOSED ANTENNAS AS SHOWN HEREON IS LOCATED AT THE FOLLOWING COORDINATES (NAD 83):

LATITUDE : N 35°38'14.01"
LONGITUDE: W 120°41'07.77"

BENCHMARK:

THE SITE IS LOCATED AT STATE HIGHWAY 46 POST MILE 39.19. A GRADE SHOULDER ADJACENT TO THE SITE PROVIDES ACCESS PROVIDED.

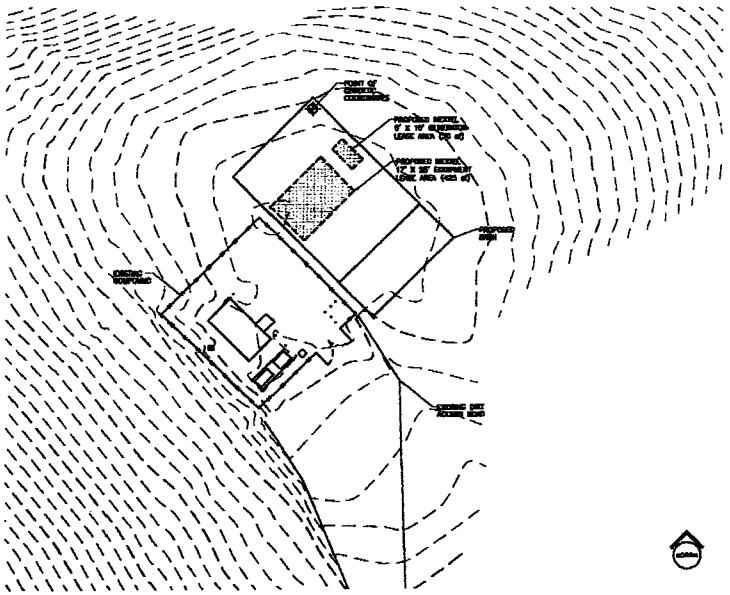
THE SITE IS 135 FEET SOUTH OF THE CENTERLINE OF STATE HIGHWAY 46, 13 FEET WEST OF A 2 STRAND BARBED WIRE, E/W FENCE, 2.0 FEET SOUTH OF A CONCRETE WITNESS POST, AND ABOUT 20 FEET HIGHER THAN THE HIGHWAY.

ELEV = 1591.00 FEET AMSL (NAVD 88)
PID = FV1760

LEGEND

C = CALCULATED
R = RECORD FROM
TPOB = TRUE POINT OF BEGINNING

1 BOUNDARY AND LEGAL DESCRIPTIONS
SCALE: NONE



3 SITE PLAN
SCALE: 1"=30'

DATE: 11/17/04

DRAWN BY: JNW
CHECKED BY: SH

REVISIONS

REV	DATE	DESCRIPTION	BY
△			
△			
△			

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO NEXTEL IS STRICTLY PROHIBITED.

CLIENT:
NEXTEL
NEXTEL COMMUNICATIONS, INC.
17075 NORTH AVE.
IRVINE, CA 92614
PHONE: (714) 662-2309
FAX: (714) 662-4513

PROJECT MANAGER:

ARCHITECT:
OMNI
Communication Networks, Inc.
160 Grand Street, Suite 107
San Luis Obispo, CA, 93401
Phone: (805) 544-9750
Fax: (805) 544-0337
email: info@omnicommunicationsgroup.com

CONSULTANT:

SEAL:

SITE NUMBER:
CA-6211A

SITE TYPE:
BARN

LOCATION:
WHITLEY GARDENS
9505 HIGHWAY 46
WHITLEY GARDENS, CA 93446

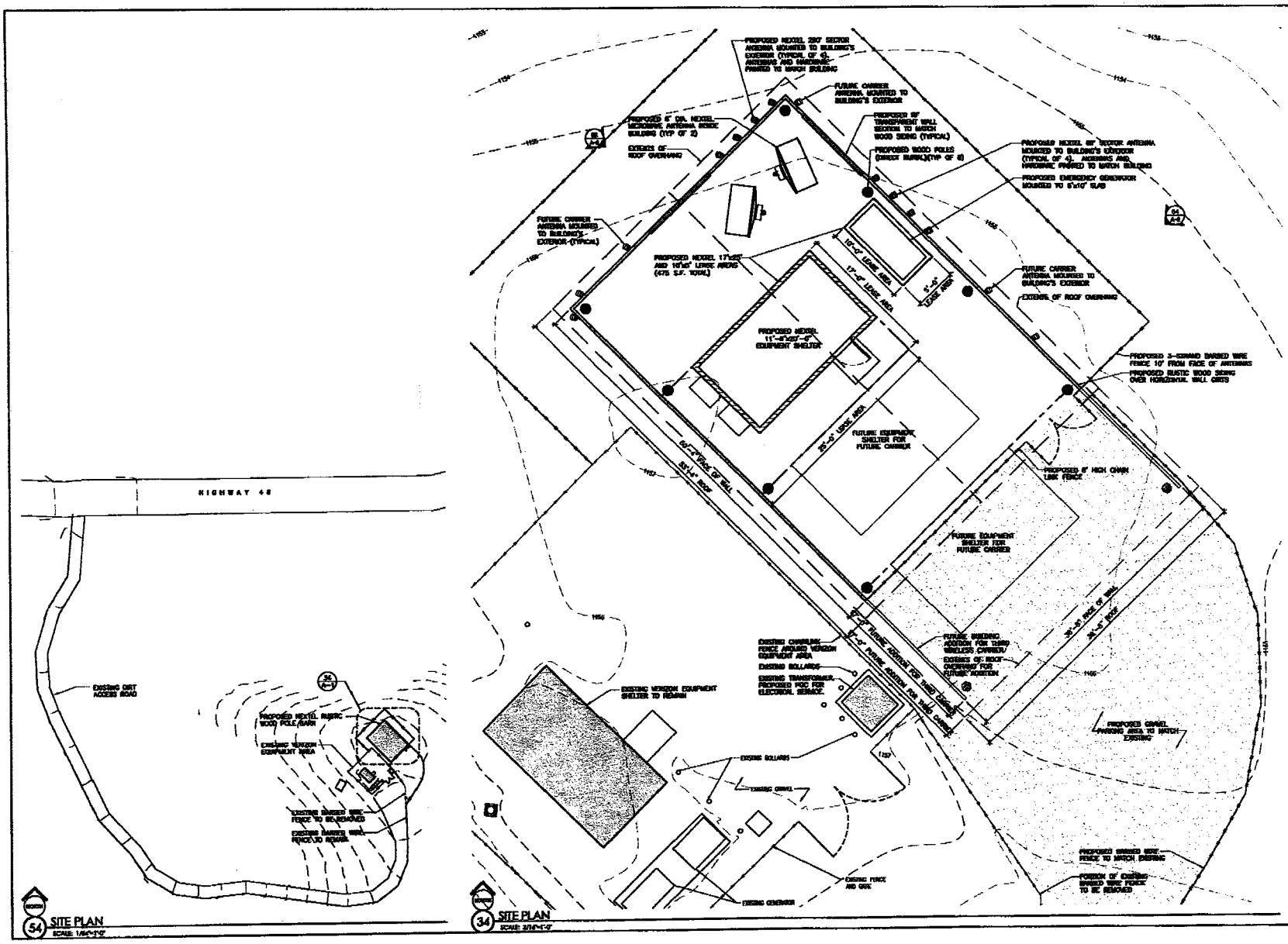
APPL. TYPE: CUP

TITLE:
SITE BOUNDARY PLAN

SHEET NUMBER:
C-1

925-23A

4-69



DATE: 11/17/04

ARCHITECT: T. REAY

DRAWN BY: JNW

CHECKED BY: SH

REVISIONS

REV	DATE	DESCRIPTION
△		
△		
△		

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO NEXTEL IS STRICTLY PROHIBITED.

CLIENT:

NEXTEL

NEXTEL COMMUNICATIONS, INC.
17575 SERRA AVE.
IRVINE, CA 92614
PHONE: (714) 852-5200
FAX: (714) 852-5515

PROJECT MANAGER:

ARCHITECT:

OMNI

OMNI ARCHITECTS, INC.

