



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/28/2012

TO: _____

FROM: Airlin Singewald, Inland Team

PROJECT DESCRIPTION: DRC2011-00070 SAVOLDI- Minor use permit to install 6 panel antennas on proposed stub mount poles, and 4 equipment cabinets on a new platform. 79.96 acre site located off McMillan Canyon Road in Shandon. APN: 019-131-014.

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

MUP TO INSTALL 6 PANEL ANTENNAS ON
PROPOSED STUB MOUNT POLES; 4
SHCA/ RSHCA AMS
AG

1. GENERAL APPLIC.

San Luis Obispo County Department of Plan

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 Name Michael Savoldi Daytime Phone 805-239-0180
 Mailing Address P.O. Box 40, Shandon Zip 93461
 Email Address: _____

Applicant Name TRICIA KNIGHT for Metro Daytime Phone 805-448-4221
 Mailing Address 123 Seacuff Dr. Zip 93449
 Email Address: _____

Agent Name TRICIA KNIGHT Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: (no above)

PROPERTY INFORMATION

Total Size of Site: 76.96 acres Assessor Parcel Number(s): 019-131-014

Legal Description: _____

Address of the project (if known): 222 McMillian Canyon Rd, Shandon

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 46. EAST to McMillian (site) NORTH

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

AGRICULTURE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Install 6 Panel antennas on proposed stub mount poles; 4 equipment cabinets on new platform.

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 3/1/12

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

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: McMillan Canyon Rd.

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: OPEN SPACE

South: HWY 46 / AG

East: AGRICULTURE

West: AGRICULTURE

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) 273 Sq. Ft Lease area

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: 14'

Number of trees to be removed: _____ 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: 273 Sq. Ft sq. feet acres

Total floor area of all structures including upper stories: _____ 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: 76 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: McMillian Canyon Rd & Hwy 46

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

N/A

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

N/A

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: 7 Hours of Operation: 24
2. How many people will this project employ? one per month
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: none

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Antennas & poles will be painted to match surroundings
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
- (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)*

The Applicant

MetroPCS was formed in 1994 to provide voice transmission services to residential and business customers in large metropolitan areas. The company owns licenses covering nearly 22 million people in three of the largest metropolitan areas in the United States, including San Francisco / Sacramento, Miami, Florida and Atlanta, Georgia. MetroPCS is permitted and regulated by the Federal Communications Commission (FCC) to operate in the 1896 to 1989 MHz range of the radio-frequency spectrum.

MetroPCS launched initial service in the Bay Area in October of 2002 and currently has over one million subscribers. The proposed site located at 222 McMillian Canyon Road is necessary to enhance wireless services for customers living and traveling along this portion of San Luis Obispo County, and specifically, Shandon.

Project Location

The proposed site is located at 222 McMillian Canyon Road. Surrounding land uses are agriculture to the south and rural lands to the north, west and east.

Project Design

MetroPCS is proposing to install 6 panel antennas and 1 microwave antenna on a proposed 14' stub mount poles. MetroPCS proposes to paint the antennas to match poles. In addition, the proposal includes.

Antennas:

A total of (6) antennas are proposed, with dimensions of 51.3" x 6.1" x 2.7" inches. The antennas will be at a height of 14' above ground level (AGL) to top of the antenna. The antennas are proposed to be mounted on new tree poles and painted to match the tree and have antenna foliage covers to mitigate potential visual impacts. Lastly, a manufacturer's specification sheet for the proposed antennas has been included with the application.

Equipment:

MetroPCS proposes to install 4 equipment cabinets on a proposed concrete slab. The equipment cabinets contain electronic equipment that controls the operation of the antennas. The equipment cabinet material is an all-weather, outdoor cabinet comprised of a painted steel material. The equipment cabinets proposed are manufactured by Lucent Technologies and measure 72" tall by 35.4" wide by 31.90" deep.

Compliance with Federal Regulations

MetroPCS will comply with all Federal Communications Commission (FCC) rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio-frequency emission standards. The company will comply with all applicable Federal Aviation Administration (FAA) rules on site location and operation. In addition, MetroPCS will comply with all state requirements, including appropriate filings and notification to the California Public Utilities Commission. The proposed site complies with all FCC rules, regulations, and standards and all other applicable federal, state laws, ordinances, regulations and standards. A copy of FCC License # 0015005598 for MetroPCS to operate in San Luis Obispo County is included with this application packet.

