



# Negative Declaration & Notice Of Determination

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

**ENVIRONMENTAL DETERMINATION NO.** ED Number 18-024

**DATE:** February 4, 2019

**PROJECT/ENTITLEMENT:** Sprint Conditional Use Permit; DRC2018-00114

**APPLICANT NAME:** Sprint **Email:** triciaknight@charter.net

**ADDRESS:** 6580 Sprint Parkway Overland Park, KS 66251

**CONTACT PERSON:** Tricia Knight **Telephone:** (805) 488-4221

**PROPOSED USES/INTENT:** A request by Sprint Corporation for a Conditional Use Permit (DRC2018-00114) to allow a new cell site with a 12' x 20' concrete slab and 20' x 20' equipment lease area. Two design options are proposed, a 60-foot tall faux mono-eucalyptus tree or six (6) bare 20-foot tall antenna poles. The proposed project is within the Agriculture and Rural Lands land use categories.

**LOCATION:** The project is located at 5488 Ontario Road, approximately 1.09 miles south of the City of San Luis Obispo, south of the community of San Luis Obispo in the San Luis Obispo (North) sub area of the San Luis Obispo planning area.

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

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:**

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

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)**

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

## Notice of Determination

**State Clearinghouse No.** \_\_\_\_\_

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

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

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

Katie Nall ([kinall@co.slo.ca.us](mailto:kinall@co.slo.ca.us))

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



# Initial Study Summary – Environmental Checklist

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

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**Project Title & No. (SPRINT) Conditional Use Permit ED18-024 (DRC2018-00114)**

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

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

**DETERMINATION:** (To be completed by the Lead Agency)

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

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

Katie Nall (kinall@co.slo.ca.us)

1/30/2019

Prepared by (Print)  
Date

Signature

Kate Shea (kbshea@co.slo.ca.us)

Ellen Carroll,  
Environmental Coordinator 1/30/2019  
(for)

Reviewed by (Print)  
Date

Signature



**Project Environmental Analysis**

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

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

**A. PROJECT**

**DESCRIPTION:** A request by Sprint Corporation for a Conditional Use Permit (DRC2018-00114) to allow for the construction and operation of a new communications facility (cell site) consisting of six (6) 20-foot tall antenna support poles, six (6) panel antennas, twelve (12) Remote Radio Units (RRU), all located within a 20-foot by 20-foot lease area. The project also involves a new 240-square-foot concrete equipment pad and associated equipment, all located within an additional 12-foot by 20-foot lease area surrounded by an 8-foot-tall chain link fence. The project will result in the disturbance of approximately 700 square feet (including utility trenching and walkway) on a 17.2-acre parcel. Two design options will be considered for the facility: either a 60-foot tall faux mono-eucalyptus tree, or a design consisting of six (6) bare 20-foot tall antenna poles with landscape screening. The proposed project is within the Agriculture and Rural Lands land use categories and is located at 5488 Ontario Road, approximately 1.09 miles south of the City of San Luis Obispo, south of the community of San Luis Obispo. The site is in the San Luis Obispo (North) sub area of the San Luis Obispo planning area.

**ASSESSOR PARCEL NUMBER(S):** 076-114-030

Latitude: 35 degrees 13' 6"N Longitude: 120 degrees 41' 57"W

**SUPERVISORIAL DISTRICT #** 3

**B. EXISTING SETTING**

**PLAN AREA:** San Luis Obispo      **SUB:** San Luis Obispo(North)      **COMM:** Rural

**LAND USE CATEGORY:** Agriculture and Rural Lands

**COMB. DESIGNATION:** Sensitive Resource Area (Visual); GSA Geologic Hazard Area

**PARCEL SIZE:** 17.2-acres

**TOPOGRAPHY:** Gently rolling to steeply sloping

**VEGETATION:** Urban-built up Shrubs Herbaceous Tree (Coast Live Oak)

**EXISTING USES:** One Mobile Home Lot

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Residential Single Family; Single-Family Residence	<i>East:</i> Agriculture; Pasture
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*South:* Agriculture; Pasture

*West:* Agriculture; Pasture



## C. ENVIRONMENTAL ANALYSIS

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



## COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

### Aesthetics

**Setting.** The proposed project is located in a rural area of the County on Ontario Road, approximately 600 feet west of Highway 101, between the City of San Luis Obispo and the City of Pismo Beach. The project parcel is split by a Sensitive Resource Area (SRA) Combining Designation for the Irish and San Miguelito Hills viewshed. The project will be located just outside of the SRA the boundary, which follows the edge of the existing vegetated area located on the parcel. The project site is on the northern side of the subject parcel, with the western end surrounded by trees and shrubs. The proposed antennas and equipment enclosure are outside of the designated SRA boundary, but in the viewshed of Highway 101, a scenic highway.

The property is located on sloped topography surrounded by agriculturally zoned lots, and rural lands to the west. The project site is geographically situated between the City of San Luis Obispo and the City of Pismo Beach, where the landscape is characterized by steep hills with moderate to steep drainages flowing through Castro Canyon. Existing vegetation includes ruderal grasses, trees, and shrubs along the San Luis Obispo Creek, which contribute to the SRA. The project property is developed with a mobile home and a covered parking area enclosed by a barbed wire fence. Scattered residences are visible in the vicinity of the project site.



## Regulatory Setting

**Section 22.30.180 of the Land Use Ordinance establishes the following screening standard for wireless communications facilities:**

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

**Conservation and Open Space Element Policy VR 9.3 states:**

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

**Impact.** The applicant proposes telecommunication facility with antennas on a 20' x 20' lease area and associated equipment including a concrete pad, equipment cabinets, and electrical support supplies, surrounded by an 8' tall chain link fence 20 feet west on a 12' x 20' lease area. The equipment area is proposed to be located within an existing shrub outcrop to decrease the visibility from Highway 101, while the lease area enclosing the antennas is in ruderal grass. Both locations are outside the SRA. The applicant provided two design options for the antenna tower that would house six (6) antennas as shown in Figure 1. The first design option for the antenna is six (6) 20-foot tall antenna poles that would support six (6) panel antennas, and twelve (12) Remote Radio Units (RRUs). The second design option for the antenna tower is a 60-foot tall faux mono-eucalyptus tree that would house six antennas.

The proposed project could have a potentially significant impact on visual resources since it would introduce a new use which could be visually incompatible with the character of the surrounding rural agricultural landscape. The site is outside the SRA for the Irish and San Miguelito Hills viewshed. The applicant has submitted photo-simulations of the proposed facility from key viewing angles along Ontario Road and Highway 101. The photo-simulations demonstrate that the antenna or faux mono-eucalyptus site will be visible from western views along both roads. The six-pole design, which includes the "lollipop" stick antenna panels would easily blend in with the natural landscape. The faux mono-eucalyptus tree option is designed to appear to resemble the surrounding vegetation associated with the SRA. The proposed facility design will not introduce glare or night lighting to the surrounding area. The project designs are consistent with the goals of the County's communication facilities ordinance.

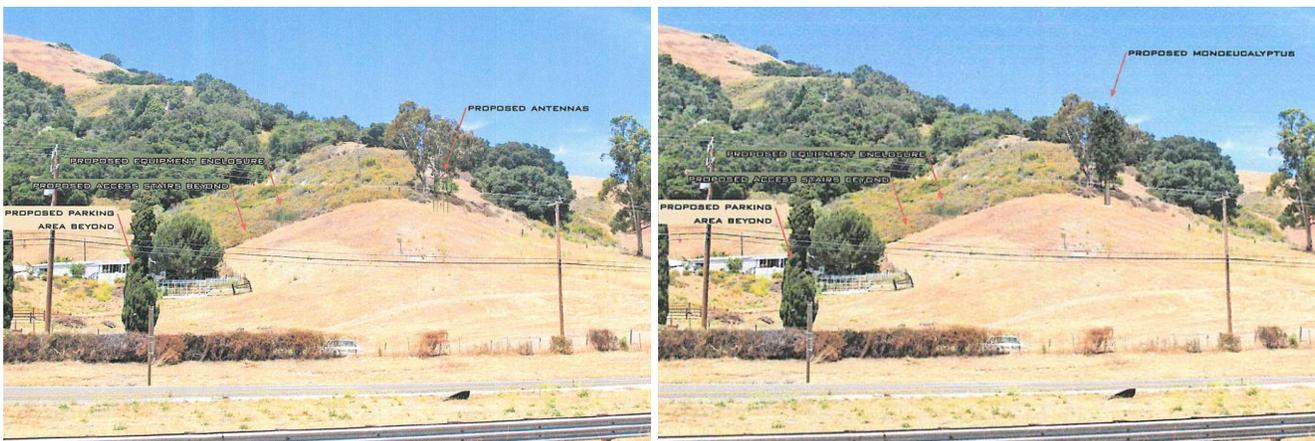


Figure 1: Photo simulation of the proposed project (unscreened pole on the right, faux mono-eucalyptus tree on the left).

**Mitigation/Conclusion.** Although the proposed communications facility is not a use that is inherently compatible with the character of the surrounding rural/agricultural landscape, either designs of the proposed project will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the nearby SRA designated areas because both use a stealth design that would blend with existing natural features of the landscape (particularly, the existing back-drop trees to the west). This use of the natural features and topography will preserve and protect such features through the site design. The proposed clearing of topsoil and shrubs is the minimum necessary to achieve safe and convenient access and siting of proposed structures and will not create significant adverse effects on the identified sensitive resource.

In order to reduce visual impacts, the project is subject to mitigation measures that require planting vegetation to screen the wireless facility from Ontario Road and Highway 101 if the six-pole design option is implemented. This is consistent with the visual screening standard for wireless communications facilities which requires facilities to either be completely screened by vegetation or disguised to resemble natural or built features of the landscape. If the faux mono-eucalyptus option is implemented, the applicant will be required to submit material and color test samples of all visual elements of the antenna or require the applicant to use the most realistic appearing faux mono-eucalyptus tree structure, with an organic and asymmetrical form and realistic bark texture and foliage colors. With incorporation of the recommended mitigation, discussed in detail in the mitigation summary table (Exhibit B), potential visual impacts would be reduced to a less than significant level.

**2. AGRICULTURAL RESOURCES**

*Will the project:*

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

**Agricultural Resources**

**Setting.** The proposed project site is located in the Agriculture land use category on an approximately 17.2-acre parcel. The soil types mapped for this parcel include Lopez very shaly clay loam 9-30% and 30-75%. As described in the Natural Resource Conservation Service (NRCS) Soil Survey, these soils are considered Class VI and VII (non-irrigated). There are no agriculture uses on the parcel.

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

Land Use Category: Agriculture and Rural Lands

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland

In Agricultural Preserve? Yes

Under Williamson Act contract? No

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

Lopez very shaly clay loam (9 - 30 % slope). This moderately sloping, shallow gravelly fine loamy soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Lopez very shaly clay loam (30 - 75% slope). This steeply to very steeply sloping, shallow gravelly fine loamy soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Nacimiento- silty clay loam (30 - 50 % slope). This steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

The surrounding parcels are not used for any agricultural activities until farther south in Castro Canyon where apples, apricots, and peaches are grown. Currently, the site consists of a single-family residence. The property is not under a Williamson Act contract.

**Impact.** The project will result in the construction of a wireless communication facility located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. The project was referred to the Agriculture Department on September 27, 2018, and no comments were received in response. Based on the above discussion, no significant impacts to agricultural resources are anticipated to occur as a result of the proposed project.

**Mitigation/Conclusion.** The project will not have any anticipated impacts to agricultural resources, therefore, no mitigation measures are necessary.

### 3. AIR QUALITY

*Will the project:*

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

#### Air Quality

##### Setting.

The proposed project is within close proximity to serpentine rock and/or soil formation, which has the potential to contain naturally occurring asbestos. The closest serpentine rock outcrops are approximately 400 feet to the north. The closest fault zone, which has the potential for ultramafic rock, is approximately 0.1 miles to the north and 3 miles to the south. Consequently, the potential for naturally occurring asbestos to be encountered at the project site is moderate.

The soil wind erodibility rating within the project boundaries is 8, which is considered "high". Due to the soil's wind erodibility rating, combined with the amount of disturbance anticipated during construction, substantial dust is expected during this period of development if no mitigation measures are applied to the project.

