



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/19/2014

TO: \_\_\_\_\_

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2013-00078 PASO ROBLES BEACH WATER ASSOC – Proposed minor use permit to remove three existing tank-mounted antennas and replace with six LTE antennas within two 27"x90" radomes; one new equipment rack, six RRUs, and two surge suppressors are to be added within the existing equipment shed. Site location is 955 Park Ave, Cayucos.  
APN: 064-081-051

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

# 1. General APPLICATION form

San Luis Obispo County Department of Planning and Build.

### APPLICATION TYPE CHECK ALL THAT APPLY

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

2014 MAR - 5 PM : 21

SAN LUIS OBISPO COUNTY  
PLANNING/BUILDING  
DEPT

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Paso Robles Beach Water Assoc Daytime Phone 805-995-3766  
 Mailing Address 201 Cayucos Drive Zip 93430  
 Email Address: \_\_\_\_\_

Applicant Name Tricia Knight Daytime Phone (805) 448-4221  
 Mailing Address 123 Seacliff Dr. Pismo Beach Zip 93449  
 Email Address: triciaknight@charter.net

Agent Name (as above) Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 136 sq ft Assessor Parcel Number(s): 064-081-051  
 Legal Description: MORRO RK VW 4 BL 18 PTN LTS 31 & 32  
 Address of the project (if known): 955 Park Avenue Cayucos, CA 93430  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: CA 101 North - Exit toward Cayucos - left on 13st street - right on Santa Ysabel Dr. - site on right  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Water tank

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Remove (3) existing tank mounted antennas, replace with (6) LTE antennas within (2) 27" x 90" radomes, (1) new equipment rack, (6) RRUs, and (2) surge suppressors are to be added within the existing equipment shelter.

### 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 see attached Date 3-4-14

### 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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): none

Describe existing and future access to the proposed project site: access through locked gate from street

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: freeway South: freeway  
East: freeway West: residential

### For all projects answer the following:

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: n/a  sq. feet  acres

Total area of grading or removal of ground cover: n/a  sq. feet  acres

Number of parking spaces proposed: n/a Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

**N/A** Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 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

**N/A** Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_  
 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

**N/A** Fire Agency: - List the agency responsible for fire protection: \_\_\_\_\_

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

**N/A** 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: \_\_\_\_\_ 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: \_\_\_\_\_
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: \_\_\_\_\_



N/A

**Solid Waste Information**

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

N/A

**Community Service Information**

1. Name of School District: \_\_\_\_\_
2. Location of nearest police station: \_\_\_\_\_
3. Location of nearest fire station: \_\_\_\_\_
4. Location of nearest public transit stop: \_\_\_\_\_
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: \_\_\_\_\_  
\_\_\_\_\_
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: <sup>7</sup> \_\_\_\_\_ Hours of Operation: <sup>24</sup> \_\_\_\_\_
2. How many people will this project employ? <sup>one / once a month</sup> \_\_\_\_\_
3. Will employees work in shifts?     Yes     No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_  
\_\_\_\_\_
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: \_\_\_\_\_
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. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
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: antennas are to be concealed within radome screening  
\_\_\_\_\_  
\_\_\_\_\_
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): 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)*

# 6. SUMMARY SHEET - RF EXPOSURE

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

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## SUMMARY SHEET FOR RF EXPOSURE

This sheet should accompany the report required by Sections 22.30.180 and 23.08.284a(2)

Land Owner: Paso Robles Beach Water Assoc.  
Applicant: Tricia Knight  
APN: 064-081-051

1. Is this the only transmitting facility proposed or permitted on this property?  
 Yes  No (please answer questions 7 - 9)
2. Structure type  Freestanding  Building/Roof mounted  Other
3. Will the lowest point of the antenna be at least 10 meters above the ground?  Yes  No
4. Please indicate height above ground of lowest point of the antenna 35'
5. Indicate the estimated exposure from this facility see RF report
6. What percent of the FCC guidelines does this represent? see RF report

## CUMULATIVE ANALYSIS

7. Enter number of transmitting facilities on site: 2
8. Indicate the total estimated RF exposure from this site: see RF report
9. What percent of the FCC guidelines does this represent? see RF report

## PROPOSED MITIGATION

Antennas are to be concealed within radome screening

## FOR MORE INFORMATION

For questions, contact Airlin Singewald, County Planner, at (805) 781-5198 or by email: [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us).

