



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

Project Title & No. AT&T Mobility and Joe and Linda Lippe / Conditional Use Permit ED17-172 (DRC2017-00017)

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.

Table with 3 columns of environmental factors and checkboxes. Checked items include Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards/Hazardous Materials, Noise, Population/Housing, and Public Services/Utilities.

DETERMINATION: (To be completed by the Lead Agency)

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

- Options for determination: 1) The proposed project COULD NOT have a significant effect... 2) Although the proposed project could have a significant effect... 3) The proposed project MAY have a significant effect... 4) The proposed project MAY have a "potentially significant impact"... 5) Although the proposed project could have a significant effect...

Holly Phipps (hhipps@co.slo.ca.us) Prepared by (Print) [Signature] Signature 5/29/18 Date

[Signature] Environmental Coordinator Reviewed by (Print) [Signature] Signature (for) Ellen Carroll, 5/29/18 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: Request by AT&T Mobility and Joe and Linda Lippe for a Conditional Use Permit to allow for the construction and operation of an unmanned wireless communications facility that includes the following:

- Construction of a 60-foot high antenna support structure disguised as a pine tree ("mono-pine") containing: four (4), six-foot panel antennas and four (4) eight-foot panel antennas (split into two sectors of four (4) antennas each), and two (2), six-foot diameter dish antennas;
- Ancillary antenna support equipment within the branches of the mono-pine structure;
- Ground equipment including a 137-square foot, 12' 6" tall equipment shelter (containing equipment racks, battery pack, power plant, etc.), a backup power generator on a concrete slab, two air conditioning units, and emergency lighting;
- Fencing along the perimeter of the lease area consisting of a 6.5-foot tall standard concrete block (CMU) retaining wall along the north, east, and western perimeter and a wooden fence/gate along the southern perimeter; and
- Associated trenching for a v-ditch water drain and utility trenching for the installation of power/communication lines.
- The removal of two gray pine trees located within an area proposed for utility trenching.

The project site consists of about 10.1 acres located at the southeast corner of Parkhill Road and Little Quail Lane roughly seven miles east of the community of Santa Margarita (Figure 1). The project site is gently to moderately sloping and contains a primary and secondary single-family residence and accessory structures (e.g., horse barn, sheds, secondary garage, and secondary carport). Existing vegetation includes scattered oaks and gray pines, non-native grasses, and ornamental shrubs (Figure 2). The project site has been used intermittently for small-scale cattle grazing; no other agricultural activities are currently being pursued.

In the vicinity of the property, Little Quail Lane is an unimproved County right-of-way serving ranches of comparable size south of the project site. Vehicular access to the existing residences and accessory structures is provided by unpaved driveways extending eastward from Little Quail Lane.

The proposed unmanned communication facility will be located within a 714-square foot lease area situated in the northeastern portion of the site (Figures 2 through 5) on a small knoll. Vehicular access will be provided by the extension of a new 510-foot long all-weather driveway (15 feet wide) from Little Quail Road near its intersection with Parkhill Road. Utilities will be extended to the lease site from an



existing utility pole located on little Quail Road. The trench will be about three feet wide and about 730 feet long, with portions of the trench extending through pine and oak trees located in that area. Two pine trees would be removed along the trench route (see Figure 2). Total site disturbance, including the utility trench, lease area and driveway will be about 0.27 acres. Grading will also include approximately 834 cubic yards of cut and fill to recess the lease site into the knoll.

The proposed project is located at 10550 Little Quail Road within the North County Planning Area, Las Pilitas Sub Area, and within the Rural Lands land use category.