The Air Pollution Control District (APCD) has developed and updated their [CEQA Air Quality Handbook \(2012\)](#) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative

effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

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

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

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO<sub>2</sub>e/yr was adopted for stationary source (industrial) projects.

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

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

**Impact.** As proposed, the project will result in the disturbance of approximately 700 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation.



The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

This project is the installation of wireless communication facility. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

**Mitigation/Conclusion.** The project does not involve a level of digging that would impact naturally occurring asbestos. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan and will not require any additional mitigation measures beyond those required by Ordinance.

#### 4. BIOLOGICAL RESOURCES

*Will the project:*

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

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

#### Biological Resources

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

On-site Vegetation: Shrub, Coastal Live Oak trees and herbaceous

Name and distance from blue line creek(s): Site/Parcel is about .2 miles West of the San Luis Obispo Creek

Habitat(s): Coast Live Oak Woodland

Site's tree canopy coverage: N/A

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

#### Plant Species:

Congdon's tarplant (*Centromadia parryi ssp. congdonii*) List 1B, FSC

The potential for the Congdon's tarplant (*Centromadia parryi ssp. congdonii*) has been identified about 0.99 miles to the North-East. This species occurs primarily within valley and foothill annual grassland habitats containing alkaline soils (Tibor, 2001). This annual herb typically blooms from June through November. In San Luis Obispo County, this species has been documented as occurring in low valleys and foothill woodlands. The species is considered extremely rare on the California Native Plant Society (CNPS) List 1B (RED 3-3-3).

San Luis mariposa-lily (*Calochortus obispoensis*) List 1B

The potential for the San Luis mariposa-lily (*Calochortus obispoensis*) has been identified about 0.90 and 0.84 miles to the North-East and North respectively. This perennial herb is endemic to San Luis Obispo County, ranging from Cuesta Pass, south to Arroyo Grande. The San Luis



mariposa-lily is found on dry, serpentine soils in chaparral, coastal scrub, grassland, and freshwater seep habitats between the 75 and 730-meter elevations (250 to 2,400 feet). This species blooms from May to July. The California Native Plant Society (CNPS) considers this species rare (List 1B, RED 2-2-3).

Obispo indian paintbrush aka the San Luis Obispo Owl's-Clover (*Castilleja densiflora var. obispoensis*) List 1B

The potential for the Obispo indian paintbrush (*Castilleja densiflora var. obispoensis*) has been identified about 0.54 miles to the North-East. This annual herb is found in valley and foothill grasslands at elevations between 10 to 400 meters (30 to 1,315 feet). The blooming period is April. The Obispo indian paintbrush is considered rare by CNPS (List 1B, RED 2-2-3).

#### Wildlife Species-

Western pond turtle (*Emys marmorata pallida*), CSC, FSC

The potential for the western pond turtle (*Emys marmorata pallida*) has been identified about 0.97 miles to the North-East. The western pond turtle is a federal and California Species of Special Concern. This is an aquatic turtle that uses upland habitat seasonally. They occur in ponds, streams, lakes, ditches, and marshes. The species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

**Impact.** The proposed project involves construction of an unmanned wireless communication facility with a 240 square foot equipment area and a 400 square foot antenna area with either a six pole “lollipop” design or a faux mono-eucalyptus tree. The project will result in the disturbance of 700 square feet. The proposed facility would be constructed to the north of an existing residence that is largely unvegetated, with an ingress and egress easement through an existing covered parking area and the driveway extension would be constructed along ruderal areas behind the residence and through the brush area. There are no trees located directly within the footprint of the access road, equipment site, or antenna site.

The Coast Live Oak trees are located 300 feet away from the project area (uphill) and will not be impacted by the project. Other special status species listed above are located about 1 mile north east and will not be impacted by the construction and operation of the cell site facility. The project is within an area considered suitable for Pismo Clarkia, however the only vegetation to be disturbed is annual grassland with no identified Pismo Clarkia is within the surrounding vicinity. Three biological reports were completed within a one-mile radius of the site. One report found Congdon's tarplant and recommended mitigation measures for on-site vegetation. Because no special status species were found directly on or near the project site, no mitigation measures are required.

The National Wetlands Inventory map was reviewed, and no wetlands or riparian areas occur on or within the immediate vicinity of the project site, but an 8.86-acre fresh water emergent wetland area was found on the eastern side of Highway 101. The project will not result in any impacts to wetlands or other jurisdictional waters. The project is within 0.1 miles of a serpentine outcrop area, which is known to support several rare and endangered plants. However, a geologic report was conducted and found no serpentine soil within the project area, therefore, these sensitive serpentine-based plants are not expected.

The site is not located in a wilderness area, or wildlife preserve. It is unlikely any bird nest would occur within the vicinity of the site as the grasses are heavily grazed and would not provide sufficient cover. The project site area will not disturb sensitive native vegetation, significant wildlife species, or special status species.

**Mitigation/Conclusion.** The project site currently consists of previously disturbed lands with an existing

mobile home. No special status plant or animal species were observed on the site; therefore no significant biological impacts are expected to occur, and no mitigation measures are necessary.

## 5. CULTURAL RESOURCES

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Cultural Resources

#### Setting.

The project is located in an area historically occupied by the Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

No specific archaeological reports have been prepared within ¼ mile of the subject property.

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups had been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council) on September 27, 2018. Comments were received from the Northern Chumash Tribal Council on October 2, 2018, requesting the faux-eucalyptus design be chosen as well as installing landscaping to help hide the antennas. No evidence of cultural materials was noted in the comments received from the Northern Chumash Tribal Council.

**Impact.** The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected. The proposed project includes two design options for consideration by the Review Authority, one of which is the faux eucalyptus design option.

**Mitigation/Conclusion.** County Land Use Ordinance Section 22.10.040 includes a provision that construction work cease in the event resources are unearthed with work allowed to continue once the issue is resolved. No significant cultural resource impacts are expected to occur, and no mitigation measures beyond what is already required by ordinance are necessary.

## 6. GEOLOGY AND SOILS

*Will the project:*

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

\* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently rolling to steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: Moderate to high

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 1.3 miles

Area known to contain serpentine or ultramafic rock or soils?: Potentially

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? Serpentine rock outcrop located 0.1 miles to the east

### Geology and Soils

The County's Land Use Ordinance includes provisions to address geological problem areas, drainage, and sedimentation and erosion control.

The project is within the Geologic Study area designation or within a high liquefaction area, and is subject to the preparation of a geological report per the County's Land Use Ordinance [LUO section 22.14.070 (c)] to evaluate the area's geological stability. A geotechnical report (GeoBoden, Inc. August



13, 2018) was prepared to evaluate the area's geological stability relating to the proposed use. The report summarizes geological conditions as follows:

No active faults exist on the site. Based on the underlying dense bedrock materials, no seismic settlement, liquefaction or flooding is anticipated to affect the site. A geotechnical investigation report was conducted on August 13, 2018 and found the most significant geologic hazard to the project would be the potential for small to severe seismic shaking. The nearest known active fault to the site is Los Osos 2011 fault, but there is no potential for surface rupture at the site. Seismic design parameters from the 2016 edition of the California Building Code can accommodate effects of ground shaking, however are not required.

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

**Impact.** This project proposes approximately 700 square feet of ground disturbance. The project will result in an increase of 1 vehicle trip to the property every 6 to 8 weeks for routine maintenance. Based on the geological report no significant impacts are expected to occur.

**Mitigation/Conclusion.** After considering the geological and soil-related provisions of the LUO, the proposed project would require the preparation of a sedimentation and erosion control plan. The project will also be subject to applicable building code requirements for the foundation of the project (GeoBoden, Inc. August 13, 2018). There is no evidence that measures above what will already be required by ordinance or codes are needed therefore no additional mitigation is required.

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

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

**Hazards and Hazardous Materials**

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

A Phase I Environmental Assessment (RESCOM Environmental Corp, September 15, 2018) was provided and found no contamination present on the site. With regards to potential fire hazards, the subject project is within the Moderate Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 5 to 10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

**Impact.** The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

The applicant supplied a Radio Frequency (RF) report to evaluate the proposed communications facility for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. According to the RF report for this project (Hammett & Edison, Inc. July 6, 2018), the maximum level of RF emissions from the proposed facility at ground-level would be equivalent to 7.6 percent of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building (including the nearby residence) would be less than 3.0 percent of the public exposure limit. These results include several "work-case" assumptions and therefore are expected to overstate actual power density levels.

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

## 8. NOISE

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

### Noise

**Setting.** The project is within close proximity to a transportation noise source (Highway 101) and development within specific distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses.

The unmanned telecommunication facility antennae or equipment is not considered a sensitive use and will be located within areas of the 65 dB to 70 dB range. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

**Impact.** The unmanned telecommunication facility antennae or equipment will not generate significant stationary or transportation-related noise sources as it is within close proximity to Highway 101. The facility is not a sensitive use and will not be affected by the noise exposure level coming from Highway 101 therefore, no significant noise impacts are expected to occur.

**Mitigation/Conclusion.** No significant noise impacts are anticipated, and no additional mitigation measures are necessary beyond those outlined in the Land Use Ordinance.

## 9. POPULATION/HOUSING

*Will the project:*

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

### Population/Housing

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

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

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, therefore no mitigation measures are necessary.

**10. PUBLIC SERVICES/UTILITIES**

*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<u>Police:</u> County Sheriff	Location: City of San Luis Obispo (Approximately 4.75 miles to the North-East)
<u>Fire:</u> Cal Fire (formerly CDF)	Hazard Severity: Moderate Response Time: 5 - 10 minutes Location: (Approximately 2.0 miles to the South-West)
<u>School District:</u> San Luis Coastal Unified School District.	and San Luis Obispo Joint Community College District

**Public Services**

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

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project’s direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place. The proposed project was referred to County Fire/Cal Fire and no fire safety plan is required.

**Mitigation/Conclusion.** The proposed facility would be unmanned and would not result in any significant impacts to public services or utilities. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact and will reduce the cumulative impacts to less than significant levels. Therefore, no mitigation measures are necessary.

**11. RECREATION**

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

**Recreation**

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

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

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

## 12. TRANSPORTATION/CIRCULATION

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

### Transportation

**Setting.** The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area including Highway 101 and the project's access street (Ontario Road and a private access street) are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

**Impact.** The proposed project is estimated to generate about 1 vehicle trip every 6 to 8 weeks for routine maintenance. No other trips would be generated by the proposed facility. This small amount of traffic would not result in a significant change to the existing road service levels or traffic safety.

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

### 13. WASTEWATER

*Will the project:*

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

#### Wastewater

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

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

### 14. WATER & HYDROLOGY

*Will the project:*

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



## 14. WATER & HYDROLOGY

*Will the project:*

### QUANTITY

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

### Water

**Setting.** The proposed unmanned wireless communications facility does not propose any water usage. The topography of the project is gently rolling to steeply sloping. The closest creek from the proposed development (San Luis Obispo Creek) is approximately 800 feet east, on the eastern side of Highway 101. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? San Luis Obispo Creek Distance? Approximately 800 feet

Soil drainage characteristics: Very poorly drained to not well drained

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

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

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

The subject property is not within a groundwater basin.

### Impact – Water Quality/Hydrology

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

- ✓ Approximately 700 square feet of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;

**Water Quantity**

Based on the project description, the project will not use any water.

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

**15. LAND USE**

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

**Land Use**

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

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

1. LUO Section 22.96 (San Luis Obispo Planning Area)
2. LUO Section 22.96.040 (San Luis Obispo Sub-Area)

- 3. LUO Section 22.10.095 (San Luis Obispo PA Highway Corridor Design std-SRA)
- 4. LUO Section 22.14.100 (Sensitive Resource Area)

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

Although the proposed communications facility is not a use that is inherently compatible with the visual character of the surrounding residential and agricultural landscapes, the proposed project is a stealth design that would blend with the surrounding landscape. The six-pole, which includes the “lollipop” stick antenna panels and vegetative screening would easily blend in with the natural landscape. The faux mono-eucalyptus tree option is designed to appear to resemble the surrounding vegetation. Both designs will be compatible with the surrounding area and would not be readily discernable as a wireless communications facility. This is consistent with the visual screening standards for wireless communications facilities (Section 22.30.180(C)(3)(d)) which requires new facilities to either be completely screened by vegetation or disguised to resemble natural or built features of the landscape. A drainage plan will be required at time of construction permit application.