101 Chase Street, Suite 101
San Luis Obispo CA, 93401
Phone: (805) 544-9700
Fax: (805) 544-0317
email: info@omniarchitects.com

CONSULTANT:

SEAL:

SITE NUMBER: CA-6211A

SITE TYPE: BARN

LOCATION: WHITLEY GARDENS
9505 HIGHWAY 46
WHITLEY GARDENS, CA 93446

APPL. TYPE: CUP

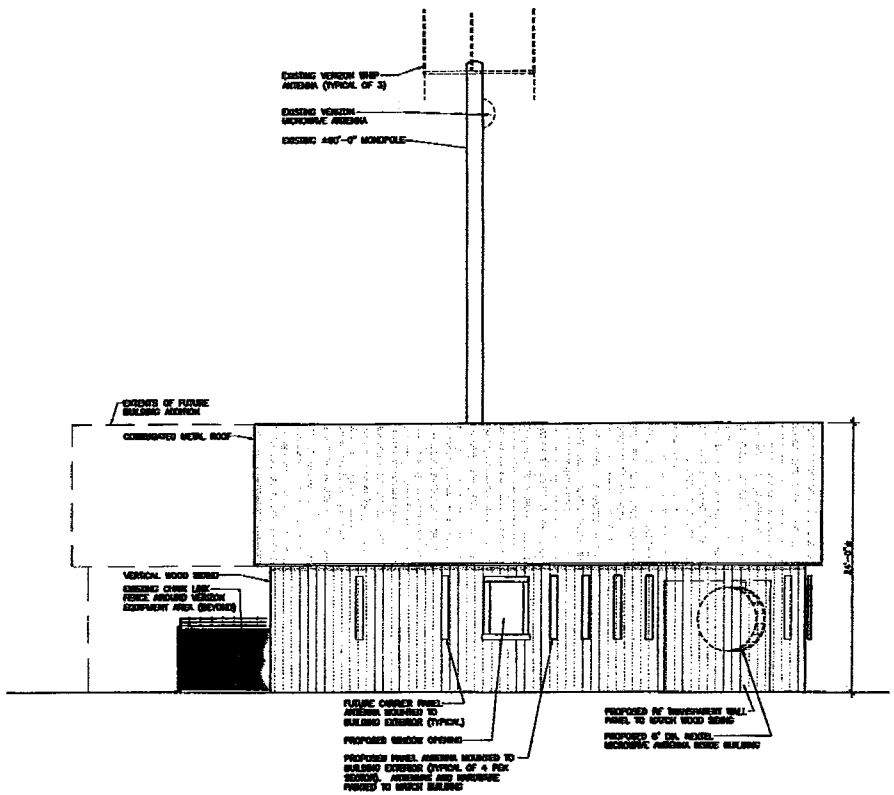
TITLE: SITE PLAN

SHEET NUMBER: A-1

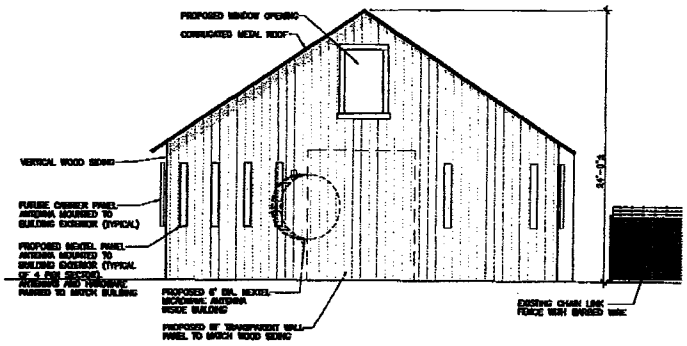
525-23A

4-70

4-71



(54) SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"



(24) SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"

DATE: 11/17/04

ARCHITECT: T. REAY

DRAWN BY: JNW

CHECKED BY: SH

REVISIONS

REV	DATE	DESCRIPTION	BY
△			
△			
△			

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO NEXTEL IS STRICTLY PROHIBITED.

CLIENT:

NEXTEL

NEXTEL COMMUNICATIONS, INC.
12555 BIOLA AVE.
BIOLA, CA 93614
PHONE (714) 602-2300
FAX (714) 602-2313

PROJECT MANAGER:

ARCHITECT:

OMNI

CONSULTANT:

SEAL:

SITE NUMBER: CA-6211A

SITE TYPE: BARN

LOCATION: WHITLEY GARDENS
9305 HIGHWAY 46
WHITLEY GARDENS, CA 93446

APPL. TYPE: CUP

TITLE: ELEVATIONS

SHEET NUMBER: A-2

525-25A

4-72

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (LL)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-416 **DATE: December 29, 2005**

PROJECT/ENTITLEMENT: Comino/Nextel Conditional Use Permit DRC2004-00149

APPLICANT NAME: John Comino
ADDRESS: PO Box 2420, Paso Robles CA, 93447
CONTACT PERSON: Mario Musso **Telephone:** 714-681-3840

PROPOSED USES/INTENT: Request by John Comino/Nextel Communications to allow for the establishment of a wireless telecommunications facility, consisting of an eight panel antennae located on eight-foot poles in two sectors, a 273 square-foot underground equipment shelter, and utility installation, which will result in disturbance of approximately 300 square feet and 110 cubic yards of cut and fill on a 130-acre parcel.

LOCATION: The proposed project is within the Agriculture land use category, and is located at 9505 Highway 46, approximately eight miles east of the City of Paso Robles, in the El Pomar/Estrella planning area.

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: California Department of Fish and Game

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 January 12, 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

Signature	Project Manager Name	Date	Public Agency
			County of San Luis Obispo

4-73

San Luis Obispo County
Department of Planning and Building
environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo
Date: December 12, 2005
County: San Luis Obispo
Project No. DRC2004-00149
Project Title: Comino Conditional Use Permit

Project Applicant

Name: Nextel Communication
Address: 310 Commerce Drive
City, State, Zip Code: Irvine, CA, 92602,
Telephone #: 714-681-3840

Please remit the following amount to the **County Clerk-Recorder:**

( ) Environmental Impact Report	$	850.00
(X) Negative Declaration	$	1250.00
( ) County Clerk's Fee	$	25.00

Total amount due:

AMOUNT ENCLOSED: $ 1250.00

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.

4-74

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Comino/Nextel Conditional Use Permit ED04-416; DRC2004-00149

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	Dec. 12, 2005
Prepared by (Print)	Signature	Date
John Nall	John Nall Ellen Carroll, Environmental Coordinator (for)	12/12/05
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 John Comino/Nextel Communications for a Conditional Use Permit to allow the construction and operation of a wireless telecommunications facility. The facility would consist of eight panel antennae located on eight-foot poles in two sectors, a 273 square-foot underground equipment shelter, and utility installation. The vault would be located so as to allow future construction of at least three additional carriers. Grading activities would result in disturbance of approximately 300 square feet and 110 cubic yards of a 130-acre parcel. The proposed project is within the Agriculture land use category and is located at 9505 Highway 46, west of the community of Whitley Gardens. The site is in the El Pomar/Estrella planning area.

ASSESSOR PARCEL NUMBER(S): 015-041-074 SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: El Pomar/Estrella, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): None

EXISTING USES: Wireless facility, row crops

TOPOGRAPHY: Gently sloping

VEGETATION: Grasses, forbs, row crops

PARCEL SIZE: 130 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; Grazing lands	*East:* Agriculture; Whitley Gardens, Grazing lands
South: Agriculture; Row crops, Grazing lands	*West:* Agriculture; Row crops

C. ENVIRONMENTAL ANALYSIS

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

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 area's topography consists of gently to moderately sloping grasslands. Surrounding uses include scattered single-family residences, the community of Whitley Gardens, row crops, and grazing lands. The proposed project site is located on a hilltop south of Highway 46, adjacent to an existing (Verizon) wireless facility. The existing facility is highly visible from eastbound Highway 46 for approximately forty seconds and is visible for over two minutes as seen by westbound traffic (refer to Figures 1 through 3). The proposed project involves placement of eight four-foot panel antennae mounted on ten-foot poles in two sectors and construction of an underground equipment shelter encompassing approximately 273 square-feet (refer to Figures 4-6).

The applicant's previous submittal consisted of a 2,800 square foot faux barn with flush mounted antennae located adjacent to the existing facility to house equipment for the applicant and two additional carriers. The applicant provided photo-simulations of the previously proposed project and a *Visual Impact Assessment* (Robert G. Carr; July 2005) was prepared to evaluate the project's potential impacts and provide alternatives to reduce visibility of the proposed project (refer to Figure 7).

The *Visual Impact Assessment* identified that although rurally designed, the proposed barn structure would detract from the surrounding visual character of the area for several reasons. Due to the prominent ridge top location and barren landscape, the orientation and size of the structure would appear exceptionally large on the horizon and inconsistent with typical rural development patterns. In addition, the adjacent wireless facility consists of a 60-foot monopole, a six-foot microwave dish and associated equipment housed within a solid structure and surrounded by a chain link fence. The barn, which would have disguised the development from being immediately identified as a wireless facility, would have been eclipsed by the existing facility that does not include any stealth technology or visual screening as seen from public roads. In addition, the barn would draw attention to the project area and further increase noticeability of the existing adjacent wireless facility.

