Initial Study Summary – Environmental Checklist

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

(ver 5.10)Using Form

Project Title & No. AT&T Mobility and Craven Conditional Use Permit/DRC2018-00111/ ED17-343

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Holly Phipps (hphipps@co.slo.ca.us) — Prepared by (Print)
Holly Phipps — Signature
April 11, 2019 — Date

Ellen Carroll,
Environmental Coordinator

Kate Shea — Reviewed by (Print)
Kate Shea — Signature
4/11/19 — Date
Environmental Coordinator (for)

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: Request by AT&T Mobility and Tammy Craven for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility that includes the following:

a. Construction of a 66-foot high antenna support structure disguised as an elevated faux water tank containing twelve (12), eight-foot high panel antennas, split into three sectors of four (4) antennas each, two (2), six-foot diameter dish antennas and ancillary antenna support equipment within the "water tank";
b. Ground equipment including 16-square foot, 5.5 foot tall equipment shelter, backup power a generator on a concreted slab, one (1) air conditioning unit, emergency lighting, two (2) GPS antennas, a utility meter, disconnection switch, and cam lock;
c. An 8-foot tall wooden fence/gate around a 35-foot by 25-foot lease area;
d. A 3-foot wide utility trench for power and telco lines extending from the lease area to proposed overhead utility poles;
e. Improvements to an existing driveway/access (ranging in width from 12 feet to 20 feet) to be improved up to 16 feet wide per Cal Fire/County Fire Department requirements.

The telecommunications facility will be constructed (Figures 3 and 4) within an approximate 875 square foot fenced lease area surrounded by an 8-foot tall fence situated in the northerly portion of the site (Figures 1 and 2). Vehicular access will be provided by an existing 0.80 mile long driveway/access road from Creston Road. Utilities will be extended to the lease site via utility trenching to proposed overhead utility poles to be located along the existing driveway/access road. The project will result in the disturbance of approximately 1.7 acres of disturbance on 2-parcels totaling 101 acres.

The proposed project is within the Agriculture land use category and is located on the north side of Creston Road (at 6600 Creston Road), approximately 4 miles east of the City of Paso Robles. The project site is within the El Pomar Estrella Sub area of the North County Planning Area.