Figure 1 – Project Location

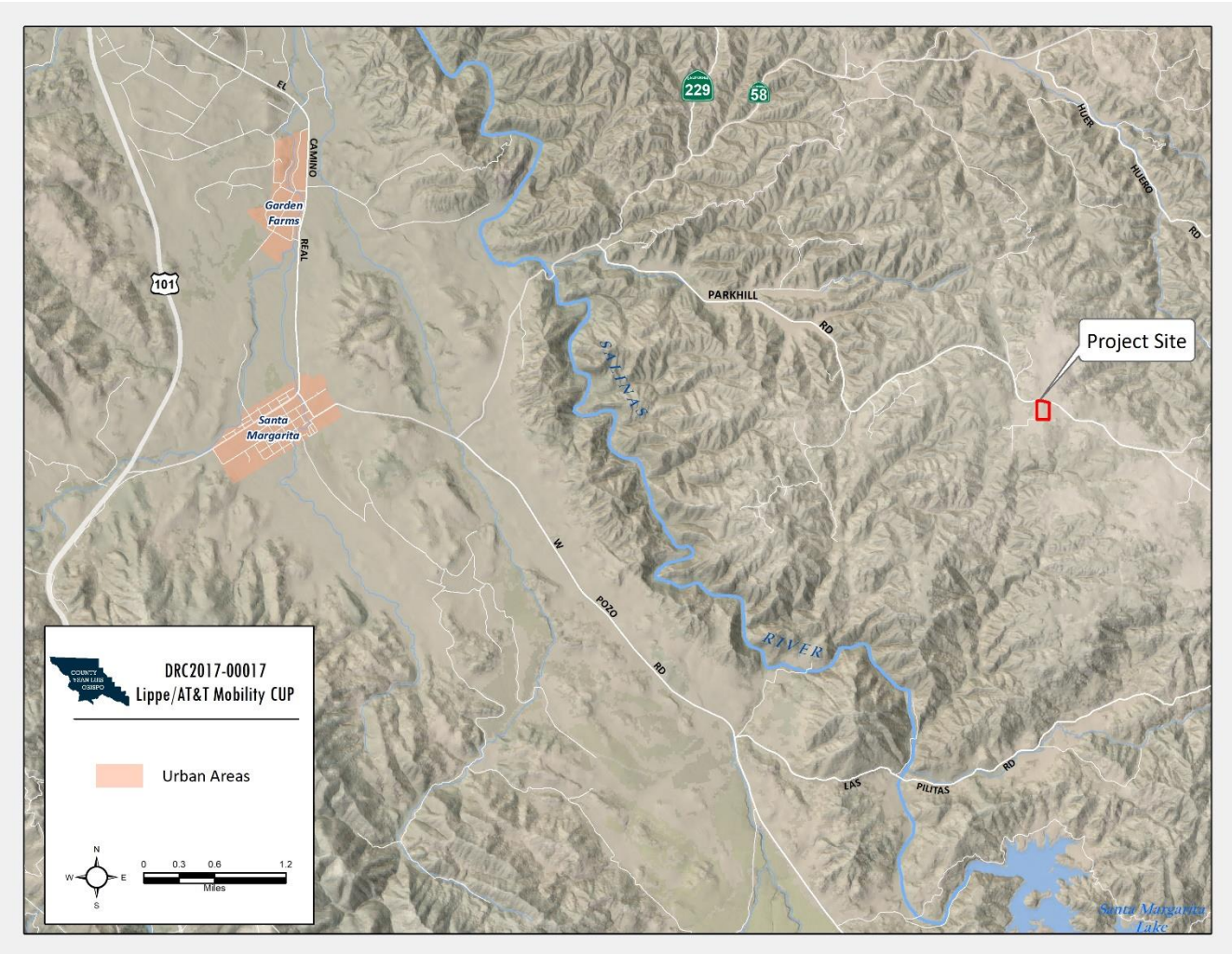


Figure 2 – Project Site with Proposed Improvements

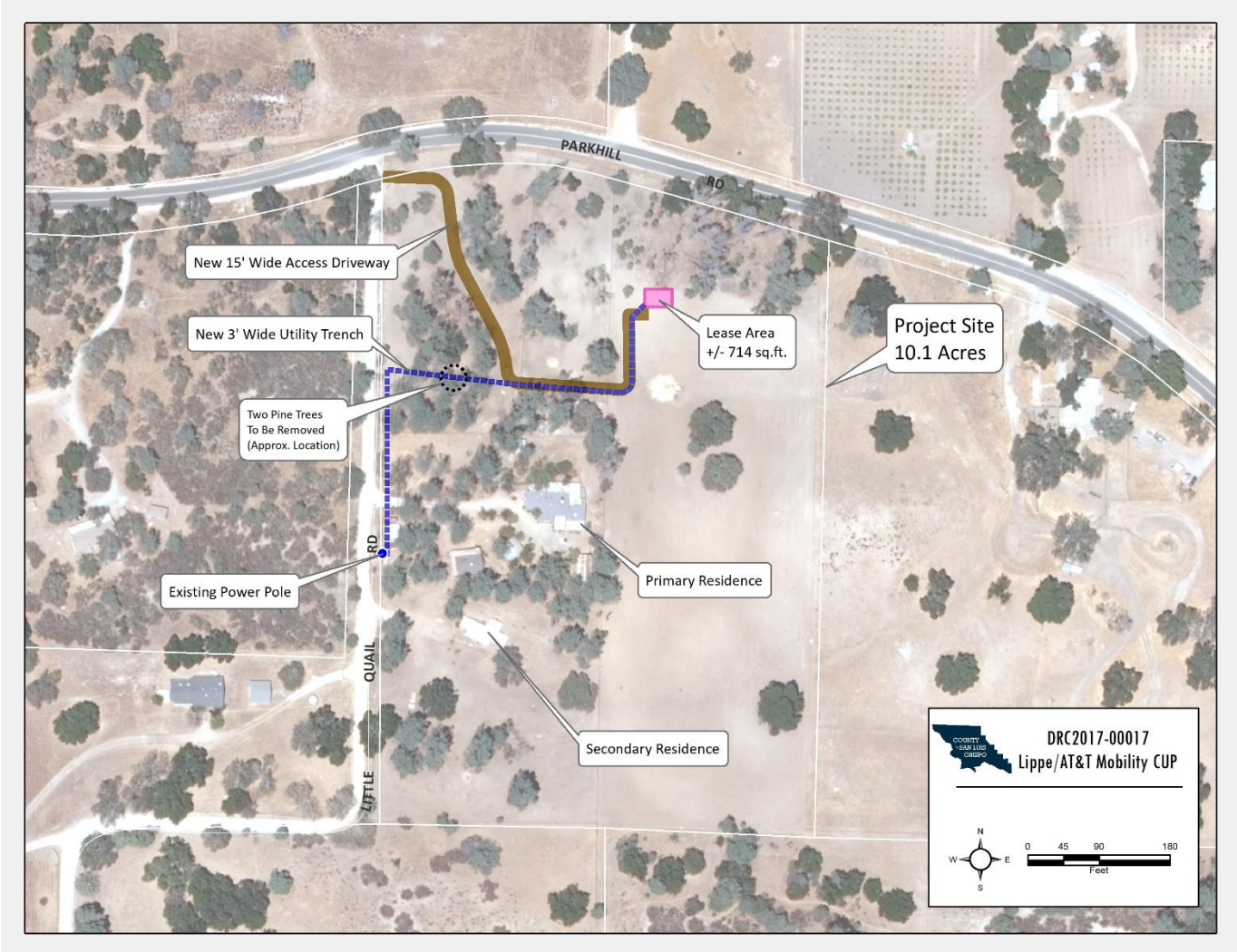


Figure 3 -- Project Site Plan

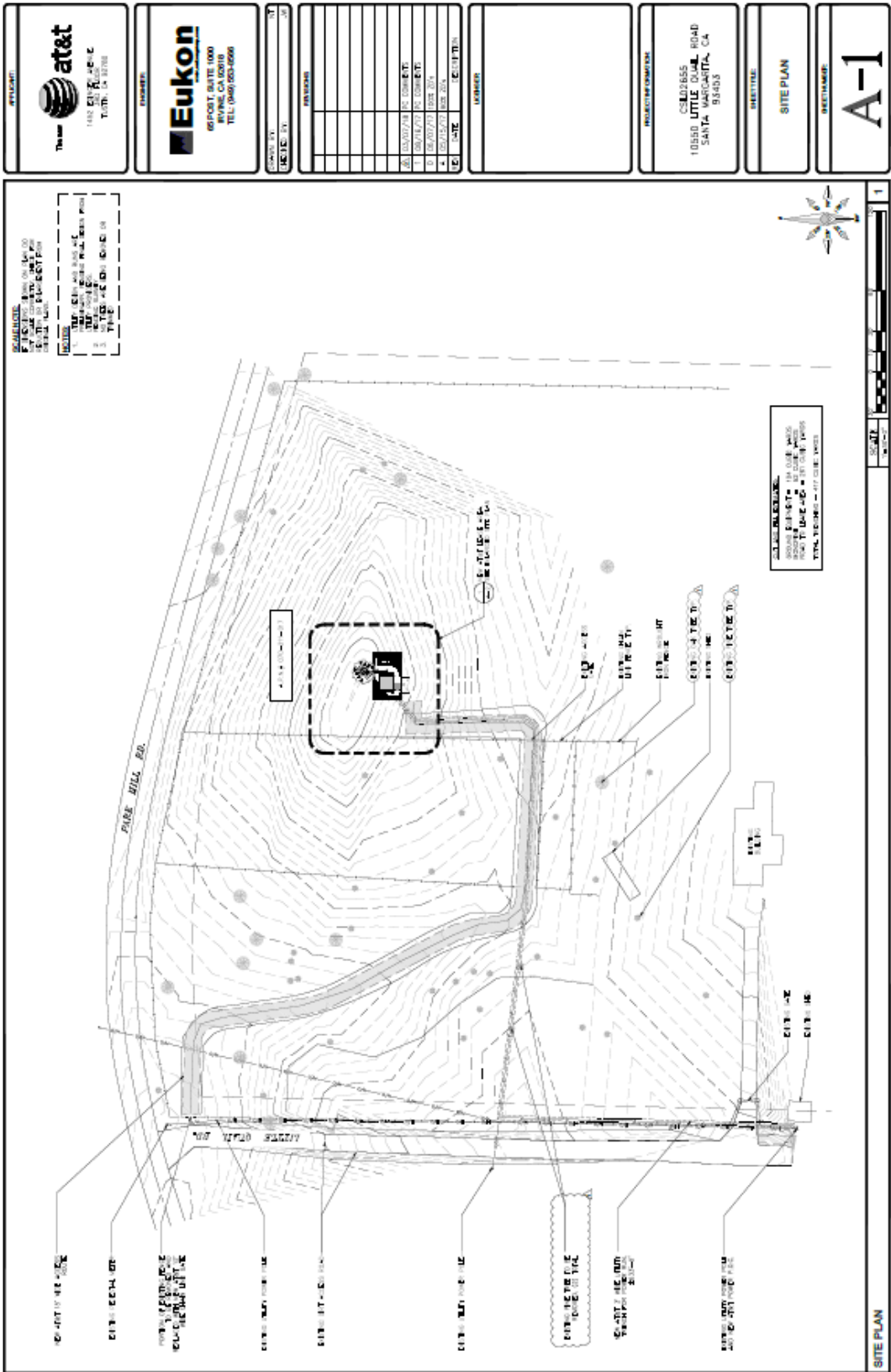


Figure 4 – Lease Area Site Plan

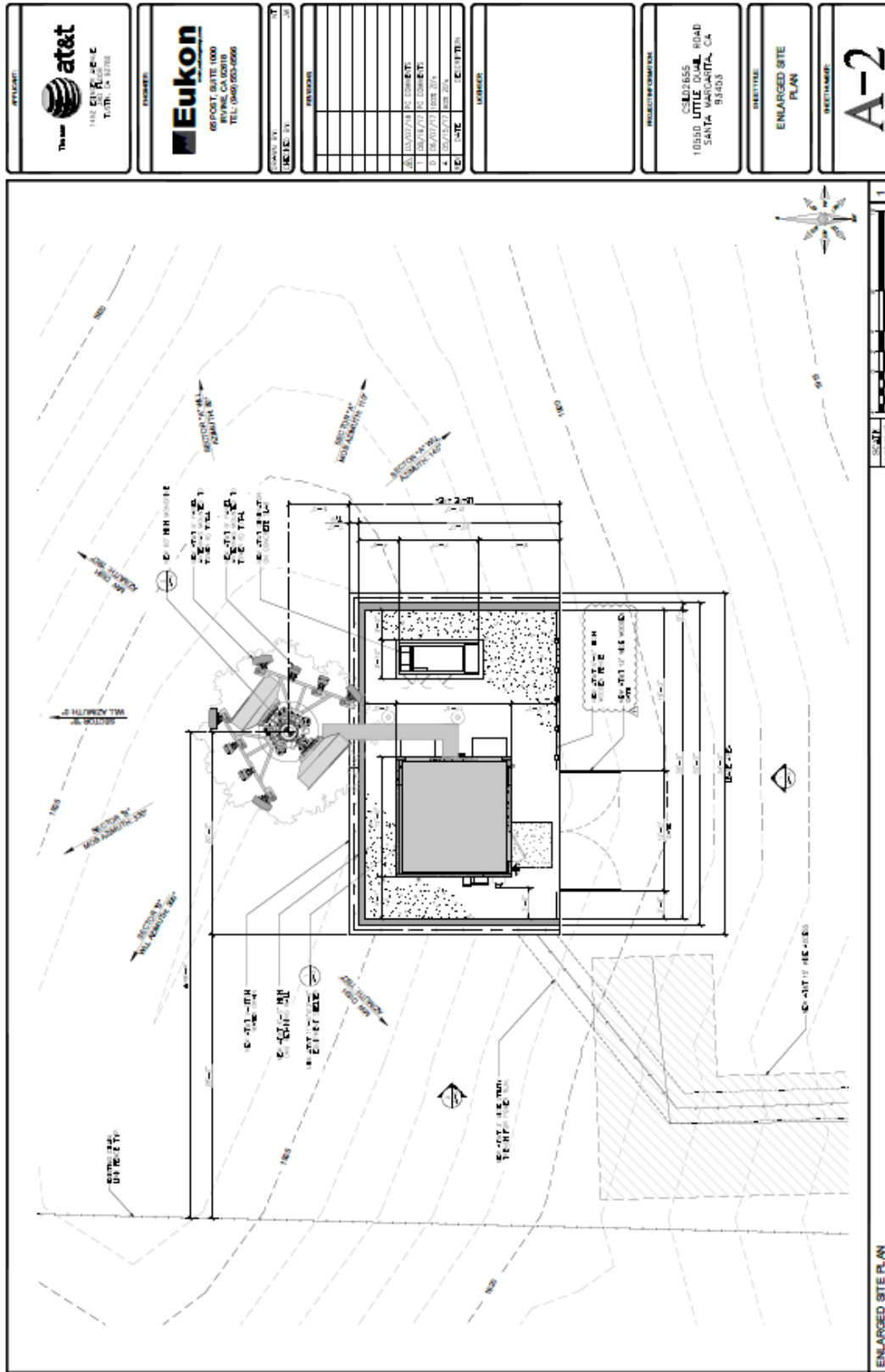
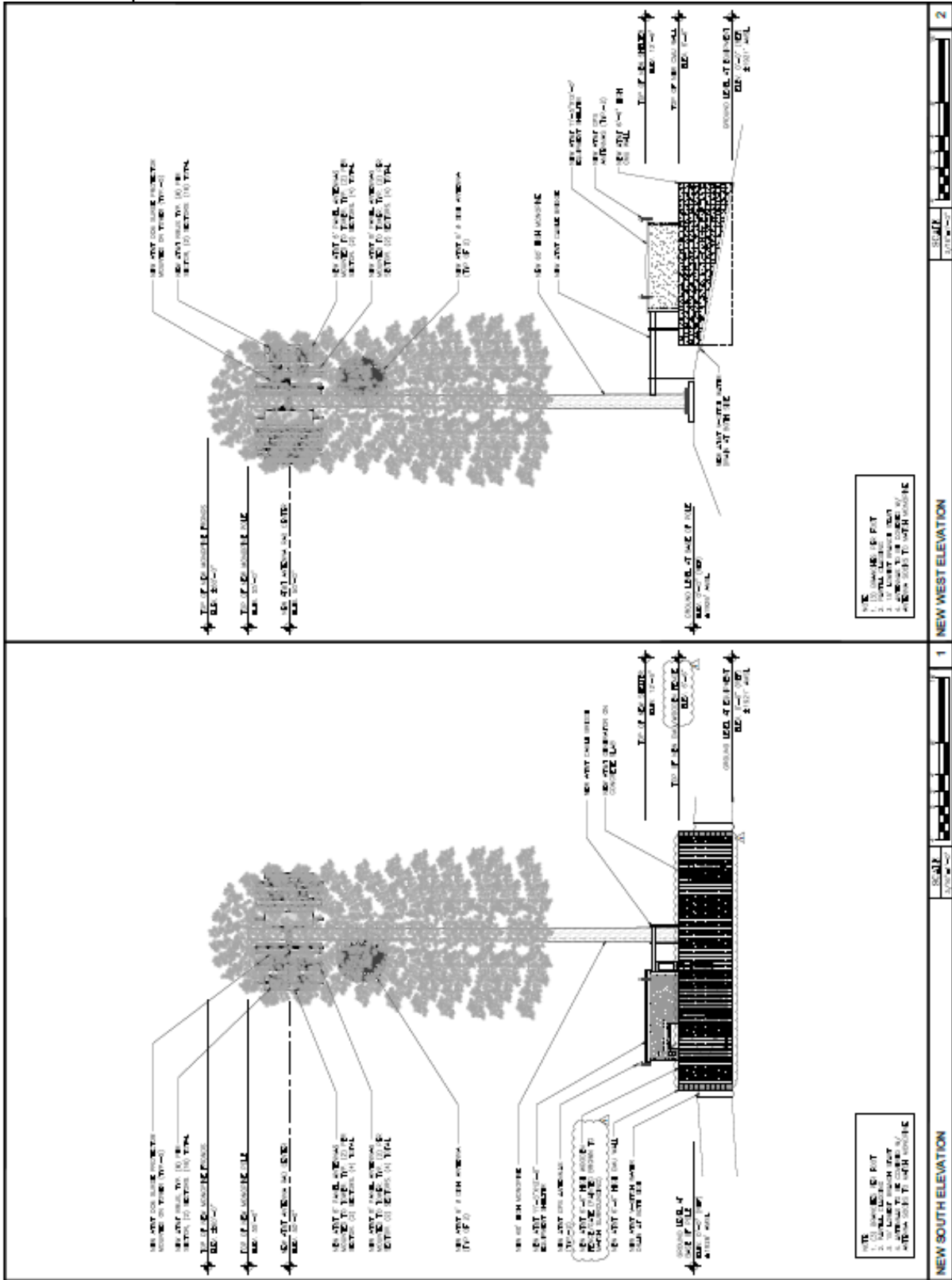