Impact. Based on recommendations from County staff and the *Visual Impact Assessment*, the applicant revised the project to the current proposal consisting of stub mounted antennae and an underground equipment shelter. The equipment would be buried and therefore not visible. The proposed stub-mounted antennae would be pained a muted camouflage color. As proposed, the westernmost antennae are located above the ridgeline and would silhouette as seen from both travel lanes of Highway 46.

Mitigation/Conclusion. The applicant has agreed to move the westernmost antennae approximately 8 feet down the ridgeline so they do not silhouette as seen from Highway 46 (refer to Exhibit B). Implementation of the proposed mitigation measures would reduce potential visual impacts to insignificance and no additional 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. The proposed project site is located in the Agriculture land use category on an approximately 138-acre parcel. Proposed construction includes eight panel antennae located on stub mount posts and an underground equipment shelter. The soil types mapped for the project site are Balcom-Nacimiento complex and Nacimiento-Los Osos complex. As described in the NRCS Soil Survey, this soil is considered Class IV. Agriculture uses on the parcel include row crops and livestock grazing.

Impact. The project was referred to the County of San Luis Obispo Department of Agriculture (Lynda L Auchinachie, February 4, 2005). The proposed project site is separated from agricultural operations by an existing chain link/barbed wire fence. Construction activities could disrupt existing agricultural operations on the project site.

Mitigation/Conclusion. In order to mitigate potential impacts to existing agricultural activities, the applicant has agreed to coordinate construction activities with the property owner. The applicant has also agreed to maintain the integrity of existing fence lines and locked gates at all times during construction and periodic maintenance activities (refer to Exhibit B). Based on implementation of mitigation measures and proposed minimal site disturbance, no impacts to agricultural resources are anticipated and no additional mitigation measures are necessary.

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

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☐	☐	☒	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☒	☐	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☒	☐
e) *Other:* _____	☐	☐	☐	☐

Setting. Based on the latest air monitoring station information (per the County's RMS annual report, 2004, the trend in air quality in the general area is improving, where unacceptable PM10 levels were exceeded once in 2003, which is down from 2002 (two exceedances).

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e. application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Impact. As proposed, the project will result in the disturbance of approximately 300 square feet and 110 cubic yards of material for construction and operation of a wireless communications facility. 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. The proposed project was referred to the APCD for review and determination of any air quality impacts potentially resulting during both the construction and operational phases of the proposed project. APCD determined that the implementation of the proposed project may result in potentially significant air quality impacts (Jan Downs Vidalin; February 16, 2005). Air quality impacts include use of portable construction equipment and backup generators. General permit requirements would adequately mitigate potential air quality emissions.

Portable Equipment. Portable equipment used during construction may require California statewide portable equipment registration.

Operational Phase Permits. Stand-by or back-up generators may require an APCD permit.

Mitigation/Conclusion. The applicant shall comply with APCD measures during construction and operation of back-up generators. Mitigation measures include grading guidelines, portable equipment permits and registration of equipment (refer to Exhibit B). Based on the above discussion air quality

impacts would be reduced to insignificance and no additional 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. The proposed project site is located within the range of the San Joaquin kit fox (*Vulpes macrotis mutica*), a State and Federally Listed Species. Although the project site is located within the Carrizo vernal pool region, within an area that has identified vernal pool critical habitat for the vernal pool fairy shrimp, the project site does not contain nor is adjacent to potential vernal pool habitat.

Impact.
San Joaquin Kit Fox
A San Joaquin kit fox habitat evaluation was prepared for the project site (Morro Group, Inc.; January 28, 2003 and the proposed project was referred to the California Department of Fish and Game (CDFG). CDFG determined that since less than 0.1 acre of site disturbance would occur, no compensatory mitigation is required. A pre-construction survey and protection measures implemented during construction would adequately protect the San Joaquin kit fox and habitat (Robert Stafford; July 13, 2005).

Mitigation/Conclusion. To effectively mitigate impacts to the San Joaquin kit fox the applicant shall retain a biologist for a pre-construction survey and implement measures during construction designed to avoid incidental take of San Joaquin kit fox. Implementation of these measures will mitigate biological impacts to a level of insignificance (refer to Exhibit B).

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 Obispeño Chumash and Southern Salinian. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials were noted on-site and no impacts are anticipated. No structures are present and no paleontological resources are known to exist in the area. Impacts to historic or paleontological resources are not expected.

Mitigation/Conclusion. Based on the above discussion, no significant cultural resource impacts are anticipated. In the event any resources are discovered during construction, all activities in the vicinity shall cease, and the appropriate agencies shall be contacted (refer to Exhibit B).

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 CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?	☐	☐	☒	☐
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 is gently sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered moderate. The liquefaction potential during a ground-shaking event is considered moderate. 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. There are no drainages within the area proposed for disturbance. An unnamed tributary to the Estrella River is located approximately 1,500 feet west of the project site. The area proposed for development is outside of the 100-year Flood Hazard designation. As described in the National Resource Conservation Service Soil Survey, the soils mapped for the site are not well to moderately drained. No additional specific measures above what will already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. The soil types underlying the project area are Balcom-Nacimiento Complex and Nacimiento-Los Osos Complex. As described in the Natural Resource Conservation Service (NRCS) Soil Survey, the soil surface is considered moderately to highly erodible and has a moderate shrink-swell characteristic. Construction of a bunkered equipment shelter would require excavation into the hillside and create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. Approximately 300 square feet and 110 cubic yards of material are proposed for disturbance.

Impact.

Sedimentation and Erosion. Erosion of graded areas and discharge of sediment down gradient will likely result, if adequate temporary and permanent measures are not taken before, during and after vegetation removal and grading. If not properly mitigated, these impacts both on the project site and within surrounding areas may be significant.

A sedimentation and erosion control plan shall be prepared (per County Land Use Ordinance, Sec. 22.05.036 or 23.05.036) and incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures. The plan shall identify fill placement and revegetation of disturbed areas.

Mitigation/Conclusion. The applicant has agreed to submit a sedimentation and erosion control plan to be implemented during construction to reduce potential erosion and sedimentation impacts to less than significant levels.

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?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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/Impact. The project site is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. The project site is located in a moderate fire hazard zone. The proposed project was referred to California Department of Forestry (CDF)/County Fire (Clint Bullard; April 5, 2005) and several measures are required including compliance with fire safety laws, vegetation firebreak, and site maintenance.

RF Exposure. A Radio Frequency (RF) analysis (Dtech Communications, LLC; December 23, 2004) conducted on the project site to assess existing and proposed RF exposure conditions identified that the exposure from the site would be below thresholds requiring mitigation. Proper information signs would be placed on the fences surrounding the antennae. The applicant is required to submit a hazardous materials business plan to the County Environmental Health Division for operation of the proposed wireless communications facility (Laurie Salo; February 4, 2005).

Mitigation/Conclusion. Based on the above discussion, compliance with CDF measures, sign placement, and provision of information to appropriate agencies, no significant hazard or hazardous waste impacts are expected to occur and no additional mitigation measures are necessary (refer to Exhibit B).

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 project area is approximately 150 feet south of Highway 46. The topography between the highway and the project site consists of a moderately sloping hillside vegetated with grasses. No sensitive receptors are located near the project site. The unmanned telecommunication facility antennae or equipment will not generate significant stationary or transportation-related noise sources, therefore, no significant noise impacts are expected to occur.

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

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *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 telecommunications 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. No significant population and housing impacts are anticipated, and 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 CDF/County Fire

as the primary emergency responders. The closest CDF fire station is located approximately 3 miles to the west. The closest Sheriff substation is in Templeton, which is approximately 15 miles from the proposed project. The proposed project was referred to Public Works and Caltrans and no significant concerns were identified.

Mitigation/Conclusion. The proposed facility would be unmanned and would not result in any significant impacts to public services or utilities. Public facility programs have been adopted to address cumulative impacts to a level of insignificance. 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, and no recreational facilities are present in the vicinity. The project is not proposed in a location that would affect any trail, park or other recreational resource, and would not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No mitigation measures are necessary.

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

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 46 to access the proposed project site. No other trips would be generated by the proposed facility. Highway 46 is an arterial currently 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.

Mitigation/Conclusion. No significant impacts were identified; therefore, no specific traffic-related mitigation measures are necessary.

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

Setting/Impact. The proposed project is an unmanned wireless telecommunications facility and would not generate wastewater or require wastewater disposal.

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

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	☐	☐	☒	☐

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 down-gradient water source is an unnamed tributary to the Estrella River located approximately 1,500 feet east of the proposed project area. No drainages are located within or adjacent to the area proposed for disturbance.

Water Use. The proposed project is not anticipated to use any water resources.

Mitigation/Conclusion. The proposed telecommunications facility is sited an adequate distance from the banks of the unnamed tributary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. No additional measures are considered necessary and potential water quality impacts are either insignificant or will be reduced to less than significant levels.