Figure 1 – Project Location

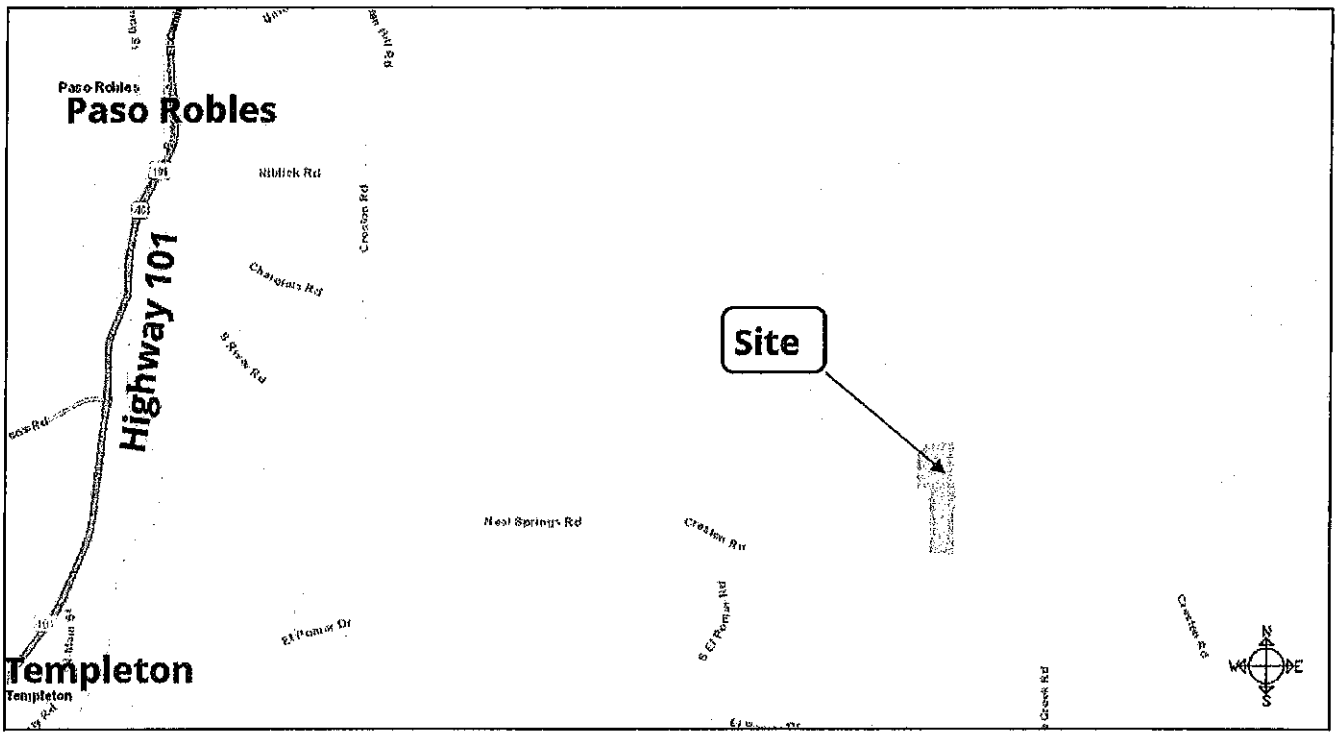


Figure 2 – Project Site Plan

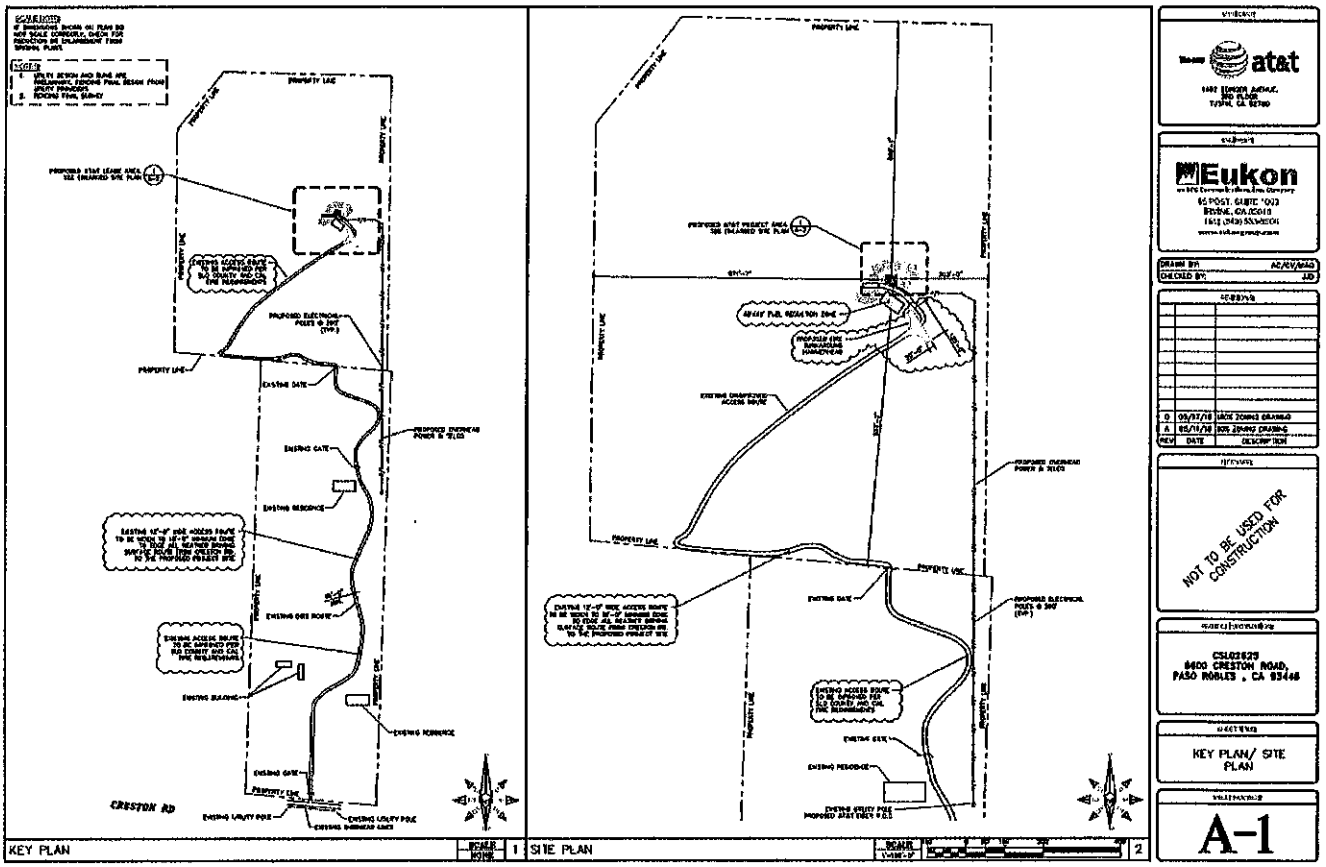


Figure 3 – Project Lease Area

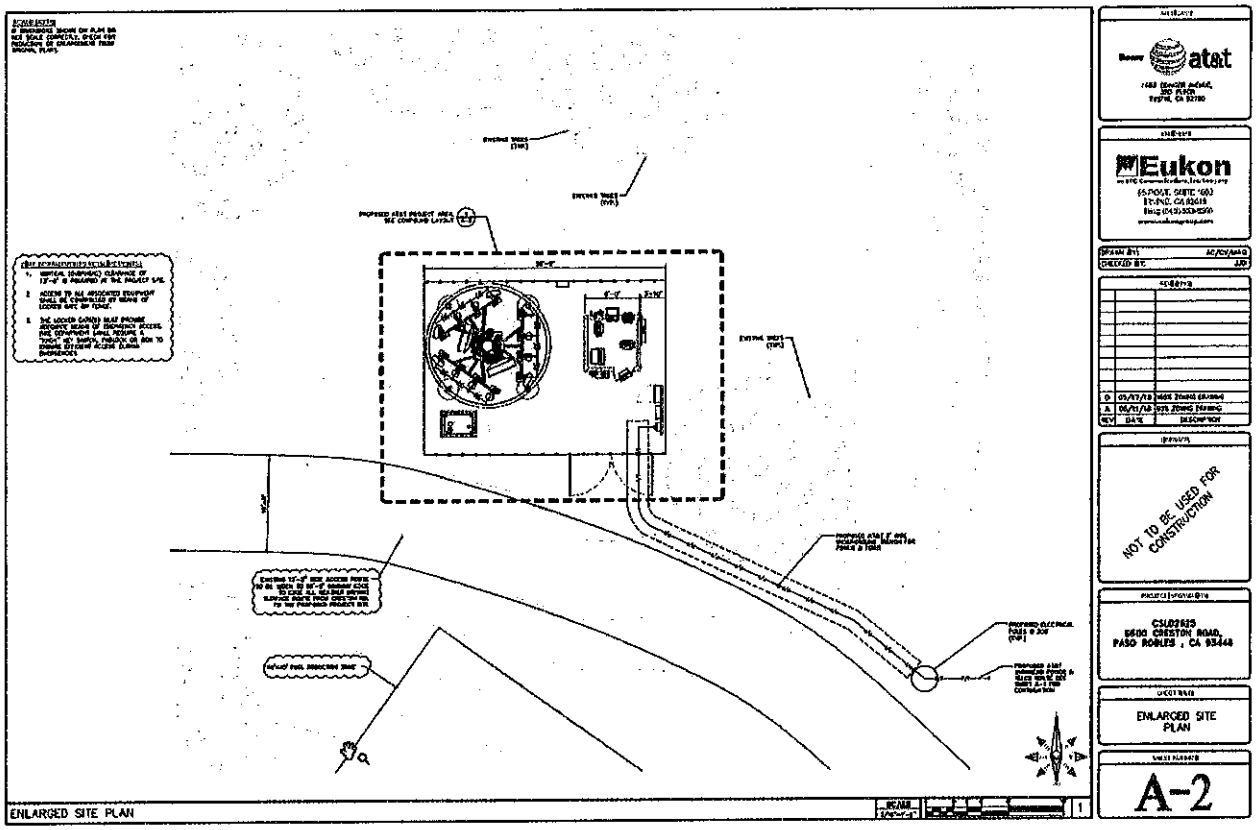
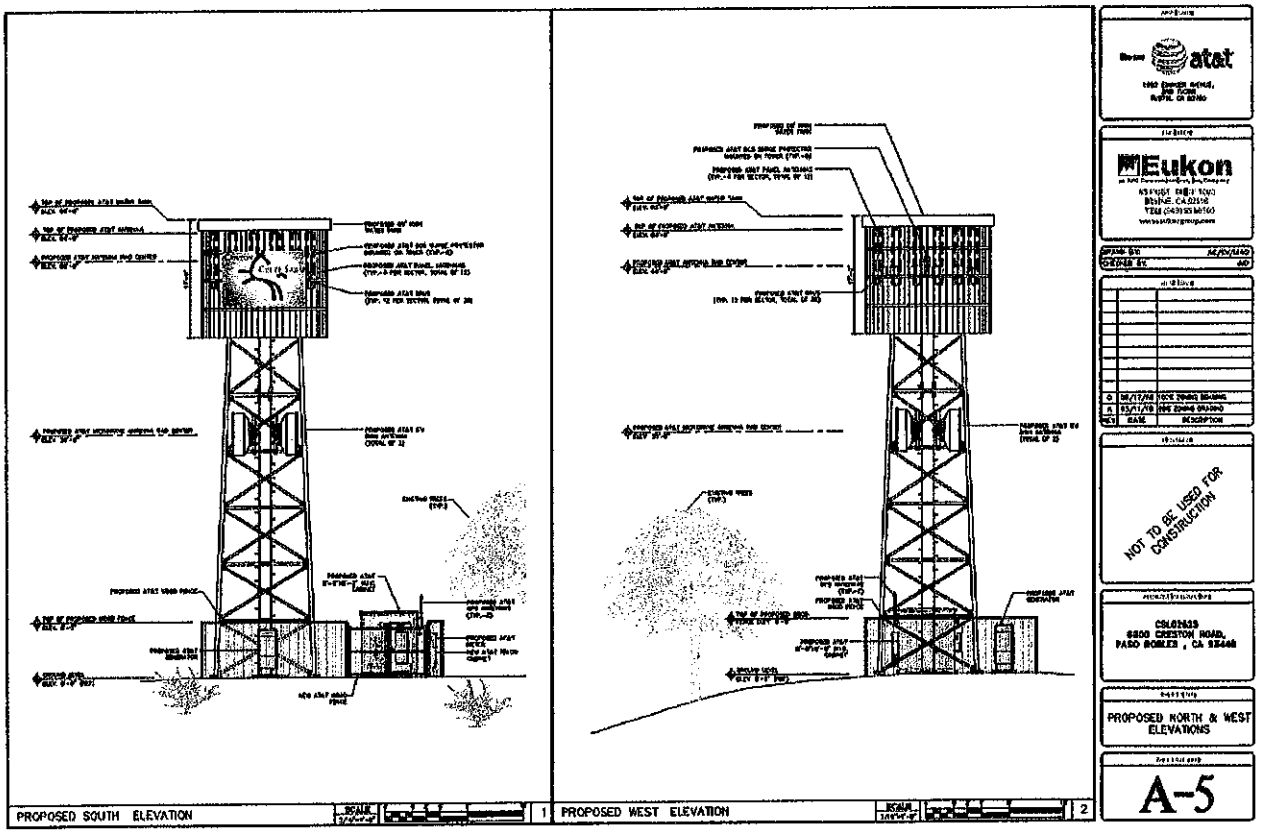


Figure 4 – Water Tank – West Elevation



ASSESSOR PARCEL NUMBER(S): 035-071-012 & 035-091-006 (totaling 101 acres)

Latitude: 35 degrees 34' 45.37" N Longitude: 120 degrees 34' 31.62" W **SUPERVISORIAL DISTRICT #** 5

B. EXISTING SETTING

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

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Renewanble Energy

PARCEL SIZES: 52 acres and 49 acres (101 acres total)

TOPOGRAPHY: Gently to moderately sloping

VEGETATION: Scattered oak trees, non-native grassland, ruderal species

EXISTING USES: Agricultural Uses; 2-single family residences; 2 ag accessory barns

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural / residences	*East:* Agriculture; agricultural uses / residences
South: Agriculture; agricultural uses, residences	*West:* Agriculture; residences

