



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/5/2012

TO: _____

FROM: Xzandrea Fowler, Coastal Team

PROJECT DESCRIPTION: DRC2012-00042 SRK Investments / T Mobile- Minor Use Permit for a cell site located off Castilo Drive in San Simeon. APN: 013-071-027 and 028

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone

MINOR USE PERMIT

THE PROPOSED TELECOMMUNICATIONS FACILITY WOULD INCREASE THE HEIGHT NC/ SSIM AMS CR LCP

1. General APPLICAT

San Luis Obispo County Department of Planning a

APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit, Zoning Clearance, Conditional Use Permit/Development Plan, Surface Mining/Reclamation Plan, Other, Tree Permit, Site Plan, Plot Plan, Minor Use Permit, Variance, Curb, Gutter & Sidewalk Waiver, Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner SRK Investment, Inc. Attn: Mike Panchal

Daytime Phone (805) 260-5541

Mailing Address 9280 Castillo Drive, San Simeon, CA 93452

Email Address:

Applicant Name T-Mobile West Corporation- Attn: Adrienne Patnaud Daytime Phone (805) 584-5702

Mailing Address 4100 Guardian Street, Suite 101, Simi Valley, Ca 93063

Email Address:

Agent Name Jesse Gilholm Daytime Phone 760 803-6219

Mailing Address 867 E Front St. #A, Ventura, Ca 93001

Email Address

PROPERTY INFORMATION

Total Size of Site: 11' 3" X 8' lease area Assessor Parcel Number(s): 013-071-027 & 013-071-028

Legal Description: See enclosed Title Report

Address of the project (if known): 9280 Castillo Dr., San Simeon, CA 93452

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 1 North; Turn RIGHT (North-East) onto Vista del Mar, then immediately turn LEFT (North) onto Castillo Dr. 0.3 mi

Describe current uses, existing structures, and other improvements and vegetation on the property:

Days Inn Hotel

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): The proposed project consists of increasing the height of an existing architectural cupola feature and installing 4 antennas (2 antenna per sector with 2 sectors) within the architectural cupola feature, and installing equipment cabinets located within an existing storage space within an 11' 3" X 8' lease area. Coax cables will connect the antennas to the equipment cabinets

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] for Owner - See L.O.A. Date 11/12/12

FOR STAFF USE ONLY

Reason for Land Use Permit:

2. LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: Commercial Industrial Residential
 Recreational Other (Wireless Telecommunications Facility)

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): MUP for installation of a wireless telecommunications facility.

Describe existing and future access to the proposed project site: Acces from existing driveway off Castille Dr..

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site?: _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: CR - Hotel

South: CR - Hotel

East: CR- Condos

West: Hwy 1, CR - Hotel

For all projects answer the following: - *No Change*

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other *No Water Required*

Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other *No Sewer Required*

Community System -List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: *Cal Fire*

For commercial/industrial projects answer the following:

Total outdoor use area: 0 sq. feet acres

Total floor area of all structures including upper stories: *1/2* 200 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

3. ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 100% acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Hotel is onsite which required grading.
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Hwy 1, Castillo Dr, Otter Way, Avenue Ave.

Water Supply Information *N/A - No Water Required for Facility.*

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information *N/A - No Sewer Disposal Required for Facility.*

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? _____ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information N/A

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: unknown
2. Location of nearest police station: unknown
3. Location of nearest fire station: unknown
4. Location of nearest public transit stop: unknown
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: Hotel
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include **two** copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 24/7 Hours of Operation: 24/7
2. How many people will this project employ? 0- Unmanned facility
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift N/A
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail: _____

7. Will hazardous products be used or stored on-site? Yes ? No
 If yes, please describe in detail: Gel packed batteries (Below required reportable amount).
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
 Between 7:00 - 9:00 a.m. N/A Between 4:00 to 6:00 p.m. N/A
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): None
2. Will the development occur in phases? Yes No
 If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
 If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: None

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Install antennas and equipment within the building so they are not visible.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): County Building Permit

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

ADDITIONAL INFORMATION

- 1) Photo Simulations of proposed facility from key viewing points and map showing the viewing points .**

Please find enclosed photo simulations. The photo simulations depict the following 2 designs:

- 1) With a tile cap installed atop the cupola extension.
- 2) With no tile cap installed atop the cupola extension.

The design with no tile cap was deemed a better visual design; thus that was the design chosen.

- 2) Alternatives Analysis including a written report and map showing all locations in the vicinity of the proposed site where the location and height meet the minimum coverage objective, a lease can be obtained, and the property is feasible for construction of a facility. When the facility may impact views to and along the ocean or public view corridors, or is located on a ridgeline, a designated historic site, structure, or district, a detailed visual analysis of the facility shall be submitted (this shall include but, may not be limited to, a thorough evaluation of all alternative sites and facility design that would avoid, or minimize the maximum extent feasible, impacts to views to and along the ocean and visibility from major public view corridors). A visual simulation can consist of either a physical mock-up of the facility, balloon simulation, computer simulation, or other means.**

Collocation: The initial request was to find an existing facility within the San Simeon area for collocation. No existing facility was found within the San Simeon area, so collocation was not an option.

County standards for placement of wireless telecommunications facilities recommend roof mounted facilities in favor of any ground mounted new support structure. The following buildings were considered and not pursued for the following reasons:

- 1) Motel 6: 9070 Castillo Dr., San Simeon, CA 93452-- This building was actively pursued by T-Mobile, but ended up not being a viable candidate due to a directive from Motel 6 that they would "not allow any rooftop penetrations". This directive "killed" this project as it was impossible to install a rooftop facility without any rooftop penetrations.
- 2) Quality Inn: 9260 Castillo Dr., San Simeon, CA 93452-- This building was considered not viable for T-Mobile RF engineer, as a facility at this location would not effectively propagate and meet the coverage objective.
- 3) Buildings North of the subject property were considered, but were not pursued because they would not effectively propagate and meet the coverage objective.
- 4) Buildings West of Hwy 1 were considered, but were not pursued because they would not effectively propagate and meet the coverage objective.