On-site pre-application meetings can be arranged to discuss design issues and potential locations. We encourage you to schedule a pre-application meeting in advance of completing lease negotiations and applications for new wireless communications facilities.

**LOCATION**

Microsoft® Virtual Earth™



View from the Southeast looking Northwest

**EXISTING**



**PROPOSED**



Completed January 07, 2014

**SLG41 / CLU1374**

**Cayucos**

955 Park Avenue  
Cayucos, CA 93430

**VIEW 1**

**APPLICANT**

at&t  
at&t Mobility  
12900 Park Plaza Drive  
Cerritos, CA 90703

**CONTACT**

**EDG**

Connell Design Group, LLC  
26455 Rancho Parkway South  
Lake Forest, CA 92630  
p 949.753.8807



**BLUE WATER DESIGN**  
bluewater-design.net  
michello@bluewater-design.net  
p 714.473.2942  
f 949.271.2560

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

**LOCATION**

Microsoft® Virtual Earth™



View from the Southwest looking Northeast

**EXISTING**



**PROPOSED**



Completed January 07, 2014

**SLG41 / CLU1374**

**Cayucos**

955 Park Avenue  
Cayucos, CA 93430

**VIEW 2**

**APPLICANT**

at&t  
at&t Mobility  
12900 Park Plaza Drive  
Cerritos, CA 90703

**CONTACT**

**EDG**

Connell Design Group, LLC  
26455 Rancho Parkway South  
Lake Forest, CA 92630  
p 949.753.8807



**BLUE WATER DESIGN**

[bluewater-design.net](http://bluewater-design.net)  
[michelle@bluewater-design.net](mailto:michelle@bluewater-design.net)

