SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/15/2013

TO: _____

FROM: Airlin Singewald, Development Review (805)781-5198

PROJECT DESCRIPTION: DRC2012-00097 BKS CAMBRIA LLC./ PG&E- Conditional Use Permit to install two 30" antennas, two 3' diameter dishes on existing 272' tower, one 5' x 6' fuel cell pad, and equipment racks on existing building. Site located off Monte Cristo Place in Cambria. APN:013-181-005.

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

GENERAL APPLICATION FORM

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

DRC2012-00097 **BKS CAMBRIA LL**

CONDITIONAL USE PERMIT/

INSTALL TWO 30-INCH ANTENNAS AND TWO 3 FT DIAMETER DISHES ON EXISTING 272

NC/ RNC AMS

LCP REC

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Site Plan
- ☑ Conditional Use Permit/Development Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Tree Permit
- ☐ Minor Use Permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☑ Landowner Name BKS Cambria LLC Daytime Phone N/A

Mailing Address 2320 Thompson Way # L, Santa Maria, CA Zip Code 93455

Email Address: N/A

☑ Applicant Name Pacific Gas and Electric Company; Kris Vardas, Senior Land Planner Daytime Phone 805.543.2096

Mailing Address 142 Cross Street, Suite 130 San Luis Obispo, California Zip Code 93401

Email Address: ~~KAV6@pge.com~~ Cell Phone 805.975.5229

☐ Agent Name N/A Daytime Phone _____

Mailing Address _____ Zip Code _____

Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 34.16 acres Assessor Parcel Number(s): 013-181-005

Legal Description: See attached

Address of the project (if known): 202 Monte Cristo Place, Cambria, CA 93428

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SR 1, Monte Cristo Pl. to the west of SR 1 approximately 0.9 mile north of the SR 1/SR 46 intersection and 1.4 miles south of the SR 1/Main St./Ardath Dr. intersection, Monte Cristo Pl. becomes Air Force Station Road after approx. 2 miles. Gate Codes apply

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

Telecommunications facilities and support structures, water tanks, paved access roads, US Air Force General Surveillance Radar Station (closed), residences/barracks (abandoned), grasses

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Install two 30-in antennas and two 3-ft diam. dishes on existing 272-ft tower, one 5-ft x 6-ft fuel cell pad, and equipment racks on existing bldg. Permit existing land use (telecommunications tower/antenna, communications equipment bldg)

LEGAL DECLARATION

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

Property owner signature _____ Date 4-24-13

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

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

Type of project: ☐ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☑ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Permit existing communications building and telecommunications antenna - may require adjustments

Describe existing and future access to the proposed project site: Site is accessed by existing paved roads serving the property, including the existing telecommunications facilities. No new access roads are proposed.

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? N/A

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: AG: open space, grazing South: AG/PF: open space, grazing
East: AG: open space, grazing West: AG: open space, grazing, federally-owned telecom. facility

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: N/A sq. feet N/A % Landscaping: N/A sq. feet N/A %
Paving: 35 new sq. feet < 0.01 % Other (specify) Permit existing 18x56 bldg, 272' guyed tower
Total area of all paving and structures: approximately 35 new ☑ sq. feet ☐ acres
Total area of grading or removal of ground cover: approximately 35 ☑ sq. feet ☐ acres
Number of parking spaces proposed: 0 Height of tallest structure: 30 feet
Number of trees to be removed: 0 Type: N/A
Setbacks: Front approx. 1,760 ft. Right approx. 275 ft. Left approx. 215 ft. Back approx. 275 ft.