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 were determined necessary.

**16. MANDATORY FINDINGS OF SIGNIFICANCE**

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

*Will the project:*

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

For further information on CEQA or the County's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for information about the California Environmental Quality Act.



## Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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

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

***Geotechnical Investigation Report, GeoBoden, Inc., August 13, 2018***

***Statement of Hammett & Edison, Inc., Consulting Engineers (RF Report), July 6, 2018***

***Phase I Environmental Site Assessment, RESCOM Environmental Corp, September 15, 2018***

***Photo-Simulations (faux mono-eucalyptus tree), Artistic Engineering, No date***

***Photo-Simulations (unscreened poles), Artistic Engineering, No date***



## Exhibit B - Mitigation Summary Table

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

### Aesthetics (Visual Resources)

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

- a. If the faux mono-eucalyptus design option is chosen it shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and clusters installed in random, seemingly natural-occurring patterns. Realistic bark texture shall run the entire length of the tree pole.
- b. The faux mono-eucalyptus "leaves" shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Mono-eucalyptus colors shall be field matched with the existing on-site mature eucalyptus trees.
- c. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the faux mono-eucalyptus to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
- d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.

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

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

**VR-4 Landscape Plan - Upon application for construction permits**, if the six-pole design option is chosen the applicant shall submit a landscape plan to the County Department of Planning and Building for review and approval. The plans shall be developed and signed by a licensed landscape architect and shall show screen planting consistent with the County-Approved Plant List for the purpose of screening of the poles as follows:

- a. The screen plants shall be strategically located downslope from the proposed antenna area (at the South and East sides of the poles). Placement of various tree types and

understory vegetation (height, growth rate) shall be placed downslope to create a more natural setting around the proposed poles. Screen planting shall cover 75% of the proposed poles as seen from Highway 101, upon maturity or 10 years, whichever occurs first.

- b. Screen planting shall include herbaceous trees and shrubs capable of growing to a minimum height of 10 feet tall. All landscaping plants shall be native to the area and utilize plants identified in the County-Approved Plant List.
- c. Trees and shrubs within the screen planting area shall be maintained in perpetuity. Trees and shrubs within the screen planting area that die shall be replaced.



**DEVELOPER'S STATEMENT FOR  
SPRINT CORPORATION  
CONDITIONAL USE PERMIT DRC2018-00114**

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

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

The following mitigation measures address impacts that may occur as a result of the development of the project.

**Aesthetics (Visual Resources)**

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

- a. If the faux mono-eucalyptus design option is chosen it shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and clusters installed in random, seemingly natural-occurring patterns. Realistic bark texture shall run the entire length of the tree pole.
- b. The faux mono-eucalyptus "leaves" shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Mono-eucalyptus colors shall be field matched with the existing on-site mature eucalyptus trees.
- c. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the faux mono-eucalyptus to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
- d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.

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

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

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- a. The screen plants shall be strategically located downslope from the proposed antenna area (at the South and East sides of the poles). Placement of various tree types and understory vegetation (height, growth rate) shall be placed downslope to create a more natural setting around the proposed poles. Screen planting shall cover 75% of the proposed poles as seen from Highway 101, upon maturity or 10 years, whichever occurs first.
- b. Screen planting shall include herbaceous trees and shrubs capable of growing to a minimum height of 10 feet tall. All landscaping plants shall be native to the area and utilize plants identified in the County-Approved Plant List.
- c. Trees and shrubs within the screen planting area shall be maintained in perpetuity. Trees and shrubs within the screen planting area that die shall be replaced.

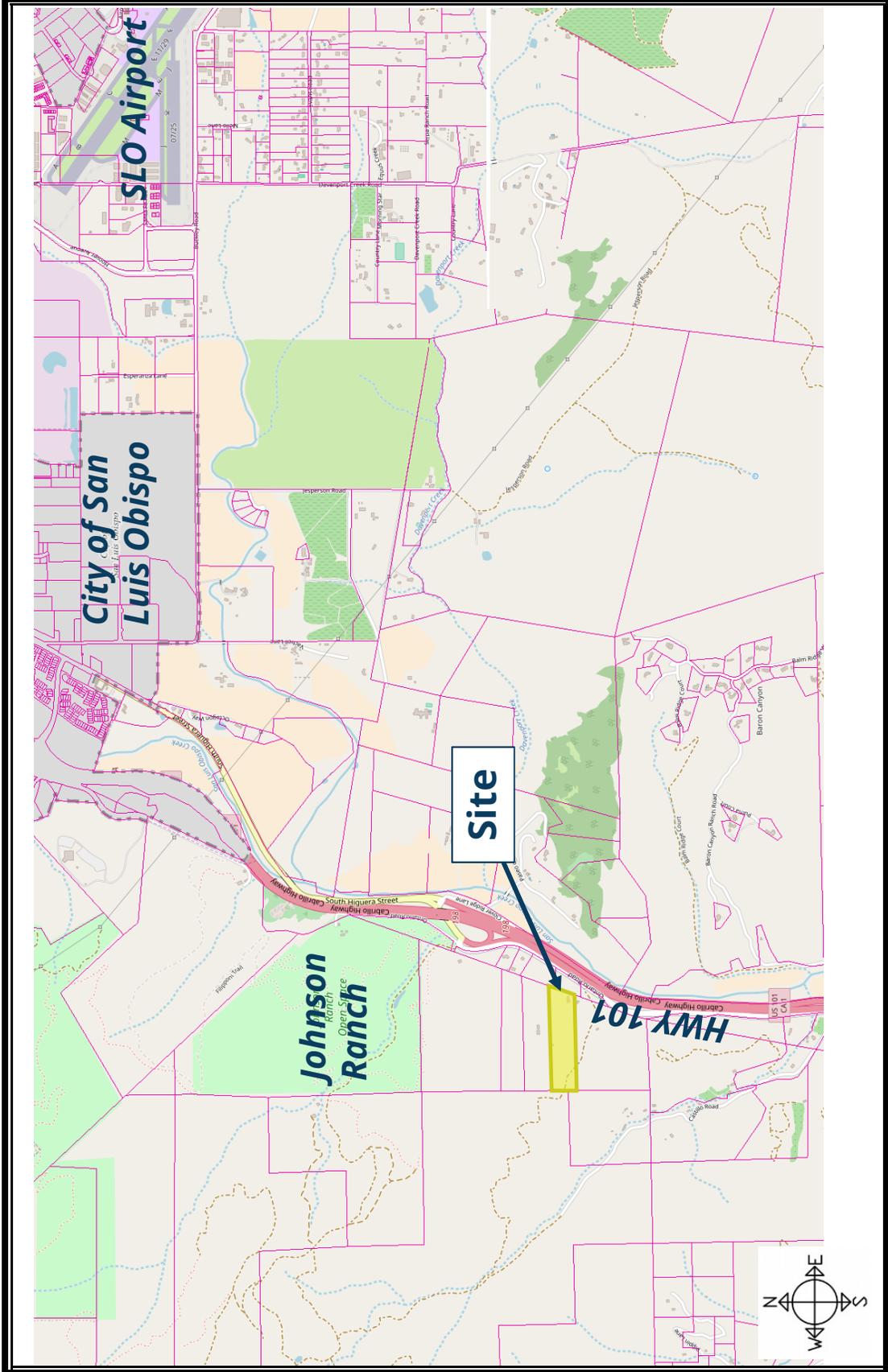
**Monitoring: (Visual Recourse Measures VR-1 to VR-4)** Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

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

  
\_\_\_\_\_  
Signature of Agent(s)

1-24-19  
\_\_\_\_\_  
Date

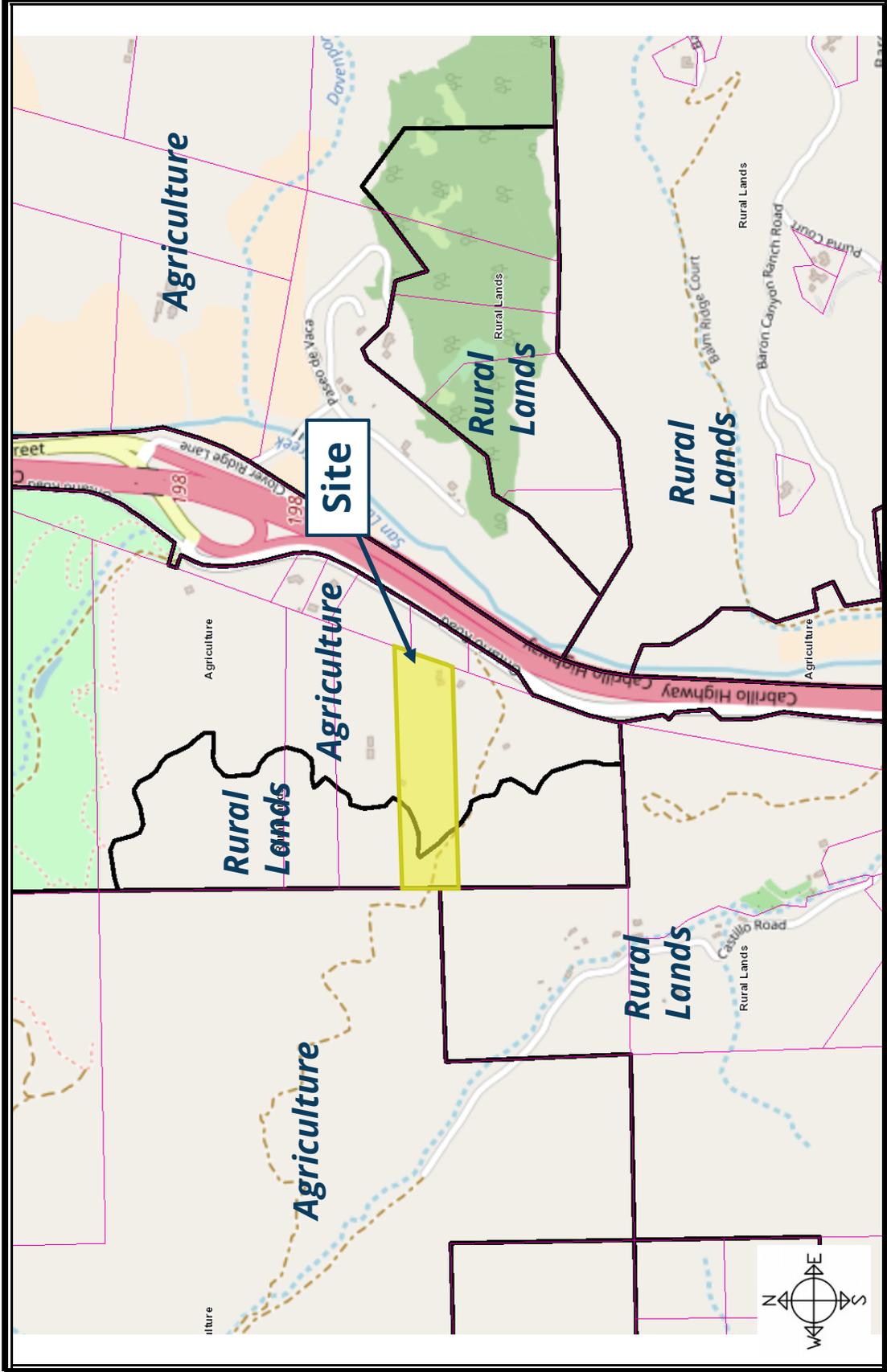
Tricia Knight  
\_\_\_\_\_  
Name (Print)