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?*	☐	☐	☒	☐

4-87

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
e) Other: _____	☐	☐	☐	☐

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

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

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

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

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental 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.

4-88

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	**Attached**
☒	County Parks	**In File****
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Attached**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Game	**Attached**
☒	CA Department of Forestry	**Attached**
☒	CA Department of Transportation	**None**
☐	Community Service District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

- ☐ 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
- ☒ El Pomar/Estrella Area Plan
- ☐ 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 ____

4-89

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

Dtech Communications, LLC. December 23, 2004. *Radio Frequency Power Density Emissions Study For Site: CA6211C, Whitley Gardens. Located at: 9505 Highway 46 Whitley, CA 93446.*

Morro Group, Inc. January 28, 2003. *San Joaquin Kit Fox Evaluation. Comino/Hwy 46-Site #950018018B.*

Morro Group, Inc. Robert G. Carr July 2005. *Visual Impact Assessment Nextel Communications Site CA-6211-C Whitley Gardens 9505 Highway 46 East San Luis Obispo County.*

Exhibit B - Mitigation Summary Table

Aesthetic Resources

V-1 **Prior to issuance of a construction permit,** the applicant shall submit a color board for all proposed above-ground improvements (including, but not limited to antennas, mounting brackets, cable, posts, microwave dishes). The color to be used shall be muted camouflage color with a matte finish to blend with the surrounding hillside grasses during the summer months.

V-2 **Prior to the issuance of a construction permit**, if fencing is proposed, the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited. All proposed fencing shall be located below the ridgeline.

V-3 **Prior to final inspection,** all proposed improvements including, but not limited to antennas, mounting brackets, cable, posts, microwave dishes, equipment shelters, generators shall be located below the ridgeline and shall not silhouette above the sky.

V-4 **Prior to final inspection,** the applicant shall paint all proposed improvements including but not limited to antennas, mounting brackets, cable, posts, microwave dishes, with a muted matte camouflage color approved by the Department of Planning and Building.

V-5 The colors shall be maintained for the life of the project. Repainting consistent with the color board and maintenance shall occur as necessary.

Agricultural Resources

AG-1 **Prior to commencement of construction activities or site disturbance,** the applicant shall coordinate with the landowner to minimize disruption to existing agricultural operations. The applicant shall ensure that all gates and fences affected by the projects implementation remain in a condition satisfactory to the landowner, and sufficient to prevent the off-site movement of livestock.

Air Quality

AQ-1 **Prior to approval,** the applicant shall identify portable equipment to be used during construction and apply for required California statewide or San Luis Obispo APCD permits.

AQ-2 **Prior to use of a standby or backup generator,** the applicant shall apply for and obtain an APCD permit. Contact David Dixon of the APCD Engineering Division at 781-5912.

Biological Resources

BR-1 **Prior to issuance of grading and/or construction permits,** the applicant shall clearly delineate as a note on the project plans, that: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox".* Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**,

BR-2 **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-3 **Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction,** all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-4 **During the site-disturbance and/or construction phase,** to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

BR-5 **During the site-disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

BR-6 **During the site-disturbance and/or construction phase,** all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

BR-7 **Prior to, during and after the site-disturbance and/or construction phase,** use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BR-8 **During the site-disturbance and/or construction phase,** any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species

found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

BR-9 Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".

b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Cultural Resources

CR-1 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.

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.

Geology and Soils

GS-1 Prior to issuance of construction permit, the applicant shall submit a Sedimentation and Erosion Control Plan prepared and signed by a Registered Civil Engineer. The plan shall include, but not be limited to, the following measures:

a. *Slope surface stabilization:* Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
b. *Erosion and sedimentation control devices:* In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water.
c. *Final erosion control measures*: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
d. *Control of off-site effects*: All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Hazardous Materials

HM-1 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.

Requirements shall include but not be limited to those outlined in the Fire Safety Plan, prepared by the California Department of Forestry/County Fire for this proposed project and dated April 5, 2005.

HM-2 **Prior to issuance of a construction 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.

HM-3 **Prior to final inspection,** the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

DEVELOPER'S STATEMENT FOR THE COMINO CONDITIONAL USE PERMIT; DRC2004-00149

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

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

AESTHETICS

Aesthetic Resources

V-1 **Prior to issuance of a construction permit,** the applicant shall submit a color board for all proposed above-ground improvements (including, but not limited to antennas, mounting brackets, cable, posts, microwave dishes). The color to be used shall be muted camouflage color with a matte finish to blend with the surrounding hillside grasses during the summer months.

Monitoring: Compliance will be verified by the Department of Planning and Building.

V-2 **Prior to the issuance of a construction permit**, if fencing is proposed, the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited. All proposed fencing shall be located below the ridgeline.

Monitoring: Compliance will be verified by the Department of Planning and Building.

V-3 **Prior to final inspection,** all proposed improvements including, but not limited to antennas, mounting brackets, cable, posts, microwave dishes, equipment shelters, generators shall be located below the ridgeline and shall not silhouette above the sky.

Monitoring: Compliance will be verified by the Department of Planning and Building.

V-4 **Prior to final inspection,** the applicant shall paint all proposed improvements including but not limited to antennas, mounting brackets, cable, posts, microwave dishes, equipment shelters, generators with a muted matte camouflage color approved by the

Department of Planning and Building.

Monitoring: Compliance will be verified by the Department of Planning and Building.

V-5 The colors shall be maintained for the life of the project. Repainting consistent with the color board and maintenance shall occur as necessary.

Monitoring: Compliance will be verified by the Department of Planning and Building.

AGRICULTURAL RESOURCES

AG-1 **Prior to commencement of construction activities or site disturbance,** the applicant shall coordinate with the landowner to minimize disruption to existing agricultural operations. The applicant shall ensure that all gates and fences affected by the projects implementation remain in a condition satisfactory to the landowner, and sufficient to prevent the off-site movement of livestock.

Monitoring: Compliance will be verified by the Department of Planning and Building.

AIR QUALITY

AQ-1 **Prior to issuance of construction permit,** the applicant shall identify portable equipment to be used during construction and apply for required California statewide or San Luis Obispo APCD permits.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify implementation of APCD measures.

AQ-2 **Prior to use of a standby or backup generator,** the applicant shall apply for and obtain an APCD permit. Contact David Dixon of the APCD Engineering Division at 781-5912.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify APCD permit.

BIOLOGICAL RESOURCES

BR-1 **Prior to issuance of grading and/or construction permits,** the applicant shall clearly delineate as a note on the project plans, that: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San*

Joaquin kit fox". Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**.

Monitoring:	Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify sign placement.

BR-2 **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

Monitoring:	Compliance will be verified by the Department of Planning and Building.

BR-3 **Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction,** all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

Monitoring:	Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify worker education training.

BR-4 **During the site-disturbance and/or construction phase,** to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

Monitoring:	Compliance will be verified by the Department of Planning and Building.

BR-5 **During the site-disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-6 **During the site-disturbance and/or construction phase,** all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-7 **Prior to, during and after the site-disturbance and/or construction phase,** use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-8 **During the site-disturbance and/or construction phase,** any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-9 **Prior to final inspection, or occupancy, whichever comes first,** should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".

b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Monitoring: Compliance will be verified by the Department of Planning and

Building. The Department of Planning and Building shall verify fencing installation.

CULTURAL RESOURCES

CR-1 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.

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.

Monitoring: The Department of Planning and Building shall verify compliance. The Department of Planning and Building shall verify proper notification.

GEOLOGY AND SOILS

GS-1 Prior to issuance of construction permit, the applicant shall submit a Sedimentation and Erosion Control Plan prepared and signed by a Registered Civil Engineer. The plan shall include, but not be limited to, the following measures:

a. *Slope surface stabilization:* Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.

b. *Erosion and sedimentation control devices:* In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water.

c. *Final erosion control measures*: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.

d. *Control of off-site effects*: All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Environmental Determination ED04-416 4-99 *Date: December 12, 2005*

Monitoring: The Department of Planning and Building shall verify compliance. The Department of Planning and Building shall review and approve the erosion and sedimentation control plan.

HAZARDS/HAZARDOUS MATERIALS

HM-1 **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. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the California Department of Forestry/County Fire for this proposed project and dated April 5, 2005.

Monitoring: The Department of Planning and Building shall verify compliance in consultation with CDF

HM-2 **Prior to issuance of a construction 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.

Monitoring: The Department of Planning and Building shall verify compliance

HM-3 **Prior to final inspection,** the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented. IF SUCH A PLAN WAS REQUIRED. JGC

Monitoring: The Department of Planning and Building shall verify compliance. The Department of Planning and Building shall verify Environmental Health receipt of hazardous material plan.