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

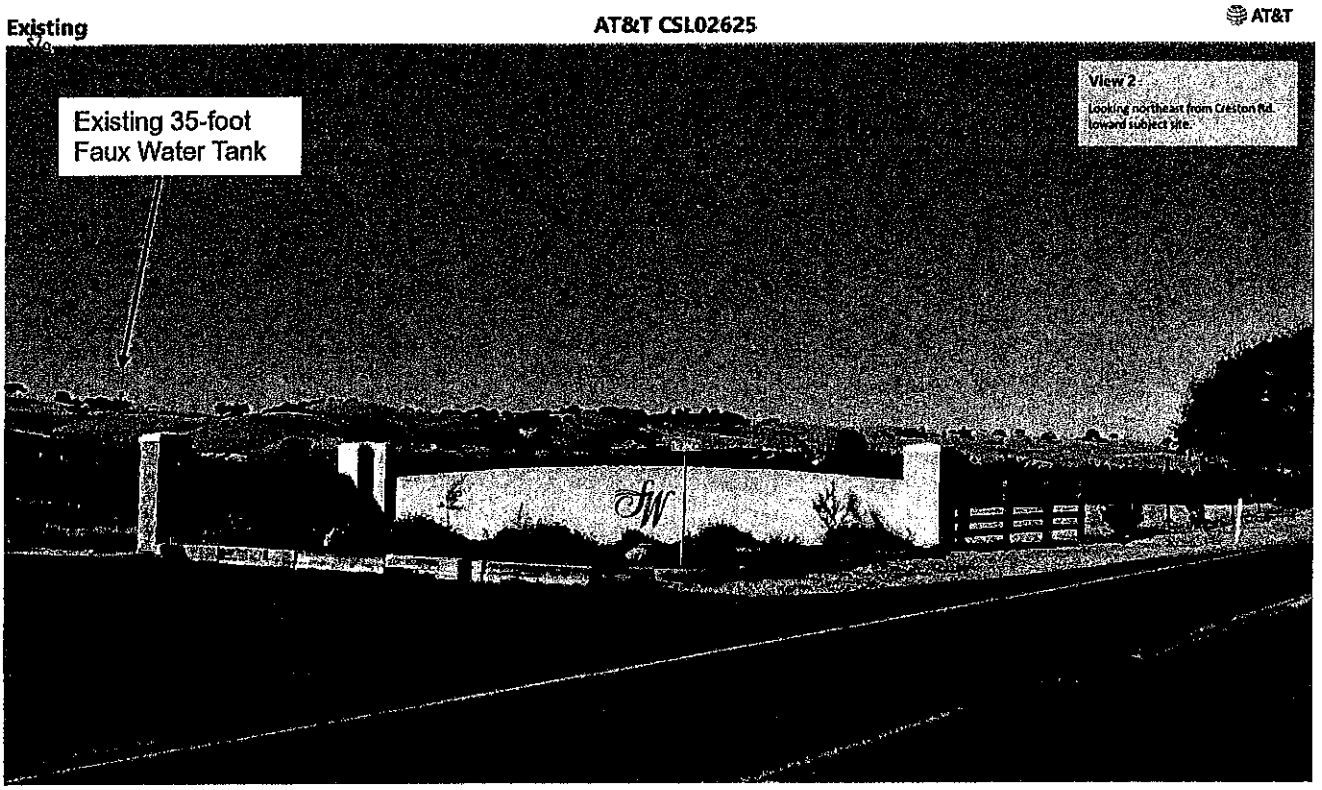
Setting.

The project site is located within an agricultural setting. Surrounding landscape is characterized by rolling hills covered with a mix of low density residential development, oak woodlands, grasslands, vineyards, several small wineries and dry farm grain fields. Due to the surrounding large lots with scattered homes (with some being located on top of knolls) and rural pastoral aspects, the visual qualities of the area are considered moderate (Figure 5).

Additionally, there is an existing wireless communication facility (disguised as 35-foot elevated faux water tank) located west from the proposed project wireless communication facility (to be disguised faux water tank). Based on public testimony at the Planning Commission meeting held on July 24, 2014, a faux water tank was is a more preferable design as it would blend in better with the surrounding agrarian character and landscape over the mono-pine design that had been originally proposed.

The subject property development includes two single family residences and agricultural accessory structures. The proposed facility would be sited approximately 1,300 feet from the nearest residence and 0.80 miles from the nearest public road (Creston Road) and 0.25 miles from the nearest private road (Wild Horse Road).

Figure 5. Existing View from Creston Road



Regulatory Setting

Land Use Ordinance Section 22.30.180 establishes the following screening standard for wireless communication facilities:

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

Conservation and Open Space Element Policy VR 9.3 states:

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

Conservation and Open Space Element Policy VR 9.4 states:

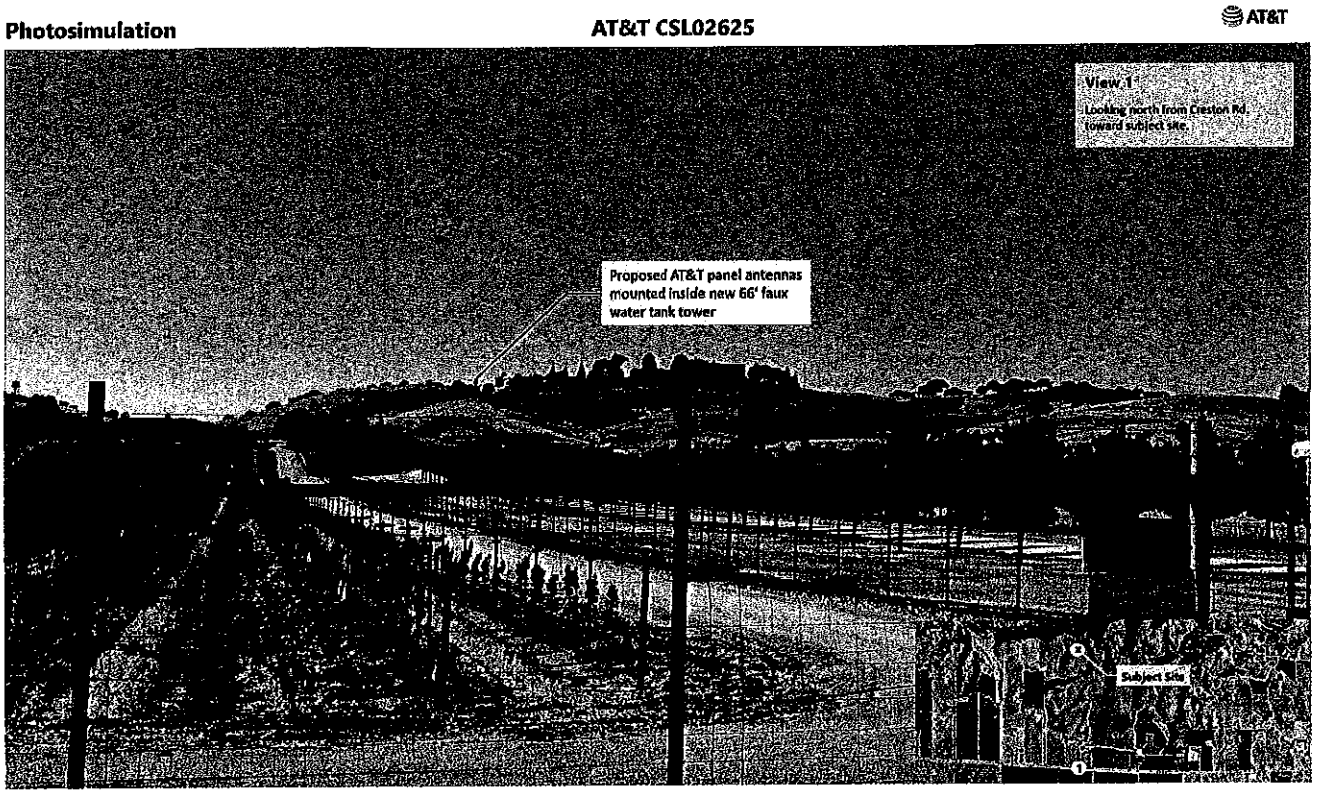
Encourage collocation of communication facilities (one or more carriers sharing a site, tower, or equipment) when feasible and where it would avoid or minimize adverse visual effects.

Impact. The applicant proposes a 66-foot high faux water tank within an 875 square foot lease area, surrounded by an 8-foot tall wood fence. The lease site will be approximately 0.80 miles north of Creston Road. The project site would be approximately 0.25 miles north from the nearest residence. The photo-simulations demonstrate that the site will be visible from the Creston Road (Figure 6). The proposed

project cannot be seen from Wild Horse Road because of steeply sloping hillside between the road and the proposed project site. The facility would also be designed to resemble an agrarian-style water tank to be compatible with surrounding agricultural uses in the area and on the property. The applicant has proposed a sign on the water tank "Canyon Creek Farms". Per the Land Use Ordinance, "No sign of any kind shall be posted or displayed on any antenna structure except for public safety. The applicant has agreed and signed a Developer's Statement affirming that "No signs, banners, or graphic displays shall be painted or otherwise depicted on the tank".