- 3) Global Position System Coordinates (Longitude and Latitude) for the location of the facility (NAD 83)**

35 36 48.937
-121 08 36.387

- 4) Cumulative RF Report and Summary Sheet (included in package). - Estimates of the maximum electric and magnetic field strengths at the edge of the facility site and the extent that measurable fields extend in all directions from the facility.**

The RF Report is being completed and should be submitted by 11-28-12.

- 5) Legal Lot Verification – how the parcel(s) was legally created.**

Per County staff, the subject parcel was legally created.



PHOTO ESSAY

Site Candidate ID: SV13292C



PHOTO KEY





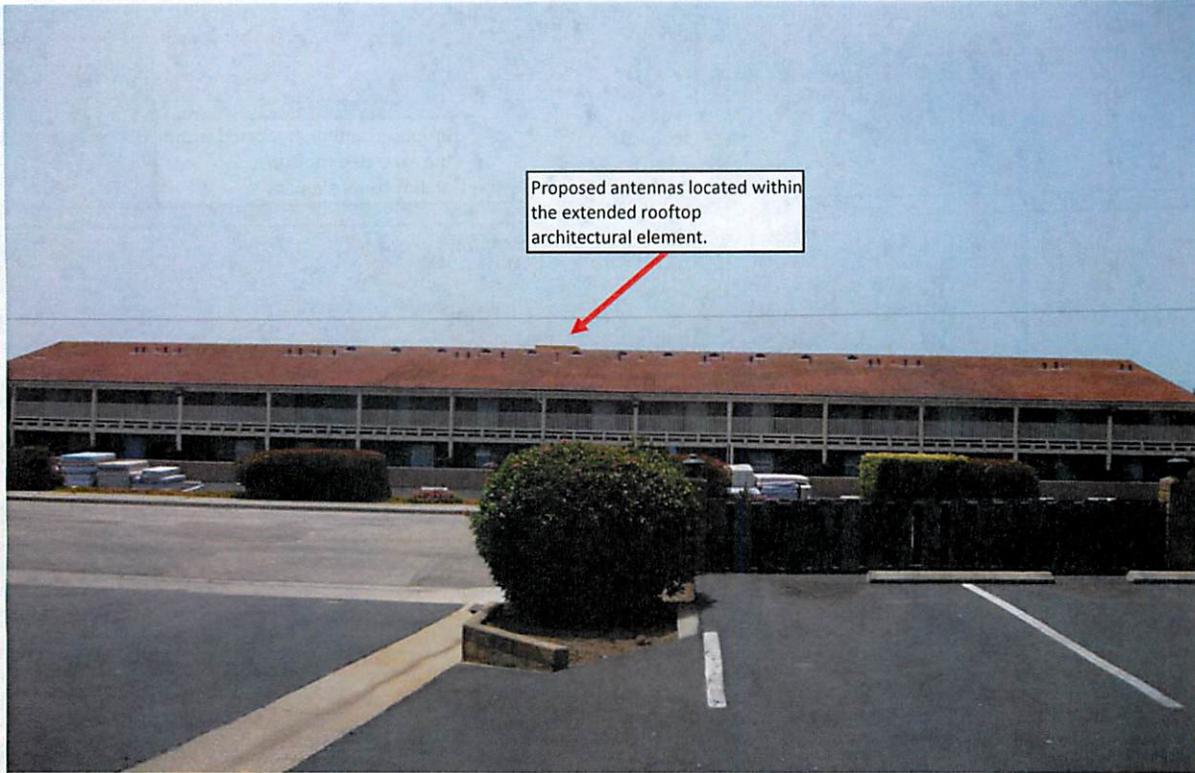
Proposed antennas located within the extended rooftop architectural element.

VIEW OF SITE FROM NORTH



Proposed antennas located within the extended rooftop architectural element.

VIEW OF SITE FROM SOUTH



Proposed antennas located within the extended rooftop architectural element.

VIEW OF SITE FROM EAST



Proposed antennas located within the extended rooftop architectural element.

VIEW OF SITE FROM WEST



VIEW FROM SITE LOOKING NORTH



VIEW FROM SITE LOOKING SOUTH



VIEW FROM SITE LOOKING EAST



VIEW FROM SITE LOOKING WEST

SV13292c

9280 Castillo Dr, San Simeon, CA 93452

•• T •• Mobile ••

View 2



Location Map



Proposed

Notes: Option 2 looking north east at proposed project



Existing

Applicant

T-Mobile USA
3 Imperial Promenade
Santa Ana, CA 92707
(714) 850-2400

Contact

Synergy Development Svc
16147 Wyandotte St.
Van Nuys, CA 91406
(818)840-0808

Photographic Visualizations Provided By:

SoCal
SCDG LLC.
SoCal Design Group

Murrieta, CA 92562
www.scdgllc.com
(877) 532-5579
(760) 513-9036 fax
edward@scdgllc.com

This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans. SCDG LLC (SoCal Design Group) is not responsible for Post Simulation Production Design Changes.

SV13292c

9280 Castillo Dr, San Simeon, CA 93452

T-Mobile

View 1



Location Map



Proposed

Notes: Option 1 Looking north east at proposed project



Existing

Applicant

T-Mobile USA

3 Imperial Promenade
Santa Ana, CA 92707
(714) 850-2400

Contact

Synergy Development Svc

16147 Wyandotte St.
Van Nuys, CA 91406
(818)840-0808

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T-Mobile

SITE NUMBER: SV13292C
SITE NAME: DAYS INN
SITE TYPE: ROOFTOP

CITY: SAN SIMEON
COUNTY: SAN LUIS OBISPO
JURISDICTION: SAN LUIS OBISPO COUNTY

T-Mobile
 Stick Together[®]
 4100 GARDEN ST., SUITE 101
 SAN VALLEY, CA 93452

PROJECT INFORMATION:
DAYS INN
 SV13292C
 9280 CASTILLO DR.
 SAN SIMEON, CA 93452

CURRENT ISSUE DATE:
 11-02-12

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:
 10-23-12 PRELIM 90% ZONING ISSUED FOR DDM BK
 11-02-12 100% ZONING ISSUED FOR ZONING BK

PLANS PREPARED BY:
Synergy
 Development Services, Inc.
 18147 WINDMILL BL. VAN NUYS, CA 91410
 Office: (818) 940-0200 Fax: (818) 940-0708