p 714.473.2942  
f 949.271.2560

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

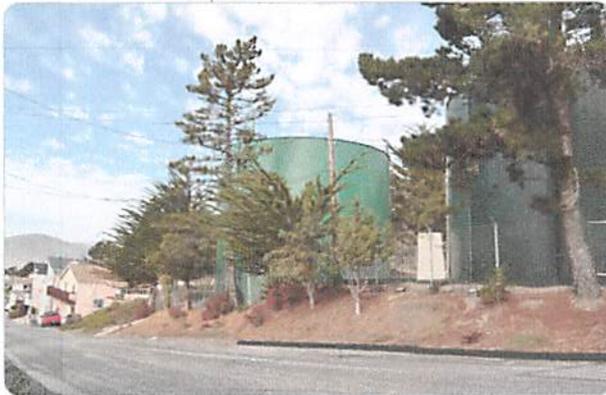
**LOCATION**

Microsoft® Virtual Earth™



View from the South looking North

**EXISTING**



**PROPOSED**



**SLG41 / CLU1374**

**Cayucos**

955 Park Avenue  
Cayucos, CA 93430

**VIEW 3**

**APPLICANT**

at&t  
at&t Mobility  
12900 Park Plaza Drive  
Cerritos, CA 90703

**CONTACT**

**EDG**  
Connell Design Group, LLC  
26455 Rancho Parkway South  
Lake Forest, CA 92630  
p 949.753.8807



**BLUE WATER DESIGN**  
bluewater-design.net  
michelle@bluewater-design.net  
p 714.473.2942  
f 949.271.2560

Completed January 07, 2014

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

**LOCATION**

Microsoft® Virtual Earth™



View from the West looking East

**EXISTING**



**PROPOSED**



**SLG41 / CLU1374**

**Cayucos**

955 Park Avenue  
Cayucos, CA 93430

**VIEW 4**

**APPLICANT**

at&t  
at&t Mobility  
12900 Park Plaza Drive  
Cerritos, CA 90703

**CONTACT**

**EDG**  
Connell Design Group, LLC  
26455 Rancho Parkway South  
Lake Forest, CA 92630  
p 949.753.8807



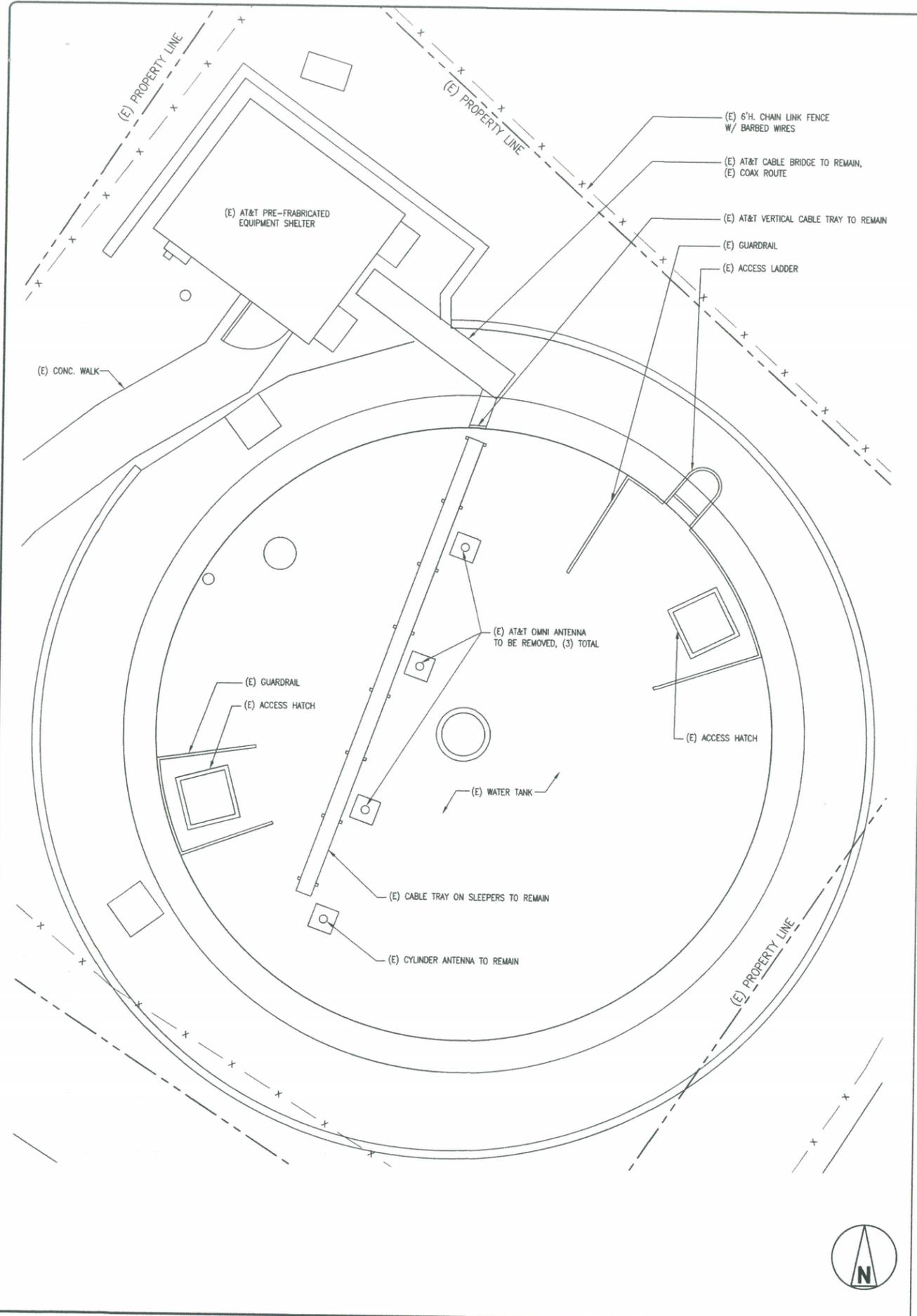
**BLUE WATER DESIGN**  
bluewater-design.net  
michelle@bluewater-design.net  
p 714.473.2942  
f 949.271.2560

