



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. 15-081

DATE: 1/27/2016

PROJECT/ENTITLEMENT: Aquino/Verizon Wireless Conditional Use Permit; DRC2014-00126

APPLICANT NAME: Verizon Wireless

ADDRESS: 2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598

CONTACT PERSON: Tricia Knight

Telephone: 805-448-4221

PROPOSED USES/INTENT: A request by Verizon Wireless for a Conditional Use Permit to allow the construction and operation of a new wireless communications facility consisting of twelve (12) 6' tall panel antennas, nine (9) RRHs, and four (4) Raycaps, installed on one (1) new 53' tall artificial pine tree ("monopine"), ground-mounted equipment cabinets within a new equipment shelter (11' -6" x 16'-10.5"), and a new 30 kW emergency back-up diesel generator, all located within a 31' x 37' gravel base lease area and surrounded by an 8' tall fence. The proposed project will result in the disturbance of approximately 1,147 square feet on a 9.5 acre parcel. The proposed project is within the Residential Suburban land use category.

LOCATION: The proposed project is located at 594 Eucalyptus Road, on the northwest corner of Eucalyptus Road and Osage Street, in the community of Nipomo. The site is in the South County Inland sub area of the South County planning area.

LEAD AGENCY: County of San Luis Obispo
 Dept of Planning & Building
 976 Osos Street, Rm. 300
 San Luis Obispo, CA 93408-2040
 Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: Air Pollution Control District Environmental Health

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (February 11, 2016)

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

Notice of Determination		State Clearinghouse No. _____	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> approved/denied the above described project on _____, and has made the following determinations regarding the above described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
Brandi Cummings			County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.8) Usina Form

Project Title & No. Aquino / Verizon Conditional Use Permit (DRC2014-00126) (ED15-081)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Brandi Cummings
 Prepared by (Print)

Brandi Cummings
 Signature

12-22-2015
 Date

Airlin Singewald
 Reviewed by (Print)

A. Singewald
 Signature

Ellen Carroll,
 Environmental Coordinator
 (for)

12-22-2015
 Date



Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: A request by Verizon Wireless for a Conditional Use Permit to allow the construction and operation of a new wireless communications facility consisting of twelve (12) 6' tall panel antennas, nine (9) RRHs, and four (4) Raycaps, installed on one (1) new 53' tall artificial pine tree ("monopine"), ground-mounted equipment cabinets within a new equipment shelter (11' -6" x 16'-10.5"), and a new 30 kW emergency back-up diesel generator, all located within a 31' x 37' gravel base lease area and surrounded by an 8' tall fence. The proposed project will result in the disturbance of approximately 1,147 square feet on a 9.5 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 594 Eucalyptus Road, on the northwest corner of Eucalyptus Road and Osage Street, in the community of Nipomo. The site is in the South County Inland sub area of the South County planning area.

ASSESSOR PARCEL NUMBER(S): 091-311-033

Latitude: 35° 1' 16.7016" N Longitude: 120° 30' 44.6214" W

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLAN AREA: South County

SUB: South County Inland

COMM: Nipomo

LAND USE CATEGORY: Residential Suburban

COMB. DESIGNATION: None

PARCEL SIZE: 9.53 acres

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Ruderal grasses, scattered ornamental trees

EXISTING USES: Single family residence, equestrian related facilities and riding areas

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Suburban; single-family residence(s), vineyards	<i>East:</i> Residential Suburban; single-family residence(s)
<i>South:</i> Residential Suburban; single-family residence(s)	<i>West:</i> Agriculture; nursery greenhouses



C. ENVIRONMENTAL ANALYSIS

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



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

Setting. The project site is located on Eucalyptus Road at the urban / rural interface on the westerly edge of Nipomo. The areas to the east and south are developed with single family homes on one to two acre lots, while the areas to the north and west consist of larger rural and agricultural parcels. The parcel immediately to the north contains a vineyard and the parcel to the west contains a nursery with four large greenhouses (approximately 70,000 square feet each), which are visible in the distance from Osage Street along the project site's boundary. More greenhouses and strawberry fields are located further to the west.

The topography of the site is nearly level and gently sloping to the rear of the property. Vegetation on the property consists of ruderal grasses and some ornamental trees and shrubs. A row of mature deodar cedar trees ranging in height from 12 to 33 feet flank the parcel's westerly boundary. There are some scattered eucalyptus trees adjacent to the property on Osage Street.

The subject property is developed with a single family residence and a manufactured home, along with various small outbuildings and equestrian facilities, such as fenced riding arenas.

Regulatory Setting

The Land Use Ordinance establishes the following screening standard for wireless communications facilities:

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

Conservation and Open Space Element Policy VR 9.3 states:

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

Conservation and Open Space Element Policy VR 9.4 states:

Encourage collocation 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.

Impact. The applicant proposes to place a 53' tall artificial pine tree ("monopine") within a 31' x 37' gravel base lease area, surrounded by an 8' tall chain link perimeter fence. The proposed monopine would support nine 6' tall panel antennas, nine RRU boxes, four "Raycaps" boxes, and associated mounting equipment and hardware. An equipment shelter (11' -6" x 16'-10.5") and 30 kW standby diesel generator would be installed near the base of the monopine in the lease area.

The proposed monopine and Verizon lease area would be sited at the subject property's southwest corner adjacent to an existing row of 12 to 33 foot tall pine trees. This site was selected to provide context and a vegetative backdrop for the proposed monopine.

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 the surrounding rural residential and agricultural landscape. The applicant submitted photo-simulations of the proposed facility from key viewing angles along Eucalyptus Road and Osage Street. The photo-simulations demonstrate that the site will be visible from both of these roads. However, since the facility is designed to appear like a pine tree, it would blend with the surrounding landscape (particularly, the backdrop deodar cedars) and would not attract attention. This design is consistent with the goals of the County's communications facilities ordinance.

The proposed chain link perimeter fence has an industrial sort of appearance that is out of character with the surrounding rural / agricultural setting. Mitigation is proposed to replace this fence with a wooden fence painted a non-reflective earth tone color.

Mitigation/Conclusion. Although the proposed communications facility is not a use that is inherently compatible with the character of the surrounding rural/agricultural landscape, the proposed project is a stealth design that would blend with existing natural features of the landscape (particularly, the existing row of deodar cedar trees on the westerly property boundary). Since the proposed facility would visually blend with the landscape, it would not be readily discernible as a wireless communications facility. This is consistent with the visual screening standard for wireless communications facilities which requires facilities to either be completely screened by vegetation or disguised to resemble natural or built features of the landscape. In order to reduce visual impacts, the project is subject to mitigation measures that require the applicant to use the most realistic appearing faux monopine structure, with an organic and non-symmetrical form and realistic bark texture and foliage colors. In addition, the applicant is required to submit material and color test samples of all visual elements of the monopine. The proposed chain link fence is required to be replaced by a wooden fence painted a non-reflective earth tone color.

As discussed in the Biological Resources section below, an arborist report was prepared to evaluate the project's impacts on the adjacent row of backdrop deodar cedar trees. The arborist report includes proposed mitigation measures, including acceptable tree trimming techniques and measures to protect roots during ground-disturbing activities. Implementation of these measures will ensure the long-term health of the existing backdrop vegetation.

These measures, discussed in detail in the mitigation summary table (Exhibit B), would reduce the project's potential visual impacts to a level of insignificance.

