Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Verizon Wireless, Conditional Use Permit N-DRC2023-00048

Lead Agency: County of San Luis Obispo

Contact Name: Elizabeth Moreno

Email: emoreno@co.slo.ca.us Phone Number: 805-781-5721

Project Location: 15435 MORRO RD ATASCADERO, CA 93422 San Luis Obispo
City *County*

Project Description (Proposed actions, location, and/or consequences).

A request by Verizon Wireless for a Conditional Use Permit to allow the construction and operation of a 48-foot-tall faux monoeucalyptus tree wireless communications facility consisting of the following: 1) six panel antennas, 2) six remote radio units, 3) four surge suppressor units, and 4) one GPS antenna. The project also includes associated trenching, equipment, cabinets, and hardware. The project will result in the ground disturbance of 2,119 square feet on a 42-acre parcel. The proposed project is within the Rural Lands land use category and is located at 15435 Morro Road, approximately 1 mile west of the City of Atascadero. The site is within the Salinas River sub-area of the North County Planning Area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached document.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics, Biological Resources, and Geology & Soils.

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

a. The monoeucalyptus shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes installed in random, seemingly natural-occurring Realistic bark texture shall run the entire length of the tree pole. The monoeucalyptus shall be consistent with the approved site plans and elevations.

b. Antennas shall be hidden and not extend beyond the ends of the artificial branches. Antennas and associated support arms and hardware shall be textured and colored to blend with the monoeucalyptus branches.

AES-2 At the time of application for construction permits, the applicant shall submit accurate, scaled engineering and architectural drawings of the 48-foot tall monoeucalyptus for the construction permit(s). Plans shall not include generic illustrations of a monoeucalyptus. The drawings shall include elevations and plan views. The construction plans and specifications shall be consistent with the plans approved with the land use permit.

AES-3 Prior to issuance of a construction permit, the applicant shall submit material and color test samples of all visible elements of the 48-foot tall monoeucalyptus to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of the actual existing eucalyptus constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The faux eucalyptus tree shall be constructed of the highest quality, most durable and realistic faux foliage and branches. The color of the faux foliage shall be field matched with the existing trees on site.

BIO-1 Work Timing. All work activities shall be completed during daylight hours (between sunrise and sunset) and outside of rain events.

BIO-2 Work Limits. The proposed disturbance envelope shall be clearly marked or delineated with stakes, flagging, tape, or signage prior to work. Areas outside of work limits shall be considered environmentally sensitive and shall not be disturbed.

BIO-3 Vehicles and Equipment. All equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents. All fueling and maintenance activities shall take place in the staging area.

BIO-4 Pre-Activity Nesting Bird Survey. If vegetation removal (i.e., tree trimming/removal activities) is scheduled between February 1 and August 31 (general nesting bird season), nesting bird surveys shall be completed by a qualified biologist within 48 hours prior to start of work. If any active nests

are discovered within or adjacent to work limits, an appropriate buffer (i.e., 500 feet for raptors and 250 feet for other birds, or at the discretion of a qualified biologist based on biological or ecological reasons) shall be established to protect the nest until a qualified biologist has determined that the nest is no longer active and/or the young have fledged.

Alternatively, depending on conditions specific to each nest found, and the relative location and type of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined on a case-by-case basis), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. The biologist shall conduct full-time monitoring during construction to determine whether Project activities within the buffer are impacting the nest. If nests and/or bird nesting behavior disturbance is observed, the qualified biologist shall immediately inform the construction manager to stop work within the designated buffer, and work will stop until the nest is no longer active and/or the young have fledged. Note that if it is an active raptor nest, the Project proponent shall first notify CDFW for consultation to determine the feasibility of continuing work within the standard 500+-foot buffer. Work will start within the buffer of an active raptor nest only after approval from CDFW.

BIO-5 Pre-Activity Special-Status Wildlife Species Survey. Within 30 days of the start of construction, qualified biologists shall conduct a pre-activity survey of the proposed disturbance envelope and a 50-foot buffer for signs of special-status species California red-legged frog, lesser salamander, coast range newt, Northern California legless lizard, and woodrat, including tracks, scat, suitable burrows (burrows four inches or greater in diameter for badger). Additionally, a survey for invertebrates should also be timed to correspond with the peak flight period for special-status bumblebees (April through August) and Atascadero June beetle (May through July) to provide the highest detection probability for these species. If any of these species are observed, they shall be allowed to move on their own volition. This pre-activity wildlife survey, nesting bird survey, and the follow-up botanical (discussed below) may be completed during one survey event if feasible.