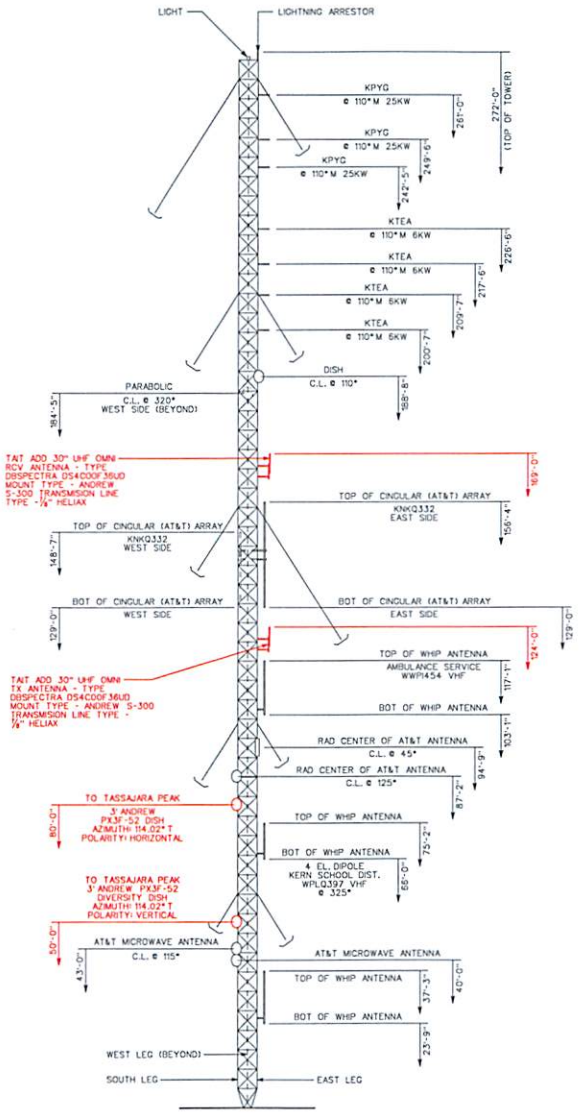
Proposed water source: ☐ On-site well ☐ Shared well ☐ Other N/A
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☐ Other N/A
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

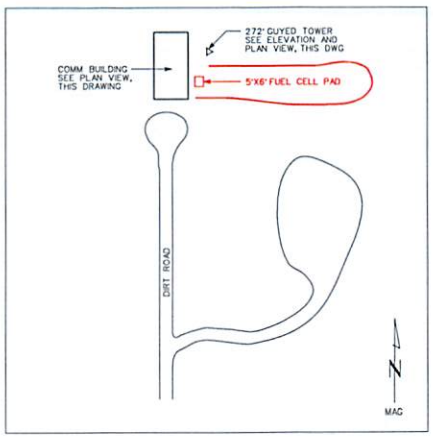
Fire Agency: List the agency responsible for fire protection: CALFIRE

For commercial/industrial projects answer the following:
Total outdoor use area: N/A ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: N/A sq. feet

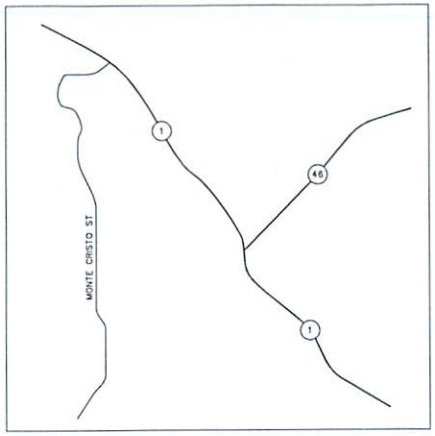
For residential projects, answer the following:
Number of residential units: N/A Number of bedrooms per unit: N/A
Total floor area of all structures including upper stories, but not garages and carports: N/A
Total of area of the lot(s) minus building footprint and parking spaces: N/A



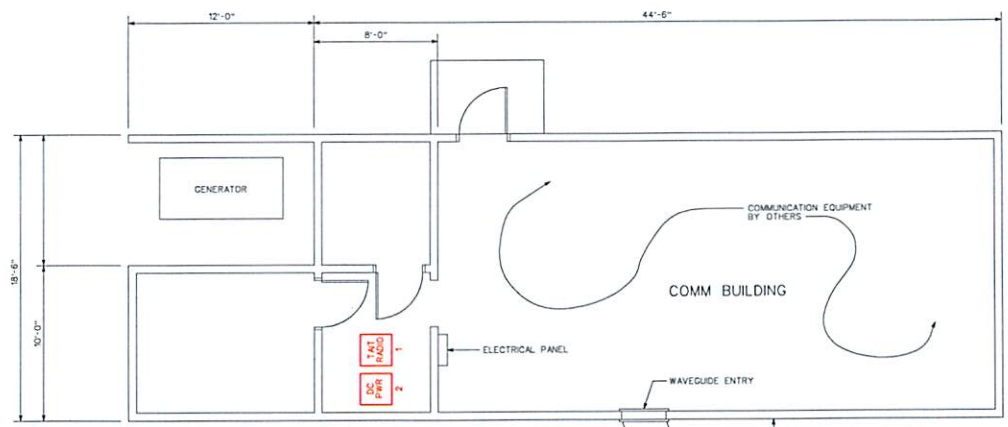
272' GUYED TOWER
(SOUTH & EAST LEGS)
SCALE : 1/32"=1'-0"



SITE PLAN
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.