CONSULTANT:
Synergy
 Development Services, Inc.
 18147 WINDMILL BL. VAN NUYS, CA 91410
 Office: (818) 940-0200 Fax: (818) 940-0708

DRAWN BY: CAD **CHK:** APV
SYNERGY BK

ENCLOSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1 **REVISION:** 1
 SV13292C

PROJECT SUMMARY

SITE ADDRESS:
 9280 CASTILLO DR.
 SAN SIMEON, CA 93452

PROPERTY OWNER CONTACT:
 SWK INVESTMENT, INC.
 9280 CASTILLO DR.
 SAN SIMEON, CA 93452
 RAJ PANCHAL TEL: 805-280-5541
 APN: 013-071-027 & 013-071-028

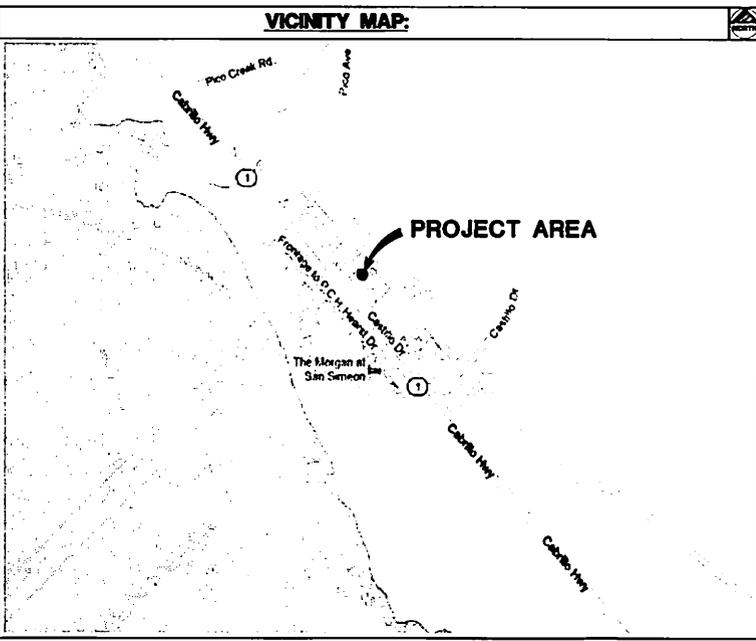
APPLICANT:
 T-MOBILE WEST CORPORATION
 4100 GARDEN ST., SUITE 101
 SAN VALLEY CA 93452
 REPRESENTATIVE: JESSE GILHOLM
 REAL ESTATE MANAGER: ALBERT CROCKENBERG
 CONSTRUCTION MANAGER: STACY PATNE
 ZONING MANAGER: ADRIANNE PATINAUD
 CONSTRUCTION COORDINATOR: JOHN ZITTING

PROJECT DESCRIPTION:
 THE PROJECT CONSISTS OF THE INSTALLATION & OPERATION OF ANTENNAS & ASSOCIATED EQUIPMENT CABINETS FOR T-MOBILE. PROPOSED INSTALLATION OF FOUR (4) PANEL ANTENNAS, (2) TOWER MOUNTED BEHIND FIP DITCHMAN ENCLOSURE AT CUPOLA, INSTALLATION OF TWO (2) RADIO EQUIPMENT CABINETS IN EXISTING STORAGE ROOM, WITHIN A 8'x11' (88 SF) LEASE AREA. PANEL MOUNTED POWER SERVICE CABINETS AND POWER/TELCO SERVICE TO THE EQUIPMENT LEASE AREA.

BUILDING SUMMARY:
 OCCUPANCY CLASSIFICATION: U
 CONSTRUCTION TYPE: V-B
 ZONE: O2

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LB-1	TOPOGRAPHIC SURVEY
A-1	ROOF SITE PLAN
A-2	EQUIPMENT PLAN, ANTENNA LAYOUT PLAN AND DETAILS
A-3	SOUTH-WEST ELEVATION AND NORTH-WEST ELEVATION
A-4	NORTH-EAST ELEVATION AND SOUTH-EAST ELEVATION



CONSULTING TEAM

DAG/ZONING/PERMITTING:
 SYNERGY DEVELOPMENT SERVICES, INC.
 887 E. FRONT STREET, #A
 VENTURA, CA 93001
 CONTACT: JESSE GILHOLM
 PHONE: (780) 803-6219
 FAX: (805) 830-6310

ARCHITECTURAL/ENGINEERING:
 SYNERGY DEVELOPMENT SERVICES, INC.
 18147 WINDMILL STREET
 VAN NUYS, CA 91408
 CONTACT: DON KUHAM
 PHONE: (842) 807-7548
 FAX: (818) 940-0708

SURVEYOR:
 SYNERGY DEVELOPMENT SERVICES, INC.
 18147 WINDMILL STREET
 VAN NUYS, CA 91408
 CONTACT: RALPH DOMINGUEZ
 PHONE: (808) 418-0845
 FAX: (909) 820-4932

APPROVALS:
 THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD:	_____	_____
ZONING MGR:	_____	_____
DEVELOP. MGR:	_____	_____
CONST. MGR:	_____	_____
PROJECT MGR:	_____	_____
SR. RF ENGINEER:	_____	_____
RF ENGINEER:	_____	_____
OPERATIONS:	_____	_____
SAC REP.:	_____	_____
UTILITIES:	_____	_____
REAL ESTATE MGR:	_____	_____

DIRECTIONS FROM T-MOBILE OFFICE:
 HEAD SOUTHWEST ON GARDEN ST TOWARD DAPO CANYON RD, TURN RIGHT ONTO DAPO CANYON RD, TURN RIGHT TO MERGE ONTO CA-118 W TOWARD WOODBURN, TAKE 1001 W TOWARD SAN LUIS OBISPO, TAKE EXIT 211 TO - TAKE THE 2ND RIGHT ONTO CA-1 N/COMARILLO HWY/IN SANTA ROSA ST, CONTINUE TO FOLLOW CA-1 N/COMARILLO HWY, TURN RIGHT ONTO CASTILLO DRIVE, SITE IS ON EAST SIDE OF HIGHWAY, MARKED AT 9280 CASTILLO DR. SAN SIMEON, CA 93452