Figure 5 – Mono-pine South & West Elevations



ASSESSOR PARCEL NUMBER(S): 070-211-017

Latitude: 35 degrees 23' 40.3" N Longitude: 120 degrees 29' 35.7" W **SUPERVISORIAL DISTRICT # 5**

B. EXISTING SETTING

PLAN AREA: North County **SUB:** Las Pilitas Sub Area **COMM:**

LAND USE CATEGORY: Rural Lands

COMB. DESIGNATION: None

PARCEL SIZE: 10.14 acres

TOPOGRAPHY: Gently sloping to moderately sloping

VEGETATION: Pine trees, scattered oak trees, non-native grassland, and ruderal species

EXISTING USES: Agricultural uses, grazing, residences, and accessory structures

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Rural Lands; agriculture/vineyard, single family residences	<i>East:</i> Rural Lands; agriculture, single family residences
<i>South:</i> Rural Lands; agriculture, single family residences	<i>West:</i> Rural Lands; agriculture, single family residences

C. ENVIRONMENTAL ANALYSIS

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



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1. AESTHETICS

Will the project:

a) *Create an aesthetically incompatible site open to public view?*

b) *Introduce a use within a scenic view open to public view?*

c) *Change the visual character of an area?*

d) *Create glare or night lighting, which may affect surrounding areas?*

e) *Impact unique geological or physical features?*

f) *Other:* _____

Aesthetics

Setting. The project site is located at the southeast corner of the Parkhill Road/Little Quail Road intersection (Figure 2) in a rural area of the County where the predominant land use is ranching and small-to-large scale agricultural operations on parcels ranging in size from 10 acres to over 160 acres. Parkhill Road is a rural collector that follows a meandering route south and east from State Route 58 through gently to steeply sloping hillsides covered with dense stands of oaks and pine trees. Views of the project site and surrounding hillsides from Parkhill Road are partially to completely screened by the intervening topography and stands of trees along the right of way (Figures 6 -10). Traffic counts taken by the County for Parkhill Road south of Highway 58 in 2012 revealed an afternoon peak hour volume of 80 vehicles. Traffic speeds vary along Parkhill Road, but are about 55 mph along the project site frontage. Little Quail Road is a gravel road providing access to a small number of ranches; traffic speeds are roughly 15 – 25 mph.

Regulatory Setting

Neither Parkhill Road nor Little Quail Road are State-designated Scenic Highways. The project is not within a Critical Viewshed, Scenic Corridor, Sensitive Resource Area or subject to the Highway Corridor Design Standards combining designation areas. Parkhill Road is not listed in Table VR-2 of the County Conservation and Open Space Element as a Suggested Scenic Corridor.



Figure 6 -- Street View of the Project Site



The following ordinance and policies apply to telecommunications facilities:

The Land Use Ordinance establishes the following screening standards for wireless communication facilities:

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

Conservation and Open Space Element Policy VR 9.3 states:

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

Conservation and Open Space Element Policy VR 9.4 states:

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

Conservation and Open Space Element Policy VR 7.1 states:

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

Impact. The lease site will be located approximately 115 feet south of Parkhill Road and 350 feet east of Little Quail Road on a small knoll (Figure 2) and will consist of an enclosure for the ground-mounted equipment and a 60-foot tall 'mono-pine' which will support the antennae arrays. The mono-pine will be the most visible aspect of the facility; accordingly, it has been designed to resemble a pine tree (Figure 6) and has been situated just south of an area containing scattered gray pines and oak trees.

The entire lease site will be recessed into the knoll thereby reducing the apparent height of the monopine. Ground mounted equipment will be enclosed by a 6.5 feet tall concrete retaining wall which will partially screen the 12' 6" tall equipment shelter and completely screen items such as the generator and air conditioning units (Figure 5).

The applicant has submitted photo-simulations of the proposed facility from three key viewing locations located along Parkhill Road. See Figure 7 for the street location and viewing direction of the individual photo-simulations and Figures 8-10 for actual photo simulations.

Figure 7 -- Location of Simulations



Figure 8 - Photo Simulation No. 1 -- Mono-pine as Viewed Looking Southeast from Parkhill Road



EXISTING

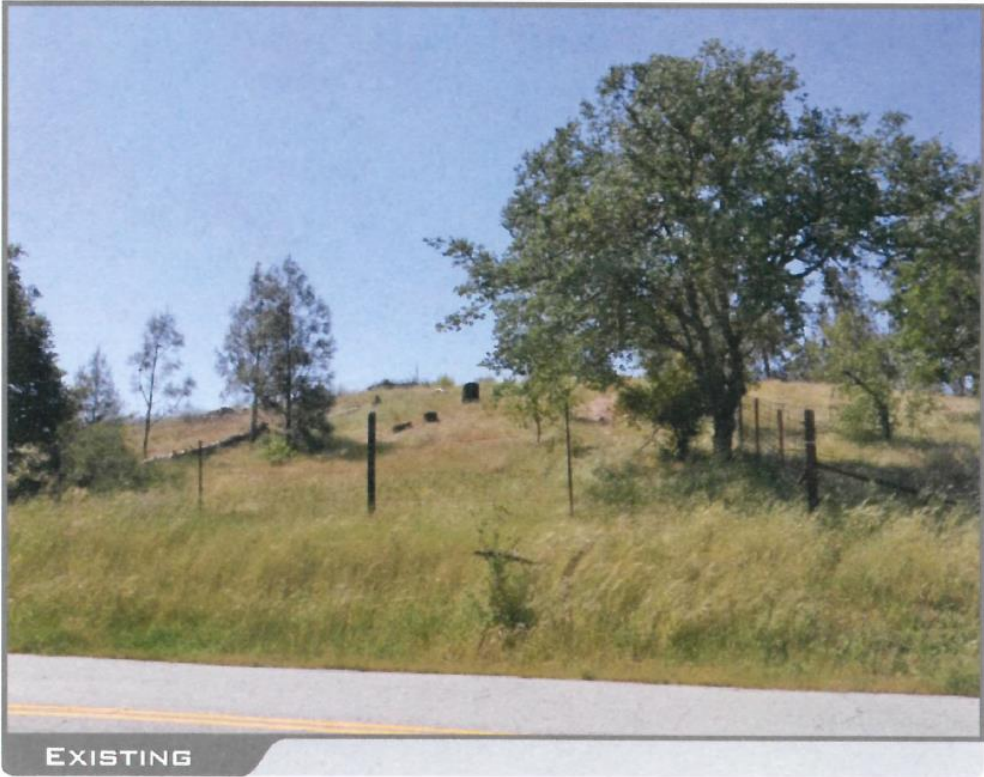


Proposed

Figure 9 - Photo Simulation No. 2 -- Mono-pine as viewed from Parkhill Road



Figure 10 - Photo Simulation No. 3 -- Mono-pine as viewed from Parkhill Road near La Entrada



The photo-simulations suggest that the mono-pine will be largely indistinguishable from its surroundings when viewed from public vantage points.

Overall, the design and location of the mono-pine and lease site is consistent with the goals of the County's communication facilities ordinance. To help ensure that the proposed fence enclosure will complement the surrounding landscape, mitigation is recommended to require that the wall/fence be painted a non-reflective earth tone color and that the final design and colors be reviewed and approved by the Department of Planning & Building prior to obtaining building permits.