The applicant submitted photo-simulations to demonstrate the visual impacts of the proposed facility from key viewing angles in the surrounding area along Creston Road. The project site, as shown in the photo-simulation would be moderately visible from the roadway. However, the facility is disguised to resemble an agrarian-style water tank, and as such would blend into the surrounding landscape, and would not be discernible as a wireless communications facility.

Figure 6. Photo-simulation with Proposed Water Tank as Viewed from Creston Road.



Mitigation/Conclusion.

A communications facility is not a use that is inherently compatible with the character of the surrounding residential and agricultural uses; however, the proposed project is a stealth design (faux water tank) that would blend with the existing setting.

The proposed project could have a potentially significant impact on visual resources since it would introduce a new use that is visually incompatible with the character of surrounding residential and agricultural uses. The faux water tank option is designed to appear to resemble rural, pastoral architecture that would blend with the surrounding agricultural area. This is consistent with the visual screening standards for wireless communications facilities which require facilities to be either completely screened by vegetation or disguised to resemble natural or built features of the landscape.

To reduce visual impacts, the project will be required to use colors and materials that are characteristic of an agrarian-style structure. In addition, the applicant is required to submit material and color test samples for all visual elements of the design. Implementation of these mitigation measures, discussed in Exhibit B, will reduce the visual impacts to less than significant levels.

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

Agricultural Resources

Setting.

The proposed project site is located in the Agriculture land use category on two parcels totaling approximately 100 acres. Adjacent parcels to the south and west contain vineyards and smaller parcels to the north, zoned Residential Rural contain single family residences. The subject parcels contain two single family residences, accessory structures and supports limited cattle and sheep. The subject property is also under a Williamson Act contract. The proposed facility would be developed on the non-prime soil types listed below.

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

Land Use Category: Agriculture

State Classification: Not prime farmland to Prime Farmland if Irrigated

Historic/Existing Commercial Crops: No

In Agricultural Preserve? Yes, El Pomar Ag Preserve Area

Under Williamson Act contract? Yes

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

Nacimiento-Los Osos complex (9 - 30 % slope).

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

Nacimiento-Los Osos complex (30 - 50 % slope).

Los Osos. 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 IV without irrigation and Class is not rated when irrigated.

Balcom-Nacimiento association (9 – 30% slope).

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

Nacimiento-Los Osos complex (50 - 75 % slope).

Nacimiento. This very 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 VII without irrigation and the Class is not rated when irrigated.

Rincon clay loam (2 - 9% slope). This gently sloping, fine loamy bottom 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: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Impact. The project will result in the construction of a wireless communication facility within an area that supports agricultural activities. The project will result in the disturbance of approximately 1.7 acres of disturbance on 2-parcels totaling 101 acres. The project site does not contain prime agricultural soils however it is under a Williamson Act Contract. The County's Rules of Procedure to implement the Williamson Act allow this type of facility as a compatible/incidental land use.

The proposed, unmanned wireless facility is not anticipated to adversely affect adjacent or on-site agricultural uses. In a referral response dated December 28, 2018, the County Agricultural Department did not note any significant impacts but did recommend the following:

- During construction activities, the responsible party should work with the property owner to minimize the disruption to on and off-site agriculture activities.
- Williamson Act contract requirements shall be maintained.

The facility could have a positive impact on agriculture as it will provide supplemental income to an agricultural landowner, without causing agricultural/urban land use conflicts. Impacts to agriculture would therefore be less than significant.

Mitigation/Conclusion. The project was reviewed for consistency with the Agriculture and Open Space Element and found to be consistent. The project would not impact agricultural resources therefore, no mitigation measures are necessary.

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

Air Quality

Setting.

The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The proposed facility is unmanned and is not within close proximity of the following APCD permitted facilities: heavily traveled freeways, dry cleaners, or gas stations.

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

production and use of fossil fuels.

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

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

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

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

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

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

Impact.

Construction Phase Impacts

The SLO APCD CEQA Handbook establishes thresholds of significance for various types of development and associated activities (Table 1). The Handbook also includes screening criteria for construction related impacts. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM_{10}). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NOx) or diesel particulates in excess of 7 lbs per day can result in a significant impact (Table 1).

Table 1 – Thresholds of Significance for Construction			
Pollutant	Threshold[1]		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust2		2.5 tons	
Greenhouse Gases (CO2, CH4, N2O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.

Notes:

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM10 quarterly threshold.

Based on the project description, the project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres. Therefore, construction related emissions are expected to fall below the general thresholds triggering construction-related mitigation.

Impacts to Sensitive Receptors. Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The project is within approximately 1,600 feet of an existing wireless communications facility and with approximately 1,300 feet of an existing residence southwest from the project site which can be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities. However, given the small area and temporary nature of construction, this is considered a less than significant impact.

Development Burning. On February 5, 2000, the SLO APCD prohibited development burning of vegetative material within San Luis Obispo County. However, in under certain circumstances where no technically feasible alternative is available, limited burning may be allowed subject to regulations applied by the SLO APCD. Unregulated burning would result in a potentially significant impact.

Operational Phase Impacts

Following construction, the facility will require periodic maintenance which will generate about one motor vehicle trip per month. Therefore, operational phase emissions relating to ozone precursors and particulate matter will fall below the SLO APCD thresholds for operational emissions and are considered less than significant.

Consistency with the Clean Air Plan. The project will accommodate a level of development for the site that was anticipated by the Clean Air Plan. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts.

With regard to greenhouse gas emissions, 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 than significant and less than a cumulatively considerable contribution to GHG emissions.

Section 15064(h)(2) of the CEQA Guidelines provides 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.

The Clean Air Plan includes land use management strategies to guide decision makers on land use approaches that result in improved air quality. This development is consistent with the "Planning Compact Communities" strategy because it incorporates an increase in development density within an urban area (Templeton URL) which is preferable over increasing densities in rural areas.

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

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

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

Biological Resources

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

On-site Vegetation: Grasses and scattered Blue Oaks

Name and distance from blue line creek(s): Huer Huero Creek approximately 0.5 miles to the North

Site's tree canopy coverage: Approximately <10%.

The California Natural Diversity Database (CNDDB) did not identify any special status vegetation, wildlife, or habitat within one mile search radius of the proposed project.

Project Effect on Nesting Birds

The federal Migratory Bird Treaty Act (MBTA) and the Convention for the Protection of Migratory Birds and Animals, agreements between the United States and Canada and the United States and Mexico, respectively, afford protection for migratory birds by making it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. Certain game birds have been omitted from this protection. The laws were adopted to eliminate the commercial market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey.

Suitable nesting habitat is provided by the oak trees on site. The likelihood of the presence of nesting birds during the typical avian nesting season (February 1 through September 15) is considered very high.

The lease site consists of about 875-square square feet of an approximately 100-acre site. The land outside the lease area contains ruderal and non-native grasses, noncommercial agricultural crops, and oak and pine trees. The lease site is located in an area vegetated by non-native grassland.

Impact.

Impacts to Unique or Special-status Plant Species.

Based on the CNDDB, the small size and disturbed conditions of the lease site, no special-status plant species are expected to be adversely impacted by the project.

Impacts to Migratory Birds.

Construction of the proposed unmanned communication facility and access improvements (e.g., site grading, vegetation removal, and construction) could also impact a variety of nesting migratory bird species, if site disturbance occurs during the typical nesting bird season (February 1 through September 15). Mitigation Measure BIO-5 has been provided to ensure that project activities avoid impacts to migratory bird species within the biological study area.

Impacts to Oak Trees.

No oak trees are proposed for removal with the project, however, construction activities (grading) could impact up to 15 oak trees on the project site. Impacts include any ground disturbance within the critical root zone of one and one-half times the canopy/dripline diameter, trunk damage, or any pruning of branches three inches in diameter or greater.

Mitigation/Conclusion.

Pre-construction surveys will avoid potential impacts to nesting migratory birds.

To minimize and avoid impacts to oak trees, the applicant will be required to install protective fencing prior to any ground disturbance. No oak trees shall be removed without first obtaining separate required permits from the County. Additionally, if any oak trees are removed or impacted, a tree replacement plan shall provide for the replacement, in kind, of removed oak trees at a 4:1 ratio and for the replacement, in kind of impacted oak trees at a 2:1 ratio. The applicant shall submit an oak tree replacement plan. All replacement trees will have supplemental irrigation installed and maintained for no less than seven years. No other significant biological impacts are expected to occur; therefore, no mitigations aside from planting of 30 oaks are required for the proposed project.

Implementation of the mitigation measures listed in Exhibit B will mitigate biological impacts to a level of less than significant.

5. CULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Disturb archaeological resources?*	☐	☐	☒	☐
b) *Disturb historical resources?*	☐	☐	☒	☐
c) *Disturb paleontological resources?*	☐	☐	☒	☐
d) *Cause a substantial adverse change to a Tribal Cultural Resource?*	☐	☐	☒	☐
e) *Other:* _____	☐	☐	☐	☒

Cultural Resources

Setting. The project is located in an area historically occupied by the Salinan and Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. No previous cultural surveys were found for the subject property and no properties have been reported within ¼-miles around the subject site.

In July, 2015, the legislature added the new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

Land Use Ordinance Section 22.94.020(A) (El Pomar-Estrella Areawide Planning Area Standards) requires archaeological surveys to be conducted for projects located with 100 feet of a blue line stream, or within 300 feet of a blue line stream where the slope of the site is less than 10 percent. The section does not necessitate the preparation of an archaeological survey for the project because the nearest blue line stream is creek, located approximately 2,000 feet to the southeast.

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. Per AB52, tribal consultation was performed, and no responses were received. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures above what are already required by ordinance are necessary. LUO Section 20.10.040 provides standards for the treatment of archeological resources discovered during construction activities. These standards are sufficient to mitigate potential impacts to cultural resources in the event of a discovery.

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

* Per Division of Mines and Geology Special Publication #42

Geology and Soils

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

Topography: Gently to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate to High

Liquefaction Potential: Low to Moderate

Nearby potentially active faults? No Distance? N/A

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

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

SEDIMENTATION AND EROSION

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.

Potential sedimentation and erosion issues are analyzed by looking at the project site's soil types, disturbance, and topography. The soil types for this project are listed in the Agriculture "Setting" section above. According to the NRCS Soil Survey, the project's soil erodibility is low to moderate.

Impact. As proposed, the project will result in the disturbance of approximately 1.7-acres. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP focuses on controlling the storm water runoff of proposed projects and is monitored by the Regional Water Quality Control Board.

The site has a landslide risk of high and will be required to submit a geologic report prior to obtaining building permits as required by LUO Section 22.14.070 (c).

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

Hazards and Hazardous Materials

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

With regards to potential fire hazards, the subject project is within the "High" Fire Hazard Severity Zone(s) in a state responsibility area as defined by Cal Fire / County Fire Department. The project would require verification from the responsible fire agency (Cal Fire / County Fire Department) that all conditions prepared in the Fire Safety Plan have been met prior to final approval. Based on the County's fire response time map, it will take approximately 5-15 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Hazardous Materials

In California, the EPA has granted most enforcement authority over federal hazardous materials regulations to the California Environmental Protection Agency (Cal/EPA). The mission of Cal/EPA is to restore, protect, and enhance the environment to ensure public health, environmental quality, and economic vitality. Under the authority of Cal/EPA, the Department of Toxic Substances Control (DTSC) and Regional Water Quality Control Board (RWQCB) are responsible for overseeing the cleanup of contaminated soil and groundwater sites in the plan area. RWQCB regulations applicable to hazardous materials are contained in Title 27 of the California Code of Regulations (CCR). Additional state regulations applicable to hazardous materials are contained in CCR Title 22. CCR Title 26 is a compilation of those sections or titles of the CCR that are applicable to hazardous materials.

Hazardous Materials Business Plan (HMBP)

The California Hazardous Materials Release Response Plans and Inventory Law (Business Plan Act) requires preparation of hazardous materials business plans and disclosure of hazardous materials inventories. A business plan includes an inventory of hazardous materials handled, facility floor plans showing where hazardous materials are stored, an emergency response plan, and provisions for employee training in safety and emergency response procedures (California Health and Safety Code, Division 20, Chapter 6.95, Article 1). Statewide, the DTSC has primary regulatory responsibility for management of hazardous materials, with delegation of authority to local jurisdictions that enter into agreements with the State.

Cal-EPA certified local agencies to implement and regulate the state environmental programs within the local agency's jurisdictions, called the Certified Unified Program Agency (CUPA). San Luis Obispo County is a CUPA and has a Hazardous Materials Business Plan Program Eligibility Flowchart used to identify whether a plan is required. The threshold for submitting a hazardous materials business plan is storing, using, or handling hazardous materials at any one time during a calendar year in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure.

Safety issues relating to hazardous waste, airport operations and fire risk are discussed in section 5.15, Land Use.

Radio Frequency/Electromagnetic Energy

The Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures for Radiofrequency Electromagnetic energy fields. The FCC's MPEs are measured in terms of power (millawatts, or mW) over a unit surface (square centimeters, or cm^2). Known as the power density, the FCC has established an operational MPE of 5 milliwatts per square centimeter and an uncontrolled MPE of 1 mW/cm^2 for equipment operating in the 1900 MHz frequency range.

Impacts.

Construction Activities. Construction activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations. In addition, compliance with best management practices would also address this impact (refer to Section 13 Water).

Operational Impacts. Following construction, the project will operate 24 hours per day unless a power outage occurs. To provide back-up power, the project incorporates lead batteries and a diesel generator. Lead is considered a toxic substance and the event of a leak in the battery wall, lead could be released to the environment. The back-up generator will run on diesel fuel which will be stored in a fuel tank. An accident involving refueling or a break in the fuel tank could release diesel fuel to the environment.

As discussed above, the use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). Environmental Health reviewed the proposed project (Rebecca Sinisgalli, October 16, 2017) and determined that a hazardous materials business plan will be required for the project due to the use of lead acid batteries in the equipment cabinets. The project will be conditioned to require the applicant submit the hazardous materials business plan. The plans shall be reviewed and approved by the Environmental Health Department prior to final inspections of a building permit.

An evaluation of compliance with FCC MPEs was prepared for the project by EBI Consulting in January 2017. The report concludes that the project will be in compliance with relevant FCC standards. The maximum calculated level at ground level would be 7.5 percent of the public exposure limit.

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

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

Noise

Setting.

The project is not within close proximity of loud noise sources, and the nearest sensitive receptor is a single- family residence located approximately 1,000 feet north of the proposed project lease area. 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.

Setting. The proposed unmanned wireless communications facility is located within an agricultural area with relatively low ambient noise levels, especially during evening hours. The nearest sensitive noise receptor is the single-family residence located on a parcel approximately 1,000 feet north of the proposed communications facility. The communications facility is not considered a sensitive noise receptor it is not subject to noise impacts from Creston Road..

Impact. The proposed project would introduce noise generating equipment into a relatively quiet rural/agricultural area. The facility's primary noise sources include air conditioning units to cool the equipment shelter and an emergency back-up generator. Based on specifications provided by the applicant, the air conditioning (AC) units would produce a maximum noise level of 66 dBA (at the source) and the emergency generator would produce a maximum noise level of 66.7 dBA (at a distance of about 23 feet). The emergency generator is intended to power the facility in the event of a power outage, after the lead acid batteries within the equipment cabinets fail. It would also be operated for about 15 minutes each month for routine maintenance and testing. As conditioned, the generator would only be operated for testing during day-time hours. In addition, the proposed facility will be unmanned and as such would not be considered noise sensitive.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary. The project will be conditioned to incorporate sound attenuated to ensure the AC units and diesel generator meet applicable County and State exterior noise standards. The project shall be

maintained in compliance with the County Noise Element (including emergency generators). Implementation of these existing requirements would reduce noise impacts to a less than significant level.

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

Population/Housing

Setting

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 proposed wireless telecommunications facility is not anticipated to elicit or induce growth. The project will not necessitate a significant amount of new housing, and will not lead to the displacement of existing housing.

Mitigation/Conclusion. The project is consistent with the County's Housing Element and no significant population and housing impacts are anticipated. No mitigation measures are necessary.

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

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

Police: County Sheriff Location: City of Paso Robles (Approximately 7.07 miles to the north)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 5-15 minutes

Location: (Approximately 4.67 miles to the Northwest)

School District: Paso Robles Joint Unified School District.

Public Services

For additional information regarding fire hazard impacts, please refer to Section 5.15 Land Use.

Impact. The proposed project involves the construction of an unmanned wireless communications facility. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. The project was reviewed by Cal Fire. In a referral response dated January 21, 2017, Cal Fire indicated the project shall comply with the 2016 CA Building Code (C.B.C), the 2016 CA Fire Code (C.F.C), the Public Resources Code (P.R.C), and any other applicable fire/building codes. In addition, prior to final inspection, the applicant shall meet the standards indicated in Cal Fire's January 8, 2019 letter. These standards include, but are not limited to, widening the lease site's dirt access road and providing onsite: a turnaround, a fuel reduction zone, and fire extinguishers. 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.