PLAN VIEW
COMMUNICATIONS BUILDING
SCALE : N.T.S.

N
MAG

PLAN VIEW
272' GUYED TOWER
SCALE : N.T.S.

REFERENCES:

FACILITY DATA FILE ..... DWG 076403
I/C DIAGRAM - PTP RADIO ..... DWG 4090669

NOTES:

NO.	DATE	DESCRIPTION	DM/JD	DWN	CHKD	SUPV	APVD	INC
1	03-02-12	ADDED TAIT RADIO AND ANTENNA/DISH PER 450 RADIO REFRESH PROJECT	7078548	DSSJ	DDH4	SNLS	JKBI	DSSJ

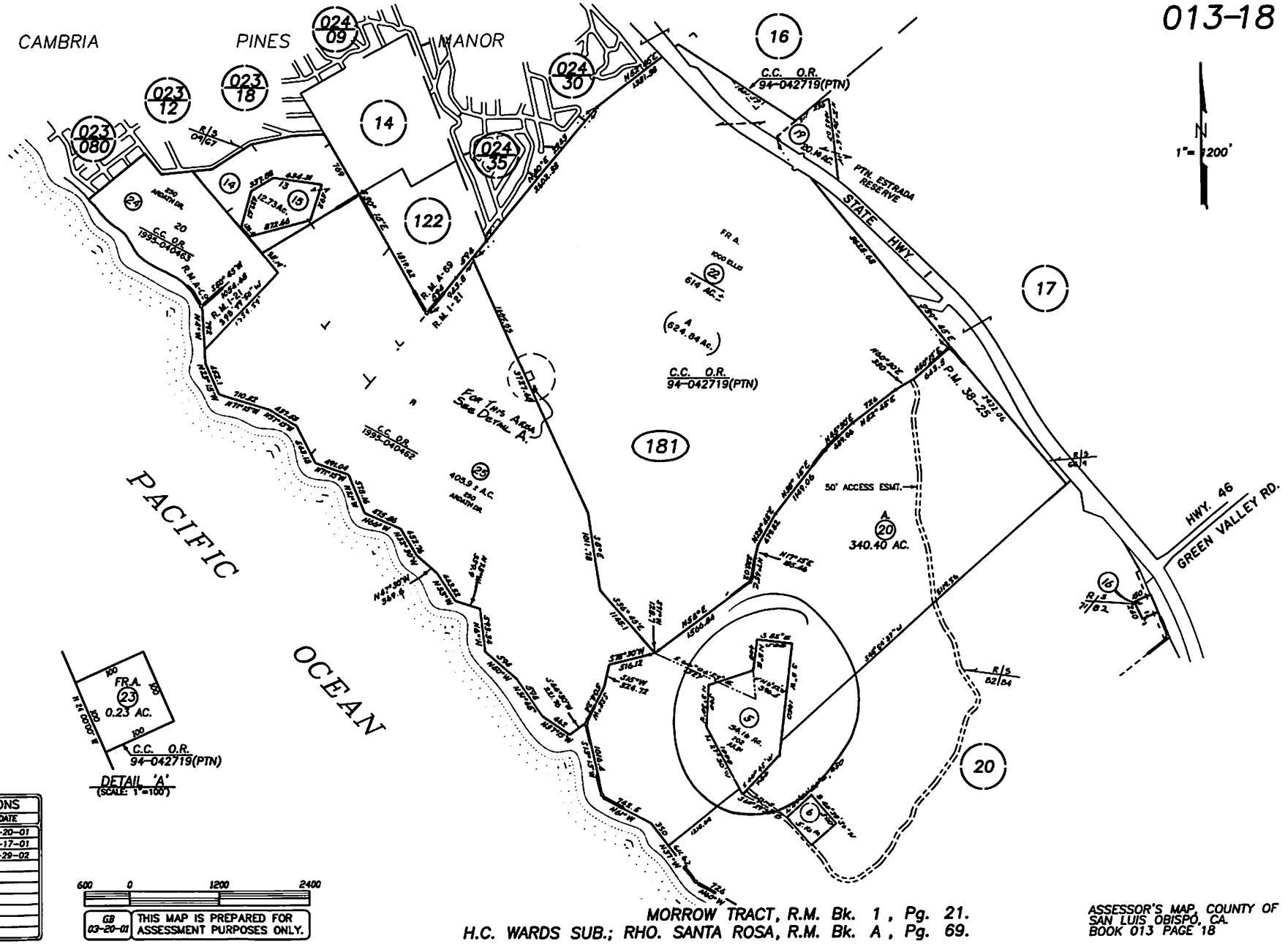
APPROVED BY: JKBI
DM 7078548
SUPV S.LAL
DSGN D.SHILLING
DWN D.SHILLING
CHKD D.HODGE
DK J.BRADSHAW
DATE 03-02-12
SCALES AS NOTED