**Vicinity Map  
DRC2018-00114**

**COUNTY OF SAN LUIS OBISPO**

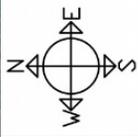
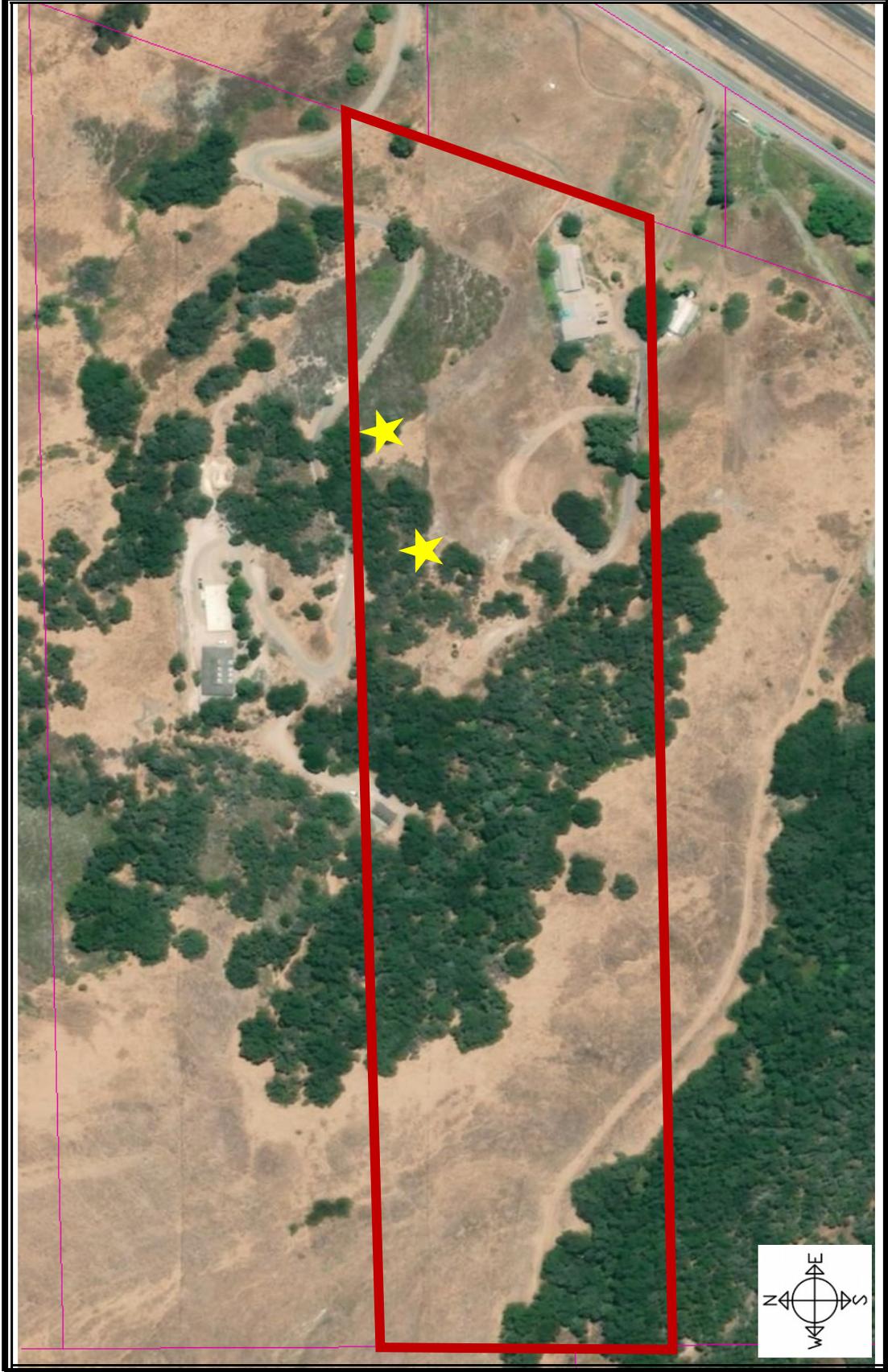