Completed January 07, 2014

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

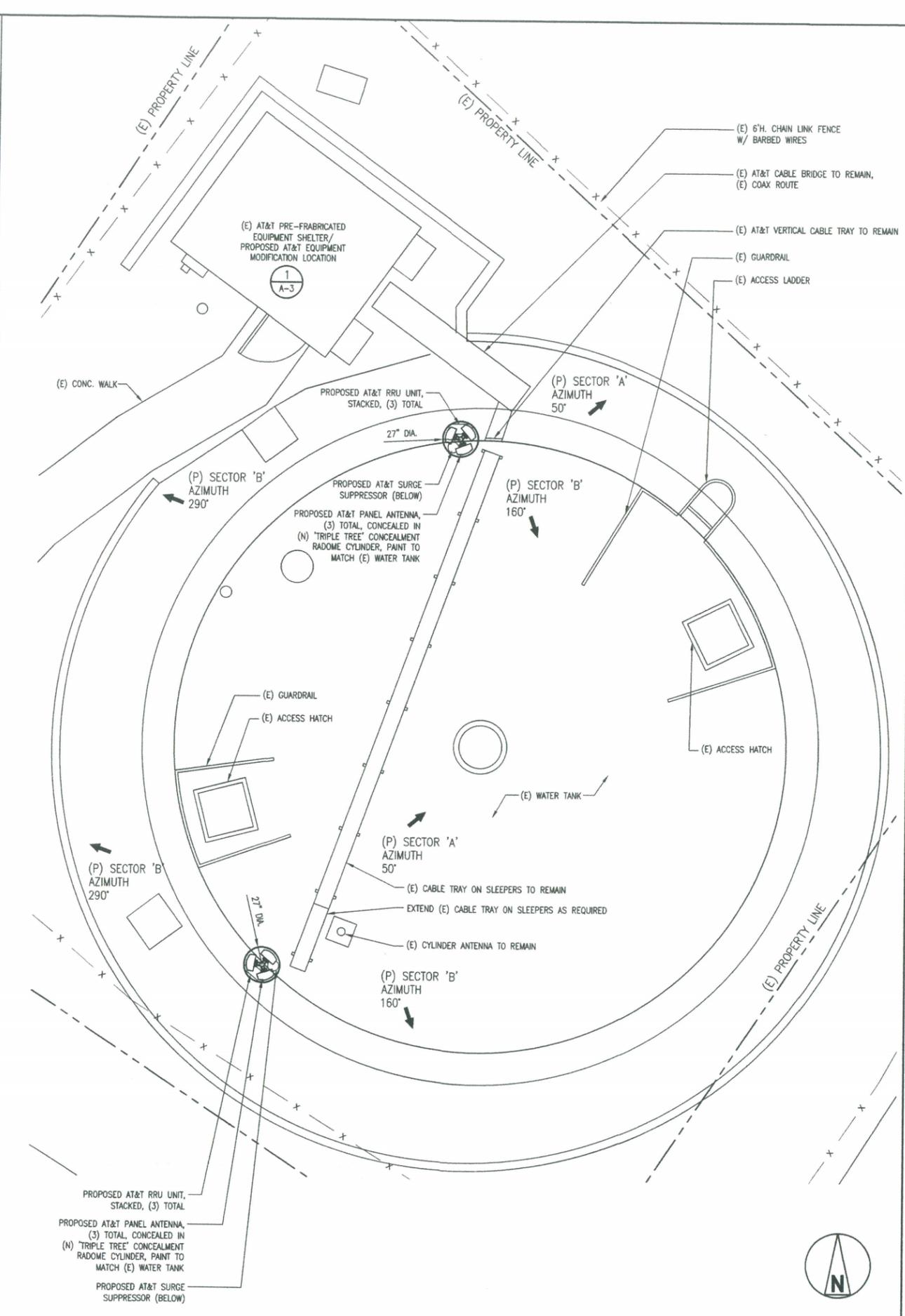




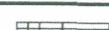


EXISTING PROJECT AREA PLAN

SCALE: 1/4"=1'-0"  
 2



PROPOSED PROJECT AREA PLAN

SCALE: 1/4"=1'-0"  
 1



**WESTOWER COMMUNICATIONS**  
 18 Centerpointe Dr. Suite 110  
 La Palma, CA 90623

**SLG41 / CLU1374 CAYUCOS**  
 955 PARK AVENUE  
 CAYUCOS, CA 93430

CURRENT ISSUE DATE:  
**01/20/14**

REV.	DATE	DESCRIPTION	BY:
1	01/20/14	100% ZD'S	DC
0	01/07/14	90% ZD'S	DC

**CDG**  
**CONNELL DESIGN GROUP, LLC**  
 ENGINEERING AND DESIGN  
 26455 RANCHO PARKWAY SOUTH, LAKE FOREST, CA 92630  