ARRANGEMENT
INDOOR, OUTDOOR, TOWER
CAMBRIA AFS

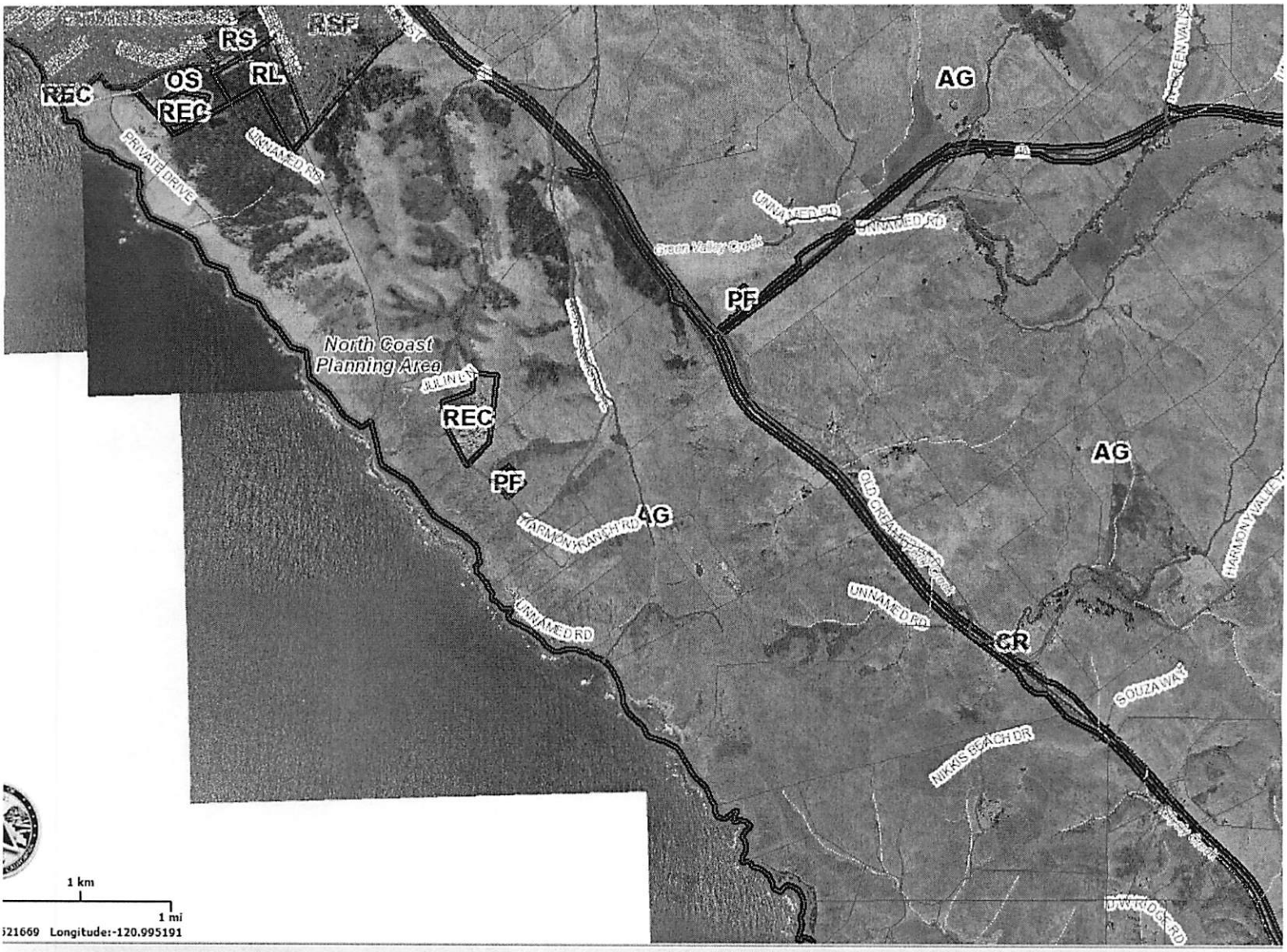
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