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

Recreation

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

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

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

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

Transportation

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, Creston Road is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. Referrals were sent to County Public Works and no significant traffic-related concerns were identified.

Impact. Construction related traffic will increase during the morning and afternoon peak hours on Creston Road. Based on the project information, it is expected that as many as 2 workers may be arriving and leaving the project site on a typical construction work day. The temporary traffic will increase during the construction timeframe will not reduce the currently-acceptable level of service. Once constructed, the proposed project is estimated to generate approximately one (1) trip per month for routine maintenance. In comparison, the average single family residence generates approximately 10 trips per day (or 300 trips per month). This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels and will not result in a significant contribution to cumulative impacts to County roads in the area.

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

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

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 therefore no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☒	☐
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☒

Water

Setting. The existing single-family residence derives potable water from an on-site well. The project is an unmanned communication facility. According to Section 22.30.180(C)(3), the preferred placement for new wireless communication facilities is on existing structures, completely hidden from public view or painted and blended to match existing structures. In addition, 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 (e.g. 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. No landscaping or water use is proposed the proposed unmanned wireless communication facility will be disguised to resemble a water tank.

The proposed project does not require a water source.

The topography of the project is nearly level to steeply sloping. The closest creek from the proposed development is approximately 2,000 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed creek Distance? 2,000 feet

Soil drainage characteristics: Not well drained to moderately 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 to moderate

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.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 1.7 acres of site disturbance is proposed;
- ✓ Projects that will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ 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;
- ✓ All disturbed areas will be permanently stabilized;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Impact - Water Quantity

Based on the project description no landscaping nor water use is proposed above baseline conditions.

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. Impacts related to water supply will remain at baseline conditions.

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

Setting/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, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., Cal Fire for Fire Code, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

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

1. LUO Section 22.94.040 El Pomar-Estrella Sub-Area Standards.
2. LUO Section 22.30.180. 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.
3. Section 22.30.180(B) Radio Frequency Analysis
   Requires applications for communications facilities to include estimates of non-ionizing radiation generated and/or received by the facility. These shall include estimates of the maximum electric and magnetic field strengths at the edge of the facility site and the extent that measurable fields extend in all directions from the facility.
4. Section 22.30.180 – Communications Facilities
   This section of the ordinance describes specific permit and application content requirements as well as siting and design standards for proposed wireless communications facilities. The requirements of this section apply to communications transmission and receiving facilities in addition to all applicable permit requirements and standards of the FCC. As described below, the proposed project meets these requirements:
5. Section 22.30.180(4) Unused Facilities

Requires all obsolete or unused facilities to be removed within 12 months of cessation of communication operations at the site.

Discussion: As conditioned, the project is consistent with these standards.

Conservation and Open Space Element

Policy VR 7.1 Nighttime Light Pollution

Protect the clarity and visibility of the night sky within communities and rural areas, by ensuring that exterior lighting, including streetlight projects, is designed to minimize nighttime light pollution.

Discussion: Emergency lights are proposed within the fenced area on the southwest side of the equipment shelter. If not properly designed, project lighting could create glare and/or light pollution. A mitigation measure has been added requiring a lighting plan be approved by the County Planning & Building Department prior to obtaining building permits and that the project's plan adequately show that exterior lighting is shielded and directed towards the ground to minimize off-site glare and light pollution.

Policy VR 9.3 Communications Facilities

Locate, design and screen communication 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.

Policy VR 9.4 Co-location of communication facilities

Encourage co-location of communications facilities (one or more carriers sharing a site, tower or equipment) when feasible and where it would avoid or minimize adverse visual effects.

Discussion: As discussed in Section 1, Aesthetic and Visual Resources, the design is consistent with the goals of the County's communication facilities ordinance. To assure that the unmanned communication facility and wooden fence blend with the surrounding landscape, mitigation is recommended to require that the wooden fence be painted a non-reflective earth tone color and the facility and fence be reviewed and approved by County Planning & Building Department prior to obtaining building permits.

Discussion: This is a special broad band facility; the is a nearby facility to the west on an adjacent parcel. AT&T Mobility stated this location is not viable due to being too far west and too low in elevation to meet the coverage objectives. The ground elevation of this property is approximately 120 feet lower and about a 0.50 mile west of the selected property. Verizon currently has a faux water tank at this location.

According to AT&T Mobility this service covers specific living units in the area, not the larger geographic area. The sites need to be specifically placed so the living units can receive a point to point, direct, close proximity, unobstructed wireless broadband signal from the site. This facility has been located to meet that service requirement.

Safety Element

Policy S-26 Hazardous Materials
Reduce the potential for exposure to humans and the environment by hazardous substances.

Implementation Measures:

Program S-68 Review commercial projects which use, store, or transport hazardous materials to ensure necessary measures are taken to protect public health and safety.

Standard S-69 Work with Caltrans to require all transport of hazardous materials to follow Caltrans approved routes.

Program S-70 Inform residents along approved haul routes of the potential for hazard release.

Discussion: The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in August, 2017 revealed no active sites in the vicinity. As conditioned the project will be consistent with these policies and standards.

Policy S-8 Flood Hazards

Strictly enforce flood hazard regulations both current and revised. FEMA regulations and other requirements for the placement of structures in flood plains shall be followed. Maintain standards for development in flood-prone and poorly drained areas.

Implementation Measures:

Standard S-16 To the extent practicable, do not allow development in areas of high flood hazard potential.

Standard S-17 Discourage single road access into remote areas that could be closed during floods. Additional access ways should be planned.

Standard S-18 Review plans for construction in low-lying areas, or any area which may pose a serious drainage or flooding condition.

Standard S-19 Do not allow development which will create or worsen known flood and drainage problems.

Discussion: The project site is not located within a 100-year flood plain. As conditioned the project will be consistent with these policies and standards.

Policy S-28 EMF

Reduce the potential for health hazards from electromagnetic fields.

Implementation Measures:

Program S-74 Maintain a prudent avoidance strategy relative to high voltage transmission lines. EMF standards established by the California Energy Commission and Public Utilities Commission (if any) should be applied.

Program S-75 Continue to monitor the information available regarding EMF hazards.

Discussion: The project does not involve high voltage lines but does involve the generation of radio waves from the monoeuc antennas. The project will be conditioned to comply with federal and state requirements for the characteristics of the radio signals produced by the facility.

Noise Element

Stationary Noise Sources:

Policy 3.3.4 New development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards of Table 3-2, unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified in Table 3-2.

Discussion: Based on the project description, the project does not involve the development of noise sensitive land uses that would be exposed to existing stationary noise sources.

Based on the project description, the project will not expose people to noise levels in excess of County standards. An existing residence is about 1,400 feet away from the construction area.

Policy S-13 Pre-Fire Management
New development should be carefully located, with special attention given to fuel management in higher fire risk areas. Large, undeveloped areas should be preserved so they can be fuel-managed. New development in fire hazard areas should be configured to minimize the potential for added danger.

Discussion: With regards to potential fire hazards, the subject project is within a the service area of local fire protection authorities and is therefore not assigned a fire hazard severity Based on the County's fire response time map, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. The project would require verification from the responsible fire agency (Cal Fire / County Fire Department) that all conditions have been met prior to final approval. Refer to the Public Services section for further discussion on Fire Safety impacts.

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

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

of probable future projects)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://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:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☐	County Environmental Health Services	**Not Applicable**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other County Building Division	**Attached**
☒	Other Native American Tribal Groups	**None**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

- AT&T Radio Frequency Safety Survey Report Prediction (RFSSRP), Rebecca Sinisgalli, EBI Consulting, October 16, 2018
- Photo Simulations, Eukon Group, June 25, 2018

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.

Furthermore, the Applicant will be required to retain an Environmental Monitor (see Mitigation Measure EM-1) to provide greater assurance environmental project COAs will be met.

Aesthetics (Visual Resources)

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

a. The water tank shall be designed to appear as a natural aged-wood tank with realistic appearing color and texture treatments for both the tank and the support structure. No signs, banners or graphic displays shall be painted or otherwise depicted on the tank.

b. All of the antennas (with the exception of the GPS antennas located on the equipment shelter) shall be located completely within the faux tank.

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

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

VR-4 **Prior to the issuance of a construction permit** the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be solid, and designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways and shall be subject to the review and approval of the Planning and Building Department. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited. Fencing shall be painted a non-reflective earth tone color.

VR-5 **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting within a lighting plan. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties.

VR-6 **Prior to final inspection,** the applicant shall submit to the Department of Planning and Building for review and approval a landscaping plan if required for the proposed equipment enclosure.

Landscaping shall provide screening to break up the view of the wooden fence enclosure and shall consist of drought-tolerant, native vegetation, and/or pine trees. Landscaping shall be implemented prior to final inspection.