**Land Use Category Map  
DRC2018-00114**

**COUNTY OF SAN LUIS OBISPO**





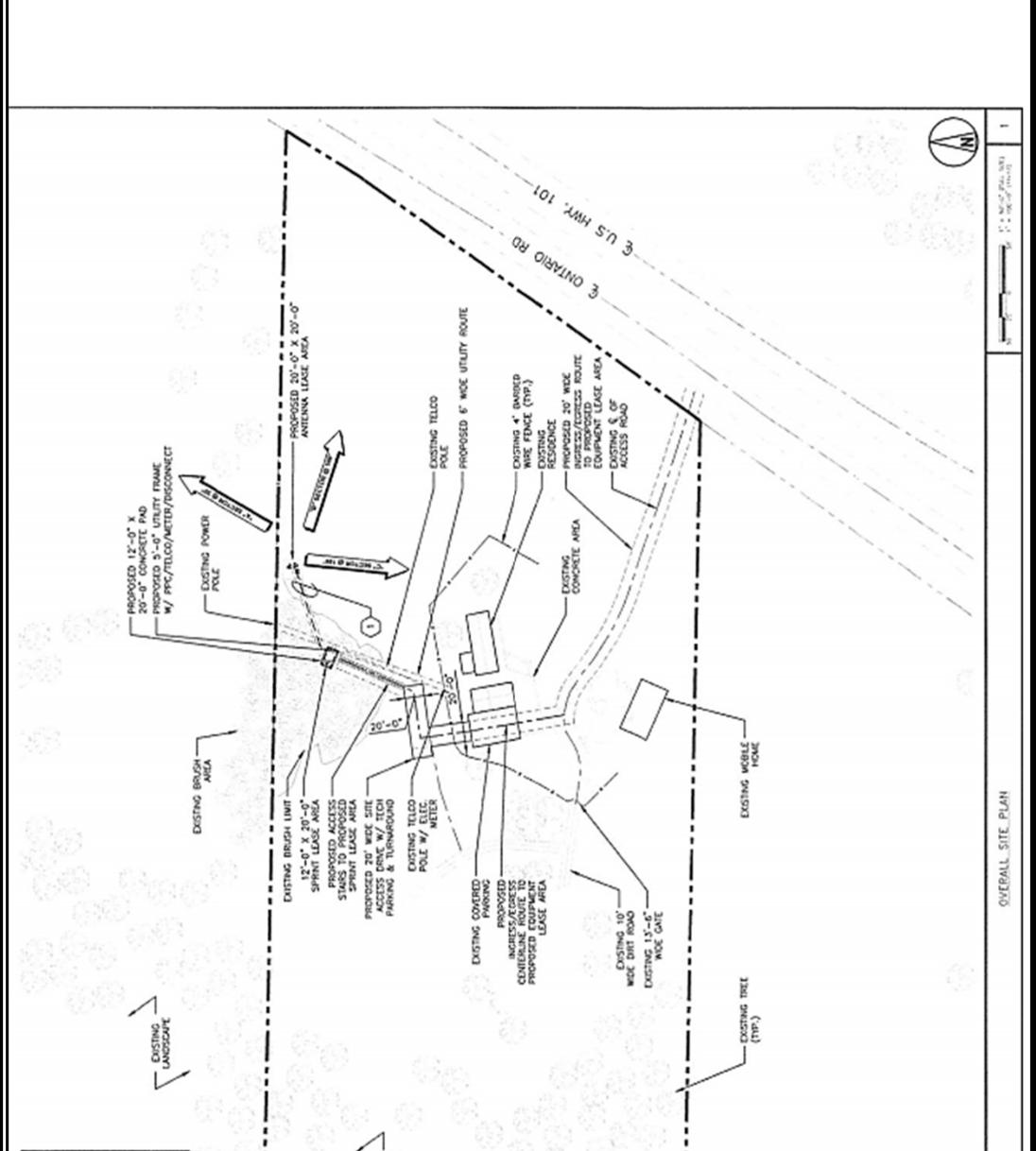
**Aerial**  
**DRC2018-00114**

**COUNTY OF SAN LUIS OBISPO**



**NOTE:**  
 SITE PLAN RENDERING DERIVED FROM  
 ASSessor'S MAPS AND GIS INFORMATION  
 PROVIDED BY THE CLIENT

**KEYED NOTES:**  
 ① ROUTE (S) IN RED CABLES UNDERGROUND TO  
 ANTENNA CONTAINING SECURE AS REQUIRED.

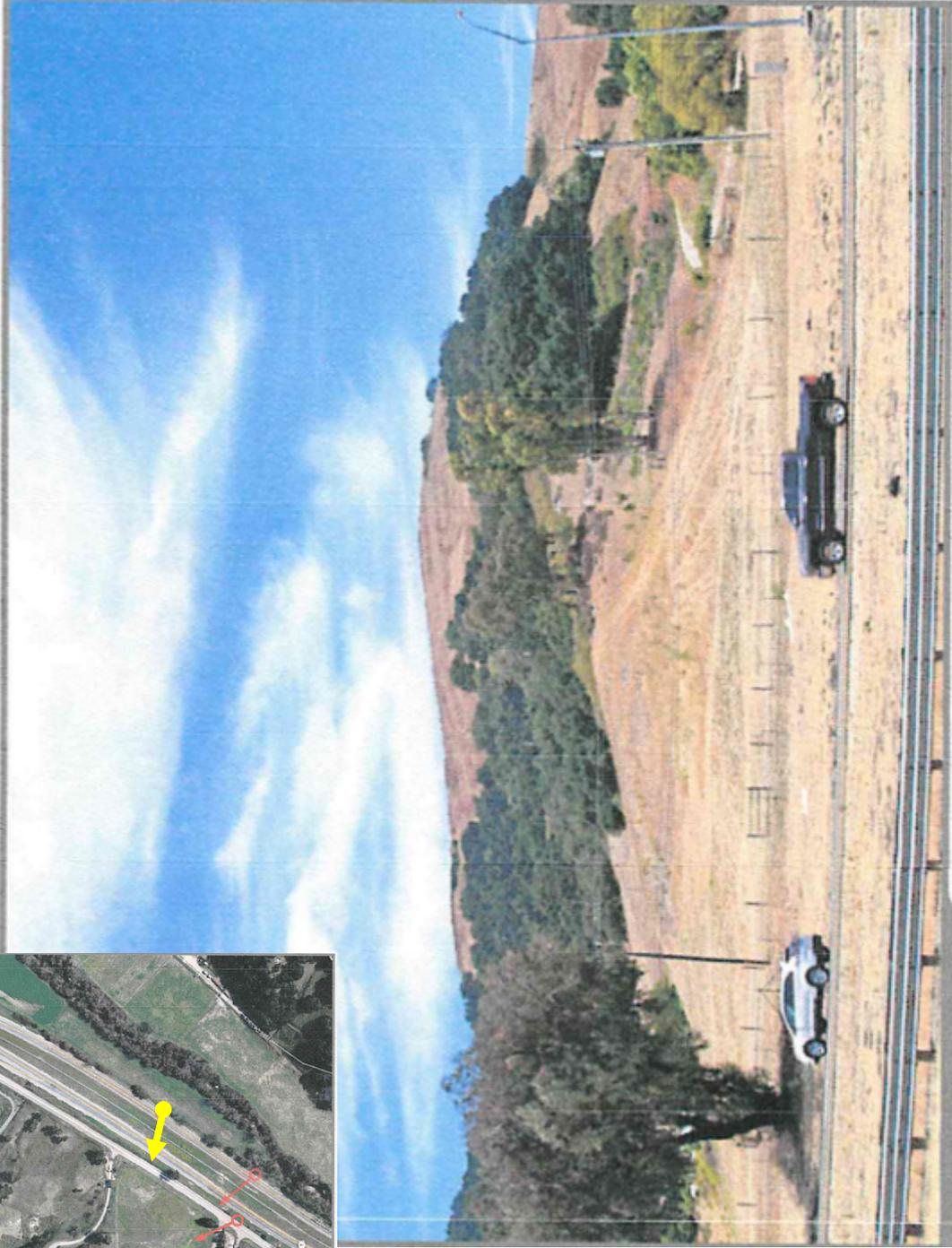


OVERALL SITE PLAN

# Site Map DRC2018-00114

# COUNTY OF SAN LUIS OBISPO

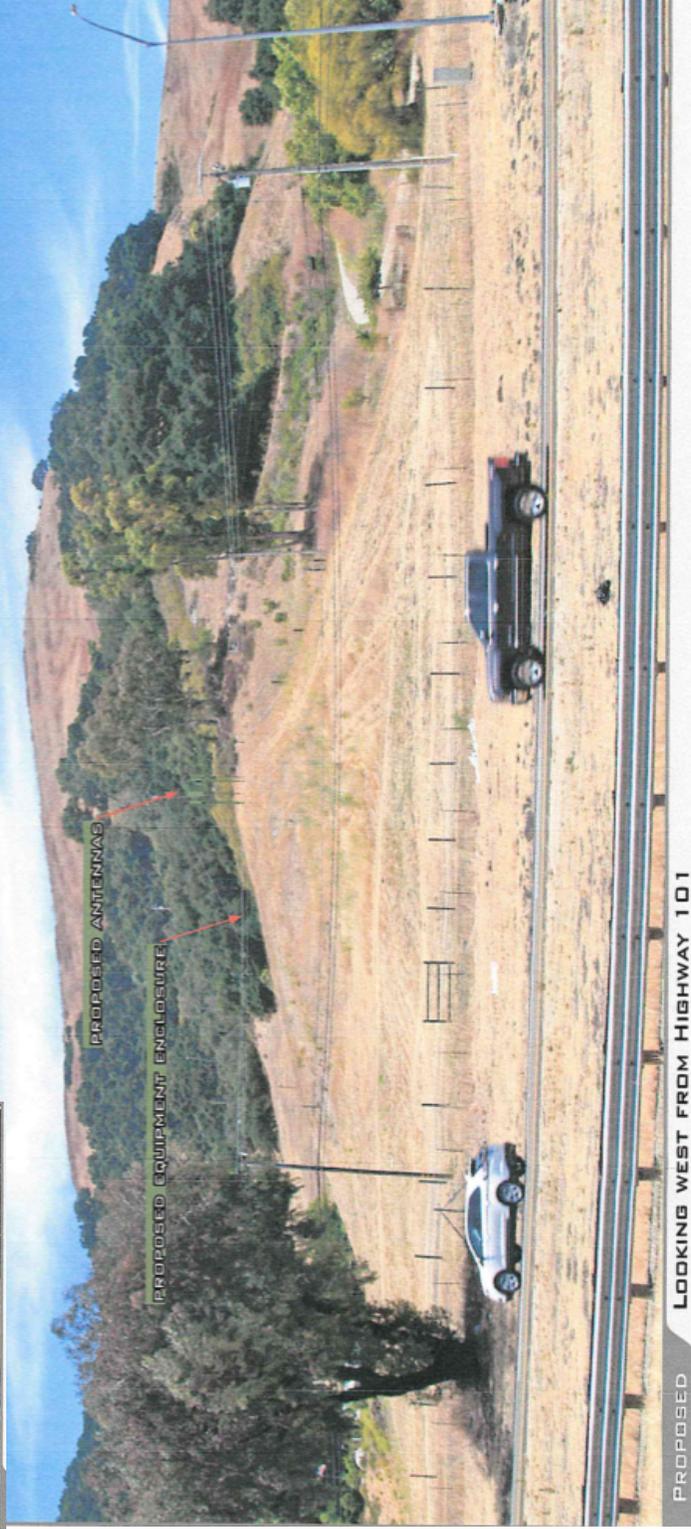




**Existing View  
DRC2018-00114**

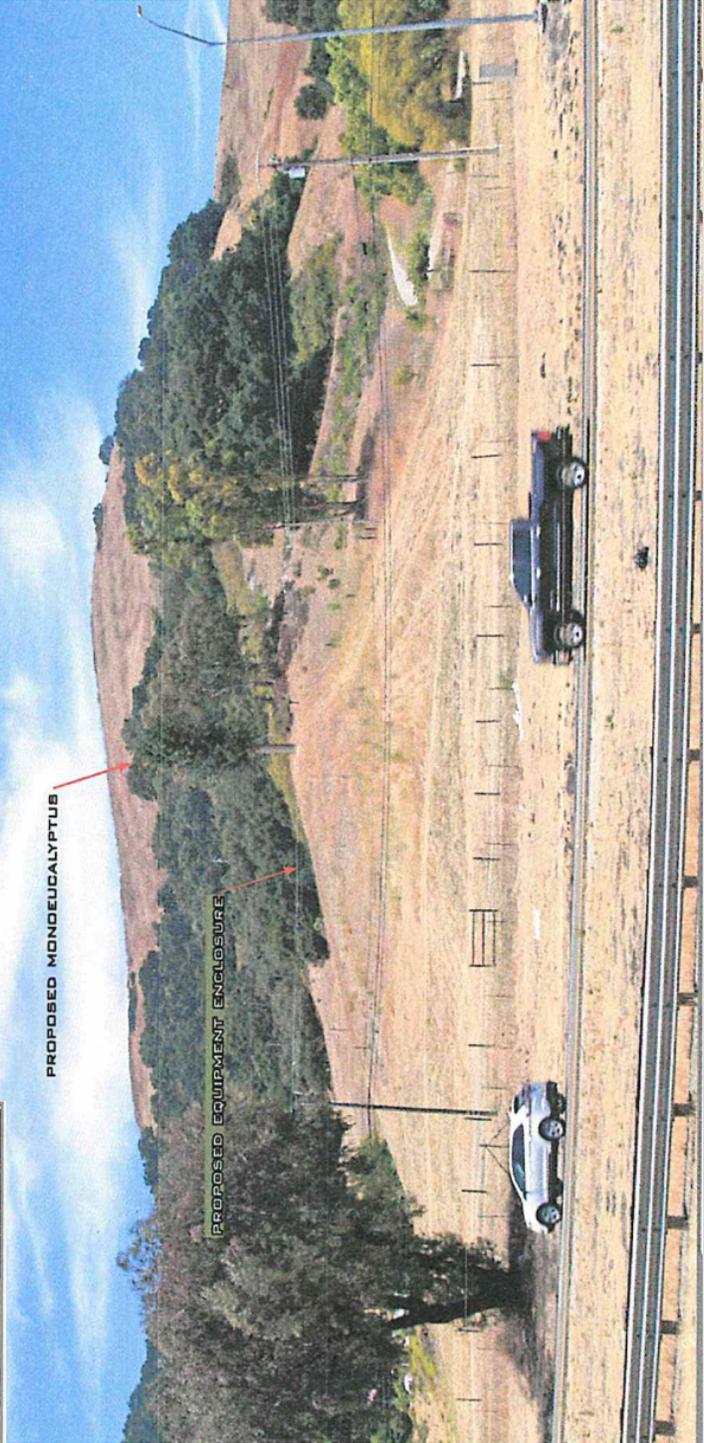
**COUNTY OF SAN LUIS OBISPO**





COUNTY OF SAN LUIS OBISPO

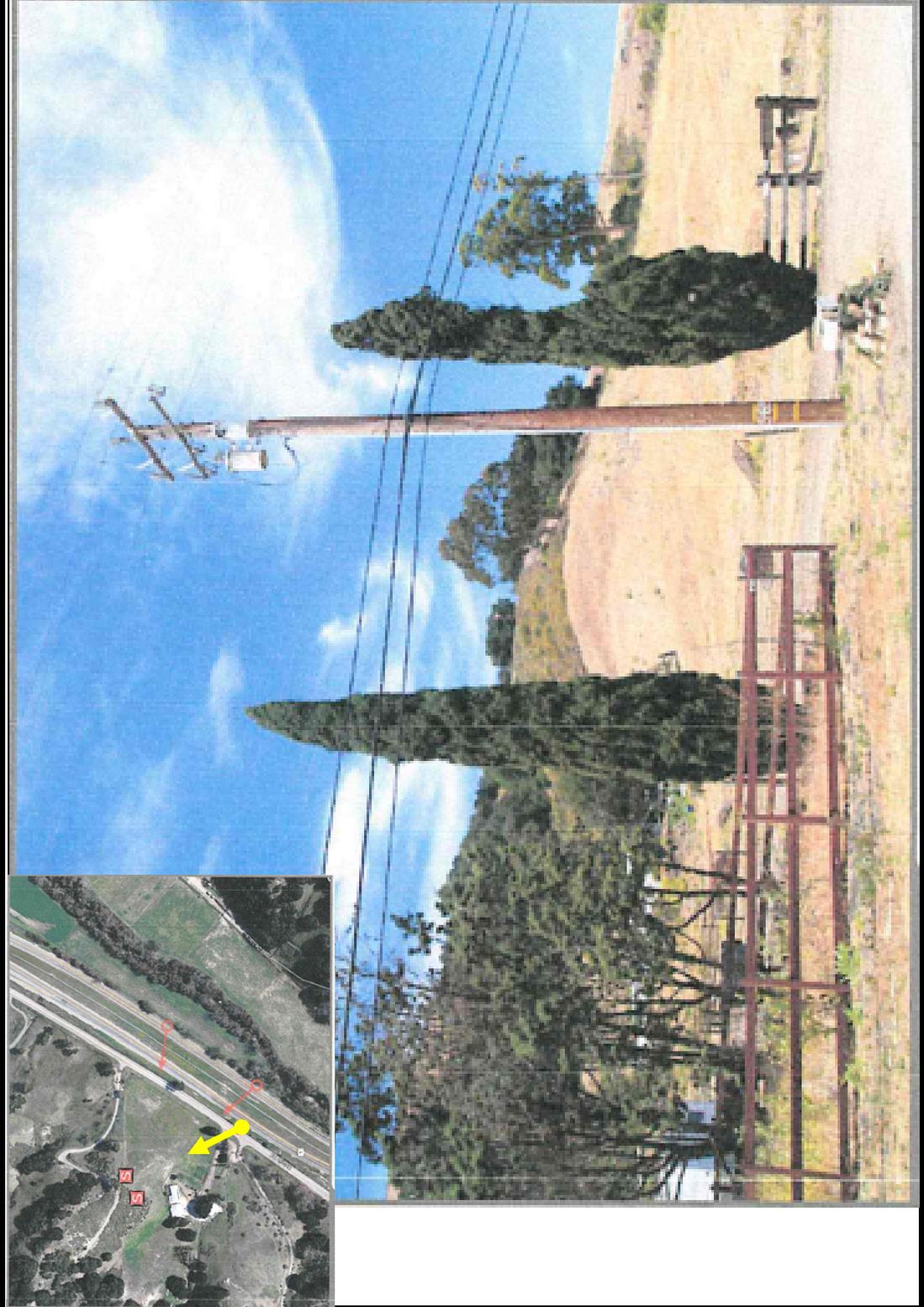
Proposal Antenna View  
DRC2018-00114



**Proposal Mono-eucalyptus View  
DRC2018-00114**

**COUNTY OF SAN LUIS OBISPO**

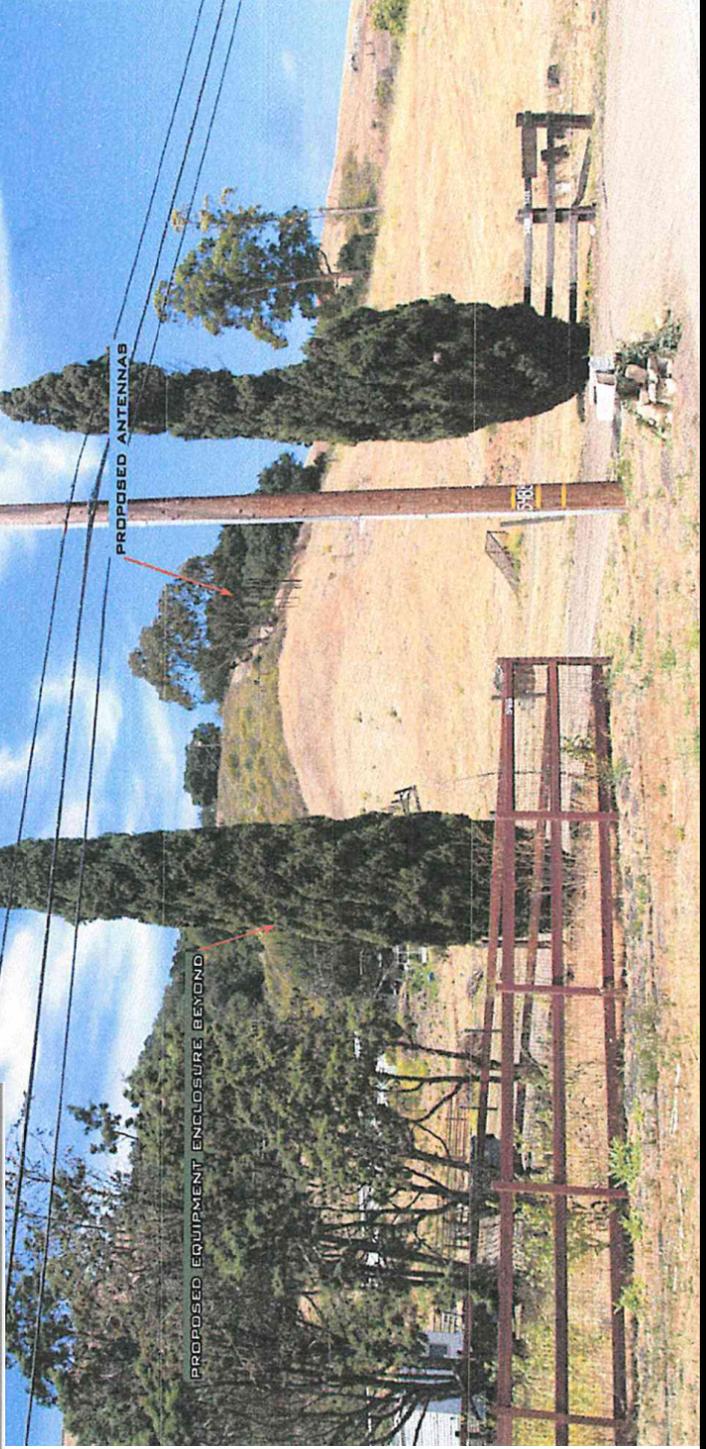




**Existing View  
DRC2018-00114**