A Radio-Frequency Report has been prepared by a qualified engineer that demonstrates that the proposed facility will meet all applicable federal standards for public exposure to radio-frequency emissions. A copy of the report is included with this application packet.

Benefits to the Community

Wireless technology provides many benefits to students, residents, businesses and motorists near the proposed site. These benefits include:

- Quick access to 911 emergency allowing motorists to summon emergency aid and report dangerous situations.
- Support for emergency services by providing wireless communication access to paramedics, firefighters, and law enforcement agencies that use this technology.
- The ability to transmit data over the airwaves allowing for immediate access to vital information to emergency services.
- An emergency back-up system to standard, land-line telephone service in the event of a power outage, natural or man-made disaster.
- Communication capabilities in remote areas, enhancing the safety of travelers by allowing immediate access to emergency assistance.

- Quality wireless communication including voice, paging, digital data capabilities for email, facsimile and Internet access.
- Enhanced communication systems for students, residents and businesses.

Best Management Practices Statement

The proposed ground equipment will require less than 50 cubic yards of grading. No grading will be required to clear the previously disturbed area for placement of a concrete pad. Therefore, no import or export of soil will be required, and all applicable best management practices will be followed during construction.

Conclusion

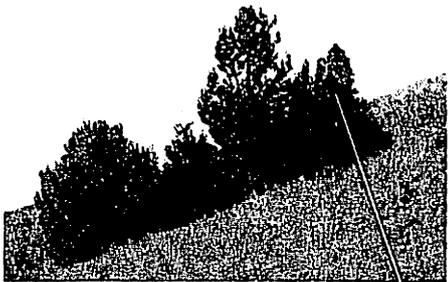
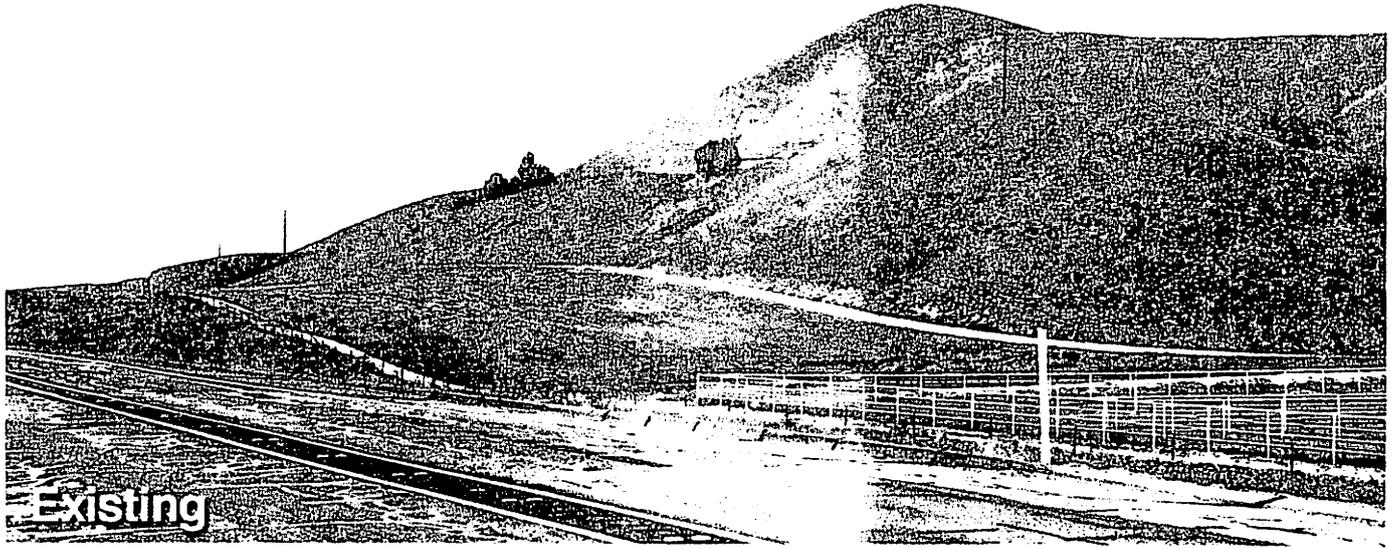
MetroPCS is proposing a facility that has been designed so that it minimizes potential visual impacts below a level of significance and that meets the design standards and the requirements of the Wireless Communications Ordinance of San Luis Obispo County. MetroPCS looks forward to working cooperatively with the County to provide a co-located wireless facility at this location.