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

Mitigation/Conclusion. The project is expected to have a less than significant impact on aesthetic and visual resources because:

- Views of the lease area from Parkhill Road and Little Quail Road will be brief, intermittent and screened by the intervening topography and existing trees located around the project area.
- The entire lease area will be recessed into the knoll thereby reducing the apparent height of the mono-pine and ground mounted equipment when viewed from Parkhill Road.
- Although the proposed communications facility is not a use that is inherently compatible with the character of the surrounding rural/agricultural landscape, the project incorporates features to help blend with existing natural features of the landscape. These features include:
 - The stealth design of the mono-pine which resembles a mature pine tree;
 - Locating the mono-pine within an area heavily vegetated with pine and oak trees;
 - Locating the mono-pine greater than 100 feet from developed roadways (approximately 115 feet from Parkhill Road and 350 feet from Little Quail Road);
 - Using perimeter fencing to help screen the ground-based equipment.
- These features are 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.

Mitigation measures are recommended that require the applicant to use the most realistic appearing faux mono-pine 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 text samples of all visual elements of the mono-pine. The proposed wall/fence is required to be painted a non-reflective earth tone color.

A lighting plan is required to address the project's exterior lighting; requiring that exterior lighting is shielded and directed towards the ground to minimize glare and light pollution. These measures, listed 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 checked="" type="checkbox"/>

Agricultural Resources

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

Land Use Category: Rural Lands
State Classification: Not prime farmland

Historic/Existing Commercial Crops: None
In Agricultural Preserve? Yes, La Panza AG Preserve Area
Under Williamson Act contract? No

The project site is located in a rural area of the County where the predominant land use is ranching and small-to-large scale agricultural operations on parcels ranging in size from 10 acres to over 160 acres. Ongoing agricultural activities in the area include two vineyards and livestock grazing. Larger properties to the south of the project site are under Land Conservation Act (LCA) contracts but do not support crops.

As discussed in the project description, the project site contains a primary and secondary single-family residence and accessory structures and has been used intermittently for small-scale cattle grazing. The property is not subject to a Land Conservation Act (LCA) contract but is located within the La Panza Agricultural Preserve Area.

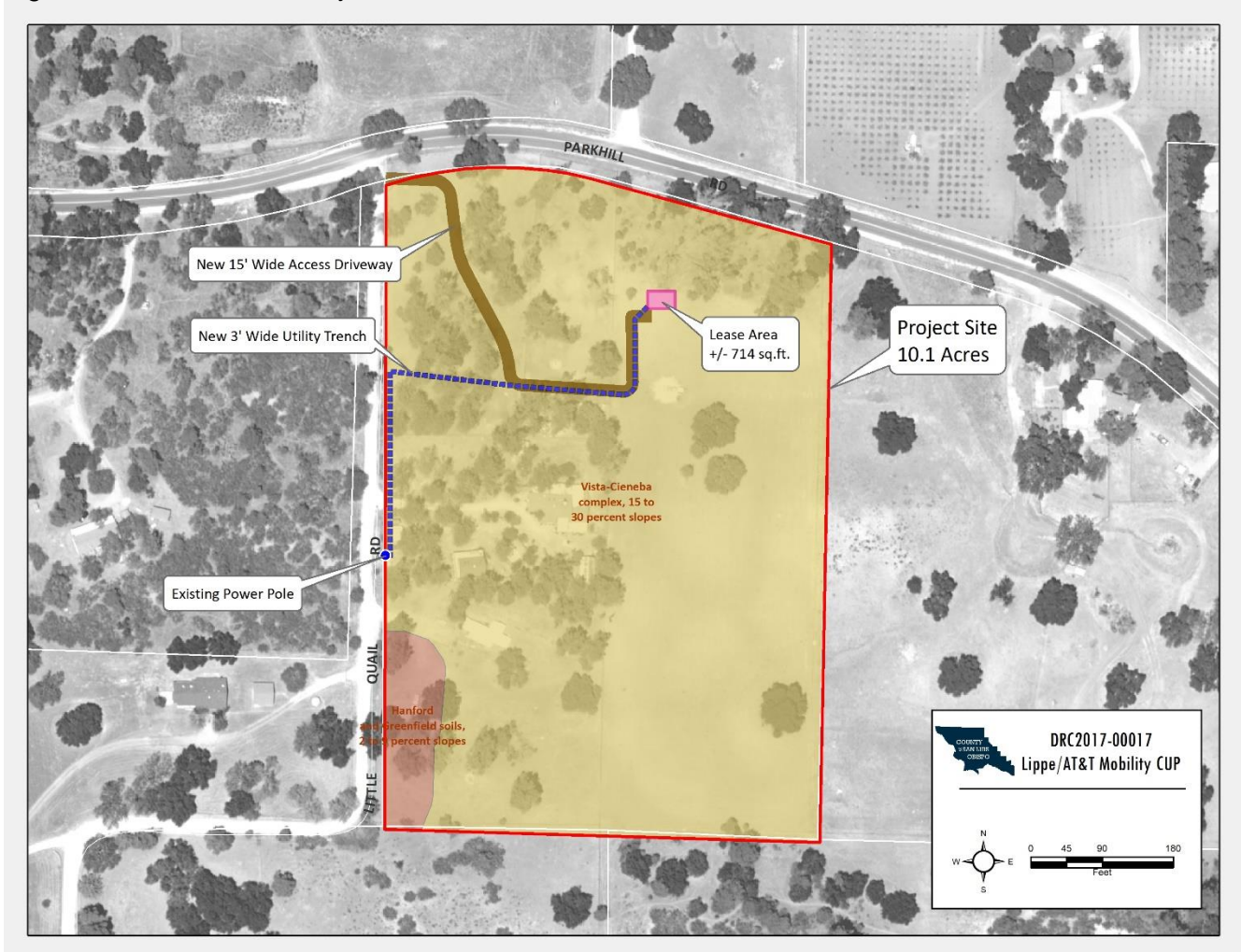
The soil type and characteristics on the project site include:

Vista-Cieneba complex (15 - 30 % slope). This moderately sloping, coarse sandy loamy soil is considered well drained. Surface runoff is rapid. The hazard of surface erosion is high and wind erosion moderate.

According to Table SL-2 of the County's Conservation and Open Space Element, the project site is not prime agricultural land.



Figure 11 -- Soils of the Project Site



Impact. The proposed project will result in the disturbance and permanent conversion of approximately 0.27 acres of non-prime soils for the construction of the telecommunications facility as well as the access driveway and trench for the power line.

Mitigation/Conclusion. Impacts to agricultural resources are considered less than significant because:

- The small size, topography and non-prime soils of the project site are unsuitable for commercial crop production.
- The area permanently converted to a non-soil based use will not impair the use of the remainder of the site for cattle grazing, nor will this use impair the use of surrounding properties for agricultural operations.

No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>

Air Quality

Setting. The Air Pollution Control District (APCD) has developed and updated their [CEQA Air Quality Handbook \(2012\)](#) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

The project proposes to disturb soils that have moderate susceptibility to wind erosion.

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.

Construction Phase Impacts

The SLO APCD CEQA Handbook establishes thresholds of significance for various types of development and associated activities (Table 1). The Handbook also includes screening criteria for construction related impacts. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable



particulate matter (PM₁₀). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NO_x) or diesel particulates in excess of 7 lbs per day can result in a significant impact (Table 1).

Table 1 – Thresholds of Significance for Construction			
Pollutant	Threshold¹		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG+NO _x (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM ₁₀), Dust ₂		2.5 tons	
Greenhouse Gases (CO ₂ , CH ₄ , N ₂ O, HFC, CFC, F ₆ S)	Amortized and Combined with Operational Emissions		

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

Notes:

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

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

Impacts to Sensitive Receptors. Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. The project is within 280 feet of an existing residence on the project site and within roughly 480 feet of existing residences to the north which can be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities. However, given the small area and temporary nature of construction, this is considered a less than significant impact.

Naturally Occurring Asbestos

According to the APCD CEQA Air Quality Handbook, Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (CARB). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

The APCD website includes a map of zones throughout SLO County where NOA has been found and a geological evaluation is required prior to any grading. According to the web site map, the project site is not located in an area where a geologic study for the presence of NOA is required.

Development Burning. On February 5, 2000, the SLO APCD prohibited development burning of vegetative material within San Luis Obispo County. However, in under certain circumstances where no

technically feasible alternative is available, limited burning may be allowed subject to regulations applied by the SLO APCD. Unregulated burning would result in a potentially significant impact.

Operational Phase Impacts

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

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

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

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

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

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



4. BIOLOGICAL RESOURCES

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Biological Resources

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

On-site Vegetation: Pine Trees, Oak Trees, shrubs, non-native grasses, ruderal vegetation

Name and distance from blue line creek(s): There are several unnamed ephemeral creeks within one mile of the project site.

Habitat(s): Ruderal/disturbed; scattered oak and pine trees on the project site outside the lease area.

Site’s tree canopy coverage: Approximately 45%

A biological evaluation was prepared for the project site by Environmental Assessment Specialists, Inc. (September 21, 2017). The biological evaluation consists of a literature search and a review of reference materials provided by AT&T. In November 2017 Environmental Assessments Specialists, Inc. conducted a site survey and prepared a Biological Resources Impact Analysis (BRIA) for the project site. Based on site conditions at the time of the review and suitable habitat requirements of sensitive species, the BRIA provides an assessment of the sensitive resources found onsite and analyzes the biological significance of the site in view of federal, state, and local laws and policies.

There are several unnamed ephemeral drainages within one mile of the project site, but none cross the project site. The project’s BRIA concludes that there are no jurisdictional waters or wetlands present on the project site and therefore, installation of the proposed facility will not impact jurisdictional areas.

Habitats and Vegetation. Onsite vegetation consists of mature gray pine trees (*Pinus sabiniana*) and oak trees (coast live oak and valley oak), shrubs, annual grasses, and ruderal species. The western half of the property contains scattered oaks and numerous gray pine trees which are part of a larger mosaic of mixed oak/conifer woodland that extends to the south and west of the project site. The eastern half of the project site contains scattered oak and gray pine trees, non-native grasses, and ruderal species.