Biological Resources

BIO-1 Prior to issuing a grading permit and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction the project plans shall:

a. Establish and designate a "project limit area" that avoids impacts oak trees to the maximum extent feasible. The "project limit area" shall include all areas of grading (including cut and fill areas, utility trenching, and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance), necessary fire clearances, staging area locations for all construction activities, and areas for equipment and material storage.
b. Identify all oak trees four inches or more in diameter 4.5 above ground that are within the 'project limit area' and within 50 feet of project limit area's perimeter.
c. Clearly label and indicate:
    1. Individual oak trees that will be: retained, removed, and/or trimmed that are within the 'project limit area'.
    2. The location of sturdy and highly visible protective fencing that will be placed along the 'project limit area' perimeter. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect oak trees from construction activities.
    3. A note on the project plans stating that oak trees outside of the "project limit area" shall be left undisturbed except for trees identified as hazardous by a qualified professional.

BIO-2 Prior to issuing a grading permit and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, all native oak trees (*Quercus* sp.) expected to be trimmed or impacted within the critical root zone as a result of project activities will be identified and included on development plans. The following avoidance and minimization measures shall be implemented if project construction impacts oak trees on the site, or if work is conducted within 50 feet of the oak canopy:

a. All native oak trees within 50 feet of proposed grading activities (DBH>5 in) to be preserved will be fenced and avoided at the drip line with a sturdy, high visibility fencing.
b. No ground disturbance shall occur within the drip lines of fenced trees.
c. No construction materials or vehicles may be stored within the fenced area surrounding the trees.
d. An arborist certified by the International Society of Arboriculture (ISA) will be hired for all removal of existing roots and branch trimming.
e. Pavement within the driplines of existing trees shall not exceed 25 percent coverage.
f. In the event impacts to roots or limbs of oak trees occur, the applicant shall provide mitigation (on site) per the County's guidelines (e.g., 2:1 for impacted trees and 4:1 for removed trees). This shall include development of an oak tree replacement plan and establishment of an oak tree planting site that shall be protected in perpetuity.
g. A final list of oak trees impacted as part of the project shall be submitted to the County by the certified arborist or project biologist following all site grading and remedial improvements on site.
h. All replacement trees will have supplemental irrigation installed and maintained for no less than seven years.

BIO-3 **Within 30 days prior to initiation of site disturbance and/or construction** an environmental awareness training shall be presented by a qualified biologist to all construction personnel prior to start of Project activities. The environmental sensitivity orientation shall include an overview of special-status species and sensitive resources with potential to occur on the Project site, habitat requirements, and their protection status.

BIO-4 **Prior to the commencement of any construction,** to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a County-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County (Environmental Division), possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the County.

BIO-5 **Prior to issuing a grading permit and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction,** An Oak Tree Replacement Plan shall be prepared to address all direct (permanent) and indirect (temporary) impacts to oak trees with a DBH of 4 inches or greater. Oak trees, mitigation will include replacing in kind at a 4:1 ratio and 2:1 ratio for direct (permanent) and indirect (temporary) impacts.

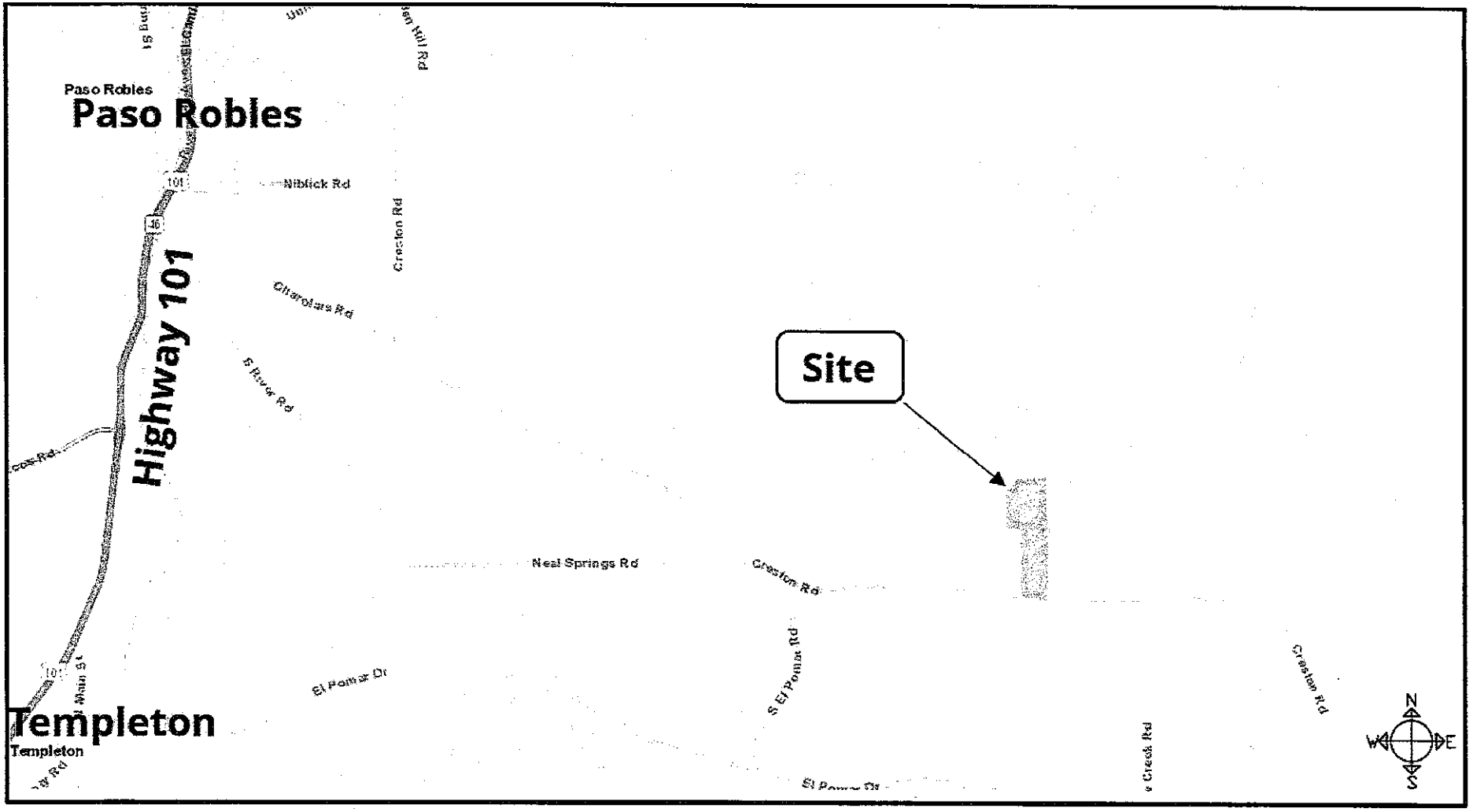
All plantings will be of at least 5-gallon container stock size trees and of the same species removed. All replacement oak trees will have supplemental irrigation installed and maintained for no less than seven years. Mitigation plantings will include protection from above and below ground herbivory (e.g., tree shelters, gopher cages), regular weeding of at least a three-foot radius, and adequate watering (e.g., drip-irrigation system). Hand removal of weeds shall be kept up until the trees are established.

BIO-6 **Prior to final building inspection,** the applicant shall contact the Department of Planning and Building to have the site inspected to verify the project's Oak Tree Replacement plan has satisfactorily been implemented.

Hazards and Hazardous Materials

HAZ-1 **Prior to final inspection**, the applicant shall prepare a Hazardous Materials Business Plan as determined by the Department of Public Health.

Vicinity Map



DEVELOPER'S STATEMENT FOR
AT&T MOBILITY / CRAVEN / CSL02625 / CONDITIONAL USE PERMIT / DRC2018-00111 / Located on 6600 Creston Road

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.

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

Visual and Aesthetic Resources

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

a. The water tank shall be designed to appear as a natural aged-wood tank with realistic appearing color and texture treatments for both the tank and the support structure. No signs, banners or graphic displays shall be painted or otherwise depicted on the tank.

b. All of the antennas (with the exception of the GPS antennas located on the equipment shelter) shall be located completely within the faux tank.

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

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

VR-4 **Prior to the issuance of a construction permit** the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be solid and designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways and shall be subject to the review and approval of the Planning and Building Department. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited. Fencing shall be painted a non-reflective earth tone color.

VR-5 **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting within a lighting plan. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties.