Please call me at (805) 448-4221, if you have any questions regarding this application.

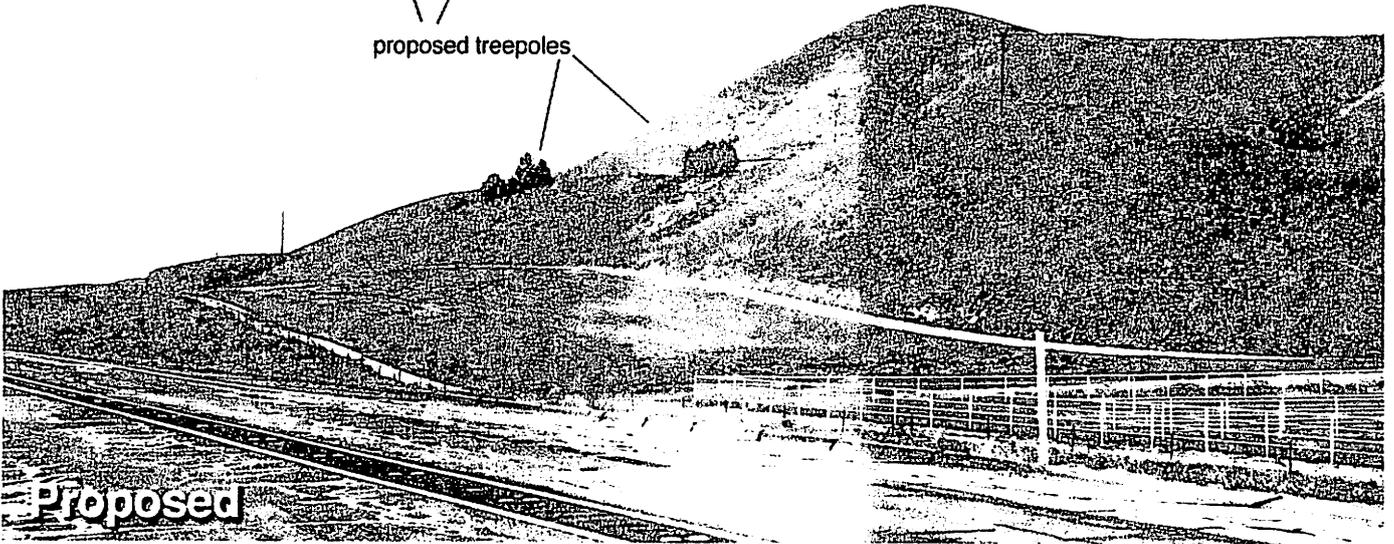