**COUNTY OF SAN LUIS OBISPO**

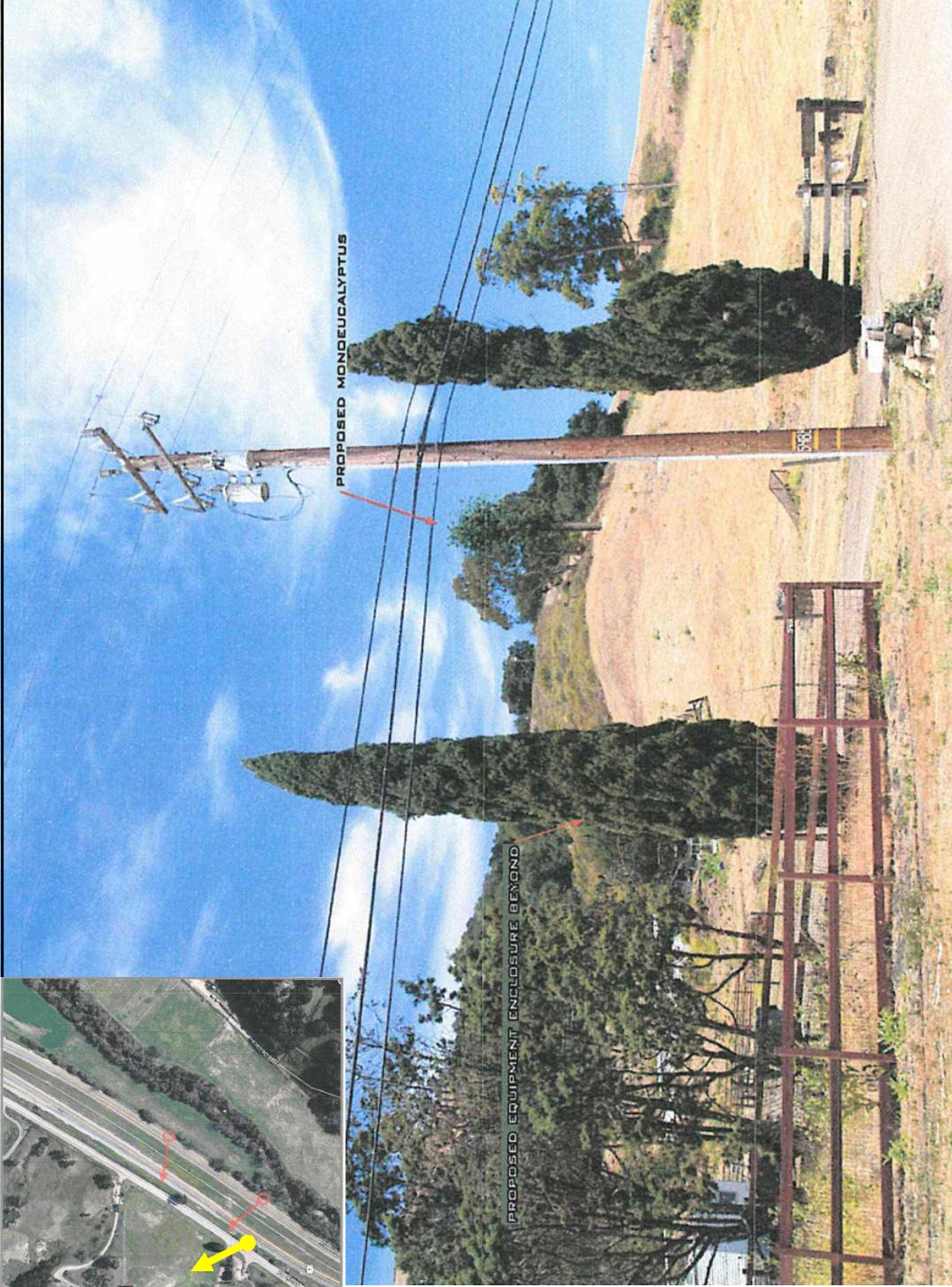




**Proposed Antenna View  
DRC2018-00114**

**COUNTY OF SAN LUIS OBISPO**





# Proposal Mono-eucalyptus View DRC2018-00114

COUNTY OF SAN LUIS OBISPO

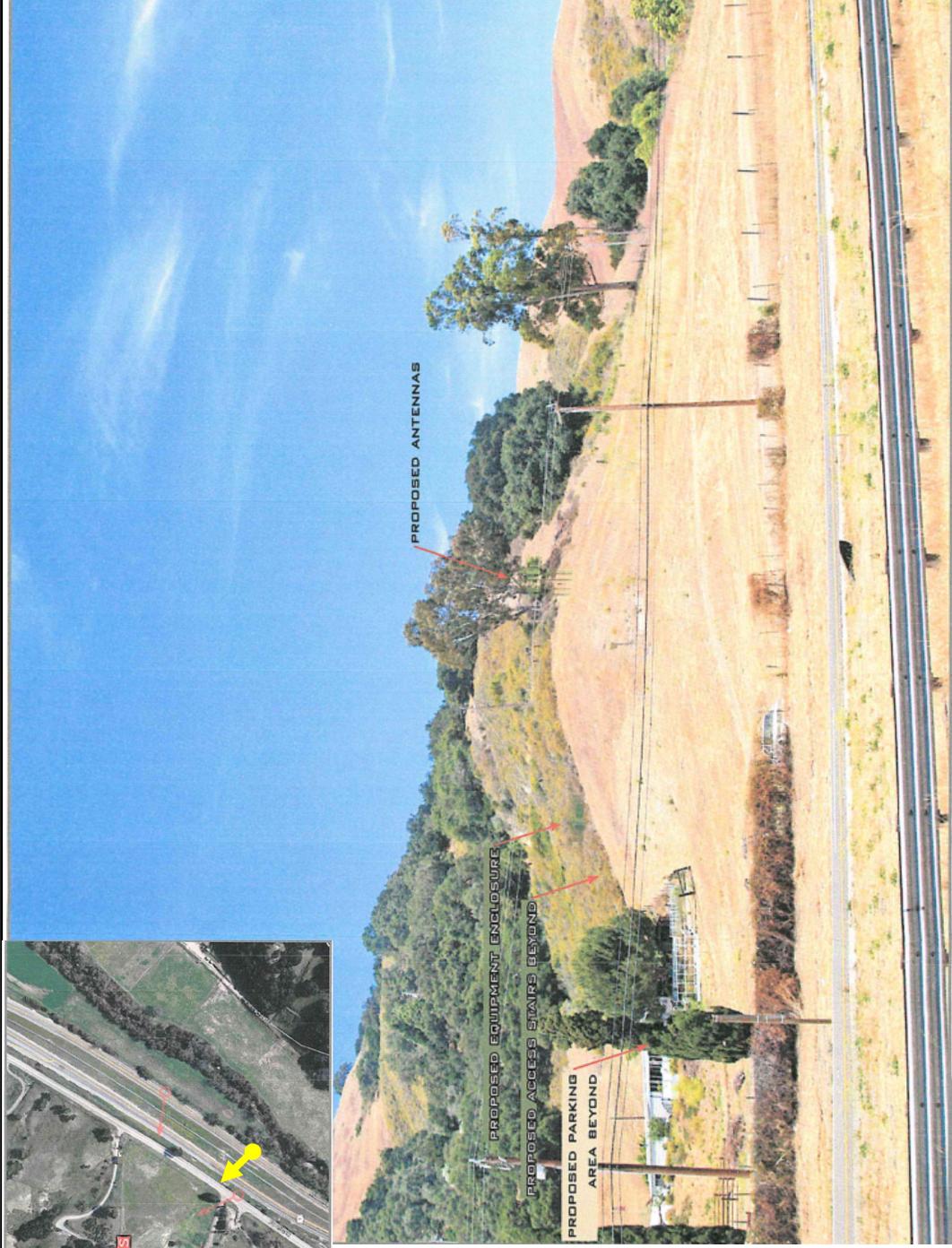




**Existing View  
DRC2018-00114**

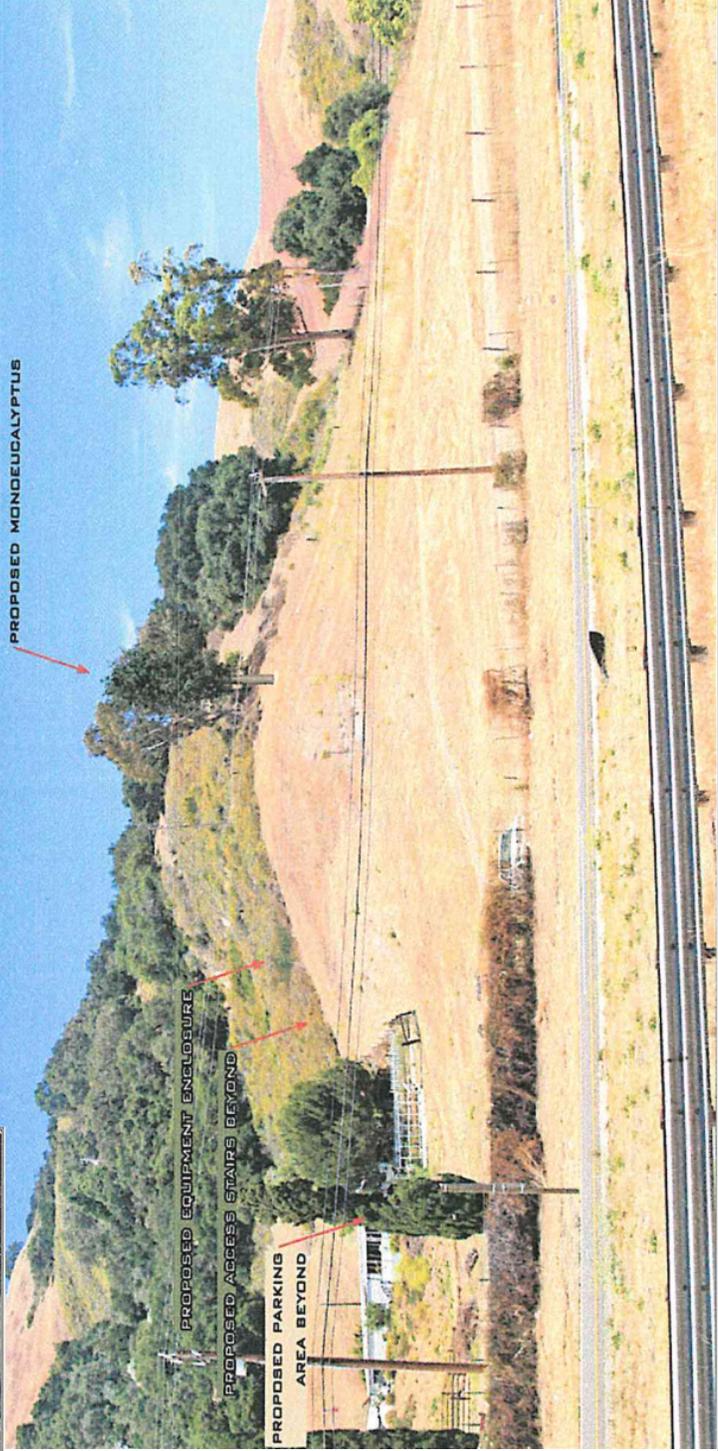
**COUNTY OF SAN LUIS OBISPO**





COUNTY OF SAN LUIS OBISPO

Proposal Antenna View  
DRC2018-00114



# Proposal Mono-eucalyptus View DRC2018-00114

COUNTY OF SAN LUIS OBISPO



**GPS NOTE:**

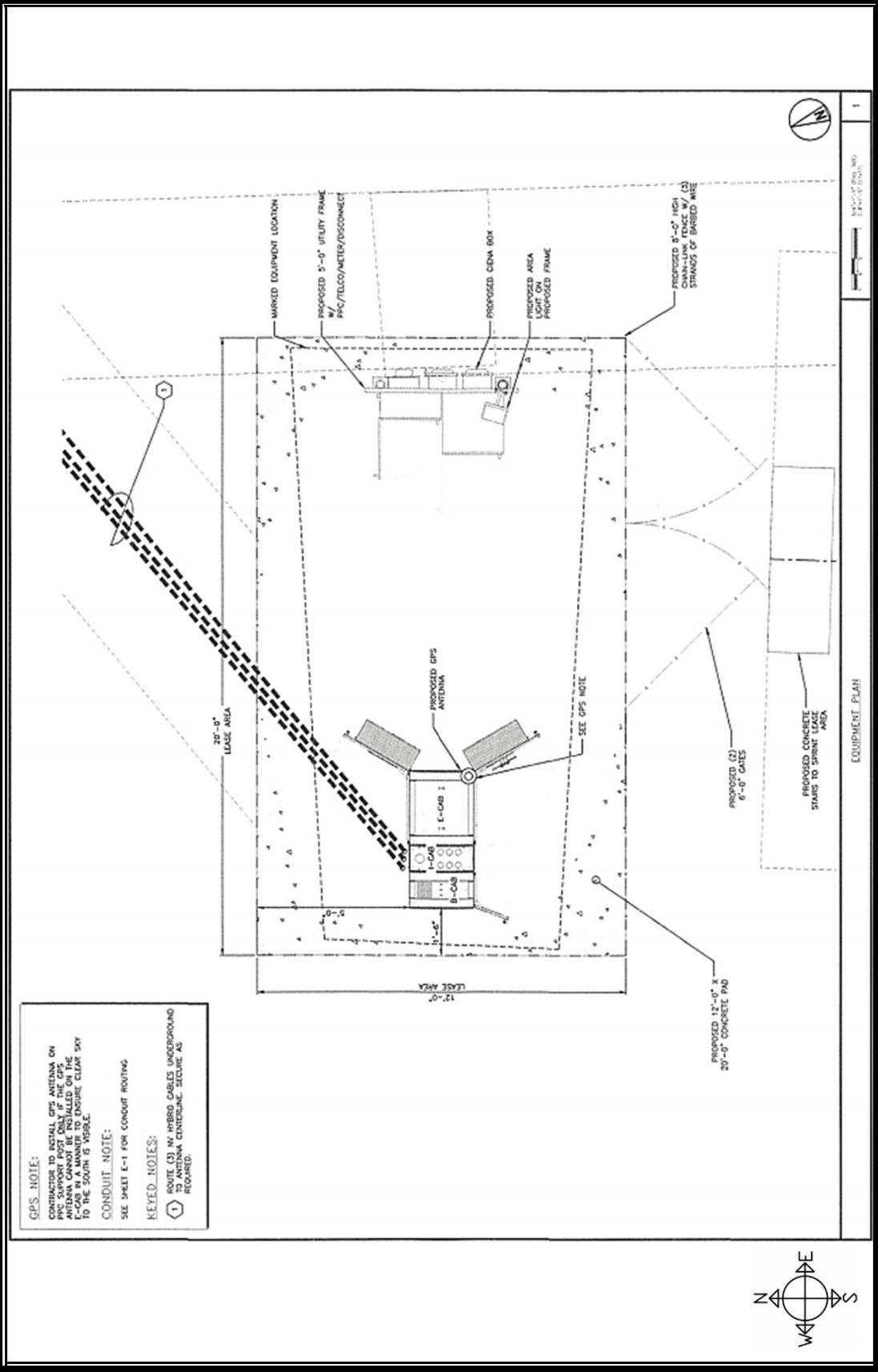
CONTRACTOR TO DETAIL GPS ANTENNA ON  
ANTENNA CENTRIQUE. ANTENNA CANNOT BE  
E-CAB IN A MANNER TO ENSURE CLEAR SKY  
TO THE SOUTH IS POSSIBLE.

**CONDUIT NOTE:**

SEE SHEET E-1 FOR CONDUIT ROUTING

**KEYED NOTES:**

① ROUTE (3) NY HYBRID CABLES UNDERGROUND  
TO ANTENNA CENTRIQUE. SECURE AS  
REQUIRED.

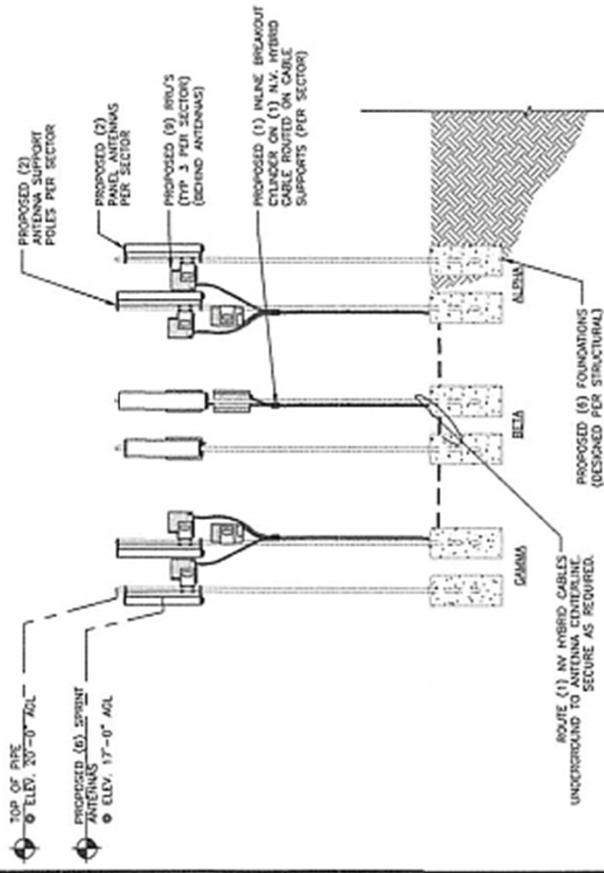