 (949) 753-8807 OFFICE - (949) 753-8833 FAX  
 CDG#: 12-8100

DRAWN BY: DC  
 CHECKED BY: DMC

LICENSER:

SHEET TITLE:  
**EXISTING/ PROPOSED PROJECT AREA PLANS**

SHEET NUMBER:  
**A-2**



18 Centerpointe Dr. Suite 110  
La Palma, CA 90623

**SLG41 / CLU1374  
CAYUCOS**

955 PARK AVENUE  
CAYUCOS, CA 93430

CURRENT ISSUE DATE:

**01/20/14**

REV.	DATE	DESCRIPTION	BY
1	01/20/14	100% ZD'S	DC
0	01/07/14	90% ZD'S	DC



**CONNELL DESIGN GROUP, LLC**  
ENGINEERING AND DESIGN  
26455 RANCHO PARKWAY SOUTH, LAKE FOREST, CA 92650  
(949) 753-8807 OFFICE - (949) 753-8833 FAX  
CDG#: 12-8100

DRAWN BY: DC      CHECKED BY: DMC

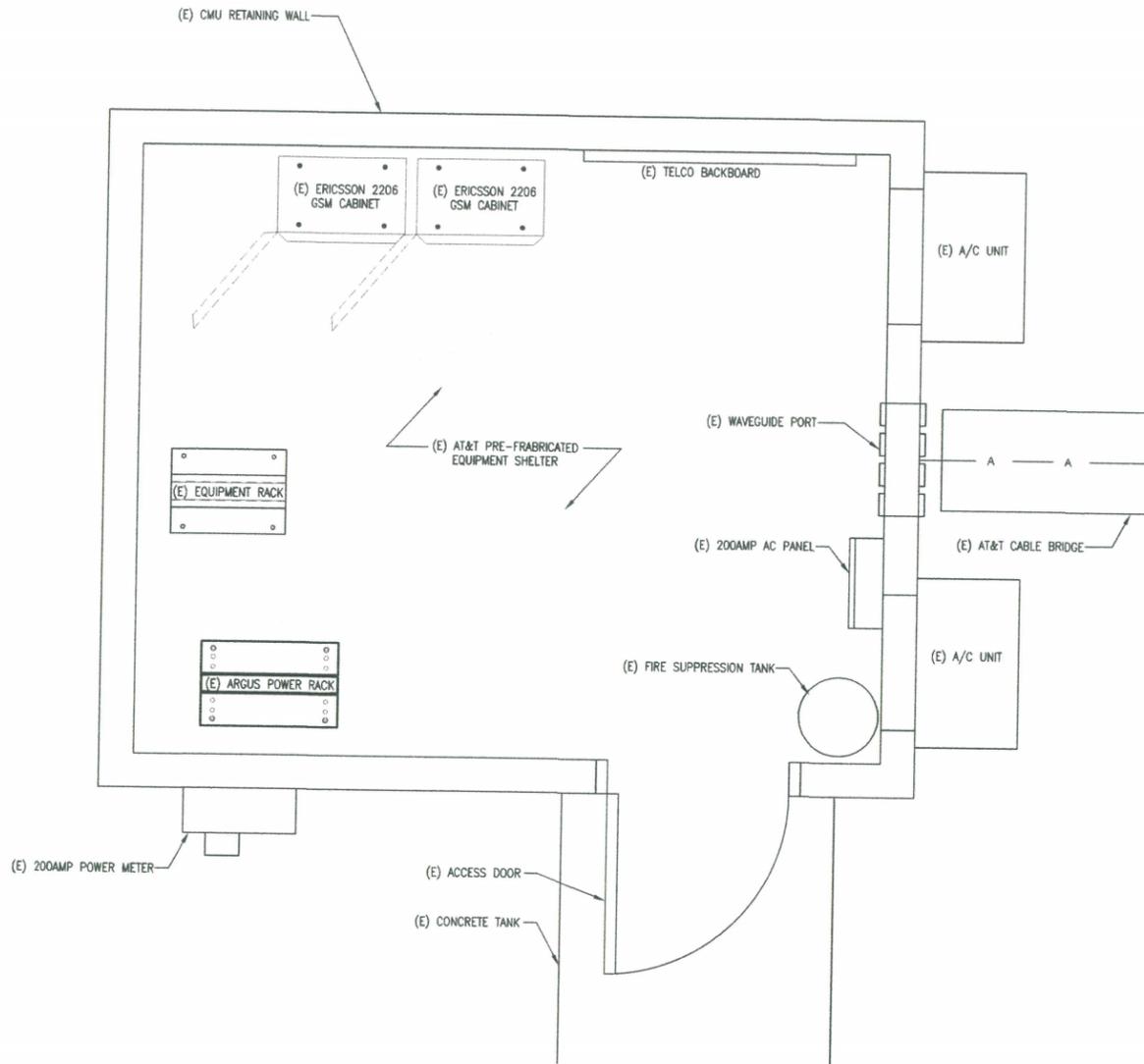
LICENSER:

SHEET TITLE:

**EXISTING/ PROPOSED  
EQUIPMENT LAYOUTS**

SHEET NUMBER:

**A-3**

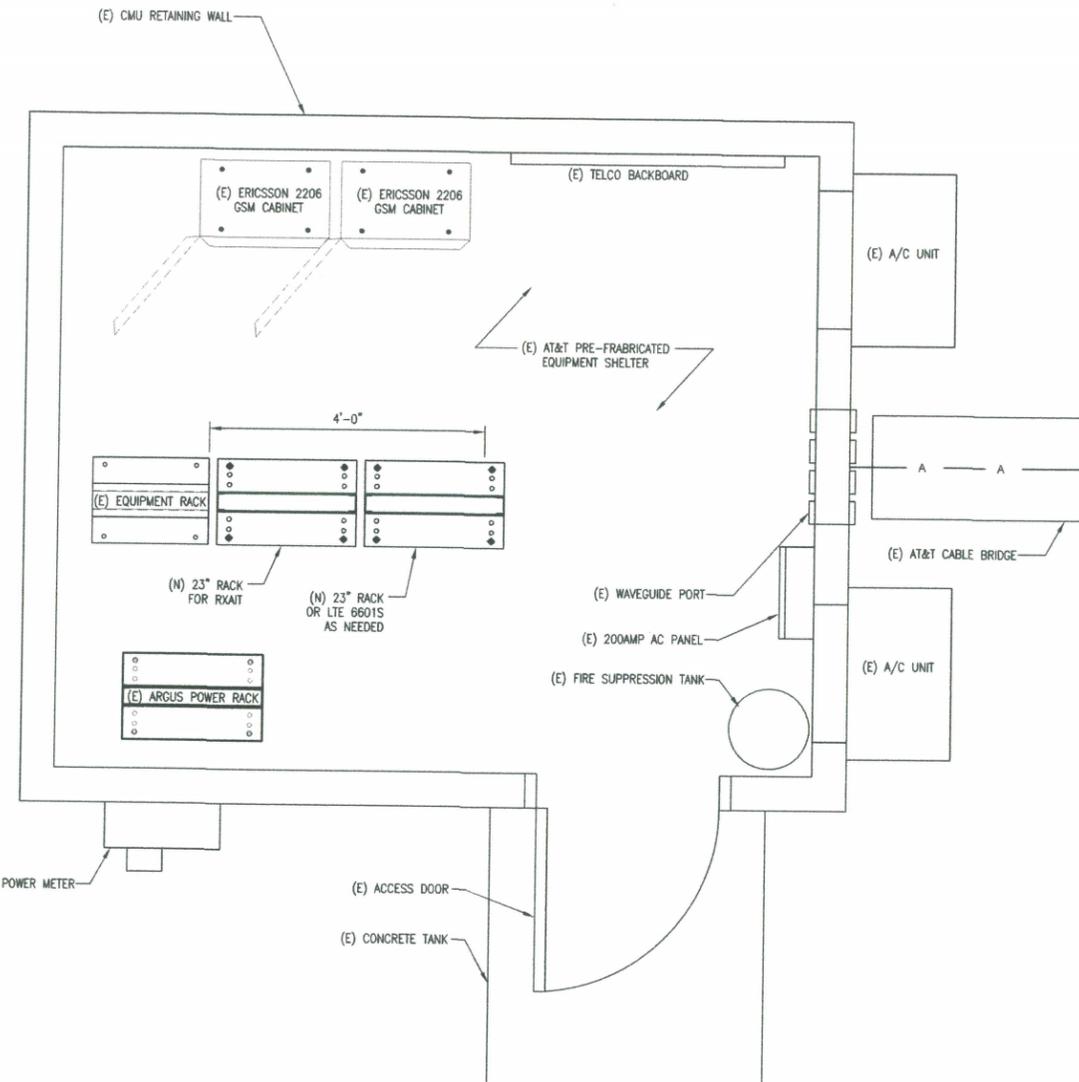


EXISTING EQUIPMENT LAYOUT

SCALE: 3/4"=1'-0"