Sincerely,

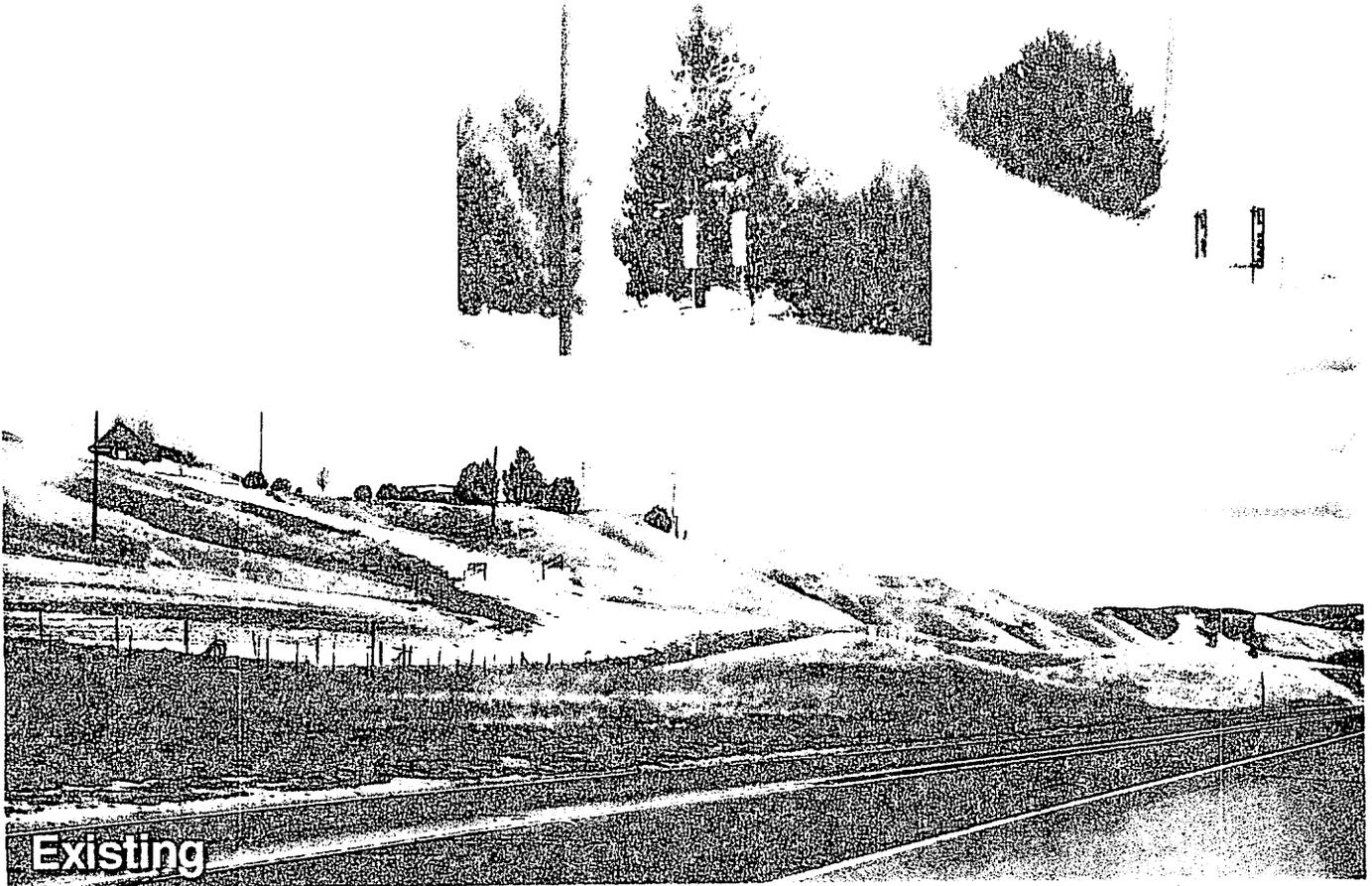


Tricia Knight for Metro PCS
123 Seacliff Dr.
Pismo Beach, Ca 93449
(805) 448-4221