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

PROPERTY OWNER

Signature of Owner(s)

12-15-05
Date

JOHN C. COMULLO
Name (Print)

PROJECT APPLICANT

MARIO MUNOZ
NEXTEL OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO

4-100

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY
AGRICULTURAL COMMISSIONER/SEALER
(805) 781-5910
FAX (805) 781-1035
AgCommSLO@co.slo.ca.us

RECEIVED
7 2005
SLO CO PLANNING & BLDG.

DATE: **February 4, 2005**

TO: **Marsha Lee, Project Manager**

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

SUBJECT: **Comino Conditional Use Permit DRC2004-00149 (0939)**

Summary of Findings

The Agriculture Department's review finds that the proposed Comino Conditional Use Permit for a cell site resulting in a 2,830 square foot equipment shelter/barn structure on an approximately 111 acre parcel currently used for grazing and dry farm hay production will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ■ **Less than significant** impact(s) to agricultural resources or operations because the project will not result in the conversion of prime agricultural soils or be incompatible with existing on-site or adjacent agricultural uses. During construction activities, the responsible party should work with the property owner to minimize the disruption to existing grazing and dry farm activities.
- ☐ No anticipated impact to agricultural resources or operations.

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

If you have questions, please call 781-5914.

4-101

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

Post-it® Fax Note 7671	Date 2-17-05	# of pages ▶ 2
To No Cty Team	From J D Vidalin	
Co./Dept. Plan/Building Cty	Co. SLO APCD	
Phone #	Phone #	

DATE: February 16, 2005

TO: North County Team
San Luis Obispo County Department of Planning and Building

FROM: Jan Downs Vidalin
San Luis Obispo County Air Pollution Control District

SUBJECT: NEXTEL Communication Site/Comino-Hwy 46 East-Whitley Gardens (DRC2004-00149)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 9505 Highway 46 East in Whitley Gardens. The proposal is for a conditional use permit (CUP) for a telecommunications base station for Nextel Communications on a 2850 square foot site. The proposed site is adjacent to an existing Verizon Wireless Communications facility, and is situated on agricultural land located outside the Village Reserve Line (VRL) of Whitley Gardens. 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:

Portable Equipment Permit or Registration Requirements

Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District 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.

- Portable generators
- IC Engines
- Concrete batch plants
- Rock and pavement crushing
- Tub grinders
- Trommel screens

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

printed on recycled paper

4-102

OPERATIONAL PHASE MITIGATION:

General Permit Requirements

Depending on the fuel type and size of the standby (backup) generator(s) it may require a District permit. Non-agricultural diesel fueled standby engines rated above 50 horsepower are required to have a District permit. 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 781-4667.

AAG/JDV/sll

cc: David Dixon, SLOAPCD Engineering Division

h:\ole\plan\response\2986.doc

RECEIVED

FEB 7 2005

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

SLO CO PLANNING & BLDG

4-103

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
JAN 25 2005
ENVIRONMENTAL HEALTH

THIS IS A NEW PROJECT REFERRAL

DATE: 1/25/2005

TO: Env. Health

FROM: North Co. Team
(Please direct response to the above)

COMINO

DRC2004-00149
Project Name and Number

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

PROJECT DESCRIPTION: CUP/Dev. Plan. Nextel Cell site. APN: 015-011-074. Project site: 2850 sq. ft. located off Hwy. 46 East. Equipment to be housed in barn-like structure. Near Whitley Gardens.

Return this letter with your comments attached no later than: 2/8/05

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, 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.

2-4-05
Date

Lauri Sab
Name

781-5551
Phone

Revised 4/4/03

M:\PI-Forms\Project Referral - #216 Word.doc

LAJOIE PLANNING SERVICES
P.O. Box 12507 San Luis Obispo, Ca 93406
Office: (805) 545-7738 Fax: (805) 545-7738
Email: Lauren@LajoiePlanning.com

Project Referral 4-104

DATE: July 13, 2005

TO: **California Department of Fish and Game**
3433 Roberto Court
San Luis Obispo, CA 93401

FROM: Lauren Lajoie, Project Manager

SUBJECT: Comino/Nextel DRC2004-00149

PROJECT DESCRIPTION: Installation of a co-located wireless communication facility including an 1,850 square foot (.04 acres) barn structure to accommodate three carries with panel antennae flush-mounted to the barn.

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOUR REVIEW?

X 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?

X 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

No need for new forms. 2:1 mitigation ratio needed to offset impacts. No habitat mitigation needed if mitigation ratio results in <0.1 acres of mitigation required

Response Date: 7-13-05 Name: Robert Stafford Phone: 528-8670

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

7

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

4-105

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
APR 6 2005
S.L.O. CO. PLANNING DEPT.

THIS IS A NEW PROJECT REFERRAL

DATE: 1/25/2005

TO: CDF

FROM: North Co. Team
(Please direct response to the above)

COMINO

DRC2004-00149
Project Name and Number

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

PROJECT DESCRIPTION: CUP/Dev. Plan. Nextel Cell site. APN: 015-041-074. Project site: 2850 sq. ft. located off Hwy. 46 East. Equipment to be housed in barn-like structure. Near Whitley Gardens.

Return this letter with your comments attached no later than: 2/8/05

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.**

CDF - MUST PROVIDE A MINIMUM 10-FOOT WIDE ALL-WEATHER SURFACE TO SITE/STRUCTURE. A MINIMUM OF 30' FEET OF VEGETATION CLEARANCE MUST BE MAINTAINED AROUND STRUCTURE. PLACE 2A:10B,C FIRE EXTINGUISHER AT STRUCTURE