LATITUDE AND LONGITUDE

LAT: 33° 36' 43.02" N
 LONG: 121° 00' 36.21" W

- APPLICABLE CODES:**
- CALIFORNIA ADMINISTRATIVE CODE
 - CALIFORNIA BUILDING CODES 2010
 - CALIFORNIA ELECTRICAL CODES 2010
 - CALIFORNIA MECHANICAL CODES 2010
 - CALIFORNIA PLUMBING CODES 2010
 - AHSI / EA-232 EAF
 - LOCAL BUILDING CODES
 - CITY / COUNTY ORDINANCES
 - CALIFORNIA FIRE CODE 2010 EDITION
 - ASCE 7-05
 - ACI 318-05

POWER AND TELCO UTILITY CONTACTS:

POWER: COMPANY: PG&E
TELCO: COMPANY: AT&T

DATE: _____

SURVEY DATE: OCTOBER 9, 2012

NO.	DATE	BY
1	DATE	BY
2	DATE	BY
3	DATE	BY
4	DATE	BY
5	DATE	BY
6	DATE	BY
7	DATE	BY

SITE INFORMATION:
SV13292
DAYS INN
 8260 CASTILLO DRIVE
 SAN SIMON, CA
 95482

STAMP: _____

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-1**

LEGAL DESCRIPTION

THE LAND SHOWN TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 0049 013-071-028

THAT PORTION OF LOT 1 OF THE PARTITION OF THAT PART OF THE SAN SIMON MAPS, LOTS 1 THROUGH 10, SAN SIMON MAPS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JULY 27, 1899 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 8.103, BEING THE SOUTHWEST CORNER OF THE AIRBARK TRACT, IN BLOCK 4, PAGE 49 OF RECORDS OF SURVEYS, THENCE SOUTH 42° 30' WEST, 150.00 FEET TO A POINT OF BEGINNING, SAID POINT BEING THE TRUE POINT OF BEGINNING, ALSO BEING THE EAST NORTHERLY CORNER OF THE PROPERTY CONVEYED TO FIDELITY AND SECURITY TRUST COMPANY, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 42° 30' WEST, 150.00 FEET TO A POINT OF BEGINNING, THENCE CONTINUING NORTH 44° 00' WEST, 239 FEET TO A POINT WHICH BEARS NORTH 44° 00' WEST, 38 FEET FROM A 2" X 2" IRON NAIL, THENCE SOUTH 44° 00' WEST, 239 FEET TO A POINT, ALONG THE CENTER LINE OF SAN SIMON AVENUE, THENCE SOUTH 45° 31' WEST, 239 FEET TO A POINT WHICH BEARS NORTH 44° 00' WEST, 38 FEET FROM A 2" X 2" IRON NAIL, THENCE SOUTH 44° 00' WEST, 239 FEET TO A POINT, ALSO BEING THE SOUTHWEST CORNER OF THE AIRBARK TRACT, IN BLOCK 4, PAGE 49 OF RECORDS OF SURVEYS, THENCE SOUTH 42° 30' WEST, 150.00 FEET TO A POINT OF BEGINNING, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 42° 30' WEST, 150.00 FEET TO A POINT OF BEGINNING, THENCE CONTINUING NORTH 44° 00' WEST, 239 FEET TO A POINT WHICH BEARS NORTH 44° 00' WEST, 38 FEET FROM A 2" X 2" IRON NAIL, THENCE SOUTH 44° 00' WEST, 239 FEET TO A POINT, ALONG THE CENTER LINE OF SAN SIMON AVENUE, THENCE SOUTH 45° 31' WEST, 239 FEET TO A POINT WHICH BEARS NORTH 44° 00' WEST, 38 FEET FROM A 2" X 2" IRON NAIL, THENCE SOUTH 44° 00' WEST, 239 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREOUT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 24, 1940 AND RECORDED MAY 20, 1940 IN BOOK 1046, PAGE 398 OF OFFICIAL RECORDS.