Monitoring: (Visual Recourse Measures VR-1 to VR-5) Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

VR-6 **Prior to final inspection,** the applicant shall submit to the Department of Planning and Building for review and approval a landscaping plan for the proposed equipment enclosure. Landscaping shall provide screening to break up the view of the wooden fence enclosure and shall consist of drought-tolerant, native vegetation, and/or pine trees. Landscaping shall be implemented prior to final inspection.

Monitoring: VR-6 Required prior to final inspection. Compliance will be verified by the County Department of Planning and Building.

Biological Resources

BIO-1 Prior to issuing a grading permit and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction the project plans shall:

a. Establish and designate a "project limit area" that avoids impacts oak trees to the maximum extent feasible. The "project limit area" shall include all areas of grading (including cut and fill areas, utility trenching, and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance), necessary fire clearances, staging area locations for all construction activities, and areas for equipment and material storage.

b. Identify all oak trees four inches or more in diameter 4.5 above ground that are within the 'project limit area' and within 50 feet of project limit area's perimeter.

c. Clearly label and indicate:

   1. Individual oak trees that will be: retained, removed, and/or trimmed that are within the 'project limit area'.
   2. The location of sturdy and highly visible protective fencing that will be placed along the 'project limit area' perimeter. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect oak trees from construction activities.

3. A note on the project plans stating that oak trees outside of the "project limit area" shall be left undisturbed except for trees identified as hazardous by a qualified professional.

BIO-2 Prior to issuing a grading permit and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, all native oak trees (*Quercus* sp.) expected to be trimmed or impacted within the critical root zone as a result of project activities will be identified and included on development plans. The following avoidance and minimization measures shall be implemented if project construction impacts oak trees on the site, or if work is conducted within 50 feet of the oak canopy:

a. All native oak trees within 50 feet of proposed grading activities (DBH>5 in) to be preserved will be fenced and avoided at the drip line with a sturdy, high visibility fencing.
b. No ground disturbance shall occur within the drip lines of fenced trees.
c. No construction materials or vehicles may be stored within the fenced area surrounding the trees.
d. An arborist certified by the International Society of Arboriculture (ISA) will be hired for all removal of existing roots and branch trimming.
e. Pavement within the driplines of existing trees shall not exceed 25 percent coverage.
f. In the event impacts to roots or limbs of oak trees occur, the Applicant shall provide mitigation (on site) per the County's guidelines (e.g., 2:1 for impacted trees and 4:1 for removed trees). This shall include development of an oak tree replacement plan and establishment of an oak tree planting site that shall be protected in perpetuity.
g. A final list of oak trees impacted as part of the project shall be submitted to the County by the certified arborist or project biologist following all site grading and remedial improvements on site.
h. All replacement trees will have supplemental irrigation installed and maintained for no less than seven years.

BIO-3 Within 30 days prior to initiation of site disturbance and/or construction an environmental awareness training shall be presented by a qualified biologist to all construction personnel prior to start of Project activities. The environmental sensitivity orientation shall include an overview of special-status species and sensitive resources with potential to occur on the Project site, habitat requirements, and their protection status.

BIO-4 Prior to the commencement of any construction, to avoid potential impacts to nesting birds, construction and grading activities shall take place outside the bird nesting season, which is March 15th to August 15th. If construction or grading activities occur during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

BIO-5 Prior to issuing a grading permit and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, a Oak Tree Replacement Plan shall be prepared to address all direct (permanent) and indirect (temporary) impacts to oak trees with a DBH of 4 inches or greater. Oak trees, mitigation will include replacing in kind at a 4:1 ratio and 2:1 ratio for direct (permanent) and indirect (temporary) impacts.

All plantings will be of at least 5-gallon container stock size trees and of the same species removed. All replacement oak trees will have supplemental irrigation installed and maintained for no less than seven years. Mitigation plantings will include protection from above and below ground herbivory (e.g., tree shelters, gopher cages), regular weeding of at least a three-foot radius, and adequate watering (e.g., drip-irrigation system). Hand removal of weeds shall be kept up until the trees are established.

BIO-6 Prior to final building inspection, the applicant shall contact the Department of Planning and Building to have the site inspected to verify the project's Oak Tree Replacement plan has satisfactorily been implemented.

Monitoring (Biological Resource Measures BR-1 to BR-6) Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

Hazards and Hazardous Materials

HAZ-1 **Prior to final inspection,** the applicant shall prepare a Hazardous Materials Business Plan as determined by the Department of Public Health.

Monitoring Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Health Department.

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) 3-14-2019 Date

BRIAN MALOOF - AREA MANAGER

COUNTY OF SAN LUIS OBISPO
Department of Public Works
Colt Esenwein, *Director*

REFERRAL

Date: July 25, 2018

To: Young Choi, Project Planner

From: Glenn Marshall, Development Services

Subject: Public Works Project Referral for DRC2018-00111, AT&T Mobility CUP, Creston Rd, Paso Robles, APN 035-091-006

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 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.

B. 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. Utility plans for proposed connections to existing utilities in the Creston Road right-of-way.
   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.

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org

Scott M. Jalbert, Unit Chief

January 8, 2019

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

Subject: *DRC2018-00111* – AT&T Mobility (Craven)

Proposed Conditional Use Permit for an unstaffed wireless telecommunications facility. The proposal includes a small ground mounted equipment enclosure and generator as well as a faux water storage tank to disguise portions of the equipment.

The project site is located at 6600 Creston Road near Creston, CA.
(A.P.N. #035-091-006 and 035-071-012)

Ms. Phipps,

CAL FIRE/San Luis Obispo County Fire Department recently conducted a review of the referral information and site/antenna layout plans provided for the proposed wireless communications facility at the address given above. The project site is located within *State Responsibility Area* (SRA) having a ***"High"*** Fire Hazard Severity Zone rating.

The proposed wireless communications facility has an approximate 5-10 minute response time from the nearest CAL FIRE/County Fire station (#50-Creston).

The project and applicant shall comply with the 2016 CA. Building Code (C.B.C), the 2016 CA. Fire Code (C.F.C.), the Public Resources Code (P.R.C.) and any other applicable fire/building codes.

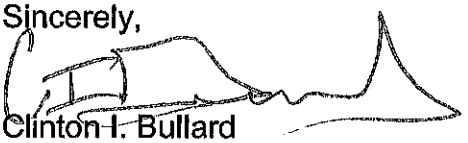
The following are requirements that must be satisfied prior to final inspection:

- *The existing dirt access road and/or "traveled way" providing access from Creston Road to the proposed project site must provide a minimum edge to edge all-weather driving surface of no less than 16-feet wide. Minor maintenance or improvements to this existing roadway are likely required.*
- Vertical (overhead) clearance of 13'6" is required at the project site.
- A turnaround is required to be located at the project site. The turnaround shall be placed prior to the gate/fence at the proposed cell site.

- A fuel reduction zone (area) shall be required near the project site.
- CAL FIRE/ County Fire will work with the applicant and the San Luis Obispo County Department of Planning and Building to ensure adequate "defensible space" from wildland fire threat while working to satisfy any possible visual screening requirements.
- Access to all associated equipment shall be controlled by means of a locked gate or fence.
- The locked gate(s) must provide adequate means of emergency access. This department shall require a "Knox" key switch, padlock or box to ensure efficient access during emergencies.
- A minimum 3-A:40-B:C rated fire extinguisher is required adjacent to the vaults/structures.

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

Sincerely,



Clinton I. Bullard
Fire Inspector

C: Ambrose, Agent

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF AGRICULTURE / WEIGHTS & MEASURES
Martin Settevendemie, Agricultural Commissioner / Sealer of Weights & Measures

DATE: **December 28, 2018**

TO: **Holly Phipps, Project Manager**

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

SUBJECT: **AT&T_Craven Conditional Use Permit DRC2018-00111 (3054)**

The applicant is requesting a conditional use permit to allow for the installation of a telecommunications facility within an 875 square foot fenced lease area. The 49-acre project site is located at 6600 Creston Road, east of Paso Robles, within the Agriculture land use category. The property is also under a Williamson Act contract.

The proposal has been reviewed for ordinance and policy consistency as well as potential impacts to on and off-site agricultural resources and operations. The following is recommended:

- During construction activities, the responsible party should work with the property owner to minimize the disruption to on and off-site agricultural activities.
- Williamson Act contract requirements shall be maintained.

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

If you have any questions, please call me at 805.781.5914.

From:	Michael Stoker
Sent:	Wednesday, August 01, 2018 12:03 PM
To:	Young L. Choi
Cc:	Don C. Moore; Cheryl Journey
Subject:	Re: DRC2018-00111 AT&T MOBILITY / CRAVEN, North County E-Referral, Conditional Use Permit, Paso Robles

Young,

Please find buildings recommendations for DRC2018-00111 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new wireless telecom facility. 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