2. AGRICULTURAL RESOURCES

Will the project:

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

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

<u>Land Use Category:</u> Residential Suburban	<u>Historic/Existing Commercial Crops:</u> None
<u>State Classification:</u> Farmland of Statewide Importance	<u>In Agricultural Preserve?</u> No
	<u>Under Williamson Act contract?</u> No

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

Oceano sand (0 - 9 % slope). This nearly level to gently sloping sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

The project site is in the Residential Suburban land use category and does not contain any agricultural crops, although it contains various equestrian-related facilities including riding arenas.

A vineyard is located on the 14 acre parcel (Residential Suburban) to the north of the project site, and a nursery with four 70,000 square-foot greenhouses is located on the 28 acre parcel (Agriculture) to the west. More greenhouses and strawberry fields are located further to the west.

Impact. The project is located in an area with some agricultural activities, including vineyards, strawberries, and nurseries, occurring to the north and west. Installation of the proposed facility is not expected to interfere with these operations. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. Based on the above discussion, and the proposed facility being unmanned, no mitigation measures are considered necessary.

3. AIR QUALITY

Will the project:

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

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).

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

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

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons 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. As proposed, the project will result in the disturbance of approximately 1,147 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

This project is the installation of a 53' tall monopine, 8' tall fence, antennas, and associated equipment. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

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

4. BIOLOGICAL RESOURCES

Will the project:

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

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

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

On-site Vegetation: Ruderal grasses, ornamental trees

Name and distance from blue line creek(s): Unnamed pond 90 feet to the west, unnamed pond 450 feet to the north

Habitat(s): Potential Pismo Clarkia

Site's tree canopy coverage: Approximately <1%.

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

- Sand mesa manzanita (*Arctostaphylos rudis*) has been found about 0 miles to the southwest and 0.98 miles to the northwest. This evergreen shrub is generally found on sandy soils in

chaparral and coastal scrub areas between the 25 and 230-meter (80 to 760 foot) elevations (Tibor 2001). The blooming period is November-February. The sand mesa manzanita is considered rare by CNPS (List 1B, RED 2-2-3).

The project site occurs within the Santa Barbara Vernal Pool Region, as designated by the California Department of Fish and Game. Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

Impact. The proposal involves constructing a monopine and associated ground equipment within a 1,147 square-foot gravel base lease area. The project site is vegetated with non-native ruderal grasses, is heavily disturbed due to ongoing equestrian-related activities, and does not support any sensitive native vegetation or manzanita.

A row of mature deodar cedar trees ranging in height from 12 to 33 feet flank the parcel's westerly boundary. An Arborist Report (PleinAire Design Group; October 2015) was prepared for this project to assess potential impacts to the deodar cedars to the west of the project site from the proposed construction and to provide direction to mitigate the impacts. The report concluded that construction should not impact the trees negatively, provided proper techniques are followed for tree trimming and construction activities around the trees.

A site visit of the project site was made on December 9, 2015 by Brandi Cummings to inspect the project site's topography for the potential to support vernal pool habitat (e.g., low-elevation areas, depressions, natural or man-made ponded areas, etc.). At this time, no evidence of vernal pools or potential areas for ponded water was observed. The topography on the project site is such that water would not pool in a manner consistent with the characteristics of vernal pools or seasonal wetlands. Therefore, there was no indication of habitat suitable for supporting fairy shrimp, or sensitive aquatic animal or plant species associated with vernal pools.

Mitigation/Conclusion. The arborist report recommends any pruning be done under the supervision of a project arborist, and any roots 1" or larger discovered during construction be hand excavated and protected from elements. No vehicle or equipment storage of equipment or materials shall occur within the dripline without consultation with the project arborist (PleinAire, October 2015). Recommendations from the report have been included as project mitigation. With implementation of these measures, the proposed project will have less than significant impacts related to biological resources.

5. CULTURAL RESOURCES

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

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

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 previous cultural surveys were found for the subject property. A search of ¼ mile around the subject property identified the following previous survey work: 5 reports where no resources were encountered; 0 reports where resources were identified. Per AB52, tribal consultation was performed and no resources were identified. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Nearly level to gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Moderate

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 1,147 square feet. No significant impacts are expected to occur.

Mitigation/Conclusion. Under Chapter 18 of the California Building Code, the project will be required to submit a soils engineering report with the construction permit application and to implement the recommendations of the report. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be within a 'very high' fire hazard severity zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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). Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The proposed project will include lead acid batteries within the equipment cabinets. Other than the lead acid batteries, the project does not propose the use of hazardous materials. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan. Furthermore, the Department of Environmental Health reviewed the proposed project and will require the applicant to submit to the Department of Environmental Health a hazardous materials business plan.

The applicant supplied a report to evaluate the proposed communications facility for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. According to the RF report for this project (Hammett & Edison; March 5, 2015), the maximum level of RF emissions from the proposed facility at ground-level would be equivalent to 4.7 percent of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building (including the nearby residence) is 8.1 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. NOISE

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

Setting. The proposed unmanned wireless communications facility is not considered a sensitive noise receptor. The nearest sensitive noise receptor to the site is an existing residence immediately south of the proposed lease area, which is approximately 140 feet away.

Impact. 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. As a standard condition of approval to ensure the project will not conflict with any sensitive noise receptors, HVAC units if installed as part of the equipment, shall be sound attenuated to meet applicable County and State exterior noise standards. The project shall be maintained in compliance with the County Noise Element (including emergency generators). The emergency generator shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbl. at a distance of 50 feet from the generator. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

9. POPULATION/HOUSING

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

9. POPULATION/HOUSING

Will the project:

c) *Create the need for substantial new housing in the area?*

d) *Other:* _____

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. 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:

- a) *Fire protection?*
- b) *Police protection (e.g., Sheriff, CHP)?*
- c) *Schools?*
- d) *Roads?*
- e) *Solid Wastes?*
- f) *Other public facilities?*
- g) *Other:* _____

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<u>Police:</u> County Sheriff	<u>Location:</u> (Approximately 8.04 miles to the northwest)	
<u>Fire:</u> Cal Fire (formerly CDF)	<u>Hazard Severity:</u> High	<u>Response Time:</u> 5-10 minutes
<u>Location:</u> (Approximately 1.88 miles to the northeast)		
<u>School District:</u> Lucia Mar Unified School District.		

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

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.

Mitigation/Conclusion. The project was reviewed by Cal Fire for consistency with the Uniform Fire

Code and will be required to prepare a fire safety plan. The project will not increase demands for police, fire, or school facilities and therefore no additional mitigation is needed.

11. RECREATION

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

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including the Eucalyptus Road, is operating at an acceptable level. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

Impact. After construction, the proposed unmanned wireless communications facility is estimated to generate about one vehicle trips every six to eight weeks for routine maintenance. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

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

13. WASTEWATER

<i>Will the project:</i>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project consists of an unmanned wireless communications facility and would not generate wastewater or require wastewater disposal.

Impacts/Mitigation. Given that the proposed facility will not generate wastewater, impacts would be less than significant and no mitigation measures are necessary.

14. WATER & HYDROLOGY

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

Setting. The proposed unmanned wireless communications facility does not proposed any water usage.

The topography of the project is nearly level to gently sloping. The closest creek from the proposed development is approximately 2.4 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Tributary to Oso Flaco Creek Distance? Approximately 2.4 miles

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

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

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

The proposed project is within the Nipomo Mesa Water Conservation Area and is subject to the following requirements:

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply: (*choose applicable items*)

- ✓ Approximately 1,147 square feet of site disturbance;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ 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 with impermeable surfaces and landscaping;

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.

Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:

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

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

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

1. LUO Section 22.98.070 B Edge of Nipomo Mesa
2. LUO 22.108.040 A4 Nipomo Drainage Plan Requirements
3. LUO 22.98.070 F Nipomo Mesa Water Conservation Area

Although the proposed communications facility is not a use that is inherently compatible with the visual character of the surrounding residential and agricultural landscapes, the proposed project is a stealth design that would blend with the surrounding landscape. Since the proposed facility would visually blend with the landscape, it would not be readily discernable as a wireless communications facility. This is consistent with the visual screening standards for wireless communications facilities (Section 22.30.180(C)(3)(d)) which requires new facilities to either be completely screened by vegetation or disguised to resemble natural or built features of the landscape. A drainage plan will be required at time of construction permit application.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

Will the project:

- a) **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?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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)**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- c) **Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Services	None
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	In File**
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>County Building Division</u>	In File**
<input checked="" type="checkbox"/>	Other <u>South County Advisory Council</u>	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.

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

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

Radio Frequency Report, Hammett & Edison, Inc., March 5, 2015

Arborist Report, PleinAire Design Group, October 19, 2015

Photo-Simulations, Verizon Wireless, September 4, 2015

Exhibit B - Mitigation Summary Table

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

Aesthetics

- VR-1.** At the time of application for construction permits, the applicant shall submit and development shall be consistent with a revised site plan, elevations, and equipment layout plan showing an 8' tall wooden perimeter fence painted a non-reflective earth tone color, instead of the 8' tall chain link fence currently shown on the project plans.
- VR-2. At the time of application for construction permits, the construction drawings shall reflect the following specifications:**
- a. The monopine shall be designed to match the colors and textures of the bark and leaves of the adjacent conifer trees. Realistic bark texture shall run the entire length of the monopine.
 - b. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
 - c. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes.
 - d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.
- VR-3. At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the monopine tree exactly as proposed. Plans shall not include generic illustrations of a monopine tree. The drawings shall include elevations and plan views. Once approved, monopine tree 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 monopine tree engineering and architectural plans prior to preparation of the final plans.**
- VR-4. Prior to issuance of a construction permit, the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing monopine trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The monopine shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing adjacent conifer trees.**

Biological

- BR-1** All pruning if required should be under the direction of the project arborist according to the most current ANSI standards. Remove any branches that could potentially damage



equipment.

- BR-2 Any roots 1" or larger discovered during construction shall be hand excavated and protected from sun and drying while exposed.
- BR-3 Any work that occurs within the critical root zone shall be approved and monitored by the project arborist.
- BR-4 Protective fencing shall be placed at the dripline and no storage or materials, parking of vehicles or equipment or other activities shall occur within that protected area without first consulting the project arborist.

Environmental Determination: ED15-081

Date: December 15, 2015

Revised: December 21, 2015

**DEVELOPER'S STATEMENT FOR
AQUINO / VERIZON WIRELESS CONDITIONAL USE PERMIT DRC2014-00126**

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

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

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

Aesthetics (Visual Resource)

- VR-1.** At the time of application for construction permits, the applicant shall submit and development shall be consistent with a revised site plan, elevations, and equipment layout plan showing an 8' tall wooden perimeter fence painted a non-reflective earth tone color, instead of the 8' tall chain link fence currently shown on the project plans.
- VR-2.** At the time of application for construction permits, the construction drawings shall reflect the following specifications:
- a. The monopine shall be designed to match the colors and textures of the bark and leaves of the adjacent conifer trees. Realistic bark texture shall run the entire length of the monopine.
 - b. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
 - c. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes.
 - d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.
- VR-3.** At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the monopine tree exactly as proposed. Plans shall not include generic illustrations of a monopine tree. The drawings shall include elevations and plan views. Once approved, monopine tree 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 monopine tree engineering and architectural plans prior to preparation of the final plans.
- VR-4.** Prior to issuance of a construction permit, the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing monopine trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The monopine shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing adjacent conifer trees.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

Biological Resources

- BR-1. During construction, all pruning if required should be under the direction of the project arborist according to the most current ANSI standards. Remove any branches that could potentially damage equipment.
- BR-2. During construction, any roots 1" and larger discovered during construction shall be hand excavated and protected from sun and drying while exposed.
- BR-3. During construction, any work that occurs within the critical root zone shall be approved and monitored by the project arborist.
- BR-4. During construction, protective fencing shall be placed at the dripline and no storage or materials, parking of vehicles or equipment or other activities shall occur within that protected area without first consulting the project arborist.

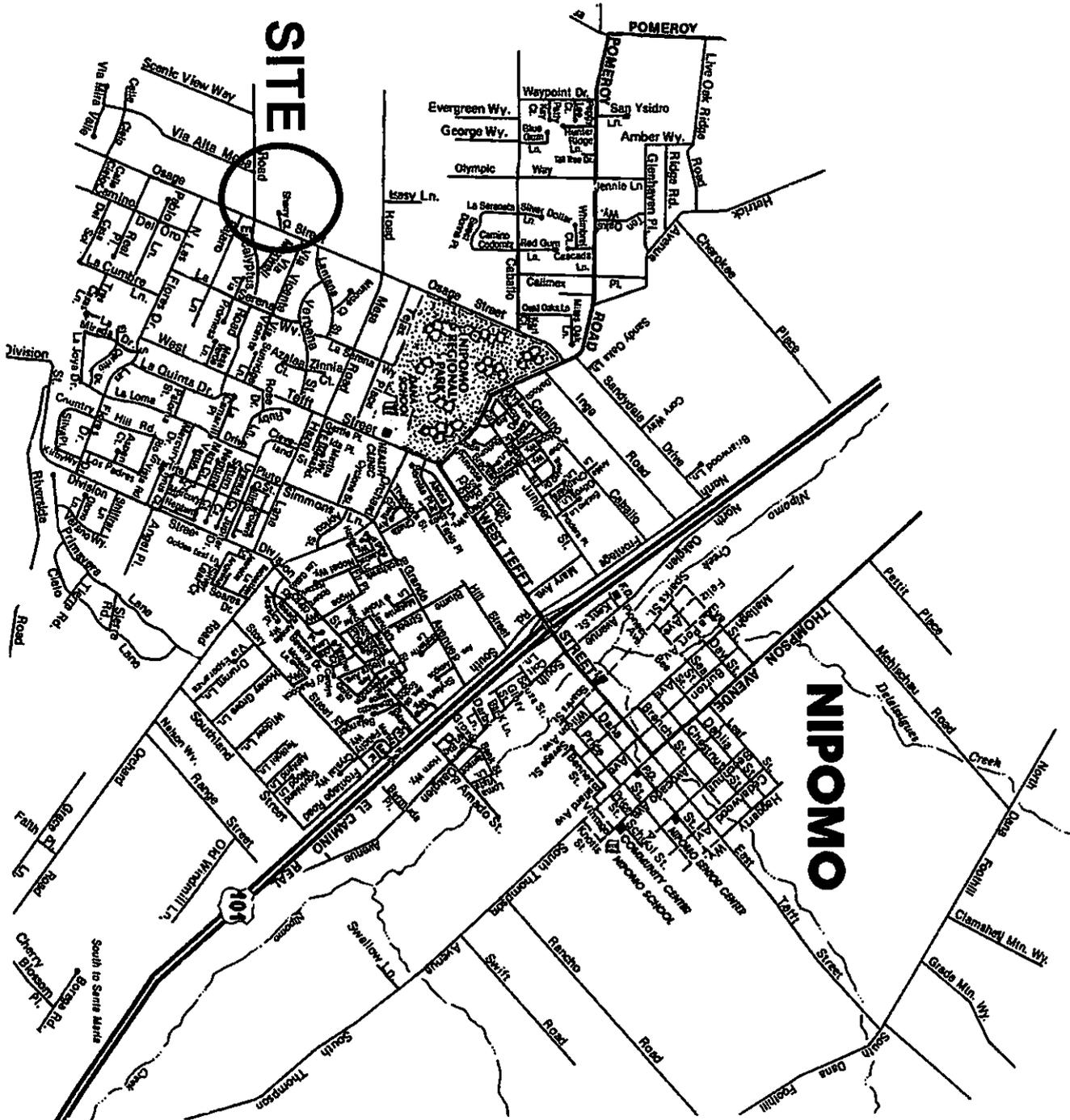
Monitoring: - Required during construction. Compliance will be verified by the County Department of Planning and Building.