BIO-6 Biological Monitoring. Implementation of this measure is recommended only if special-status species are observed during the pre-activity survey. Biological monitoring shall be completed by a qualified biologist for all initial ground disturbance (e.g., grading/excavation activities). For this task, the biologist shall survey/clear undisturbed work areas prior to start of work and then monitor the area while initial grading activities are being completed. Any common wildlife observed during monitoring shall be allowed to move out of work limits of their own volition or shall be captured and relocated to nearby suitable habitat by the qualified biologist. If a special-status species is observed, including California red-legged frog, work will stop, and the animal shall also be allowed to move out on its own. If handling is necessary to avoid harm, it will be conducted in compliance with state and federal Endangered Species Act regulations.

BIO-7 Oak Trees. The typical County definition of oak tree impact is when construction disturbance occurs within the dripline (canopy and/or root zone) of the tree, including substantial trimming. If disturbance exceeds 30 percent of the canopy or rootzone it may be considered tree removal. If oak tree removal or impacts are unavoidable, the County may require preparation of an

oak tree protection and replacement plan that would provide guidance for on-site or off-site mitigation for impacts to oak trees.

Impacts to oak trees shall be assessed by a Certified Arborist at the time of project construction. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.

Impacts to native trees shall be mitigated by planting additional trees on site. Any oak tree with a dbh of five inches or greater shall require mitigation. Oak trees removed shall be replaced in kind at a 4:1 ratio. Impacts to oak trees shall be mitigated by planting additional oak trees, in kind, at a 2:1 ratio. Replacement trees shall be of one-gallon size of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained and monitored annually for at least seven years.

BIO-8 Riparian Impacts. Morro Creek and the riparian corridor is located within the Project Site. It is expected that there will be no direct impacts to the creek and riparian vegetation, however, there is potential for the creek to be indirectly impacted due to Project Implementation. To avoid impacts, Best Management Practice materials (BMPs) such as fiber rolls and silt fencing shall be installed along the access road in the vicinity of Morro Creek as necessary to minimize the potential for erosion and sedimentation damage to the aquatic resource

BIO-9 Sand Buck Brush Restoration Plan. The sand buck brush locations shall be incorporated into Project plans. These special-status plants shall be avoided, if feasible. If impacts are unavoidable, the plants may be salvaged, transplanted, or seed may be collected for planting and or/seeding elsewhere within the Project Site as mitigation for impacts to sand buck brush. The applicant shall provide a Sand Buck Brush Restoration Plan describing the course of action to be taken. Additionally, the restoration plan shall be prepared by a qualified biologist or botanist according to the County of San Luis Obispo Guidelines for Revegetation/Restoration Plans and shall result in habitat enhancement and the long-term viability of the species. The restoration plan shall at a minimum include the following information: baseline information about the impact and restoration, specific goals and objectives, justification for selection of the restoration site, vegetation/restoration work plan, site protection and maintenance, performance standards used to evaluate the status of the plan in attaining the desired objectives, a monitoring plan to be conducted for a minimum of 5 years, adaptive management plan to implement if performance standards are not met, budget for all components of the plan, copies of data sheets to be used, and information on the monitoring reports. Monitoring reports shall be prepared by a qualified biologist or botanist and be submitted Prior to Final of Construction Permits and there after annually to the Environmental Division of the County of San Luis Obispo for review and approval. Geo-1 At the time of application of construction permits, the project shall incorporate the recommendations made by the Geotechnical Engineering Investigation prepared by Salem Engineering Group, Inc. dated October 2024.

Geo-2 At the time of application of construction permits, the project shall incorporate a series of trench plugs spaced at regular intervals within the proposed utility trench along the steep, unpaved access road to help prevent hydraulic piping along the conduit.

Geo-3 At the time of application of construction permits Structural Plans – Structural plans should be developed that incorporate the recommendations of the geotechnical consultant.

Geo-4 At the time of application of construction permits, Geotechnical Plan Review – The applicant's Geotechnical Consultant should review and approve all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, etc.) to ensure that geotechnical design recommendations have been properly incorporated.

Geo-5 Prior to issuance of building permits, the Structural Plans and results of the Geotechnical Plan Review should be submitted to the County for review and approval.

Geo-6 Prior to final building permits, Geologic Construction Inspections. The Geotechnical Consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspection should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations prior to placement of steel and concrete.

A. The Geotechnical Consultant should be on site during project grading activities to ensure over-excavation, subgrade preparation, and fill placement conform to their geotechnical recommendations.

B. The Consultant should ensure that all utility trenches are properly backfilled with compacted and moisture-conditioned artificial fill as outlined in their report, with trench plugs considered for the steep portions of the alignment.

The results of these inspections and the as-built conditions of the project should be described by the Geotechnical Consultant in a letter and submitted to the County for review prior to final (as-built) project approval.