2

PROPOSED EQUIPMENT LAYOUT

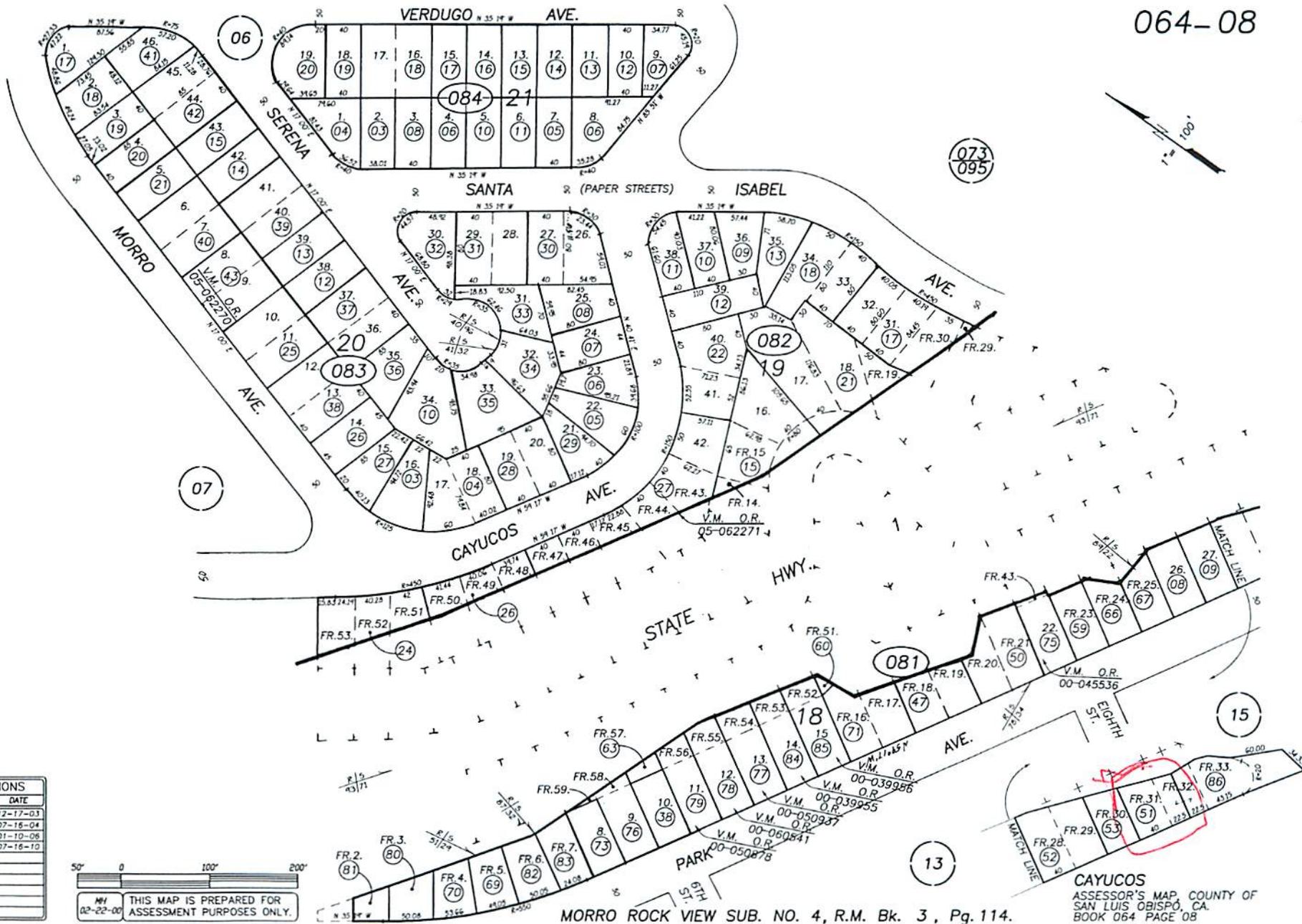


SCALE: 3/4"=1'-0"

1







REVISIONS	
LS.	DATE
NA	12-17-03
NA	07-18-04
06-235	01-10-06
11-014	07-18-10

50' 0 100' 200'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Planning Area

Coastal Zone Planning Area

PARK AVE

RSF

Cayicos URL

SANTA

30 m

POWERED BY



# Parcel Summary Report For Parcel # 064-081-051

3/7/2014  
10:54:09AM

## 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 PASO ROBLES BEACH WATER ASS  
PO BOX 315 CAYUCOS CA 93430-0315  
OWN PASO ROBLES BEACH WATER ASSOCIATION

### Address Information

Status            Address  
P                    00955 PARK AV CAYU

### Lot Information:

<u>Tract / Townshp</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>
MORRKVW4	0018	31P	Cayucos	Estero	RSF	LCP	GS	Y	L2	
MORRKVW4	0018	32P	Cayucos	Estero	RSF	LCP	GS	Y	L2	

### Parcel Information

Status    Description  
Active    MORRO RK VW 4 BL 18 PTN L TS 31 & 32