According to the BRIA, vegetation on the project site consists of non-native grasses and ruderal (weedy) vegetation. Ornamental and native trees and shrubs associated with the main residence occur within the immediate vicinity of the project site. Common species observed include pine tree (*Pinus* sp.), red brome (*Bromus madritensis* ssp. *rubens*), redstem filaree (*Erodium cicutarium*), yellow sweet-clover

(*Melilotus officinalis*), and shortpod mustard (*Hirschfeldia incana*). The project field notes also indicate that oak trees are located in the vicinity of proposed improvements. The BRIA indicates the proposed project will occur within previously disturbed areas and notes that vegetation on the project site appears to be routinely cleared.

Wildlife. The project site and surrounding area provide habitat for wildlife species that commonly occur in oak and pine woodland, non-native grassland, and active agriculture communities. No amphibian, reptilian, or mammalian species were observed or detected during the field survey. Avian species observed/detected include: House finch (*Carpodacus mexicanus*), Mourning dove (*Zenaida macroura*), and Western meadowlark (*Sturnella neglecta*).

Other wildlife species expected to occur onsite include western fence lizard (*Sceloporus occidentalis*), common raven (*Corvus corax*), and desert cottontail (*Sylvilagus audubonii*). No small mammal burrows were observed on or within the immediate vicinity of the project site.

Special-Status Plant Species/Communities. Sources used in the BRIA for the classification of sensitive resources are as follows:

- Plants - California Department of Fish and Wildlife (CDFW April 2017), California Natural Diversity Data Base (CNDDDB 2017), and California Native Plant Society (Tibor 2001 and CNPSEI 2017)
- Habitats - CNDDDB (2016), Holland (1986)
- Wildlife - CDFW (March 2016), CNDDDB (2016)

Environmental Assessment Specialists' review of the CNDDDB and the CNPS Electronic Inventory of Rare and Endangered Vascular Plants resulted in a list of 14 sensitive plant species, 8 sensitive wildlife species, and 0 sensitive plant communities that occur within the Wilson Corner, California USGS topographic quadrangle.

According to the project's BRIA, the sensitive plant species include: Chaparral ragwort (*Senecio aphanactis*), Douglas' fiddleneck (*Amsinckia douglasiana*), Douglas' spineflower (*Chorizanthe douglasii*), Hardham's evening-primrose (*Camissoniopsis hardhamiae*), Hooked popcornflower (*Plagiobothrys uncinatus*), Jones' bush-mallow (*Malacothamnus jonesii*), La Panza mariposa-lily (*Calochortus obispoensis*), Lemmon's jewelflower (*Caulanthus coulteri* var. *lemmonii*), Pale-yellow layia (*Layia heterotricha*), Salinas Valley goldfields (*Lasthenia leptalea*), Santa Lucia horkelia (*Horkelia yadonii*), Stinkbells (*Fritillaria agrestis*), Trumpet-throated gilia (*Gilia tenuiflora* ssp. *amplifaucalis*), Yellow-flowered eriastrum (*Eriastrum luteum*).

Unique Resources Subject to Other Regulations. The BRIA does not discuss the site's individual oak trees, the pine woodland, or trees proposed for removal. Gray pine trees are endemic to California and commonly occur in association with oak trees forming an "Oak/Foothill Pine Vegetation". As shown on Figure 2, the site contains mature oak trees (coast live oak and valley oak) and gray pine within or nearby areas proposed for disturbance (such as the proposed roadway to the unmanned facility and the trenching proposed across the site and along Little Quail Road). Oak and pine woodland provide habitat for nesting birds, small mammals, and other wildlife and are considered suitable habitat for a number of special-status plant species known to occur in the area.

- ❖ **Oak Trees.** Although oak trees are not a state or federally listed botanical species, the evaluation of impacts to oak woodlands is required by Senate Bill 1334 and the addition of Section 21083.4 to the California Public Resources Code (PRC). PRC Section 21083.4 requires that California lead agencies certify completion of project environmental review under the California Environmental Quality Act (CEQA). As part of this project, the County's CEQA review requires the evaluation of potential significant effects to oaks greater than 5 inches DBH, as measured at a height of four

feet six inches above ground. Impacts include any ground disturbance within the critical root zone (i.e., 1.5 times the edge of canopy/drip line), trunk damage, or any pruning of branches that are three inches in diameter or greater. Mitigation ratios for removed and impacted trees are 4:1 and 2:1, respectively. Scatter oak trees are present within the area proposed for disturbance.

- ❖ *Pine Trees.* The County's Conservation Element, Policy BR 3.2 requires discretionary development projects to protect native trees through setbacks, clustering, or other appropriate measures. When avoidance is not feasible, mitigation measures are required. As part of this project, the County's CEQA review requires the evaluation of potential significant effects to pine trees greater than 6 inches DBH, as measured at a height of four feet six inches above ground. Mitigation ratios for removed and impacted trees are 2:1 and 1:1, respectively. Gray pine trees are present within the area proposed for disturbance.

Special Status Wildlife Species. According to BRIA sensitive wildlife species (all designated a California species of Species of Special Concern) include: American badger (*Taxidea taxus*), California glossy snake (*Arizona elegans occidentalis*), Coast patch-nosed snake (*Salvadora hexalepis virgultea*), Northern California legless lizard (*Anniella pulchra*), Pallid bat (*Antrozous pallidus*), San Joaquin pocket mouse (*Perognathus inornatus inornatus*), Western pond turtle (*Actinemys marmorata*), and Western spadefoot (*Spea hammondi*).

The species listed above may have the potential to occur within or adjacent to the project site, based on presence of suitable foraging, roosting, or nesting habitat.

Migratory Nesting Birds

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

Suitable nesting habitat is provided by the oak and pine trees on site. No active nests were observed during the field survey, the likelihood of the presence of nesting birds during the typical avian nesting season (February 1 through September 15) is considered very high.

Impacts.

Project construction and trenching will result in the disturbance of approximately 0.27 acres. Adverse impacts could occur if future uses of the property would result in temporary or permanent modifications to sensitive habitats, or to habitats occupied by special-status species. Where potential impacts to sensitive resources have been identified, measures for avoiding, minimizing, or mitigating adverse effects to these resources are recommended.

As proposed, the project would result in permanent and temporary impacts to sensitive plant and wildlife species. Potential impacts to special-status species are discussed below. The recommendation section provides recommendations for avoiding, reducing, or mitigating the identified impacts.

Impacts to Unique or Special-status Plant Species. According to the BRIA, proposed development will be contained within previously disturbed areas associated with the primary private residence. This disturbance includes excavation, backfilling, and compaction activities resulting from previous construction and maintenance activities. Evidence of surface disturbance on and in the immediate

vicinity of the site has greatly reduced the potential for sensitive plant species to occupy the area. Therefore, none of the above-listed sensitive plant species are anticipated to occur onsite, and the proposed project is not anticipated to result in any impacts to sensitive plant species. No further action is recommended with regard to sensitive plant species.

Impacts to Unique or Special-status Wildlife Species. According to the BRIA, proposed development will be contained within previously disturbed areas associated with the primary private residence. No portions of the proposed development footprint contain the important habitat suitability elements for any of the above-listed sensitive wildlife species; none are likely to occur within the proposed development footprint itself. The site consists of heavily compacted bare ground and no small mammal burrows occur on the project site. Therefore, no direct impacts are anticipated to result to any sensitive wildlife species and their habitat from implementation of the proposed project.

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

Jurisdictional Waters and Wetlands. There are several unnamed ephemeral drainages within one mile of the project site, but none cross the project site. The project's BRIA concludes that there are no jurisdictional waters or wetlands present on the project site and therefore, installation of the proposed facility will not impact jurisdictional areas.

Unique Resources Subject to Other Regulations. As noted previously, the BRIA did not consider the oak/pine woodland as sensitive plant species and thus did not evaluate potential project impacts associated with construction of the project's all-weather road or trenching adjacent to areas containing oak and pine woodland. The project's BRIA did not evaluate the removal of any trees.

Revised project plans, dated March 7, 2018, indicate two pine trees located along the project's proposed trench route will be removed. This is a direct (permanent) impact. In addition, additional direct and indirect impacts to oak and pine woodland could occur as a result of construction of the proposed access road and utility trenching if construction involves disturbance within, or adjacent to, the critical root zone of existing oak trees. In addition, temporary direct impacts to oak trees could occur as a result of trimming associated with construction activities. Mitigation Measure BIO-1 through BIO-7 have been provided to ensure that project activities avoid impacts to native trees.

Mitigation/Conclusion. The lease area and surrounding property have previously been disturbed by anthropogenic uses. The portion of the project site subject to disturbance may contain unique resources subject to other regulations. Mitigation measures are listed in detail in Exhibit B Mitigation Summary Table. Implementation of the recommended measures will mitigate biological impacts to a level of insignificance.

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 checked="" type="checkbox"/>

Cultural Resources

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist within one-half mile of the project site.

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

The potential for the presence, or regular activities of, Native Americans increases in proximity to reliable water sources. There are several ephemeral drainages within a one mile radius of the project site; there are no 'blue line' creeks on the project site or in the vicinity.

A Phase I archaeological assessment of the project site was conducted in 2017 by Environmental Assessment Specialists, Inc. (September 5, 2017). The study was conducted by a qualified archaeologist consistent with County guidelines and includes a cultural resources records search, a site visit, and the preparation of a technical report documenting the results of the assessment, along with management recommendations.

A records search of the Central Coast Information Center (CCIC), located at the University of California, Santa Barbara performed for the Phase I study revealed that no cultural resources have been recorded within the search radius. In addition, no area-specific survey reports are on file with the SCCIC (sic) for the search radius, suggesting that the candidate location has not been officially surveyed for cultural resources. The project's report concluded that no known prehistoric cultural recorded within one-half mile of the candidate location.