# Equipment Plan DRC2018-00114

COUNTY OF SAN LUIS OBISPO



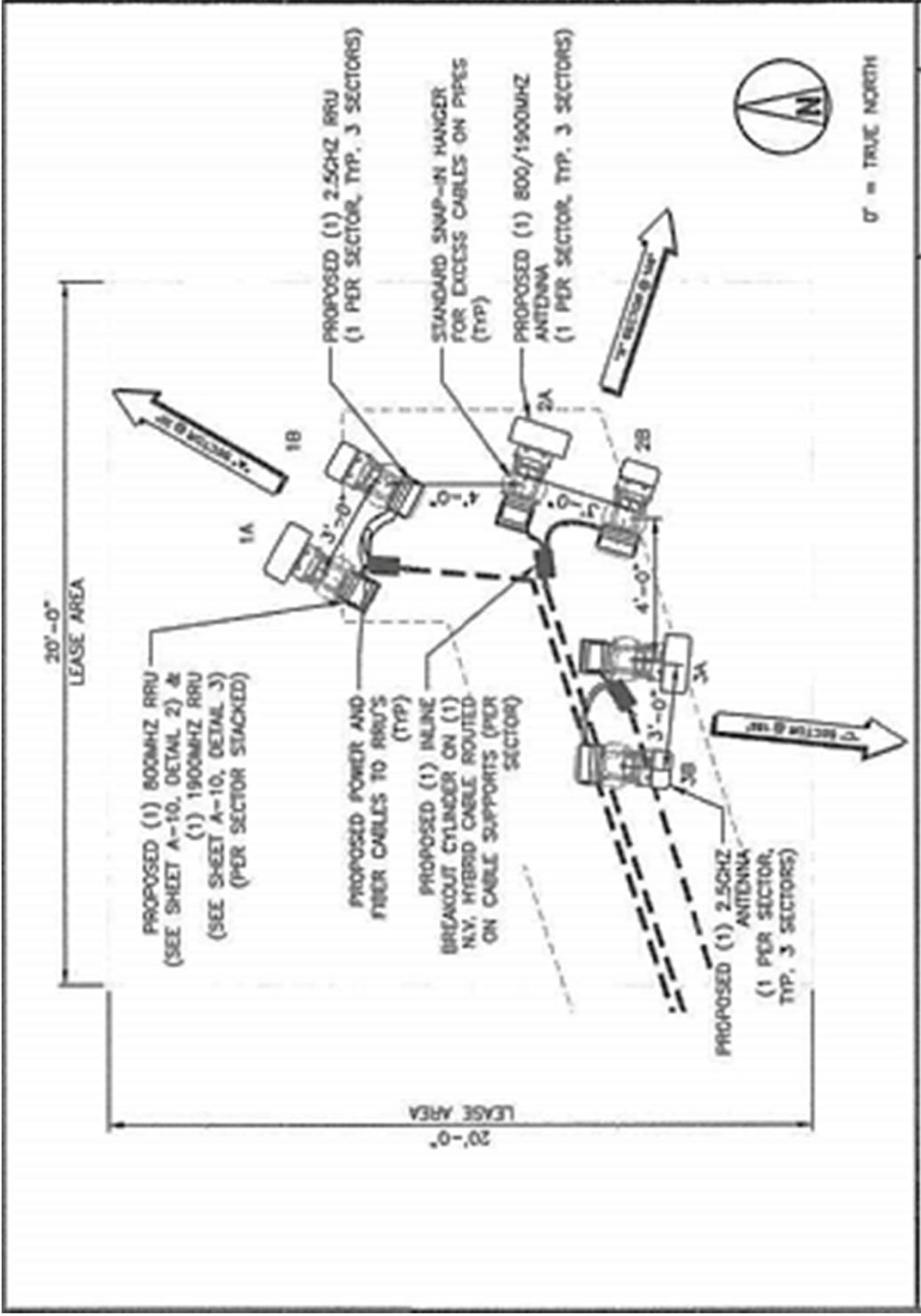
STRUCTURE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. STRUCTURAL INTEGRITY OF SUPPORTING STRUCTURES, ANTENNA MOUNTS, AND FOUNDATION SHALL BE VERIFIED BY THE CONTRACTOR. ALL STRUCTURAL ANALYSES UTILIZING THE NEW LOADING REPRESENTED WITHIN THESE DRAWINGS PRIOR TO THE EXECUTION OF EQUIPMENT CHANGES CONTAINED IN THESE DRAWINGS. CONTRACTOR SHALL OBTAIN ALL STRUCTURAL REPORTS AND FOLLOW ALL RECOMMENDATIONS.



# Site Elevation DRC2018-00114

COUNTY OF SAN LUIS OBISPO





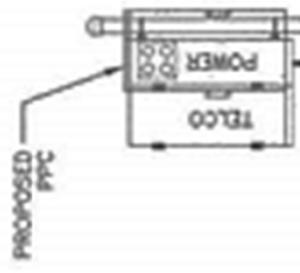
# Cable Installation Plan DRC2018-00114

COUNTY OF SAN LUIS OBISPO



**SITE ORIENTATION NOTE:**  
SEE SHEET A-2 FOR  
EQUIPMENT ORIENTATION

- PROPOSED GPS ANTENNA  
MOUNTED TO DO ECAB
- PROPOSED DO ECAB
- PROPOSED DO ICAB
- PROPOSED DO BCAB



ROUTE (3) HV HYBRID CABLES  
UNDERGROUND TO ANTENNA CENTERLINE.  
SECURE AS REQUIRED.

