



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

Tentative Notice of Action

Promoting the wise use of land

MEETING DATE April 17, 2015 LOCAL EFFECTIVE DATE April 31, 2015 APPROX FINAL EFFECTIVE DATE May 21, 2015	CONTACT/PHONE Brandi Cummings, Project Manager (805) 781-4163 bcummings@co.slo.ca.us	APPLICANT Blacks Hatchery & Turkey Farms	FILE NO. DRC2014-00083
SUBJECT Hearing to consider a request by BLACKS HATCHERY & TURKEY FARMS INC , for a Minor Use Permit to allow the construction and operation of an unmanned wireless communications facility consisting of one (1) panel antenna with two (2) remote radio units (RRUs), one (1) raycap, one (1) equipment cabinet, and one (1) GPS antenna. The panel antenna will be mounted at a height of 22' above ground level and the GPS antenna will be mounted on eaves at a height of 18' above ground level, on an existing motel building at the Castle Inn. A 7' x 5'6" equipment license area will be located on the east side of the site and will store one (1) new prefabricated equipment cabinet on a new concrete pad. The proposed project is within the Recreation land use category and is located at 6620 Moonstone Beach Drive, approximately 0.6 miles southeast of Moonstone Beach Drive and CA Highway 1 intersection. The site is in the Cambria Sub Area of the North Coast Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2014-00083 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption (pursuant to CEQA Guidelines 15303) was issued on March 16, 2015 (ED14-194.)			
LAND USE CATEGORY Recreation	COMBINING DESIGNATION Local Coastal Plan, Archaeologically Sensitive Area, Visitor Serving Area, Coastal Special Community	ASSESSOR PARCEL NUMBER 022-371-010	SUPERVISOR DISTRICT(S): 2
PLANNING AREA STANDARDS: None applicable <i>Does the project meet applicable Planning Area Standards: None applicable</i>			
LAND USE ORDINANCE STANDARDS: Communications Facilities <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

EXISTING USES: Motel	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Recreation / Motels <i>East:</i> Rural Lands / Highway 1, Grazing Pastures <i>South:</i> Recreation / Motels <i>West:</i> Recreation / Moonstone Beach	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Building Division, Cambria CSD, Coastal Commission, and North Coast Advisory Council.	
TOPOGRAPHY: Mostly level	VEGETATION: Ornamental
PROPOSED SERVICES: Water Supply: N/A Sewage Disposal: N/A Fire Protection: Cal Fire	ACCEPTANCE DATE: March 2, 2015

DISCUSSION

PROPOSED PROJECT:

Verizon Wireless is proposing to locate a new communications facility on an existing motel at the subject site. The project consists of the construction and operation of an unmanned wireless communications facility consisting of one (1) panel antenna with two (2) remote radio units (RRUs), one (1) raycap, one (1) equipment cabinet, and one (1) GPS antenna. The panel antenna will be mounted at a height of 22' above ground level and the GPS antenna will be mounted on building eaves at a height of 18' above ground level, on an existing motel building at the Castle Inn. A 7' x 5'6" equipment license area will be located on the east side of the site and will store one (1) new prefabricated equipment cabinet on a new concrete pad. The site will be accessed from Moonstone Beach Drive. 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 color to match and visually blend with the existing motel building. This design is consistent with the County Land Use Ordinance (Title 23 Section 23.08.284 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.

PLANNING AREA STANDARDS

As described below, the project complies with applicable Combing Designations, Cambria Urban Area, and the Recreation development standards of the North Coast Area Plan.

Cambria Urban Area Standards-Community Wide

Cambria Fire Department Review

All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a fire plan review from the Cambria Fire Department.

Staff comments: The project is conditioned to receive a Fire Plan Review from Cambria Fire Department.

Exterior Lighting

Use only the minimum amount necessary to achieve essential illumination. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases. All light fixtures are required to be fully shielded.

Staff comments: The project is conditioned to comply with all applicable exterior lighting requirements.

LAND USE ORDINANCE STANDARDS:

Section 23.01.043c.(3)(i): Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the subject parcel is located within 300 feet of a coastal bluff.