The Salinan Tribe of Monterey & San Luis Obispo Counties reviewed the cultural report submitted by Environmental Assessment Specialists. In a referral response dated December 11, 2017, the tribal administrator (Patti Dunton) indicated they agreed with the findings of the archaeological review; however, there was no mention that the project area is also a part of Salinan territory. The reviewer noted the following with respect to the archaeological history of the area where the project site is located:

- Prehistorically the Salinans had a village site (Tipu), at Santa Margarita and that Rancho Santa Margarita was part of Mission San Miguel.
- Many Salinans lived and worked at the Rancho.
- The Salinans were allowed to build a traditional village site at the Rancho in 2009. Santa Margarita and Highway 58 was the prehistoric trail of the Salinan People to California Valley and one of their sacred sites “Painted Rock”.

Impact. The proposed project will result in the disturbance of approximately 0.27 acres for the construction of the proposed facility including associated trenching. The subject property has been previously disturbed due to a history associated anthropogenic activities. No evidence of cultural materials was noted during the project’s review by Environmental Assessment Specialists, Inc. Impacts to historical and paleontological resources are not expected.

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

6. GEOLOGY AND SOILS

Will the project:

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



* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently Sloping to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? Rinconada Fault ~4 miles west

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

Geology and Soils

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

SEDIMENTATION AND EROSION – Soil type, amount 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: High

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

Impact. As proposed, the project will result in the disturbance of approximately 0.27 acres (11,822 square feet) including 834 cubic yards of cut and fill. At the time of application for construction permits the applicant will be required to submit a drainage plan and a complete erosion and sedimentation control plan. In addition, at the time of application for construction permits the applicant will be required to demonstrate whether the project is subject to the LUO Section for Storm Water Management. If the project is subject to this LUO section, the project shall submit a Storm Water Control Plan (SWCP) prepared by a licensed professional for County review and approval. If determined necessary by County Public Works Department, the applicant shall submit a Private Storm Water Conveyance Management & Maintenance System (PSWCMM) exhibit and record this exhibit with the County Clerk. These requirements must be met prior to or at the time the applicant applies for construction permits.

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

Setting. The project is located on an approximately 10-acre parcel containing two single family residences and accessory structures. In the past the property has been used for cattle grazing.

Hazardous Materials

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

Hazardous Materials Business Plan (HMBP)

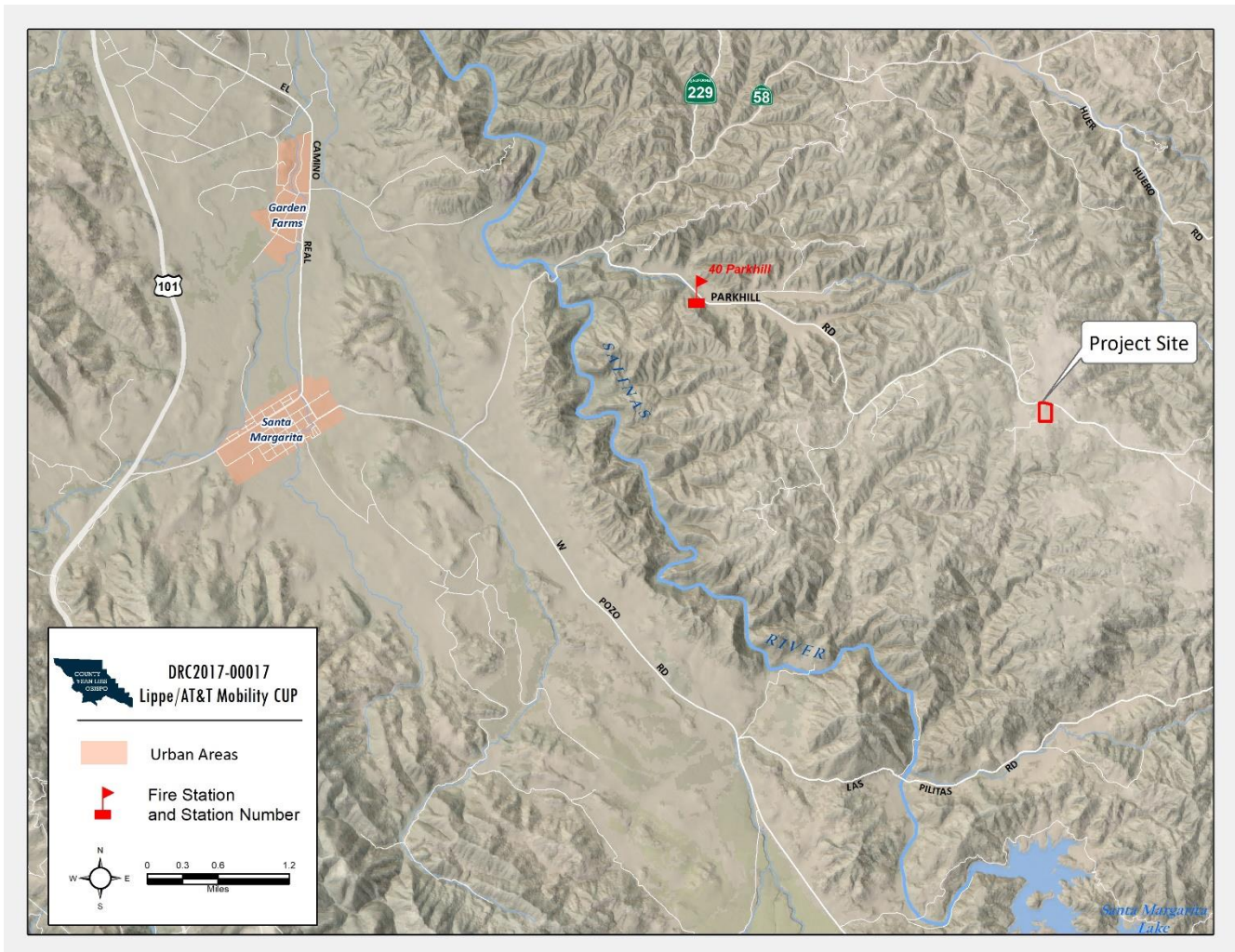
The California Hazardous Materials Release Response Plans and Inventory Law (Business Plan Act) requires preparation of hazardous materials business plans and disclosure of hazardous materials inventories. A business plan includes an inventory of hazardous materials handled, facility floor plans showing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

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

The project is not within an Airport Review area.

According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is located in an area where the fire risk is considered Very High. It will take 5-10 minutes to respond to a call from the Parkhill fire station located on Parkhill Road (Figure 12).

Figure 12 -- Closest Fire Station



Impacts.

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

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

As discussed above, the use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). Environmental Health reviewed the proposed project (Kae Ghiglia, September 6, 2017) and determined that a hazardous materials business plan will be required for the project. The applicant will be required to submit the hazardous materials business plan. The plans shall be reviewed and approved by the Environmental Health Department prior to final inspection.

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

8. NOISE

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

Noise

Setting. The proposed unmanned wireless communications facility is located within a rural area with relatively low ambient noise levels, especially during evening hours. The nearest sensitive noise receptors are the single-family residences located southwest and north of the proposed communications facility; both residences are at least 280 feet from the lease area. The communications facility would be located roughly 114 feet south of Parkhill Road; however, since the unmanned facility is not considered a sensitive noise receptor it is not subject to noise impacts from Parkhill Road.

Impact. The proposed project would introduce noise generating equipment into a relatively quiet rural/agricultural area. The facility’s primary noise sources include air conditioning units to cool the equipment shelter and an emergency back-up generator. Based on specifications provided by the applicant, the air conditioning (AC) units would produce a maximum noise level of 66 dBA (at the source) and the emergency generator would produce a maximum noise level of 66.7 dBA (at a distance of about 23 feet). The emergency generator is intended to power the facility in the event of a power outage, after the lead acid batteries within the equipment cabinets fail. It would also be operated for about 15 minutes

each month for routine maintenance and testing. As conditioned, the generator would only be operated for testing during day-time hours. In addition, the proposed facility will be unmanned and as such would not be considered noise sensitive.

Mitigation/Conclusion. Because of the distance to sensitive receptors and the infrequent nature of noise generated by the project, no significant noise impacts are anticipated, and no mitigation measures are necessary. As a standard condition of approval to ensure the project will not conflict with any sensitive noise receptors (e.g., residences), the proposed AC units 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). Implementation of these existing requirements would reduce noise impacts to a less than significant level.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Population/Housing

Setting/Impact: Based on the project description, the proposed project is not anticipated to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The proposed wireless communications facility would not result in a need for a significant amount of new housing or displace existing housing. No significant population and housing impacts are anticipated.

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

10. PUBLIC SERVICES/UTILITIES

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



10. PUBLIC SERVICES/UTILITIES

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

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

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

<u>Police:</u> County Sheriff	<u>Location:</u> San Luis Obispo (Kansas Ave.) (Approximately 24 miles to the southwest)		
<u>Fire:</u> Cal Fire (formerly CDF)	<u>Hazard Severity:</u> Very High	<u>Response Time:</u> 5-10 minutes	
<u>Location:</u> Station #40 Approximately 4 mile to the northwest			
<u>School District:</u> Atascadero Unified School District.			

Public Services

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

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

Mitigation/Conclusion. The project was reviewed by Cal Fire. In a referral response dated September 19, 2017, CAL FIRE indicated the project must comply with the 2016 CA Building Code (C.B.C), the 2016 CA Fire Code (C.F.C), the Public Resources Code (P.R.C), and any other applicable fire/building codes. Items such as an all-weather access road (minimum 12 feet wide edge to edge and capable of supporting a 20-ton load capacity), a turnaround onsite, a fuel reduction zone, vertical clearance, annual fuel modification, and fire extinguishers are required. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact and will reduce the cumulative impacts to less than significant levels.

11. RECREATION

Will the project:

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



11. RECREATION

Will the project:

c) **Other** _____

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

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

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

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

12. TRANSPORTATION/CIRCULATION

Will the project:

a) **Increase vehicle trips to local or areawide circulation system?**

b) **Reduce existing "Level of Service" on public roadway(s)?**

c) **Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?**

d) **Provide for adequate emergency access?**

e) **Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?**

f) **Conflict with an applicable congestion management program?**

g) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

h) **Result in a change in air traffic patterns that may result in substantial safety risks?**

i) **Other:** _____

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 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 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 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"/>

Transportation

Setting. The project site is located on the southeast corner of Parkhill Road and Little Quail Road. Parkhill Road is a rural collector; Little Quail Road is local road. The County has established the acceptable Level of Service (LOS) on rural roads of LOS “D” or better. The existing road network in the area including Parkhill Road and the project’s access street (Little Quail Road) is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

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

Impact.