4/5/05
Date

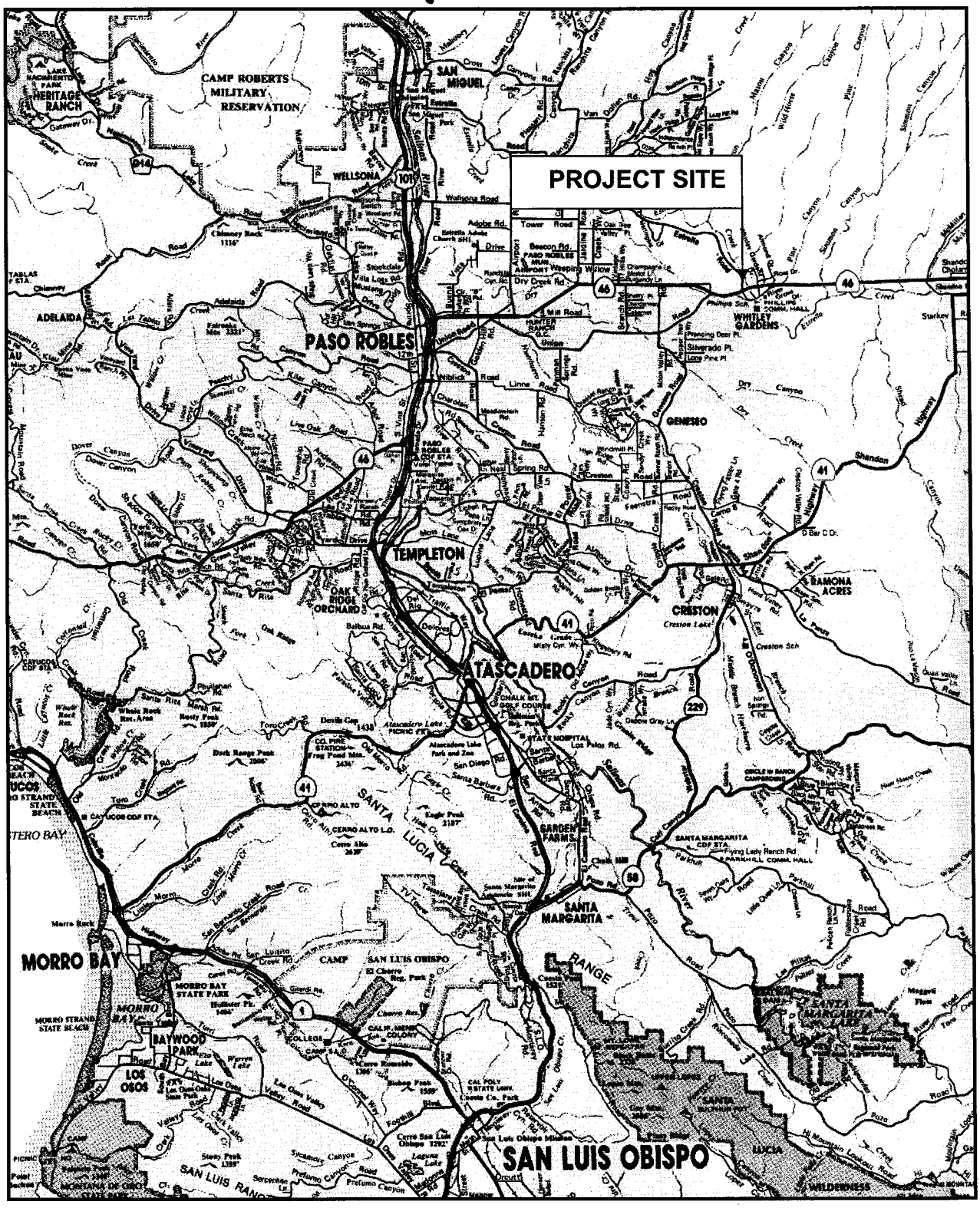
C.J. Bull
Name

543-4244
Phone

M:\PI-Forms\Project Referral - #216 Word.doc

Revised 4/4/03

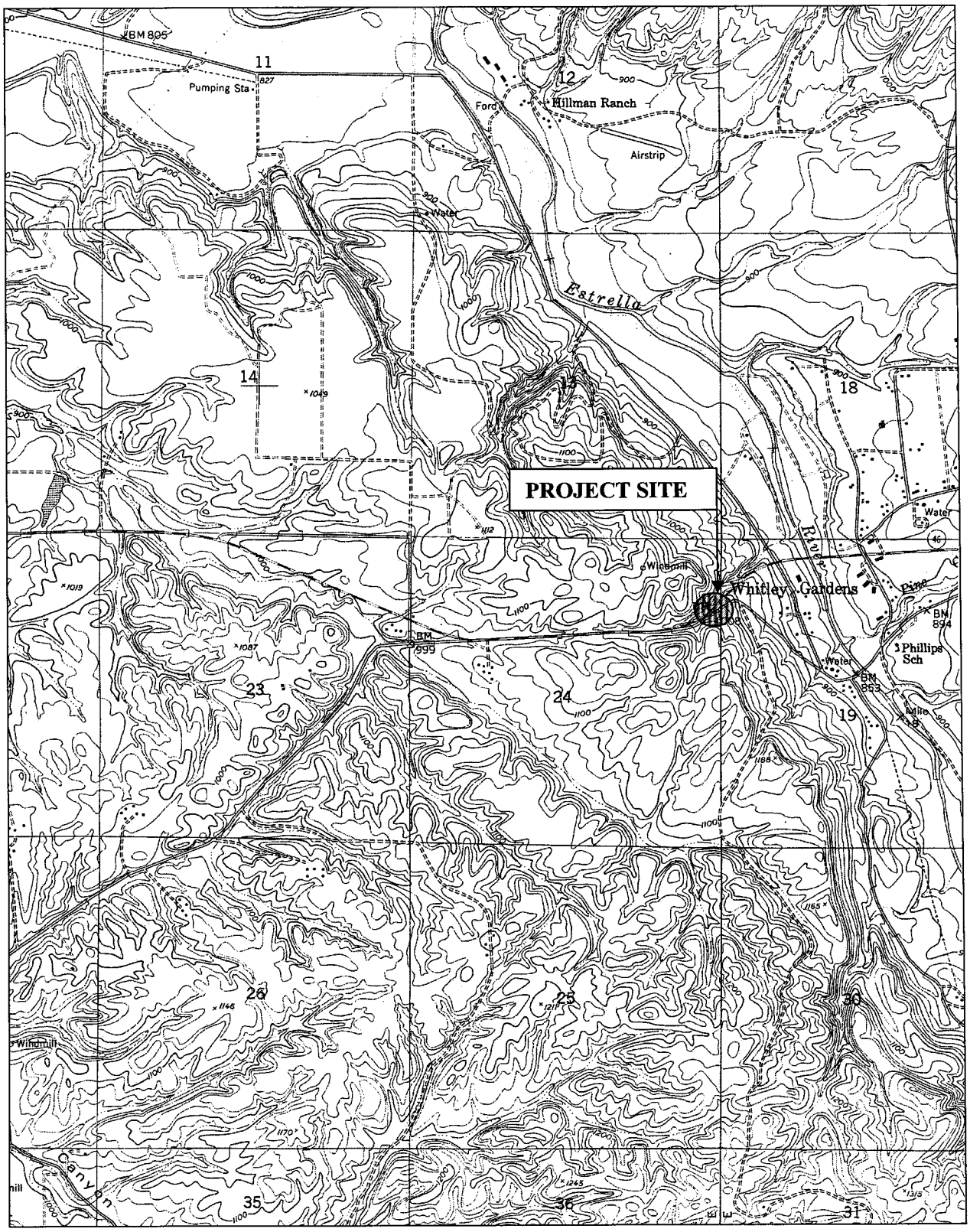
4-106



Source: Compass Maps

NORTH
Not to Scale

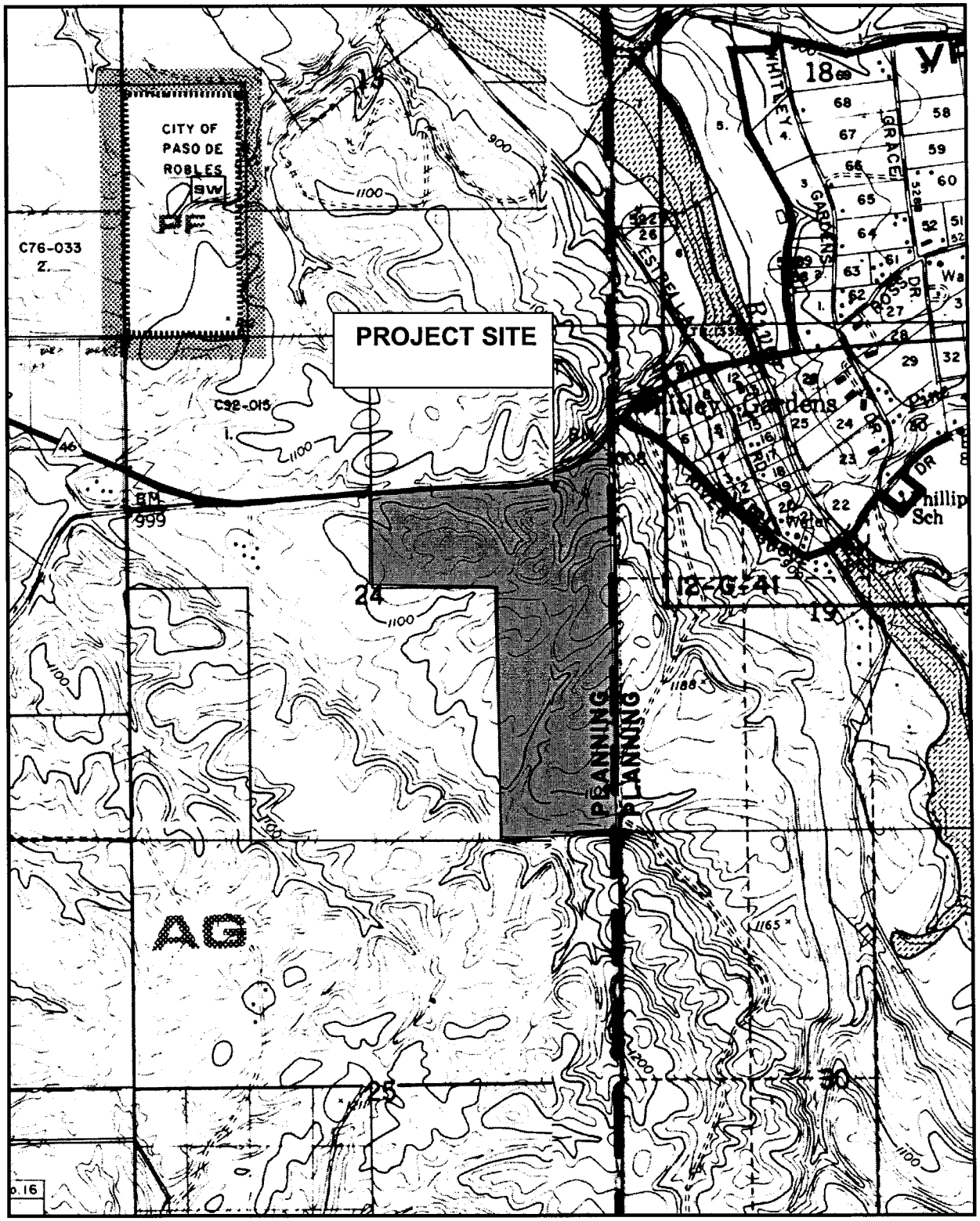
VICINITY MAP