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

David S. Aquino
Signature of Owner(s)

Jan. 15, 2016
Date

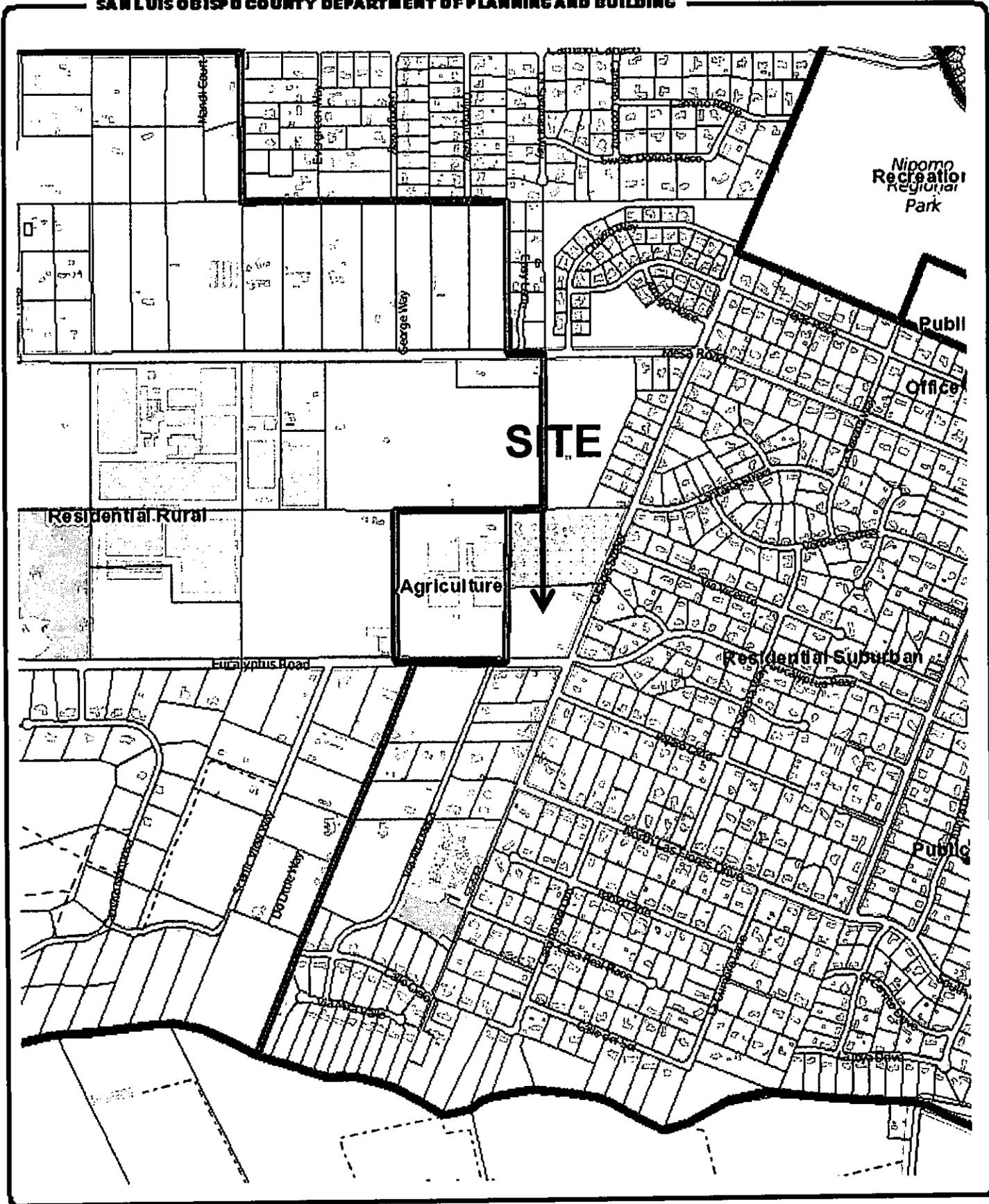
DAVID S. AQUINO
Name (Print)



PROJECT
 Aquino/Verizon Wireless
 Conditional Use Permit
 DRC2014-00126



EXHIBIT
 Vicinity Map



PROJECT
Aquino/Verizon Wireless
Conditional Use Permit
DRC2014-00126



EXHIBIT
Land Use Category Map



PROJECT
Aquino/Verizon Wireless
Conditional Use Permit
DRC2014-00126



EXHIBIT

Aerial View

APN: 091-311-020

APN: 091-311-032

APN: 091-311-033
OWNER(S): AQUINO/COOPER

SEE SITE PLAN
ON SHEET C-2

EUCALYPTUS RD

TOP TREE =
343.1' ANGL

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY
- POWER POLE
- GROUND ELEVATION
- CONCRETE PAD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

TOP TREE =
413.8' ANGL

PUBLIC ROAD RELOCATION PER
2007 NO. 16-34713

TOP TREE =
354.7' ANGL

OVERALL SITE MAP
1" = 50'