Construction Impacts. Construction related traffic will increase during the morning and afternoon peak hours on Parkhill Road and Little Quail Road. Based on the project information, it is expected that as many as 2 workers may be arriving and leaving the project site on a typical construction work day. Assuming 80 PM peak hour trips on Parkhill Road, traffic will increase by less than 1% per day during the construction timeframe. The temporary increase in traffic on Parkhill Road will not reduce the currently-acceptable level of service.

Operational Impacts. The proposed project is estimated to generate approximately one trip per month for routine maintenance. In comparison, the average single family residence generates approximately 10 trips per day (or 300 trips per month). This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not result in a significant contribution to cumulative impacts to County roads in the area.

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

13. WASTEWATER

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

Wastewater

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

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

14. WATER & HYDROLOGY

Will the project:

QUALITY

a) *Violate any water quality standards?*

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

b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?*

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

c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?*

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

e) *Change rates of soil absorption, or amount or direction of surface runoff?*

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

f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*

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

g) *Involve activities within the 100-year flood zone?*

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

QUANTITY

h) *Change the quantity or movement of available surface or ground water?*

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

i) *Adversely affect community water service provider?*

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

j) *Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?*

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

k) *Other:* _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Water

Setting. The existing residences derive potable water from an on-site well. The project is an unmanned communication facility. No landscaping or water use is proposed.



Several ephemeral drainages are located within one mile of the project site.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Several unnamed ephemeral drainages Distance? Within one mile

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: High

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.

Impacts – Water Quality

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

- ✓ Approximately 11,822 square feet of site disturbance is proposed and 834 cubic yards of cut and fill;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation, and erosion control for construction and permanent use;
- ✓ The project is not located on highly erodible soils, nor is it located on moderate to steep slopes;
- ✓ The project is not within the 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;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Impact -- Water Quantity

Based on the project description no landscaping and/or water use is proposed above baseline conditions.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality. Impacts related to water supply will remain at baseline conditions.

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

Land Use

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

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

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

1. LUO Section 22.94.050 North County Planning Area, Las Pilitas Sub-Area Standards.
2. LUO Section 22.30.180 Communication Facilities



- a. *Section 22.30.180(B) Radio Frequency Analysis.* Requires applications for communications facilities to include estimates of non-ionizing radiation generated and/or received by the facility. These shall include estimates of the maximum electric and magnetic field strengths at the edge of the facility site and the extent that measurable fields extend in all directions from the facility.
- b. *Section 22.30.180 (C)(3) – Development Standards.* This section of the ordinance describes specific permit and application content requirements as well as siting and design standards for proposed wireless communications facilities. The requirements of this section apply to communications transmission and receiving facilities in addition to all applicable permit requirements and standards of the FCC.
- c. *Section 22.30.180 (C)(3)(d).* 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.
- d. *Section 22.30.180(C)(4) Unused Facilities.* Requires all obsolete or unused facilities to be removed within 12 months of cessation of communication operations at the site.

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

Conservation and Open Space Element

Policy VR 7.1 Nighttime Light Pollution

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

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

Policy VR 9.3 Communications Facilities

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

Discussion: The proposed project would be located on a small knoll; however, due to the surrounding terrain and the project’s location adjacent to mature oak and pine trees views from Parkhill Road and Little Quail Road will be limited.

Policy VR 9.4 Co-location of communication facilities

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

Discussion: As discussed in Section 1, Aesthetic and Visual Resources, the design is consistent with the goals of the County’s communication facilities ordinance. To assure that the unmanned communication facility and wooden portion of the fence enclosure blend with the surrounding

landscape, mitigation is recommended to require that it be painted a non-reflective earth tone color which shall be reviewed and approved by the County Planning & Building Department prior to obtaining building permits.

This is a special broad band facility and there are no nearby facilities for co-location. According to AT&T Mobility the proposed project is part of a federally mandated, subsidized program to provide “direct” high speed wireless broadband services to living units in rural, mostly “unserved areas” of San Luis Obispo County. This facility has been located to meet that service requirement. The closest operating unmanned communication facility is located in the vicinity of Santa Margarita near Highway 101 (more than 7 miles to the west).

Policy BR 3.2 Protection of Native Trees in New Development

Require proposed discretionary development and land divisions to avoid damage to native trees (e.g., Monterey Pines, oaks) through setbacks, clustering, or other appropriate measures. When avoidance is not feasible, require mitigation measures.

Discussion: As discussed in Section 4, Biological Resources, construction of the project’s proposed all-weather road and trenching would result in the removal of two pine trees, and potentially result in direct or indirect impacts to existing gray pine and oak trees located near areas proposed for disturbance. To assure that the unmanned communication facility protects native trees mitigation is recommended. Biological mitigation measures require that prior to obtaining building permits, the project plans shall clearly designate existing trees, trees proposed for trimming or removal, and proposed replacement trees. Prior to project construction, protective fencing shall be installed to avoid damage to native trees. Prior to final inspection, tree replacement shall be completed to the satisfaction of the County Planning & Building Department.

Safety Element

Policy S-26 Hazardous Materials

Reduce the potential for exposure to humans and the environment by hazardous substances.

Implementation Measures:

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

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

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

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

Policy S-8 Flood Hazards

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

Implementation Measures:

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

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

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

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

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

Policy S-28 EMF

Reduce the potential for health hazards from electromagnetic fields.

Implementation Measures:

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

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

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

Noise Element

Stationary Noise Sources:

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

Discussion: Based on the project description, the project does not involve the development of noise sensitive land uses that would be exposed to existing stationary noise sources. Based on the project description, the project will not expose people to noise levels in excess of County standards. An existing residence is about 280 feet away from the construction area.

Policy S-13 Pre-Fire Management

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

Discussion: With regards to potential fire hazards, the subject project is located within a very high fire hazard area. Based on the County's fire response time map, it will take approximately 5 to 10 minutes to respond to a call regarding fire or life safety. The project would require verification from the responsible fire agency (CAL FIRE) that all conditions have been met prior to final approval. Refer to the Public Services section for further discussion on Fire Safety impacts.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

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?***

- b) ***Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)***

- c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

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

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Services	Attached
<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 checked="" type="checkbox"/>	CA Department of Fish and Wildlife	None
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>SLO County Building Division</u>	Attached
<input checked="" type="checkbox"/>	Other <u>Salinan Tribe of Monterey & SLO</u>	Attached
<input type="checkbox"/>	Other _____	

*** "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"/> Airport Land Use Plan |
| <u>County documents</u> | <input type="checkbox"/> Energy Wise Plan |
| <input type="checkbox"/> Coastal Plan Policies | <input checked="" type="checkbox"/> North County Area Plan/Las Pilitas Sub Area and Update EIR |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) | |
| <input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: | |
| <input checked="" type="checkbox"/> Agriculture Element | |
| <input checked="" type="checkbox"/> Conservation & Open Space Element | |
| <input type="checkbox"/> Economic Element | |
| <input checked="" type="checkbox"/> Housing Element | |
| <input checked="" type="checkbox"/> Noise Element | |
| <input checked="" type="checkbox"/> Parks & Recreation Element/Project List | |
| <input checked="" type="checkbox"/> Safety Element | |
| <input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal) | |
| <input type="checkbox"/> Building and Construction Ordinance | |
| <input checked="" type="checkbox"/> Public Facilities Fee Ordinance | |
| <input type="checkbox"/> Real Property Division Ordinance | |
| <input checked="" type="checkbox"/> Affordable Housing Fund | |



- Design Plan
- Specific Plan
- Annual Resource Summary Report
- Circulation Study

Other documents

- Clean Air Plan/APCD Handbook
- Regional Transportation Plan
- Uniform Fire Code
- Water Quality Control Plan (Central Coast Basin – Region 3)
- Archaeological Resources Map

- Area of Critical Concerns Map
- Special Biological Importance Map
- CA Natural Species Diversity Database
- Fire Hazard Severity Map
- Flood Hazard Maps
- Natural Resources Conservation Service Soil Survey for SLO County
- GIS mapping layers (e.g., habitat, streams, contours, etc.)
- Other

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

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

Project application materials.

Environmental Assessment Specialists, Inc., September 21, 2017 Findings of a Biological Evaluation.

Environmental Assessment Specialists, Inc., November 20, 2017 Biological Resources Impact Analysis CSL02655, 10550 Little Quail Road Santa Margarita, San Luis Obispo County, California CASPR No. 3551A06RAL

Environmental Assessment Specialists, Inc., September 5, 2017 Cultural Resources Records Search and Site Visit for AT&T Mobility, LLC Candidate CSL02655 (10550 Little Quail Road), 10550 Little Quail Road, Santa Margarita, San Luis Obispo County, California, CASPR No. 3551A06RAL

EBI Consulting, February 21, 2018, Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report for 10550 Little Quail Road, Santa Margarita, CA 93453

Salinan Tribe of Monterey & San Luis Obispo Email dated December 11, 2017

Environmental Health comments (September 6, 2017)

Cal Fire comments dated September 19, 2017

Public Works comments dated August 30, 2017

Building Division comments dated August 24, 2017

Eukon, revised project plans submitted March 25, 2018 and dated March 7, 2018



Exhibit B - Mitigation Summary Table

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

Visual and Aesthetic Resources

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

- a. The mono-pine 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 mono-pine.
- b. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the mono-pine 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 mono-pine 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-2 At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the mono-pine tree exactly as proposed. Plans shall not include generic illustrations of a mono-pine tree. The drawings shall include elevations and plan views. Once approved, mono-pine 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 mono-pine tree engineering and architectural plans prior to preparation of the final plans.

VR-3 Prior to issuance of a construction permit, the applicant shall submit material and color test samples of all visible elements of the mono-pine to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing mono-pine trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The mono-pine 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 gray pine trees.