PARCEL 2: 0049 013-071-027

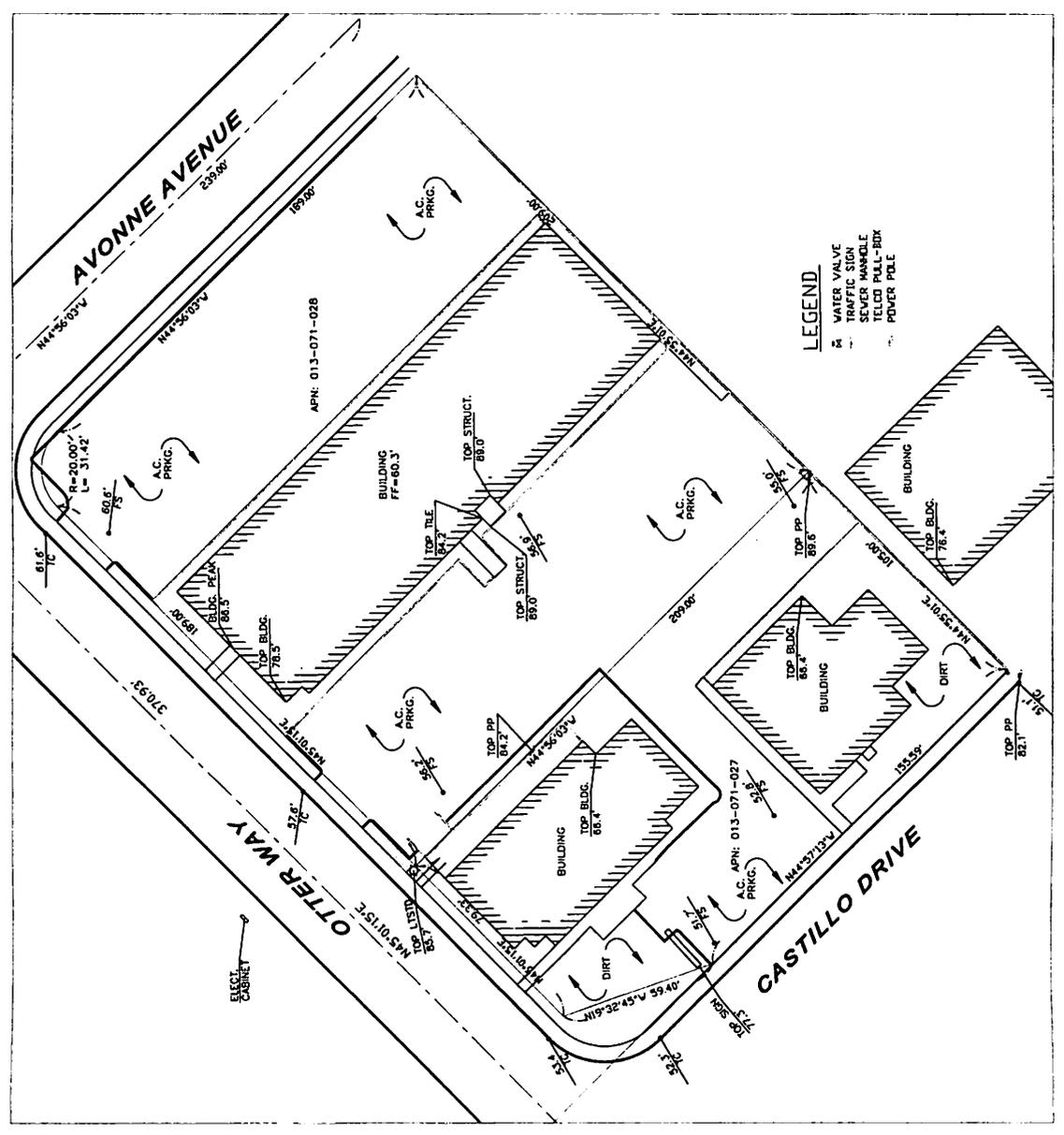
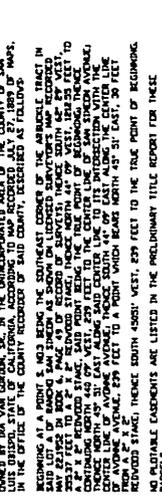
THAT PORTION OF LOT 1 OF THE PARTITION OF THE LAND OF THE SAN SIMON MAPS, LOTS 1 THROUGH 10, SAN SIMON MAPS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JULY 27, 1899 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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NO MUTABLE ELEMENTS ARE LISTED IN THE PRELIMINARY TITLE REPORT FOR THESE PARCELS.

PROJECT INFO

CONTRACT NO.: 013-071-027 & 013-071-028
 PROJECT NAME: DAYS INN
 CLIENT: DAYS INN
 ADDRESS: 8260 CASTILLO DRIVE, SAN SIMON, CA 95482
 DATE: 10/09/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 ESTABLISHED BY APPLICATION OF THE SURVEYING ACT OF 1907 AND THE SURVEYING ACT OF 1941.
 ALL DIMENSIONS ARE REFERENCED TO NAD 83.
 SCALE OF MAPS: THE HORIZONTAL SCALE IS 1" = 40 FEET. THE VERTICAL SCALE IS 1" = 40 FEET.
 SURVEY DATA: 10/09/12



T-Mobile
Stick Together™

4120 GARDEN ST., SUITE 101
SAN VALLEY, CA 93063

PROJECT INFORMATION:

DAYS INN
SV13292C
9280 CASTALLO DR.
SAN SIMON, CA 93452

CURRENT ISSUE DATE:

11-02-12

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

10-23-12 PRELIM. 90% ZDn BK
ISSUED FOR DRW
11-02-12 100% ZDn, ISSUED BK
FOR ZONING

PLANS PREPARED BY:

Synergy
Development Services, Inc.
16147 Woodside St., Van Nuys, CA 91408
Office: (818) 840-0828 Fax: (818) 840-0728

CONSULTANT:

Synergy
Development Services, Inc.
16147 Woodside St., Van Nuys, CA 91408
Office: (818) 840-0828 Fax: (818) 840-0728

DRAWN BY: CHK. APV.

CAD SYNERGY BK

LICENSURE:

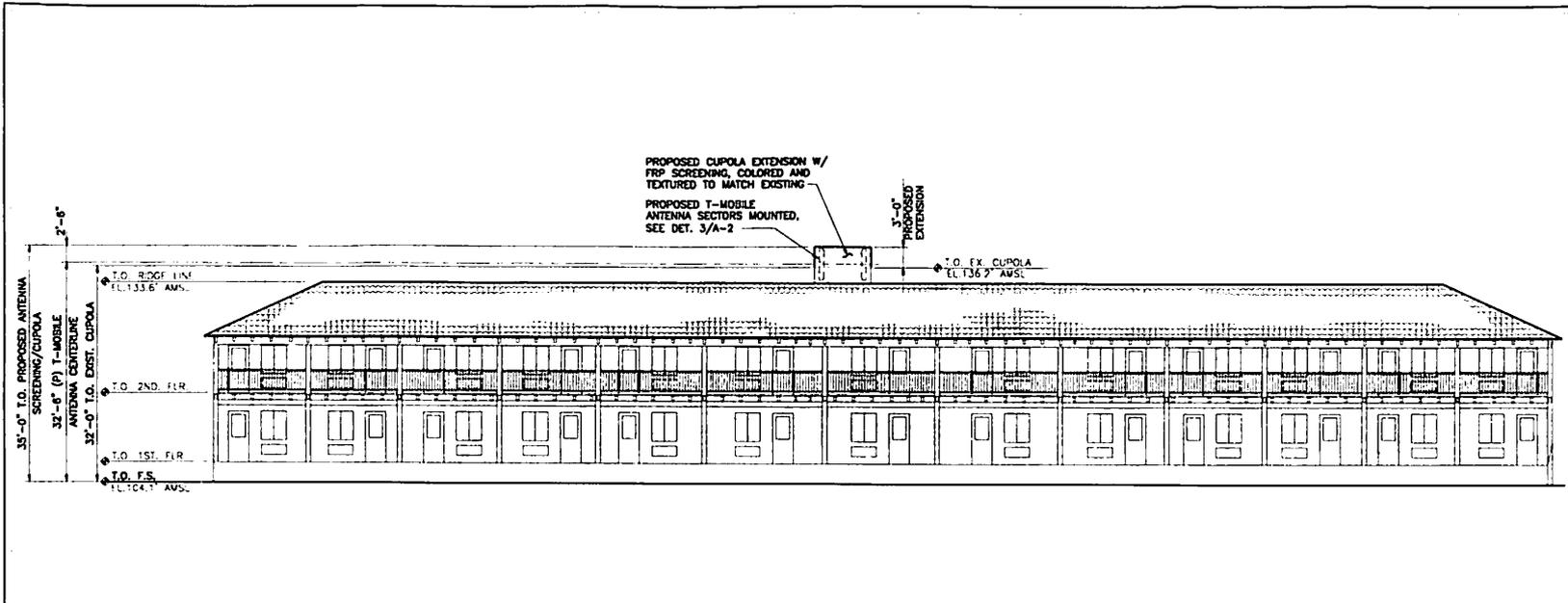
SHEET TITLE:

**NORTH-EAST ELEVATION
AND
SOUTH-EAST ELEVATION**

SHEET NUMBER: REVISION:

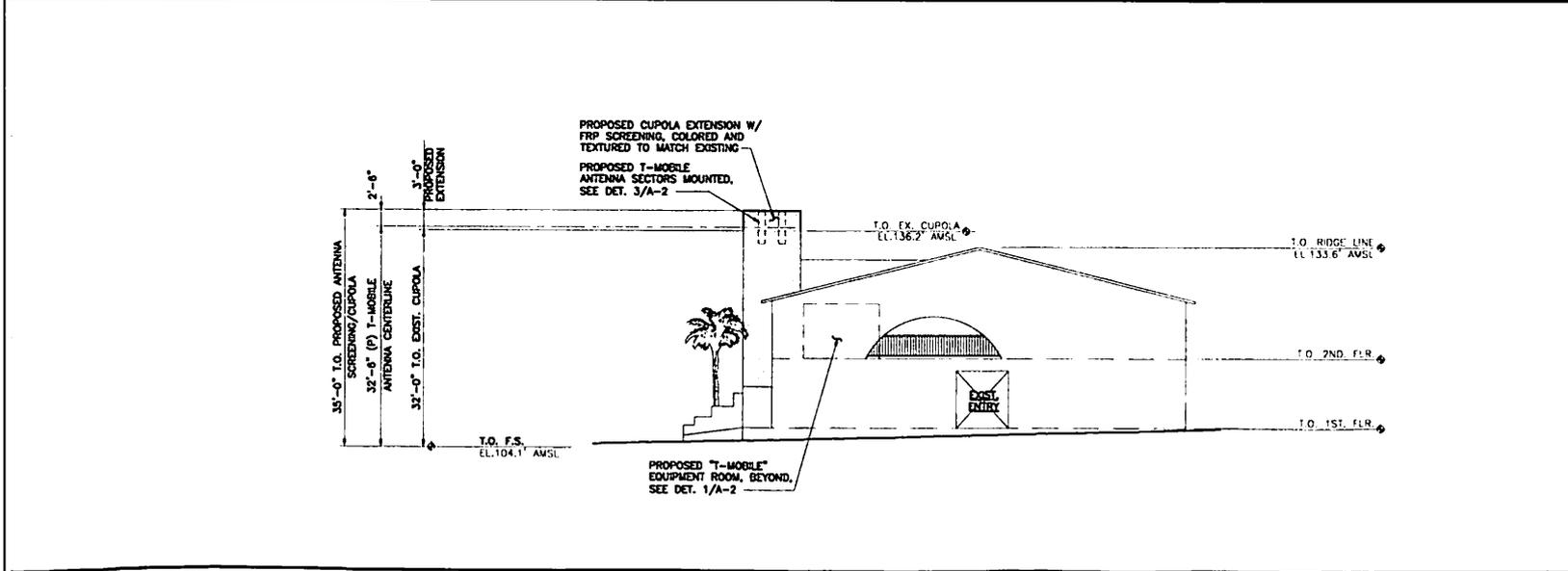
A-4 ¹

SV13292C



NORTH-EAST ELEVATION

SCALE: 1/8" = 1'-0" 1

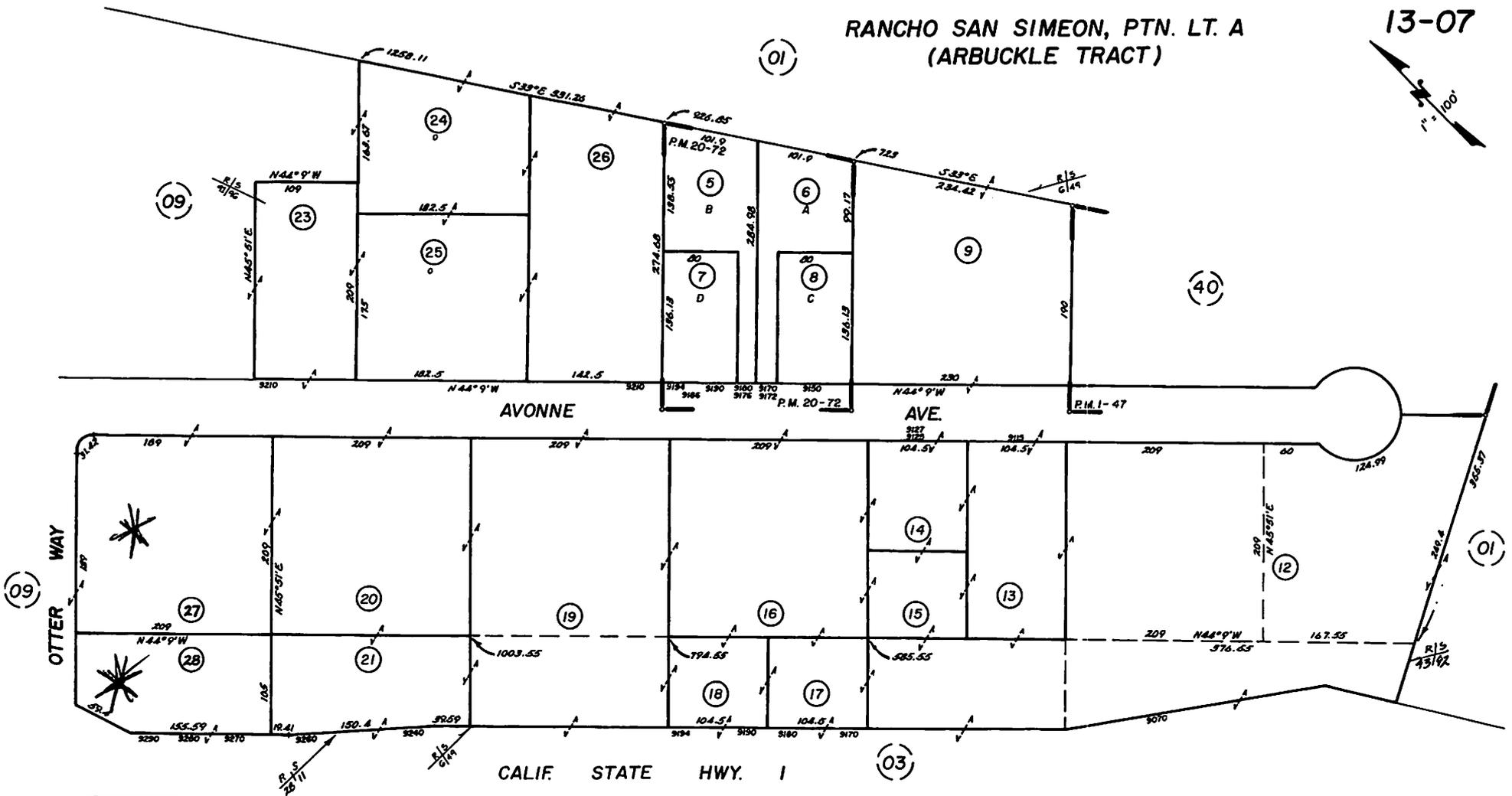
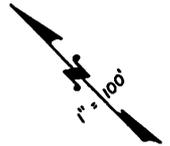