SOUTHERN REGION
INCORPORATION 1
BILL OF MATL
SEE ASSET INFO DATABASE
SUPSDS
SUPSD BY
SHEET NO. 4090669
SHEETS 1
REV 1

T4090669.DGN 07-06-12 DSSJ



REVISIONS	
TECH	DATE
GB	03-20-01
JAW	04-17-01
ER	05-29-02


RS
RSF
OS
REC
RL
REC
AG
PRIVATE DRIVE
UNNAMED RD
UNNAMED RD
UNNAMED RD
Green Valley Creek
PF
North Coast
Planning Area
REC
PF
AG
AG
HARMONY RANCH RD
UNNAMED RD
UNNAMED RD
CR
SOUZA WAY
NIKKIS BEACH DR
1 km
1 mi
Longitude:-120.995191

UNNAMED
UNNAMED
UNNAMED
REC
UNNAMED
MONTE CRISTO
200 m

Parcel Summary Report For Parcel # 013-181-005

5/15/2013
5:20:31PM

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	BKS CAMBRIA LLC
	1962 HILLCREST RD LA CA 90068-
OWN	BKS CAMBRIA LLC A LLC

Address Information

Status	Address
P	00106 MONTE CRISTO PL RNC
P	00200 MONTE CRISTO PL RNC
P	00202 MONTE CRISTO PL RNC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
MORROWTR	0000	C-PT	North Coast Ru	North Coast	REC	LCP		Y	VP / BC / NB / NM / V	G81070601 / E030096

Parcel Information

Status	Description
Active	MORROW TR PTN LT C

Parcel Summary Report For Parcel # 013-181-005

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Notes

THIS PROPERTY IS CURRENTLY THE SUBJECT OF A LAWSUIT AGAINST THE COUNTY. DO NOT ANSWER ANY QUESTIONS ABOUT THE PROPERTY WITHOUT CONTACTING COUNTY COUNSEL(GREG COATES) FIRST. JZB 9/04/10 (BASE IS OFF LIMITS - CURRENTLY QUARANTINED PER COUNTY HEALTH OFFICER - ACCESS RESTRICTED WITHOUT PRIOR AUTHORIZATION - HV 08-30-07
BASE OPTIONS PER STAFF REVIEW - HV 07-20-10
ACCORDING TO SAN LUIS OBISPO COUNTY CODE A SPECIFIC AREA RESTRICTION HAS BEEN PLACED ON THIS PROPERTY. IT REQUIRES DEVELOPMENT PLAN PERMIT REVIEW AND APPROVAL TO CHANGE THE "USE" FROM A MILITARY BASE TO ANY OTHER "USE".
HOWEVER, PLANNING STAFF HAS DETERMINED THAT THE OFFICER QUARTERS (BUILDING 200) "SORT OF" CONSTITUTED A RESIDENTIAL USE THEREFORE A CREDIT OF 1 RESIDENTIAL USE WILL BE APPROVED. THIS RESIDENTIAL USE WILL BE ALLOWED TO HAVE 1 DETACHED GARAGE AROUND 1000 SQUARE FEET IN SIZE. THERE IS CURRENTLY A RESIDENTIAL BUILDING PERMIT FOR BUILDING 200, THEREFORE THIS BUILDING IS ASSUMED TO BE THE RESIDENTIAL "USE". IF YOU WOULD RATHER IDENTIFY A DIFFERENT BUILDING AS THE RESIDENTIAL USE PLEASE SUBMIT PLANS FOR THAT BUILDING AT THIS TIME AND CEASE THE "USE" OF BUILDING 200.
TO IDENTIFY THE DETACHED GARAGE A BUILDING PERMIT MUST BE SUBMITTED TO ESTABLISH THE "USE" AND MAKE THE NECESSARY MODIFICATIONS TO THE REQUESTED STRUCTURE.
ALL OTHER BUILDINGS ON THE PROPERTY (EXCEPT THOSE ASSOCIATED WITH THE PERMITTED CELLULAR USES) MUST HAVE ALL UTILITIES DISCONNECTED PRIOR TO ANY PERMIT FINALS ON THE PROPERTY. THIS DISCONNECTION MUST BE EVALUATED AND APPROVED (IE: PERMIT REQUIRED).