SMITHCO
SURVEYING & ENGINEERING

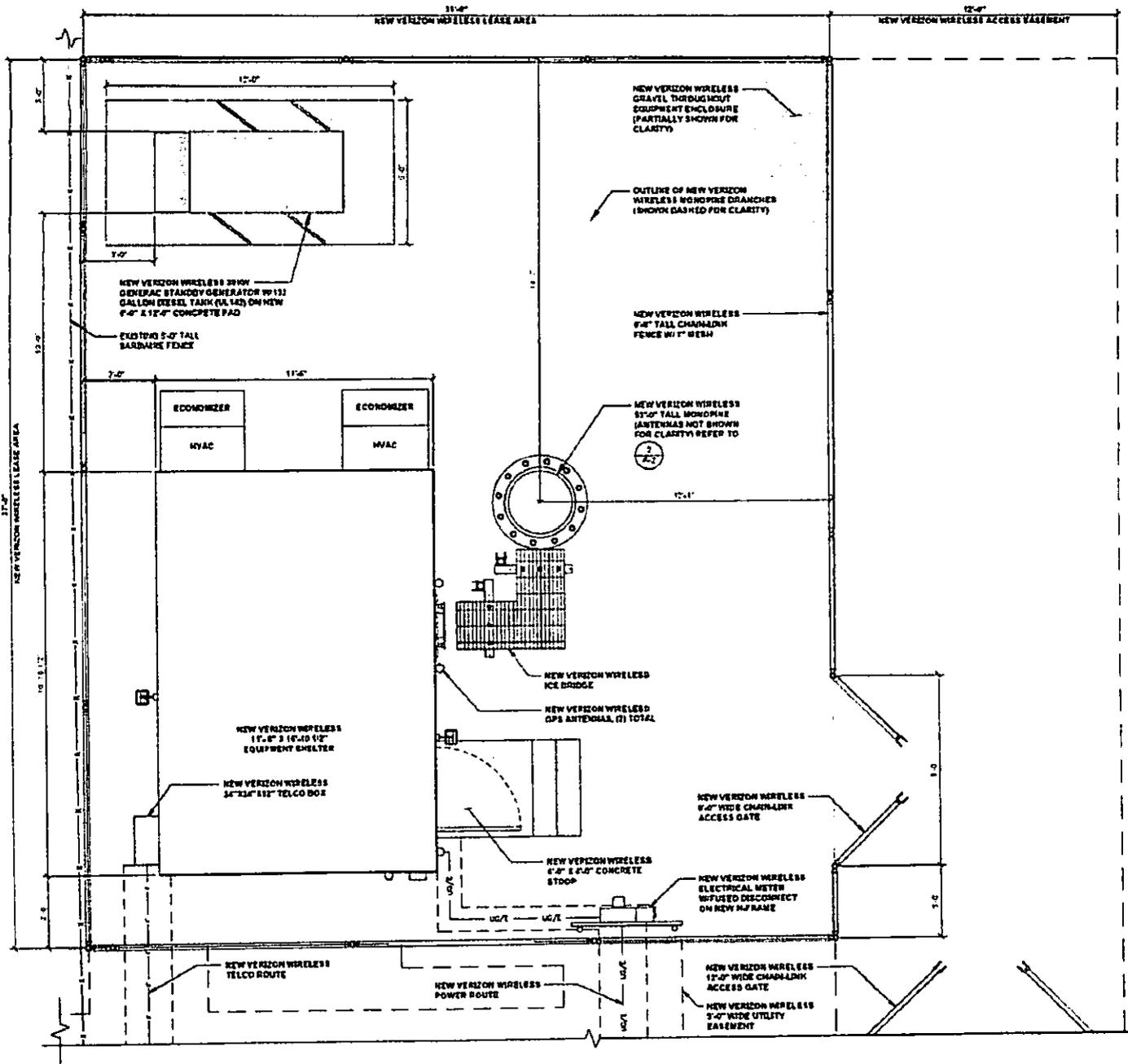
PROJECT

Aquino/Verizon Wireless
Conditional Use Permit
DRC2014-00126



EXHIBIT

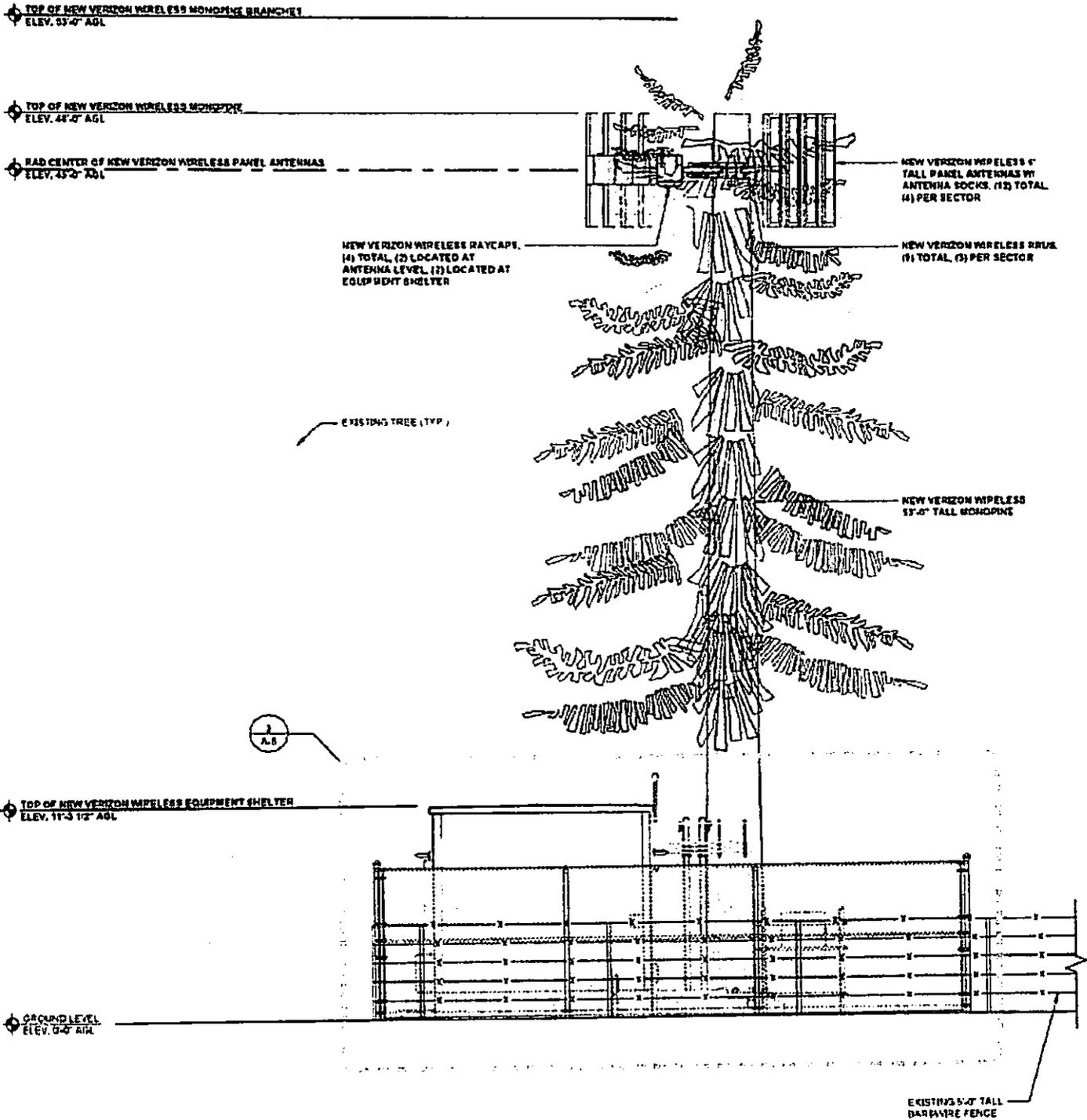
Overall Site Plan



PROJECT
 Aquino/Verizon Wireless
 Conditional Use Permit
 DRC2014-00126