SOUTH-EAST ELEVATION

SCALE: 1/8" = 1'-0" 2

RANCHO SAN SIMEON, PTN. LT. A
(ARBUCKLE TRACT)

13-07

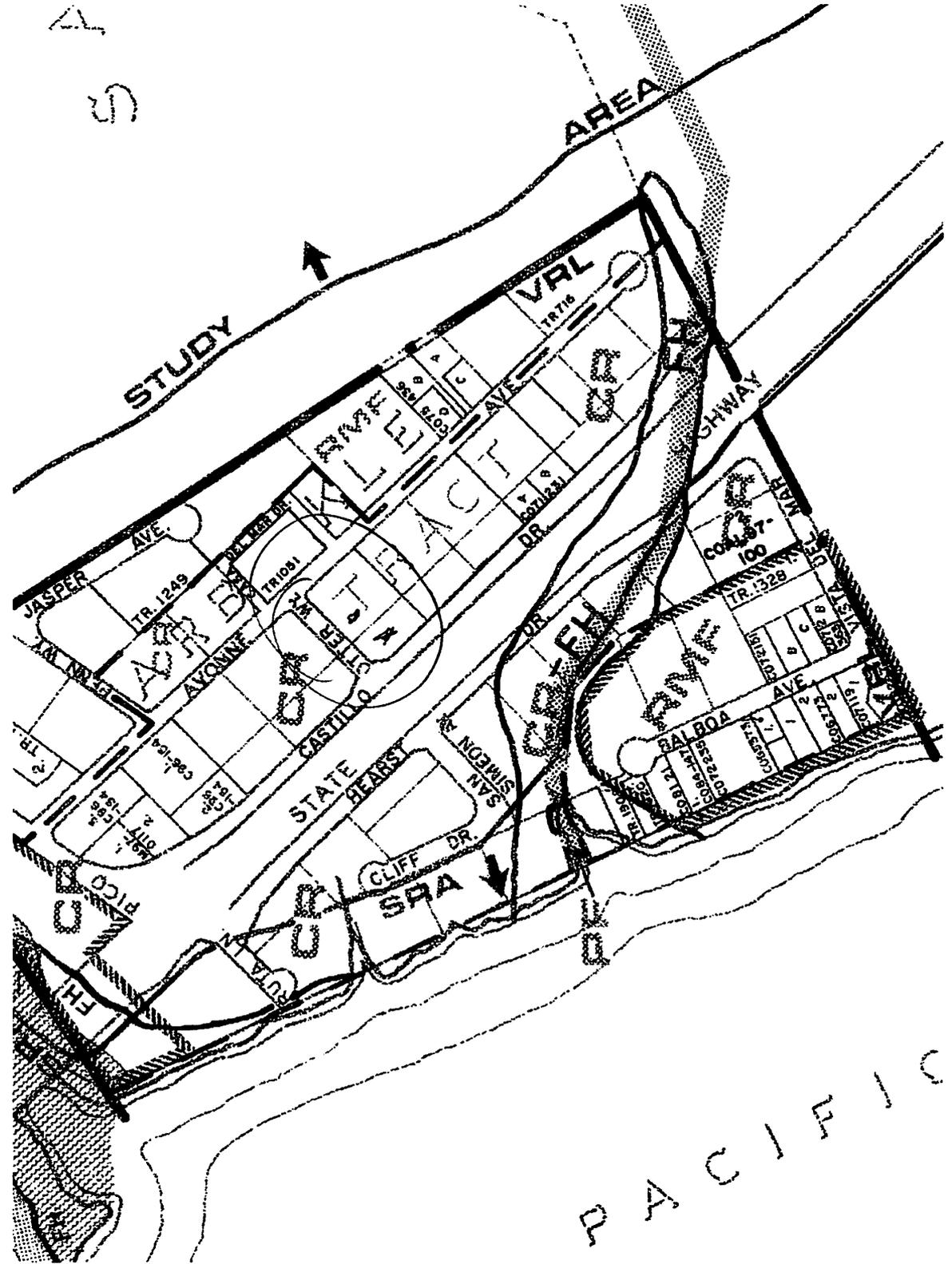


REVISIONS	
TECH	DATE
CB	11-07-02



Van Gordon Partition of part of Rancho San Simeon, R.M. Bk. B, Pg. 108
Arbuckle Tr., Recorded Survey Bk. 6, Pg. 49

Assessor's Map Bk. 13-Pg. 07
County of San Luis Obispo, Calif.