VR-4 Prior to the issuance of a construction permit the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be solid and designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways and shall be subject to the review and approval of the Planning and Building Department. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing with or without wood slates is prohibited. Fencing shall be painted a non-reflective earth tone color.

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

Biological Resources

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

- a. Establish and designate a “project limit area” that avoids impacts to gray pine and oak trees to the maximum extent feasible. The “project limit area” shall include all areas of grading (including cut and fill areas, utility trenching, and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance), necessary fire clearances, staging area locations for all construction activities, and areas for equipment and material storage.
- b. Identify by species and diameter all gray pine trees that are six inches or more in diameter 4.5 feet above the ground and all oak trees four inches or more in diameter 4.5 above ground that are within the ‘project limit area’ and within 50 feet of project limit area’s perimeter.
- c. Clearly label and indicate:
 1. Individual pine and oak trees that will be: retained, removed, and/or trimmed that are within the ‘project limit area’.
 2. The location of sturdy and highly visible protective fencing that will be placed along the ‘project limit area’ perimeter. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect gray pine and oak trees from construction activities.
 3. A note on the project plans stating that gray pine and oak trees outside of the “project limit area” shall be left undisturbed except for trees identified as hazardous by a qualified professional.
 4. If development cannot be sited to avoid encroachment adjacent to gray pine trees or the canopy of individual oak trees, such encroachments shall be minimized to the maximum extent feasible, and the applicant will implement mitigation consistent with mitigation measures BIO-2 through BIO-7.

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

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



- g. A final list of oak trees impacted as part of the project shall be submitted to the County by the certified arborist or project biologist following all site grading and remedial improvements on site.
- h. All replacement trees will have supplemental irrigation installed and maintained for no less than seven years.

BIO-3 Prior to issuing a grading permit and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, all native pine trees (*pinus* sp.) expected to be trimmed, impacted, or removed as a result of project activities will be identified and included on the project's development plans. The following avoidance and minimization measures shall be implemented if project construction impacts pine trees on the site, or if work is conducted within 15 feet of an individual pine tree:

- a. Except for the two pine trees proposed for removal, all native pine trees within 15 feet of proposed grading activities with a diameter of six inches or more 4.5 feet above ground to be preserved will be fenced and avoided with a sturdy, high visibility fencing.
- b. No ground disturbance shall occur within the tree's fenced area.
- c. No construction materials or vehicles may be stored within the fenced area surrounding the trees.
- d. An arborist certified by the International Society of Arboriculture (ISA) will be hired for all removal of existing roots and branch trimming.
- e. Pavement within 15 feet of existing trees shall not exceed 25 percent coverage.
- f. For the two pine trees proposed for removal and in the event impacts to roots or limbs of pine trees occur, the Applicant shall provide mitigation (on site) per the County's guidelines (e.g., 1:1 for impacted pine trees or 2:1 for removed pine trees). This shall include development of a pine tree replacement plan and establishment of a gray pine tree planting site that shall be protected in perpetuity.
- g. A final list of pine trees impacted as part of the project shall be submitted to the County by the certified arborist or project biologist following all site grading and remedial improvements on site.
- h. All replacement trees will have supplemental irrigation installed and maintained until established.

BIO-4 Within 30 days prior to initiation of site disturbance and/or construction an environmental awareness training shall be presented by a qualified biologist to all construction personnel prior to start of Project activities. The environmental sensitivity orientation shall include an overview of special-status species and sensitive resources with potential to occur on the Project site, habitat requirements, and their protection status.

BIO-5 Prior to the commencement of any construction, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a County-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County (Environmental Division), possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the County.

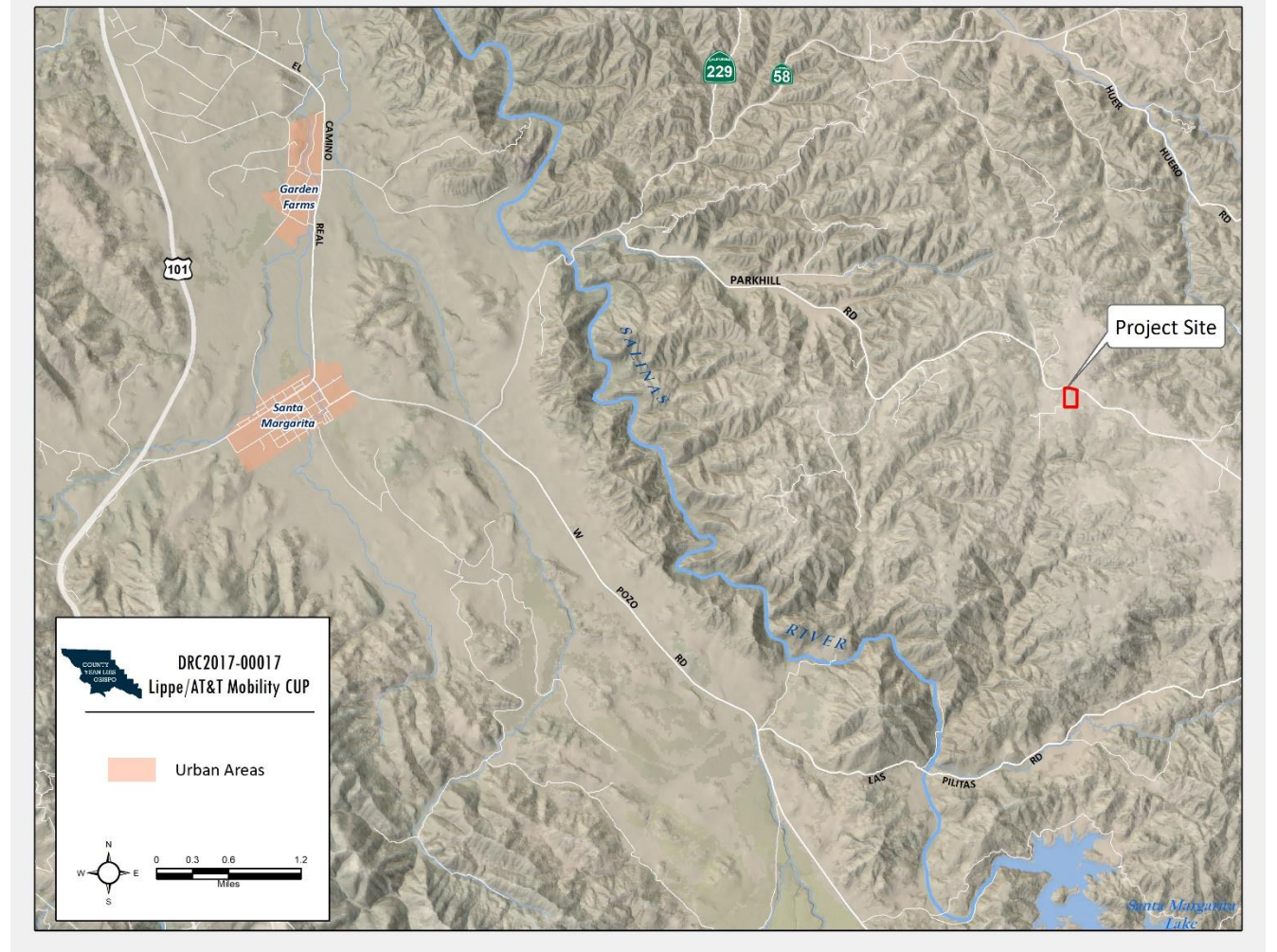
BIO-6 Prior to issuing a grading permit and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, a Tree Replacement Plan shall be prepared to address all direct (permanent) and indirect (temporary) impacts to oak trees with a DBH of 4 inches or greater and pine trees with a DBH of 6 inches or greater. For oak trees,

mitigation will include replacing in kind at a 4:1 ratio and 2:1 ratio for direct (permanent) and indirect (temporary) impacts. For pine trees, mitigation will include replacing in kind at a 2:1 ratio and 1:1 ratio for direct (permanent) and indirect (temporary) impacts.

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

BIO-7 Prior to final building inspection, the applicant shall contact the Department of Planning and Building to have the site inspected to verify the project's tree replacement plan has satisfactorily been implemented.

Vicinity Map



DATE: May 17, 2018

**DEVELOPER'S STATEMENT & MITIGATION MONITORING PROGRAM
FOR JOE AND LINDA LIPPE CONDITIONAL USE PERMIT
(DRC2017-00017)**

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.

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, is responsible to verify compliance with these COAs.

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

VISUAL AND AESTHETICS (VR)

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

- a. The mono-pine 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 mono-pine.
- b. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the mono-pine 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 mono-pine 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-2 At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the mono-pine tree exactly as proposed. Plans shall not include generic illustrations of a mono-pine tree. The drawings shall include elevations and plan views. Once approved, mono-pine 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 construction schedule shall provide for revisions and corrections to the mono-pine tree engineering and architectural plans prior to preparation of the final plans.

VR-3 Prior to issuance of a construction permit, the applicant shall submit material and color test samples of all visible elements of the mono-pine to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing mono-pine trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The mono-pine 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 gray pine trees.

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

BIOLOGICAL RESOURCES (BIO)

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

- a. Establish and designate a "project limit area" that avoids impacts to gray pine and oak trees to the maximum extent feasible. The "project limit area" shall include all areas of grading (including cut and fill areas, utility trenching, and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance), necessary fire clearances, staging area locations for all construction activities, and areas for equipment and material storage.
- b. Identify by species and diameter all gray pine trees that are six inches or more in diameter 4.5 feet above the ground and all oak trees four inches or more in diameter 4.5 above ground that are within the 'project limit area' and within 50 feet of project limit area's perimeter.
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include development of a pine tree replacement plan and establishment of a gray pine tree planting site that shall be protected in perpetuity.

- g. A final list of pine trees impacted as part of the project shall be submitted to the County by the certified arborist or project biologist following all site grading and remedial improvements on site.
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BIO-7 Prior to final building inspection, the applicant shall contact the Department of Planning and Building to have the site inspected to verify the project's tree replacement plan has satisfactorily been implemented.

Monitoring: Required at time of application for construction permits and 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.



Signature of Applicant

Gunjan Malik

Name (Print)

5/18/18

Date