EXHIBIT
 Lease Area Site Plan



PROJECT
 Aquino/Verizon Wireless
 Conditional Use Permit
 DRC2014-00126



EXHIBIT

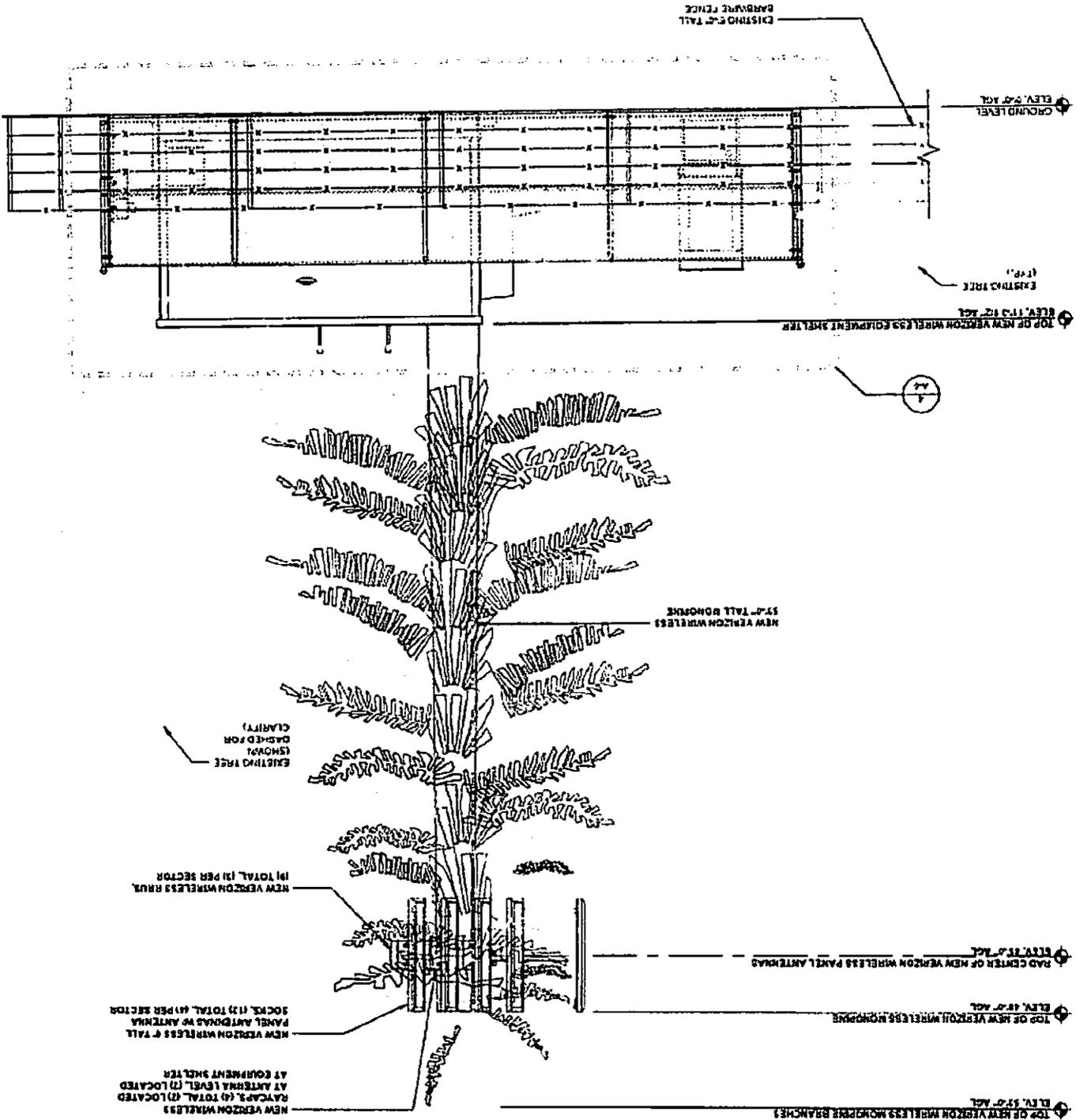
South Elevation

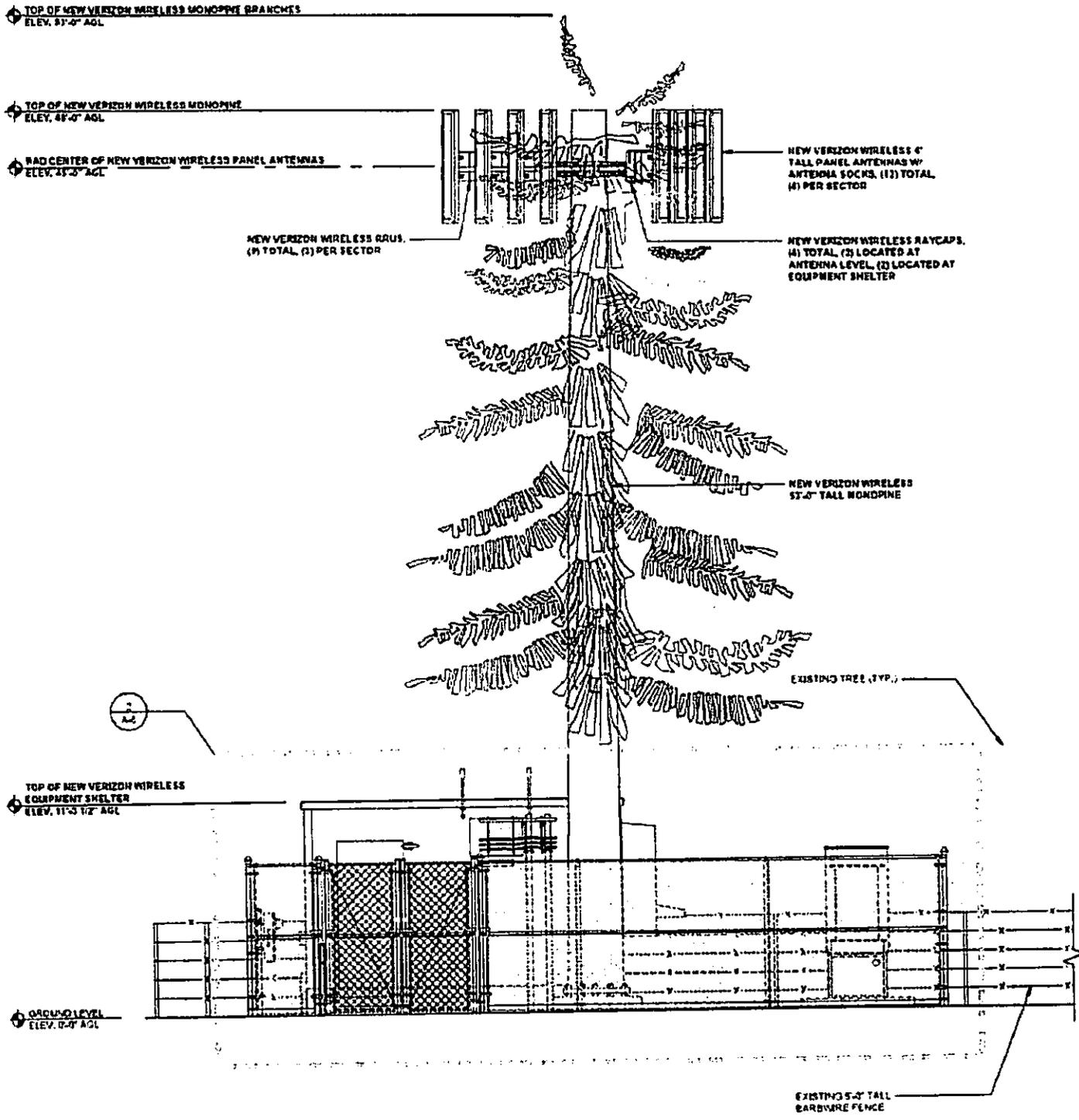
PROJECT
Aquino/Verizon Wireless
Conditional Use Permit
DRC2014-00126