UTILITY  
CONDUITS



**COUNTY OF SAN LUIS OBISPO**

**Equipment Schematic Detail  
DRC2018-00114**



Date: July 25, 2018  
To: Young Choi, Project Planner  
From: Glenn Marshall, Development Services  
**Subject: Public Works Project Referral for DRC2018-00114, Sprint CUP, Ontario Rd, San Luis Obispo, APN 076-114-030**

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

**Public Works Comments:**

- A. The existing access driveway does not appear to meet current county standards. We are recommending the approach be reconstructed to a B-1a rural driveway to minimize tracking soil and rocks onto the Ontario Road bike lane and travel lanes.
- B. The proposed project fronts Ontario Road, identified in the 2016 County Bikeways Plan as a Class 2 bike lane.
- C. The proposed project is within a drainage review area. Drainage plan may be required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- D. This project appears to not meet the applicability criteria for Stormwater Management (it is located outside a Stormwater Management Area).

**Recommended Project Conditions of Approval:**

Access

1. **At the time of application for construction permits**, the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plans are to include, as applicable:
  - a. Reconstruct, if determined necessary by Public Works, the Ontario Road access driveway in accordance with B-1a urban driveway and A-5 sight distance standards.
  - b. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
2. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.
3. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have

been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.

#### Drainage

4. **At the time of application for construction permits**, the applicant may be required to submit complete drainage plans prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
5. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

G:\Development\DEVSERV Referrals\Land Use Permits\CUP\DRC2018\DRC2018-00114 Sprint CUP San Luis Obispo.docx

## Young L. Choi

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**From:** Michael Stoker  
**Sent:** Wednesday, July 25, 2018 10:32 AM  
**To:** Young L. Choi  
**Cc:** Don C. Moore; Cheryl Journey  
**Subject:** Re: DRC2018-00114 SPRINT / KREMKEK, South County E-Referral, Conditional Use Permit, San Luis Obispo

Young,

Please find buildings recommendations for DRC2018-00114 below. Let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of six new 20' antenna support poles, six panel antennas with support equipment, 12' x 20' concrete slab area with a chain link fence. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2016 California Building Standards Codes and Title 19 of the SLO County Codes).

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

1. The plans need to be prepared by a California Licensed Design Professional (Architect or Engineer)
2. Provide isometric / single line drawings for the electrical elements to verify compliance with the 2016 versions of the California Electrical Code.
3. Provide complete structural plans (foundation, framing, welding, bolt connections, etc) and supporting documentation (calculations, specifications, ICC ES-reports, etc) for the new structures located on the site to verify compliance with the 2016 CBSC and referenced standards.
4. Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-10, Chapter 13.
5. Specify post-installed anchorage (expansion or epoxy anchors). Indicate manufacturer's name and ICC report number. Anchors shall be approved for installation into cracked concrete.
6. Provide an equipment schedule on the plans and supporting documentation with approved listings.
7. Provide the specification and installation instruction for the generator.
8. Provide a list of required special inspection on the cover sheet of the plans as required by CBC, including Chapter 17. Also, the special inspector performing the inspection will need to be listed on the cover sheet and Statement of qualifications provided to the County of San Luis Obispo for review and approval.

thanks

County Of San Luis Obispo

## Planning & Building

**Michael Stoker, CASp**

Building Division Supervisor

(p) 805-781-1543

[mstoker@co.slo.ca.us](mailto:mstoker@co.slo.ca.us)

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**From:** Mail for PL\_Referrals Group

**Sent:** Tuesday, July 24, 2018 3:20 PM

**To:** Young L. Choi

**Cc:** Nicole Nix; Cheryl Journey; Don C. Moore; Michael Stoker; Michelle Freeman; Clint Bullard; Dell; McRoberts, Loree; Tony.Gomes\_fire.ca.gov; Edward Reading; Glenn D. Marshall; Mark K. Davis; Peter Moreci; bleveille\_slocity.org; kmurry\_slocity.org; pdunsmore@slocity.org

**Subject:** DRC2018-00114 SPRINT / KREMKEK, South County E-Referral, Conditional Use Permit, San Luis Obispo

**County of San Luis Obispo**

**Department of Planning & Building**

**DRC2018-00114 SPRINT / KREMKEK, South County E-Referral, Conditional Use Permit, San Luis Obispo**

**APN(s): 076-114-030**

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

[DIRECT LINK to Referral Package](#)

Link to webpage for all referral packages on new website (07/26/2017 and later):

<http://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Informational/Planning-Referrals.aspx>

Link to Archive Referrals: <http://archive.slocounty.ca.gov/planning/referrals.htm>

**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

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**Please comment** on all issues associated with this project **within 14 days** of receiving this e-mail  
**(Community Advisory Groups: please respond within 60 days)**

**Direct your comments to the project manager(s):**

Young Choi (805-788-2086 or [ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us))

**Referral Response:**

*As part of your response to this referral, please answer the following questions:*

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

*Please feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.*

**AA III - Current & Environmental Planning**

(p) 805-788-2009

[hbrown@co.slo.ca.us](mailto:hbrown@co.slo.ca.us)



December 6, 2018

File No.: 0916-01  
*SLO Co. File No. DRC2018-00114*

Ms. Tricia Knight  
123 Seacliff Drive  
Pismo Beach, California 93449

**Subject: Review of Geotechnical Investigation Report**

**Project:** Sprint Cell Site – Krenkels SN90XCA25-A (APN 076-114-030)  
5488 Ontario Road  
San Luis Obispo Area of San Luis Obispo County, California

**References:** 1. Project Plans, Sprint, Krenkels SN90XCA25-A, 5488 Ontario Road, San Luis Obispo, CA 93405, Sheets T-1, Z-1 through Z-3, prepared by Suresite, dated July 6, 2018.  
2. Geotechnical Investigation Report, Proposed Telecommunications Facility, Krenkels, 5488 Ontario Road, San Luis Obispo County, California, Project No. San Luis Obispo-1-01, prepared by Geoboden, Inc., dated August 13, 2018.

Dear Ms. Knight:

The purpose of this memorandum is to summarize our review of the above referenced plans and reports (References 1 & 2). Proposed development will consist of the construction of a six new panel antennas mounted on 20' poles along with a new slab-on-grade, mechanical cabinets and underground conduit utility improvements. The site is located within an area of moderate to high landslide potential.

Based on our geologic site reconnaissance and review of the above referenced documents, it is our opinion that no significant geologic hazards are present that would limit the proposed site development to proceed as planned. The proposed site development will not have a significant negative impact to the existing site geologic conditions. It is our opinion that no additional investigations are required.

We recommend that the project geotechnical (soils) engineer review the proposed development plan for conformance with the recommendations presented in project geotechnical (soils) report. Submittal of the geotechnical engineer's plan review letter should be included as a condition of approval prior to the issuance of building permits.

December 6, 2018

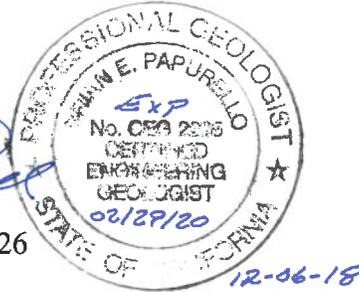
File No.: 0916-01  
*SLO Co. File No. DRC2018-00114*

Please contact me at (831) 443-6970 or [bpapurello@landseteng.com](mailto:bpapurello@landseteng.com) if you have questions regarding this matter.

Respectfully,  
LandSet Engineers, Inc.



Brian Papurello, CEG 2226



Doc. No. 1812-102.REV

Copies: Addressee (1)  
Mr. Young Choi, San Luis Obispo County Planning Department (1)  
SLO County Geology files

# FW: NCTC. AB52 -- DRC2018-00114 SPRINT / KREMKEL, South County E-Referral, Conditional Use Permit, San Luis Obispo

YC

Young L. Choi

Thu 1/3, 9:25 AM

Katie Nall

  Reply all | 

**Young Choi**

**Planner**

(p) 805-788-2086

[ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us)

**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING**

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**From:** Fred Collins <[fcollins@northernchumash.org](mailto:fcollins@northernchumash.org)>

**Sent:** Tuesday, October 02, 2018 5:43 AM

**To:** Young L. Choi <[ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us)>

**Subject:** RE: NCTC. AB52 -- DRC2018-00114 SPRINT / KREMKEL, South County E-Referral, Conditional Use Permit, San Luis Obispo

Dear Young,

Thank you, the tree with landscaping would be acceptable.

Fred Collins

NCTC

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**From:** Young L. Choi [<mailto:ychoi@co.slo.ca.us>]

**Sent:** Monday, October 1, 2018 11:51 AM

**To:** [fcollins\\_northernchumash.org](mailto:fcollins_northernchumash.org)

**Cc:** Cody Scheel; Holly Phipps

**Subject:** RE: NCTC. AB52 -- DRC2018-00114 SPRINT / KREMKEL, South County E-Referral, Conditional Use Permit, San Luis Obispo

Hi Fred,

Thank you for your comments regarding DRC2018-00114. The applicant has proposed second option, which is a faux-eucalyptus tree. I've attached the photosimulation of the faux-eucalyptus option. I have asked the applicant to provide landscaping plans for the first bare-pole option. Once received, I will forward you the copy of the landscape plan for your review.

Staff is planning on taking two design option to Planning Commissioner. First option is the bare poles, which applicant is proposing to utilize existing backdrop (trees) to mitigate the visual issues. Second option is the attached faux-eucalyptus tree.

Let me know if you need any more information, and I'll be in touch with you with landscaping plans for the first option.

Thank you,

**Young Choi**  
**Planner**

(p) 805-788-2086

[ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us)

**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**

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**From:** Fred Collins <[fcollins@northernchumash.org](mailto:fcollins@northernchumash.org)>

**Sent:** Monday, October 01, 2018 5:16 AM

**To:** Young L. Choi <[ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us)>

**Subject:** RE: NCTC. AB52 -- DRC2018-00114 SPRINT / KREMKEKEL, South County E-Referral, Conditional Use Permit, San Luis Obispo

Hello Young,

NCTC would like to comment on this project. NCTC is not in support of naked systems, all these new towers need to have landscaping and cover, NCTC does not support this project. NCTC would like to see the landscaping plans.

Fred Collins  
NCTC

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**From:** Mail for PL\_Referrals Group [<mailto:plreferrals@co.slo.ca.us>]

**Sent:** Thursday, September 27, 2018 4:31 PM

**To:** fcollins\_northernchumash.org

**Cc:** Young L. Choi

**Subject:** NCTC. AB52 -- DRC2018-00114 SPRINT / KREMKEKEL, South County E-Referral, Conditional Use Permit, San Luis Obispo

**County of San Luis Obispo**  
**Department of Planning & Building**

**DRC2018-00114 SPRINT / KREMKEKEL, South County E-Referral, Conditional Use Permit, San Luis Obispo**

**APN(s): 076-114-030**

[DIRECT LINK to Referral Package](#)

**PLEASE CONTACT:**

**Young Choi (805-788-2086 or [ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us))**

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**The deadline for consultation request is:**

**OCTOBER 27<sup>th</sup> 2018**

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The County of San Luis Obispo is notifying you of the proposed project listed above. The project application was recently filed with the Planning Department for review and approval. State law under Assembly Bill 52 (Public Resources Code Section 21080.3.1) allows California Native American tribes 30 days to request consultation regarding possible significant effects that implementation of the proposed project may have on tribal cultural resources. The attached letter is your official notification and provides target timelines for the AB 52 Consultation Process.

*If you have questions about this project or wish to request consultation, please contact the project manager(s) listed above and provide a designated lead contact person for this consultation*

*For general questions about the AB52 process, or as an additional point of contact for specific projects, inquiries can be directed to the AB 52 Coordinator, Brian Pedrotti (805-788-2788 or [bpedrotti@co.slo.ca.us](mailto:bpedrotti@co.slo.ca.us)) or Hilary Brown (805-788-2009 or [hbrown@co.slo.ca.us](mailto:hbrown@co.slo.ca.us)).*