### Notes

#### Tax Districts

COAST (SB1537)  
CAYUCOS  
SAN LUIS OBISPO JT(27,40)  
AREA NO. 21  
CAYUCOS-MORRO  
CAYUCOS COUNTY  
NO. 02



# Parcel Summary Report For Parcel # 064-081-051

3/7/2014  
10:54:10AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 10

### Case Information

**Case Number:**

**Case Status:**

C8267 FNL Primary Parcel

**Description:**

CELL SITE LOCATED ON EXISTING WATER TANKS

D010275P CMP Primary Parcel

**Description:**

CELL (CELLULAR ONE) SITE FACILITY

D970094V EXP Primary Parcel

**Description:**

WATER TANK REPLACEMENT-VARY HEIGHT

DRC2003-00169 WIT Primary Parcel

**Description:**

DEV PLAN CELL SITE-CINGULAR WIRELESS

DRC2013-00078 REC Primary Parcel

**Description:**

MINOR USE PERMIT TO ALLOW THE REMOVAL AND REPLACEMENT OF THREE EXISTING PANEL ANTENNAS WITH SIX NEW PANEL ANTENNAS, ONE EQUIPMENT RACK, SIX RRUS, AND TWO SURGE SUPPRESSORS WITHIN AN EXISTING EQUIPMENT SHELTER.

PRE2008-00032 REC Primary Parcel

**Description:**