West Elevation

EXHIBIT



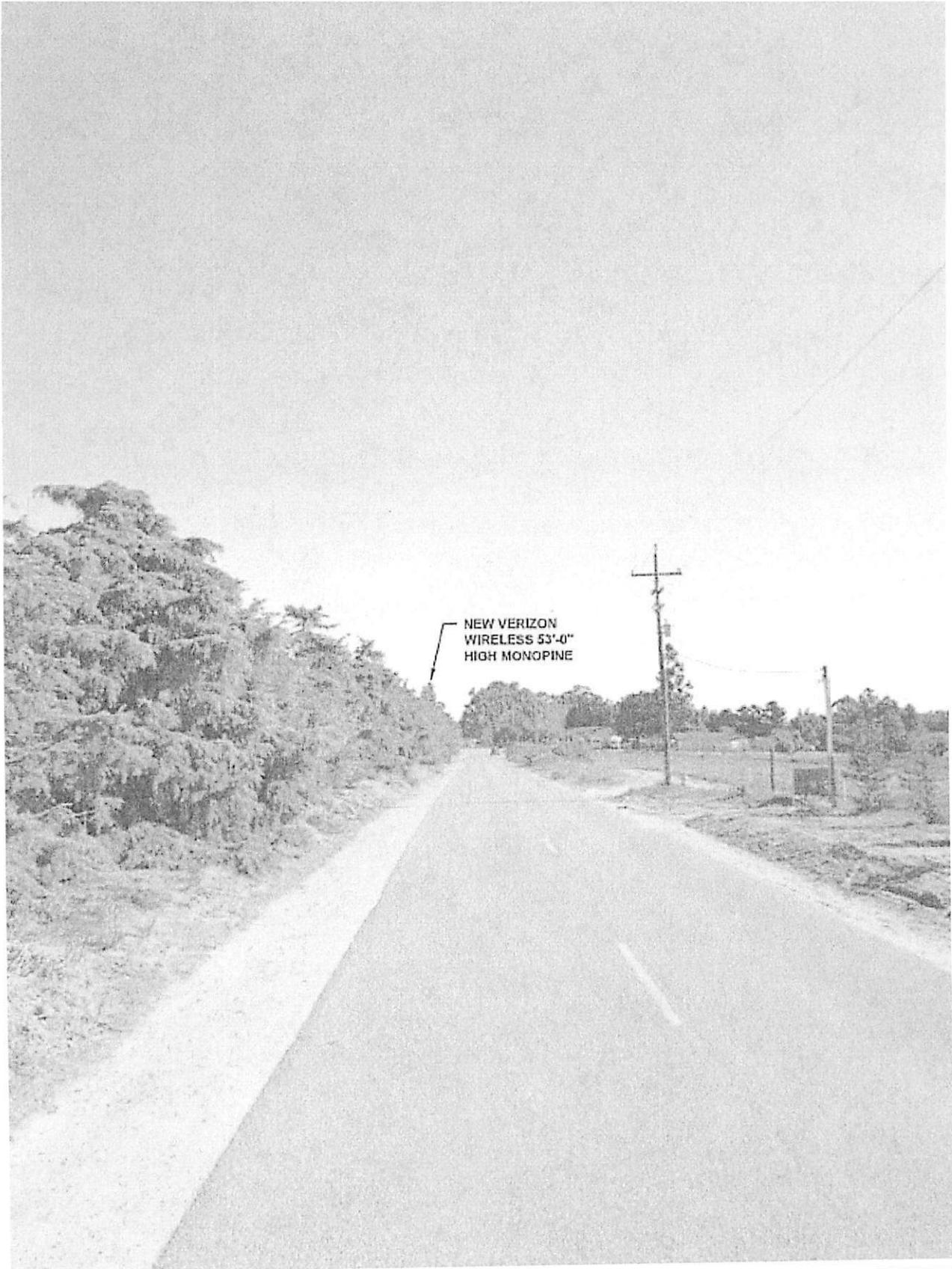


PROJECT
 Aquino/Verizon Wireless
 Conditional Use Permit
 DRC2014-00126



EXHIBIT

East Elevation



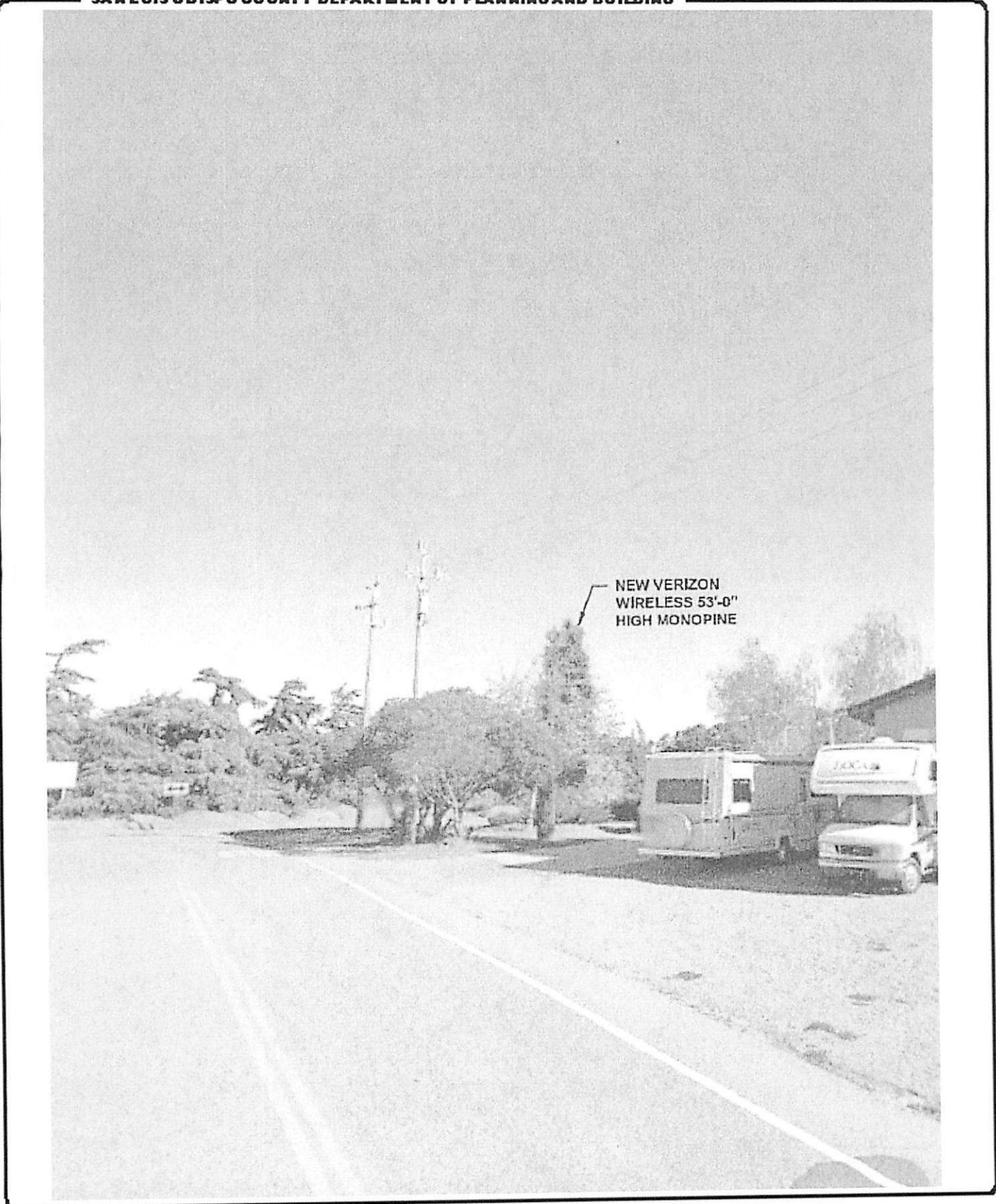
PROJECT

Aquino/Verizon Wireless
Conditional Use Permit
DRC2014-00126



EXHIBIT

Photo Simulation View 1



NEW VERIZON
WIRELESS 53'-0"
HIGH MONOPINE

PROJECT

Aquino/Verizon Wireless
Conditional Use Permit
DRC2014-00126



EXHIBIT

Photo Simulation View 2



PROJECT
Aquino/Verizon Wireless
Conditional Use Permit
DRC2014-00126



EXHIBIT
Photo Simulation View 3



Ch

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2015

APR 14 2015

FR TO: P.W.