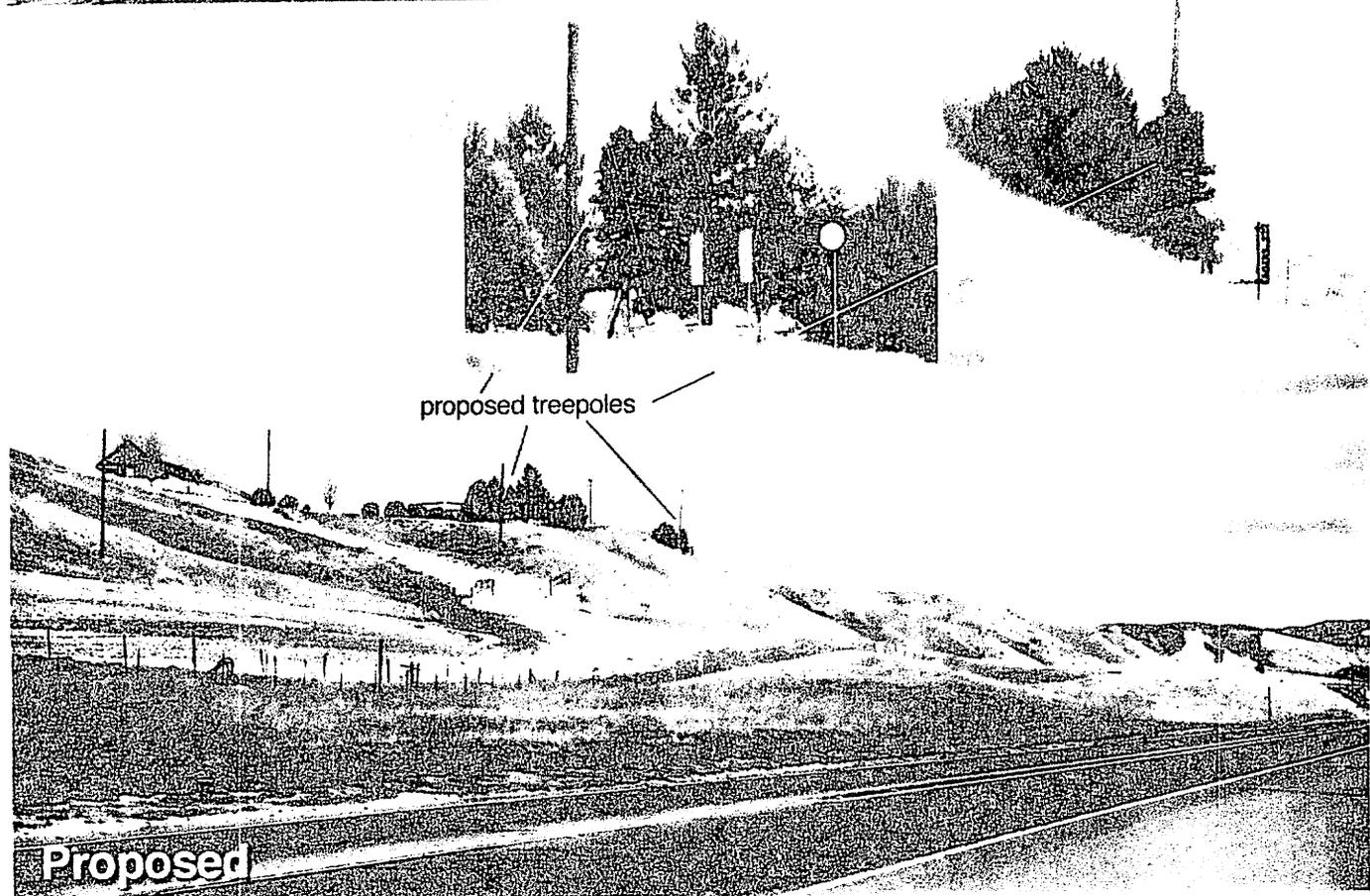


proposed treepoles





Existing



proposed treepoles

Proposed

metro

Shandon

Site # SF90090C

Looking East from Hwy 46

222 McMillian Canyon Road
Sheldon, CA 93461

View #2

2/15/12

Applied Imagination 510 514-0500

metroPCS

SHANDON
SF90090C
 222 McMillian Canyon Road
 Shandon, CA 93461
 County of San Luis Obispo

metroPCS
 METRO PCS, INC.
 1000 MADISON VILLAGE PARKWAY
 4TH FLOOR
 ALAMOGA, CA 94501
 PHONE: (510) 323-1110
 FAX: (510) 323-1122

ARCHITECT:

 OGI
 CONSULTANT

4881 Hwy 101, Suite 100
 San Luis Obispo, CA 93401
 Phone: (805) 344-0200
 Fax: (805) 344-0201
 www.ogiconsultants.com
 www.ogiconsultants.com

SCALE:

APPLICANT/LESSEE
 COMPANY: METRO PCS, INC.
 ADDRESS: 1000 MADISON VILLAGE PARKWAY, 4TH FLOOR
 ALAMOGA, CA 94501
 CONTACT: NICK BOCHÉ
 PHONE: (510) 323-1122