Section 23.07.104 – Archaeologically Sensitive Areas

This Section requires development applications within the Archaeologically Sensitive combining designation area to include a preliminary archaeological site survey. The survey shall be conducted by a qualified archaeologist knowledgeable in local Native American culture and approved by the Environmental Coordinator. If the preliminary site survey determines that proposed development may have significant effects on existing, known or suspected archaeological resources, a plan for mitigation shall be prepared by a qualified archaeologist.

Staff comments: The proposed project is located in a designated archaeologically sensitive area. However, the project involves the construction and operation of a communications facility on an existing structure and parking area, on a previously disturbed site. In the event that archaeological resources are discovered during site disturbing activities, the contractor would be required to cease construction and the site would be studied by an archaeologist before construction activities could resume. The proposed project therefore complies with this standard.

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

Section 23.08.284 – Communications Facilities

This Section of the Land Use Ordinance (Title 23) 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 23.08.284(a)(2) 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.

Staff comments: 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 (Hammett & Edison, Inc.; January 29, 2015), the maximum public exposure limit RF emissions from the proposed facility would be approximately 6% of the FCC standard. The report concludes that the facility would operate within the FCC standard for RF emissions.

Permit Requirements

Section 23.08.284(b)(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.

Staff comments: This project requires Minor Use Permit approval because the proposed antennas are mounted on an existing structure.

Co-location

According to Section 23.08.284(b)(2)(iii), 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.

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

Development Standards

According to Section 23.08.284(b)(3), the preferred placement for new wireless communication facilities is on existing structures, integrated into the existing structure, 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.

Staff comments: 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 building and the proposed ground-mounted equipment would be

located at the base of the structure. As conditioned, all antennas, coaxial cables, and associated mounting brackets shall be painted a non-reflective color to match the existing building. In addition, the equipment area is conditioned to be screened with fencing.

COASTAL PLAN POLICIES

Following is a list of the Coastal Plan Policies (discussion of specific applicable policies following):

Shoreline Access:	N/A
Recreation and Visitor Serving:	N/A
Energy and Industrial Development:	N/A
Commercial Fishing, Recreational Boating and Port Facilities:	N/A
Environmentally Sensitive Habitats:	N/A
Agriculture:	N/A
Public Works:	N/A
Coastal Watersheds:	N/A
Visual and Scenic Resources: <input checked="" type="checkbox"/>	Policy No(s): 1 and 2
Hazards:	N/A
Archaeology: <input checked="" type="checkbox"/>	Policy No(s): 1
Air Quality:	N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION

Visual and Scenic Resources

Policy 1: Protection of Visual and Scenic Resources. The proposed project complies with this policy, as the project will be developed on an existing motel lot. The lot is within a developed section of Cambria and all equipment is conditioned to be painted to match the existing building, will be in scale with the surrounding neighborhood, and will not significantly block existing scenic vistas.

Policy 2: Site Selection for New Development. The proposed project complies with this standard, as the proposed communication equipment will be developed on an existing motel lot, and the development will not block existing public views.

Archeology

Policy 1: Protection of Archaeological Resources. The proposed project complies with this policy as the project involves the construction and operation of a communications facility on an existing structure and parking area, on a previously disturbed site. In the event that archaeological resources are discovered during site disturbing activities, the contractor would be required to cease construction and the site would be studied by an archaeologist before construction activities could resume. The proposed project therefore complies with this standard.

COMMUNITY ADVISORY GROUP COMMENTS

The proposed project was referred to the North Coast Advisory Council (NCAC) and reviewed by NCAC's Land Use Committee. To date no comments have been received.

AGENCY REVIEW:

Public Works – No Comments.

Environmental Health – No comment.

Building Division – Per referral dated February 11, 2015:

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of the installation of one antenna, four RRUs, two raceways, two equipment cabinets one GPS antenna, and one meter pedestal. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 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) Provide details showing the attachment of the equipment to the building.*
- 2) Provide isometric / single line drawings for the electrical elements to verify compliance with the 2013 versions of the California Electrical.*
- 3) Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-05, Chapter 13.*
- 4) 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.*

Cambria CSD – No response.

Coastal Commission – No response.

LEGAL LOT STATUS:

The one existing parcel is Lots 24 and 25 of Tract 27, according to map recorded September 27, 1937 in Book 5, Page 47 of Maps.

Staff report prepared by Brandi Cummings and reviewed by Karen Nall.