TO FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00126 AQUINO – Proposed conditional use permit for a wireless communication facility including a 45-ft monopine, 8-ft chainlink fence around a 31x37-ft lease area, prefab equipment shelter, two GPS units, one standby generator, one electrical meter, twelve 6-ft panel antennas, nine RRHs, and four raycaps. Site location is 514 Eucalyptus Rd, Nipomo. APN: 091-311-033

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

see attached

Date 4-17-15

Name *Jim Condon* Phone 5271



ATTACHMENT 03
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: April 17, 2015
To: Brandi Cummings, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2014-00126, Aquino CUP, Eucalyptus Rd., Nipomo, APN 091-311-033**

Public Works Comments:

- A. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

Recommended Project Conditions of Approval:

Drainage

1. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. All run-off must be retained on-site and the design of the basin shall be approved by the Department of Public Works.
2. **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.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2015

TO: Cal Fire

FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
South County Team / Development Review

RECEIVED APR 15 2015

APR 2 2015

PROJECT DESCRIPTION: DRC2014-00126 AQUINO – Proposed conditional use permit for a wireless communication facility including a 45-ft monopine, 8-ft chainlink fence around a 31x37-ft lease area, prefab equipment shelter, two GPS units, one standby generator, one electrical meter, twelve 6-ft panel antennas, nine RRHs, and four raycaps. Site location is 514 Eucalyptus Rd, Nipomo. APN: 091-311-033

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

SEE ATTACHED FIRE PLAN.

4/28/15
Date

TRAVIS CRAIG
Name

805.593.3427
Phone



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

Robert Lewin, Fire Chief

April 28, 2015

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

Subject: DRC2014-00126 (David Aquino) Conditional Use Permit for a wireless communication facility with a 45-ft monopine, prefabricated equipment shelter, two GPS units, one standby generator, one electrical meter, twelve 6-ft panel antennas, nine RRHs, and four raycaps, with 8-ft chain link fence at 594 Eucalyptus Road Nipomo. **FIRE SAFETY PLAN**

Ms. Cummings,

CAL FIRE/San Luis Obispo County Fire Department recently conducted an onsite review of existing conditions and proposed improvements at 594 Eucalyptus Road near Nipomo, CA. The project site is located within *Local Responsibility Area (LRA)*. Proposed project site has an approximate 7 minute response time from the nearest CAL FIRE/County Fire station (#20-Nipomo).

The project and applicant shall comply with the 2013 CA. Building Code (C.B.C), the 2013 CA. Fire Code (C.F.C.), the Public Resources Code (P.R.C.) and any other applicable fire/building codes.

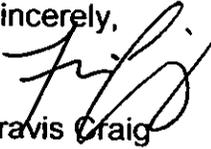
The following are requirements that must be satisfied prior to final inspection:

- The roadway providing access from Road to the proposed project site must provide a minimum 10-foot edge to edge all-weather driving surface capable of supporting a 20-ton load capacity.
- Vertical clearance of 13'6" is required the entire length of the roadway.
- Roadways shall also provide for a 10-foot fuel modification zone on both sides.
- A fire engine turnaround is required near the cell site structure *if* the road exceeds 150 Feet from Eucalyptus Road.
- Access to all associated equipment shall be controlled by means of a locked gate or fence.
- If a proposed gate is added at the access point off of Dawn Road, CAL FIRE/ SLO County Fire may require a "Knox" lock to ensure access during emergencies.
- A minimum 40:BC rated fire extinguisher required in all structures.
- Any fuel storage associated with the proposed emergency generator must meet the standards listed within Chapter 34 of the 2013 CA. Fire Code.
- All installed fire protection systems must be maintained in operable condition.

The proposed project will require final inspection. Please contact this office at (805)543-4244, extension 3429 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3427.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Craig". The signature is stylized and cursive.

Travis Craig
Fire Captain



Fw: DRC2014-00126 AQUINO, South County E-Referral, CUP, Nipomo
 Mail for PL_Referrals Group to: Brandi Cummings 11/12/2015 08:09 AM
 Sent by: Teresa Ditmars

FYI

----- Forwarded by Teresa Ditmars/Planning/COSLO on 11/12/2015 08:09 AM -----

From: "Fred Collins" <fcollins@northernchumash.org>
 To: <plreferrals@co.slo.ca.us>,
 Date: 11/11/2015 01:05 PM
 Subject: RE: DRC2014-00126 AQUINO, South County E-Referral, CUP, Nipomo

NCTC has no comment on this Project.

Fred Collins
 NCTC

From: tditmars@co.slo.ca.us [mailto:tditmars@co.slo.ca.us] **On Behalf Of** plreferrals@co.slo.ca.us
Sent: Thursday, October 22, 2015 1:50 PM
To: fcollins@northernchumash.org
Cc: bcummings@co.slo.ca.us
Subject: DRC2014-00126 AQUINO, South County E-Referral, CUP, Nipomo

San Luis Obispo County
Planning & Building Department

DRC2014-00126 AQUINO, South County E-Referral, CUP, Nipomo

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

If you would like to consult with the County on this project, please respond by the date listed in the attached letter and provide us with a designated lead contact person for this project.

If you would like to request consultation or have any questions or concerns about this project, please feel free to contact the planner, **Brandi Cummings (805) 781-1006** or bcummings@co.slo.ca.us or the AB 52 Coordinator, **Brian Pedrotti (805-788-2788** or bpedrotti@co.slo.ca.us).

[Direct Link to AQUINO referral package.](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 10/22/2015

Planner: Brandi Cummings

Applicant Name: AQUINO

Case Number: DRC2014-00126

Project Description: CUP

APN(s): 091-311-033

Brian Pedrotti, AICP

San Luis Obispo County

Department of Planning & Building

(805) 788-2788



Fwd: Emailing: xolon AB52 SLO DRC2014--00126 AQUINO 10 22 15 .pdf
Karen White to: bcummings 11/06/2015 07:51 PM
Cc: Donna Haro, Francine Martinez

Begin forwarded message:

From:
Date: November 6, 2015 at 4:34:05 PM PST
To: "blukat41@yahoo.com" <blukat41@yahoo.com>
Subject: Emailing: xolon AB52 SLO DRC2014--00126 AQUINO 10 22 15 .pdf

Your message is ready to be sent with the following file or link attachments:

xolon AB52 SLO DRC2014--00126 AQUINO 10 22 15 .pdf

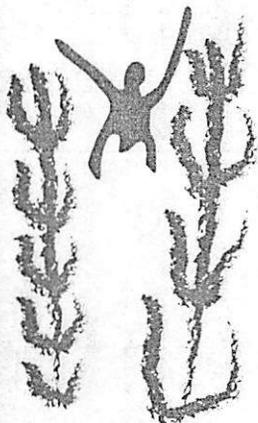
Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to



determine how attachments are handled.xolon AB52 SLO DRC2014--00126 AQUINO 10 22 15 .pdf

XOLON SALINAN TRIBE

"PEOPLE OF THE OAKS"



P.O. Box 7045,
Spreckels, Ca. 93962

Karen R. White
Council Chair
blukat41@yahoo.com

Robert Sims
Council Vice Chair
ziqqvorjoyce@yahoo.com

Francine Martinez
Council Secretary –
MLD/Monitor Coordinator
sassysalinan@aol.com

George Larson
Council Treasurer
smalltownfolks@sbcglobal.net

Council Members:

Thomas Ball - elder
Linda Castle - elder
Selena Castle
Blaise Haro

Tribal Headwoman
Donna Haro – elder
"AAKLETSE"
xolonaakletse@aol.com

November 6, 2015

Subject: **Consult for DRC2014-00126 Aquino, APN: 091-311-033, Nipomo.**

Good Day Ms. Cummings,

Based on information provided and reviewed, this is not within our Xolon Salinan Tribe's Geographic area of Traditional and Cultural affiliation boundaries.

We appreciate your notification, if you have any further questions, please do not hesitate to contact us.

Best Regards,

*Karen R. White,
Council Chair
Xolon Salinan Tribe*