FIGURE 1



Source: USGS Quadrangle: Estrella

NORTH
Not to Scale

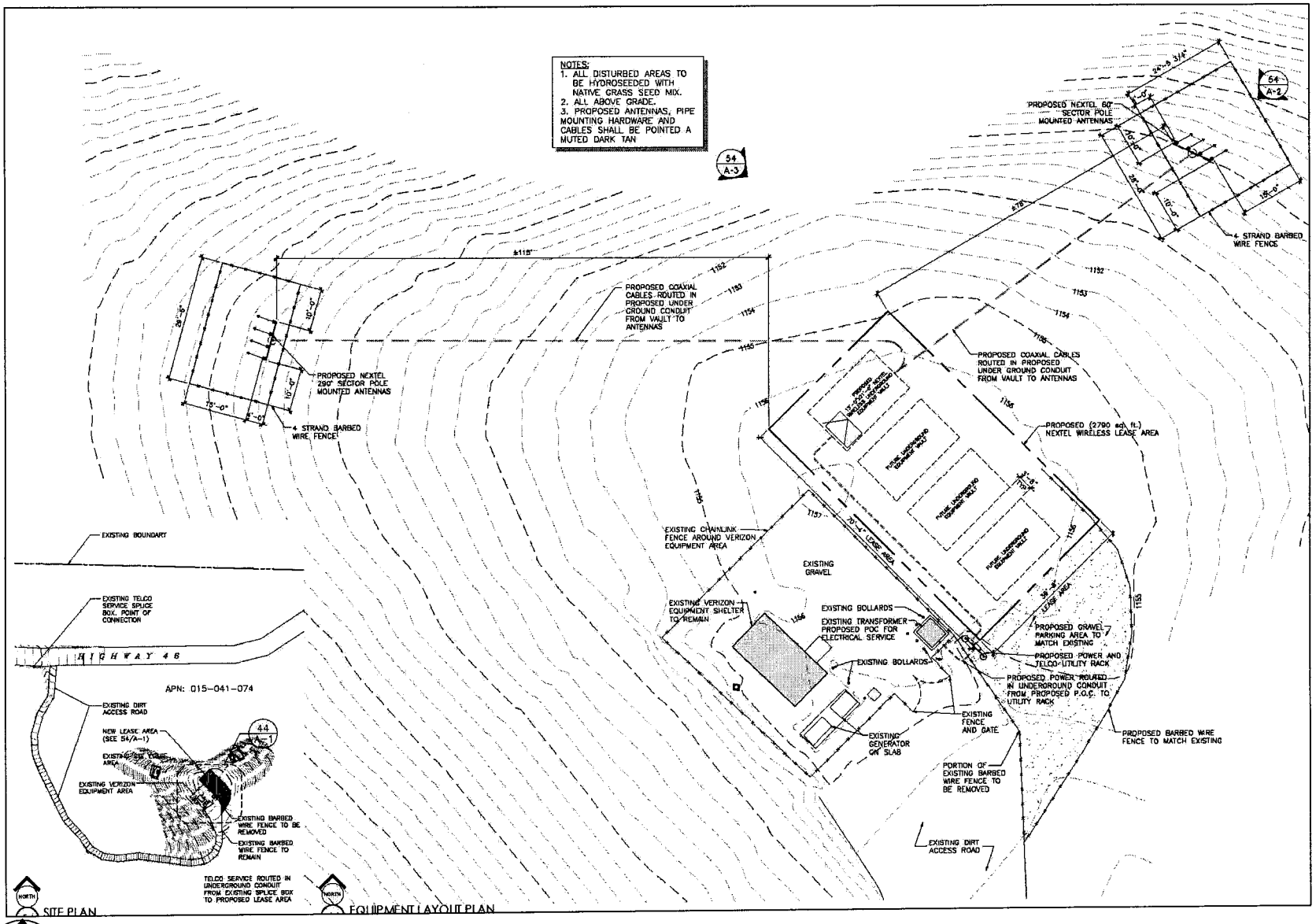
USGS MAP
FIGURE 2



Source: County of San Luis Obispo

NORTH
Not to Scale

LAND USE CATEGORY MAP
FIGURE 3

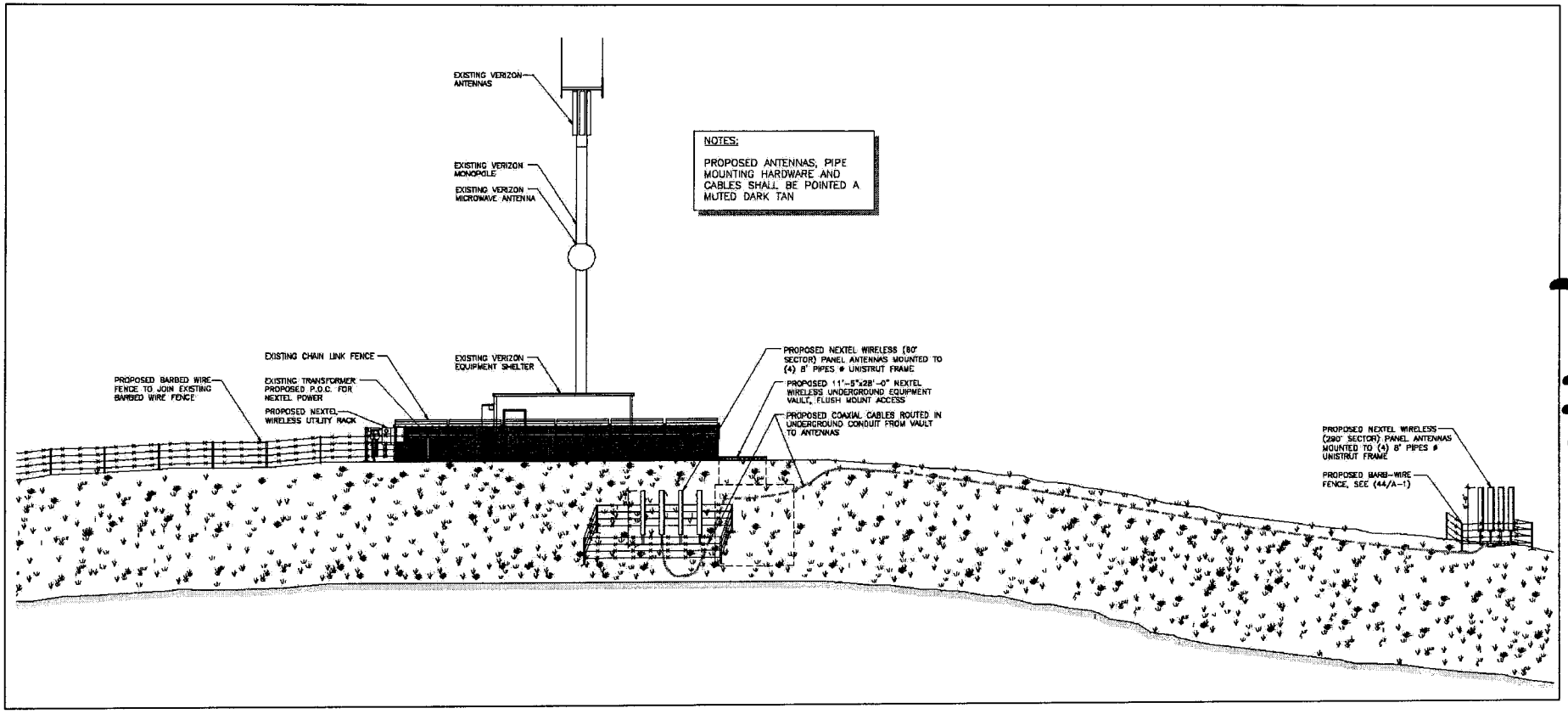


Source: OMNI Design Group, Inc.