STUDY

AREA

VRL
TR. 1016

CHWAY

JASPER AVE.

TR. 1249

CLIFF DR.

TR. 1001

TR. 1002

TR. 1003

TR. 1004

TR. 1005

TR. 1006

TR. 1007

TR. 1008

TR. 1009

AVONNET

TR. 1010

TR. 1011

TR. 1012

TR. 1013

TR. 1014

TR. 1015

TR. 1016

TR. 1017

TR. 1018

TR. 1019

TR. 1020

TR. 1021

CASTILLO

TR. 1022

TR. 1023

TR. 1024

TR. 1025

TR. 1026

TR. 1027

TR. 1028

TR. 1029

TR. 1030

TR. 1031

TR. 1032

TR. 1033

STATE REARST

TR. 1034

TR. 1035

TR. 1036

TR. 1037

TR. 1038

TR. 1039

TR. 1040

TR. 1041

TR. 1042

TR. 1043

TR. 1044

TR. 1045

CLIFF DR.

TR. 1046

TR. 1047

TR. 1048

TR. 1049

TR. 1050

TR. 1051

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TR. 1056

TR. 1057

SAN SIMON

TR. 1058

TR. 1059

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TR. 1062

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TR. 1064

TR. 1065

TR. 1066

TR. 1067

TR. 1068

TR. 1069

BALBOA AVE.

TR. 1070

TR. 1071

TR. 1072

TR. 1073

TR. 1074

TR. 1075

TR. 1076

TR. 1077

TR. 1078

TR. 1079

TR. 1080

TR. 1081

PACIFIC

013-071-027 & 028





Parcel Summary Report For Parcel # 013-071-027

12/5/2012
11:11:08AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN SRK INVESTMENT INC A CA CORP
4919 COLISEUM WAY OAKLAND CA 94601-

Address Information

Status Address

A 09280 CASTILLO DR SSIM

Lot Information:

<u>Tract / Twtnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
ARBKLTR	C	0001	San Simeon	North Coast	CR	LCP		Y	VC	E0400472

Parcel Information

Status Description

Active RHO SAN SIMEON PTN LT A

Notes

Tax Districts

COAST (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
CAMBRIA PUBLIC CEMETERY
CAMBRIA COMMUNITY HOSPITAL
NO. 02 ROAD-CO/SUPVR
SAN SIMEON ACRES COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT



Parcel Summary Report For Parcel # 013-071-027

12/5/2012
11:11:08AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

A8550

FNL

Primary Parcel

Description:

REMODEL EXIST RESTAURANT PHASE I- HNDICP RSTROMS & ENCL EXIST STORAGE AREA

COD2004-00472

CLD

Primary Parcel

Description:

CONSTRUCTION WITHOUT A PERMIT

COD2008-00483

CLD

Primary Parcel

Description:

PMT2005-01607 (STRUCTURAL AND ARCHITECTURAL UPGRADES) EXPIRED

D980161P

CMP

Primary Parcel

Description:

REMODEL & EXPAND RESTAURANT/WAIVE PARKNG

DRC2012-00042

REC

Primary Parcel

Description:

THE PROPOSED TELECOMMUNICATIONS FACILITY WOULD INCREASE THE HEIGHT OF AN EXISTING ARCHITECTURAL CUPOLA FEATURE TO ACCOMODATE 4 PANEL ANTENNAS, AND INSTALL EQUIPMENT CABINETS ADJACENT TO AN EXISTING STORAGE SPACE. COAX CABLES WILL CONNECT THE ANTENNAS TO THE EQUIPMENT CABINETS.

P000206Z

APP

Primary Parcel

Description:

NAME CHANGE/HOTEL DBA INNS OF CALIFORNIA

PMT2005-01607

EXP

Primary Parcel

Description:

(REPLACED WITH PMT2009-01929) - EXPIRED TO CODE ENF (3/11/09) - REPLACE EXISTING SLIDING DOORS W/ WOOD DOORS AND WINDOWS, ADD CMU SHEARWALLS, ADD HEATPUMP TO EA. ROOM. ACCESS UPGRADE

PMT2009-00942

FNL

Primary Parcel

Description:

DAYS INN MOTEL - EMERGENCY TEMPORARY STRUCTURAL AND ELECTRICAL REPAIR ONLY - INSTALL 10 TEMPORARY SHEAR WALLS AND REPAIR UNSAFE ELECTRICAL TO ALLOW OCCUPANCY. "IMPORTANT- NO OCCUPANCY IS ALLOWED IN THE MOTEL UNTIL THIS PERMIT IS FINALED". OBSERVATION & TESTING IS REQUIRED BY THE ENGINEER OF RECORD. A SEPARATE PERMIT IS REQUIRED FOR THE PERMANENT STRUCTURAL REPAIR, HEATING & ELECTRICAL..

PMT2009-01929

FNL

Primary Parcel

Description:

PERMIT TO FINAL PMT2005-01607 & CORRECT AS BUILT REMODEL, INCLUDING 19 HEAT PUMPS, ELECTRICAL UPGRADE, ACCESSIBILITY UPGRADES FOR DAYS INN MOTEL



Parcel Summary Report For Parcel # 013-071-027

12/5/2012
11:11:08AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2010-01768 FNL Primary Parcel

Description:

DAYS INN MOTEL - REMOVE TEMPORARY SHEAR WALLS IN ROOMS 103, 117, 203, 221 AND REPAIR WALL FINISHES AS REQUIRED

PMT2011-01067 FNL Primary Parcel

Description:

REMOVE TEMPORARY SHEAR WALLS INSTALLED UNDER PMT2009-00942 AND MAKE PERMANENT STRUCTURAL UPGRADES FOR DAYS INN

PMT2012-00430 FNL Primary Parcel

Description:

REPLACE DRYWALL DUE TO FIRE DAMAGE - NO STRUCTURAL - MINOR ELECTRICAL

PRE2012-00026 REC Primary Parcel

Description:

ON SITE WITH AIRLIN AND XZANDRIA - T-MOBILE CELL SITE

ZON2005-00743 APV Primary Parcel

Description:

INNS OF CALIFORNIA MOTEL/SPA

ZON2011-00255 APV Primary Parcel

Description:

MOTEL