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY
NO. 02
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)

Case Information

Case Number:	Case Status:	
95797	EXP	Primary Parcel

Description:
EXPIRED - INSTALL NEW ELEC METER TO EXISTING CELLULAR SITE

COD2003-00096	CLD	Primary Parcel

Description:
CONSTRUCTION N/P

COD2007-00131	REC	Primary Parcel

Description:
CAMBRIA AIR FORCE BASE- SUBSTANDARD DWELLINGS, CONST W/O PERMIT - ADDRESS CHANGE IN FILE

Parcel Summary Report For Parcel # 013-181-005

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COD2010-00601 REC Primary Parcel
Description:
PMT2008-00264 (AS BUILT - REMODEL OF OFFICERS RESIDENCE TO SFD - 1,994 SF WITH SEPTIC SYSTEM AND WELL - RTB - ADDED LAUNDRY ROOM TO BE UNCONDITIONED SPACE WITH SELF-CLOSING EXTERIOR-TYPE DOOR, WEATHERSTRIP AND THRESHOLD) EXPIRED

DRC2009-00070 WIT Primary Parcel
Description:
INSTALL 6 PANEL ANTENNAS ON EXISTING 270' STEEL TOWER, 1 MICROWAVE AND 2 GPS, EQUIPMENT IN 336 SQ FT LEASE AREA.

DRC2012-00097 REC Primary Parcel
Description:
INSTALL TWO 30-INCH ANTENNAS AND TWO 3 FT DIAMETER DISHES ON EXISTING 272 FT TOWER. ONE 5 FT X 6 FT FUEL CELL PAD, AND EQUIPMENT RACKS ON EXISTING BUILDING. PERMIT EXISTING LAND USE (TELECOMMUNICATIONS TOWER/ANTENNA, COMMUNICATIONS EQUIPMENT BUILDING.)

G810002N CMP Primary Parcel
Description:
LU CHANGE PUBLIC FACILITY TO RECREATION

PMT2006-00606 WIT Primary Parcel
Description:
BASE QUARANTINE DO NOT ENTER PER HEALT DEPT. SEE NOTES - 8-28-08 - TRENCH FOR UNDERGROUND ELECTRICAL FOR 200 AMP METER TO SERVE EXISTING RADIO STATION TRANSMITTER

PMT2008-00264 EXP Primary Parcel
Description:
REPLACED WITH PMT2011-02221 - EXPIRED - SENT TO CODE ENF. 2-4-11 - AS BUILT - REMODEL OF OFFICERS RESIDENCE TO SFD - 1,994 SF WITH SEPTIC SYSTEM AND WELL - RTB - ADDED LAUNDRY ROOM TO BE UNCONDITIONED SPACE WITH SELF-CLOSING EXTERIOR-TYPE DOOR, WEATHERSTRIP AND THRESHOLD

PMT2008-02137 WIT Primary Parcel
Description:
PHASE I - REPLACES EXPIRED PMT2006-00606 - 120/208 VOLT - THREE PHASE - 400 AMP METER FOR COAST GUARD COMMUNICATION SYSTEM

PMT2011-02221 FNL Primary Parcel
Description:
PERMIT TO FINAL PMT2008-00264 - AS BUILT REMODEL OF OFFICERS RESIDENCE TO SFD *********RTB******

PMT2012-01978 REC Primary Parcel
Description:
P.G. & E. - INSTALL (2) 30" ANTENNAE & (2) 3' DISHES ON EXISTING TOWER, (1) 5' X 6' FUEL CELL PAD & EQUIMENT RACKS ON EXISTING BUILDING (DRC2012-00097)

PRE2009-00033 REC Primary Parcel
Description:
ON SITE PRE-APP MEETING WITH AMS (AND HARLEY VOSS?)

Parcel Summary Report For Parcel # 013-181-005

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SUB2004-00162 APV Related Parcel

Description:

PROP RENAMING JULIN LN (SLO-SAN SIMEON RD.) TO MONTE CRISTO PL.