NORTH
Not to Scale

SITE PLAN
FIGURE 4

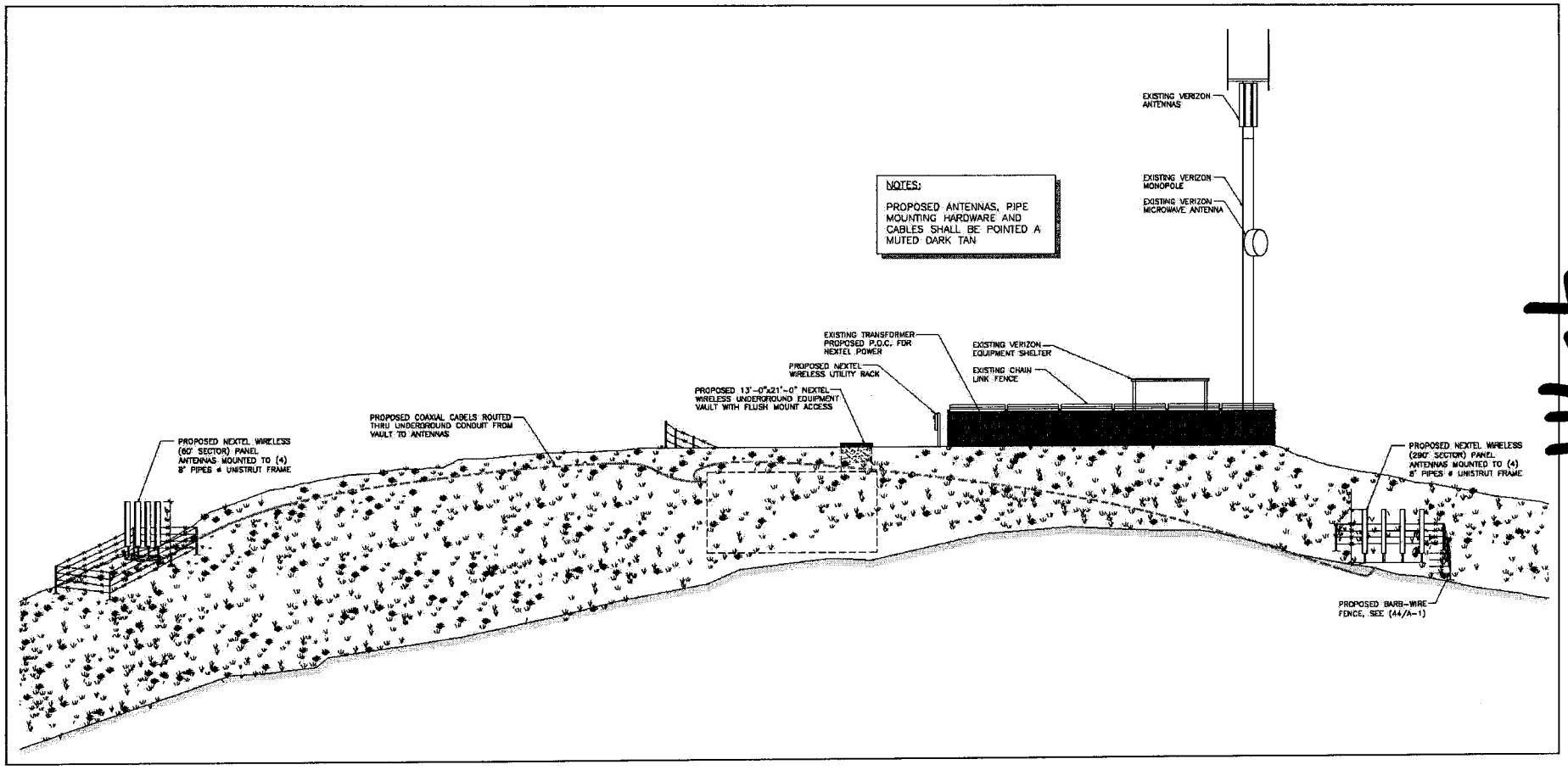
4-109



Source: OMNI Design Group, Inc.

4-110

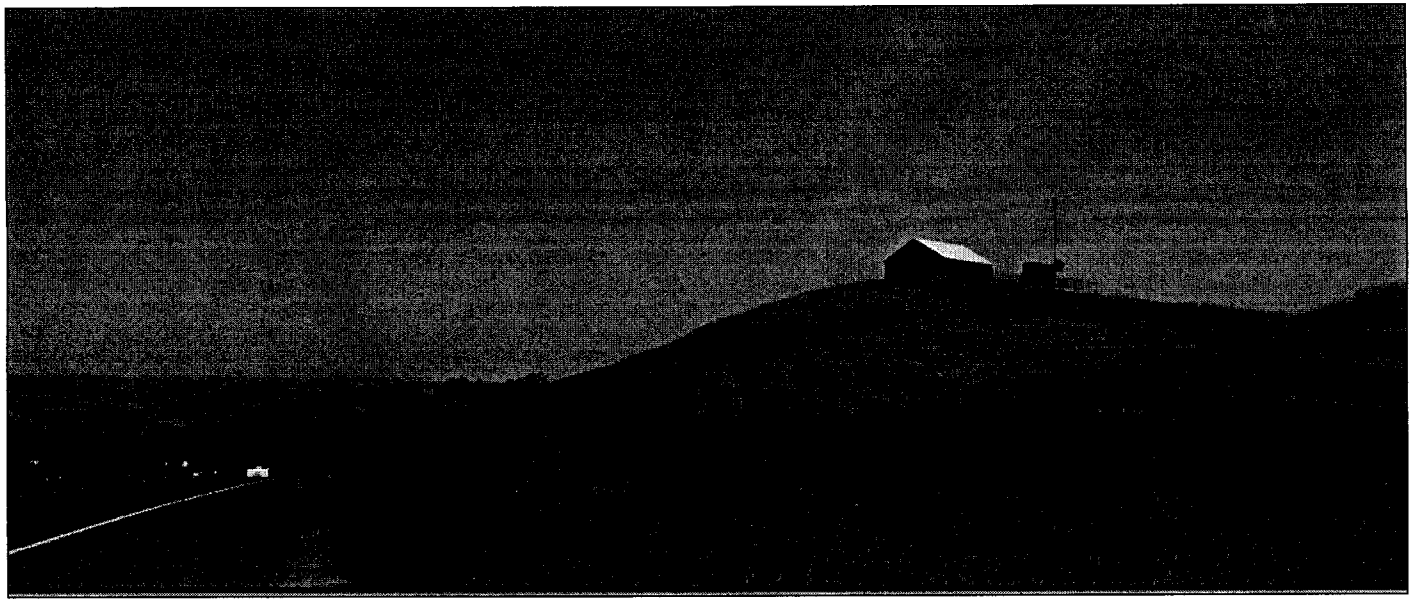
NORTHWEST ELEVATION
FIGURE 5



Source: OMNI Design Group, Inc.

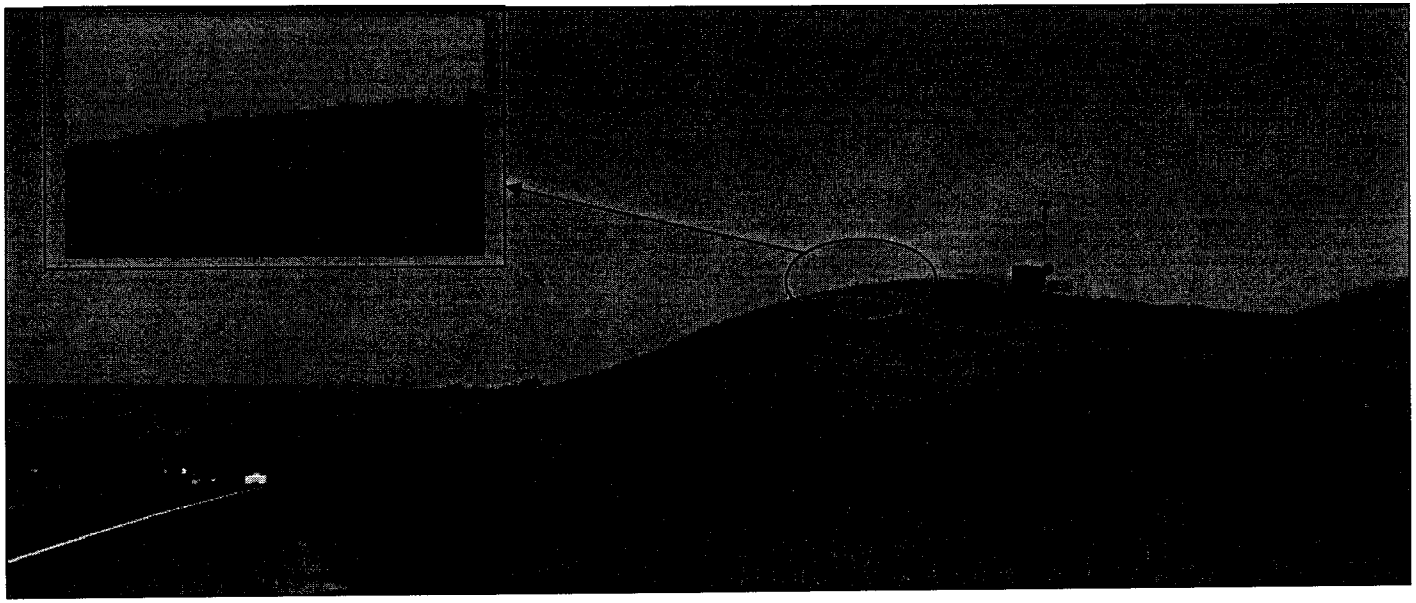
4-111

NORTHEAST ELEVATION
FIGURE 6



Source: Robert G. Carr/Morro Group Inc.

Photo simulation of faux barn as seen from eastbound Highway 46.



Source: Robert G. Carr/Morro Group Inc.

Photo simulation of stub mount antennae. Proposed equipment bunkered and not visible from Highway 46.

PHOTO SIMULATIONS
FIGURE 7

4-112