



OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Building Division, Cal Fire, Cal Trans, City of San Luis Obispo, and Los Osos Community Advisory Council.	
TOPOGRAPHY: Mostly level to gently sloping	VEGETATION: Scattered Grasses
PROPOSED SERVICES: Water Supply: N/A Sewage Disposal: N/A Fire Protection: Cal Fire	ACCEPTANCE DATE: December 5, 2014

**DISCUSSION**

**PROPOSED PROJECT:**

Verizon Wireless is proposing to locate a new communications facility on an existing PG&E lattice tower at the subject site. The proposed facility would consist of three (3) antenna sectors with two (2) antennas per sector mounted on an existing 135-foot tall PG&E lattice tower. The sectors will be mounted at heights of 75' and an RRH unit and surge protector will be mounted at a height of 67.5' above ground level. A 23' x 13' equipment license area including four (4) new outdoor equipment cabinets will be within the existing telecommunications building (barn). An 8'-4"x15' generator license area will be located adjacent to the existing telecommunications building (barn) where a diesel generator with a 132-gallon fuel tank will be placed on top of a 6' x 13' concrete slab. An 8' tall wood fence finished to match the existing building and shield the outdoor equipment will be placed around the perimeter. The site will be accessed from Los Osos Valley Road. No new access ways or improvements are permitted. As conditioned, the proposed panel antennas, cables, and associated mounting brackets would be painted a non-reflective gray color to match and visually blend with the existing PG&E tower. This design is consistent with the County Land Use Ordinance (Title 22) Section 22.30.180 which requires new communications facilities to either be completely screened from public view or blend with the design of existing structures or elements of the rural landscape.

**LAND USE ORDINANCE STANDARDS:**

**Section 22.30.180 – Communications Facilities**

This Section of the Land Use Ordinance (Title 22) contains specific land use permit and application content requirements as well as siting and design standards for proposed wireless communications facilities. As described below, the proposed project meets these requirements:

Radio Frequency Analysis

Section 22.30.180(B) requires applications for communications facilities to provide 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.

*The project complies with this requirement because the applicant supplied a report to evaluate the proposed communications facility for compliance with appropriate guidelines limiting human exposure to radio frequency (RF) electromagnetic fields. According to the RF report for this project (Sitesafe, Inc.; May 30, 2014), the public exposure limit RF emissions from the proposed*

*facility would be less than 5% of the FCC standard. The maximum public exposure (MPE) for occupational on the ground RF emissions would be less than 1% of the FCC standard. The report concludes that the facility would operate within the FCC standard for RF emissions.*

### Permit Requirements

Section 22.30.180(C)(1) requires Minor Use Permit approval for proposed wireless communications facilities that are either a) installed on existing structures, or b) co-located at existing communications facility sites. Conditional use permit approval is required for all other communications facilities.

*This project requires Minor Use Permit approval because the proposed antennas are mounted on an existing PG&E lattice tower.*

### Co-location

According to Section 22.30.180(C)(2)(b), when co-location is not proposed, applications for communications facilities must provide information pertaining to the feasibility of joint-use antenna facilities, and discuss the reasons why such joint-use is not a viable option or alternative to a new site.

*The project complies with this section because the project site would provide signal coverage where little to weak coverage currently exist, as opposed to an alternative site.*

### Development Standards

According to Section 22.30.180(C)(3)(b), 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.

*The proposed facility is consistent with the latter provision of this standard which allows facilities to be visible from public areas only when they are "disguised to resemble 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." The proposed antennas would be mounted to an existing lattice tower. The proposed ground-mounted equipment would be located at the base of the existing lattice tower and within the existing barn (telecommunications facility), and would be screened from public view. As conditioned, all antennas, coaxial cables, and associated mounting brackets shall be painted a non-reflective color to match the existing transmission tower. In addition, the equipment area would be screened with wooden fencing.*

AGENCY REVIEW:

Public Works – Recommend Approval (Tim Tomlinson, November 13, 2014)

Environmental Health – Applicant shall submit a hazardous materials business plan (Leslie Terry, November 13, 2014)

Agricultural Commissioner – Less than significant impacts to agricultural resources or operation21s (Lynda Auchinachie, November 24, 2014)

Building Division – Comments included as conditions of approval.

Cal Fire – No Response.

Cal Trans – No Response.

City of San Luis Obispo – “No specific comments on the proposal” (Phil Dunsmore, November 20, 2014)

Los Osos Community Advisory Council – Recommended approval at regular meeting December 18, 2014.

LEGAL LOT STATUS:

The lot was legally created at a time when that was a legal method of creating lots.

Staff report prepared by Megan Martin and reviewed by Airlin Singewald and Steve McMasters.