PROPERTY OWNER
 COMPANY: MICHAEL JAVIERE TRUSTE
 ADDRESS: 222 McMillian Canyon Road
 Shandon, CA 93461
 CONTACT: NICK BOCHÉ
 PHONE: (510) 323-1122

REAL ACQUISITION
 COMPANY: METRO PCS
 ADDRESS: 1000 MADISON VILLAGE PARKWAY, 4TH FLOOR
 ALAMOGA, CA 94501
 CONTACT: NICK BOCHÉ
 PHONE: (510) 323-1122

ZONING
 COMPANY: METRO PCS
 ADDRESS: 1000 MADISON VILLAGE PARKWAY, 4TH FLOOR
 ALAMOGA, CA 94501
 CONTACT: NICK BOCHÉ
 PHONE: (510) 323-1122

ARCHITECT
 COMPANY: OGI CONSULTANTS
 ADDRESS: 4881 HWY 101, SUITE 100
 SAN LUIS OBISPO, CA 93401
 CONTACT: NICK BOCHÉ
 PHONE: (805) 344-0200

UTILITY COORDINATOR
 COMPANY: METRO PCS
 ADDRESS: 1000 MADISON VILLAGE PARKWAY, 4TH FLOOR
 ALAMOGA, CA 94501
 CONTACT: NICK BOCHÉ
 PHONE: (510) 323-1122

ELECTRICAL ENGINEER
 COMPANY: METRO PCS
 ADDRESS: 1000 MADISON VILLAGE PARKWAY, 4TH FLOOR
 ALAMOGA, CA 94501
 CONTACT: NICK BOCHÉ
 PHONE: (510) 323-1122

CONSTRUCTION MANAGER
 COMPANY: METRO PCS
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 ALAMOGA, CA 94501
 CONTACT: NICK BOCHÉ
 PHONE: (510) 323-1122

RF ENGINEER
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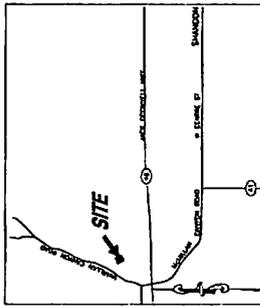
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DESIGN DIRECTIONS
 FROM ALAMOGA, HEAD SOUTH 1/4 MILE TOWARD SAN JOSE AVENUE CROSS STREET
 SOUTH TOWARD LOT 1000, TAKE RIGHT 1/4 MILE ON SAN JOSE AVENUE, TURN LEFT
 ON McMillian Canyon Road, 1/4 MILE WEST TO VILLAGE CANYON ROAD (HIGHWAY 101)
 CANTON RD

PROPERTY INFORMATION
 AREA OF COVERAGE: 375 SQ FT
 EXISTING ZONING: 100% ZONING
 TELECOM FACILITY OCCUPANCY TYPE: 100% ZONING
 TELECOM FACILITY CONSTRUCTION TYPE: 100% ZONING
 CURRENT ZONING: 100% ZONING
 A/J/N: 01-11-10-11

COORDINATES NAD 83
 EASTING: 1000000.00
 NORTHING: 1000000.00
 UTM ZONE: 18Q UTM
 UTM X: 1000000.00
 UTM Y: 1000000.00

MAPS/CAD EXHIBITS:
 FACILITY ELEVATIONS AND NET FOR MAINTENANCE HANDICAPPED
 ACCESS NOT REQUIRED

ADDRESS: COURT OF SAN LUIS OBISPO
 COUNTY OF SAN LUIS OBISPO
 COUNTY OF SAN LUIS OBISPO
 COUNTY OF SAN LUIS OBISPO

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SHEET DESCRIPTION

T-1	TITLE SHEET
C-1	LEASE AREA DETAIL & SITE PLANS
A-1	SITE PLAN
A-2	EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	ELEVATIONS

REV. DATE DESCRIPTION BY:

DRAWN BY: SWS
CHECK: NB TR
APV:

CURRENT ISSUE DATE: 02/01/12

ISSUED FOR: 100% ZONING

PROJECT INFORMATION:
SHANDON
SF90090C
 222 McMillian Canyon Road
 County of San Luis Obispo

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1

REVISION:

855-175A

CODE COMPLIANCE

PROJECT DESCRIPTION

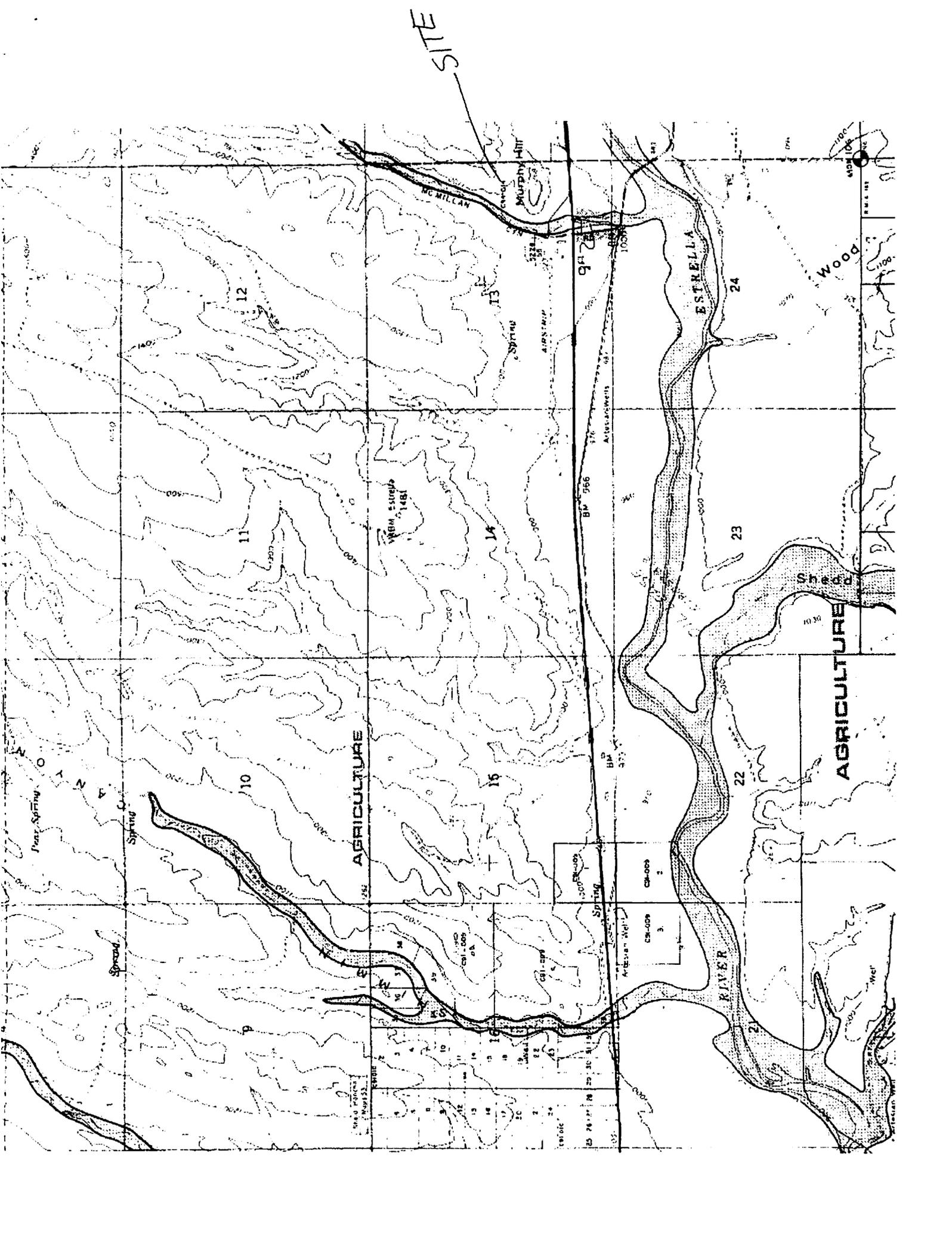
PROJECT TEAM

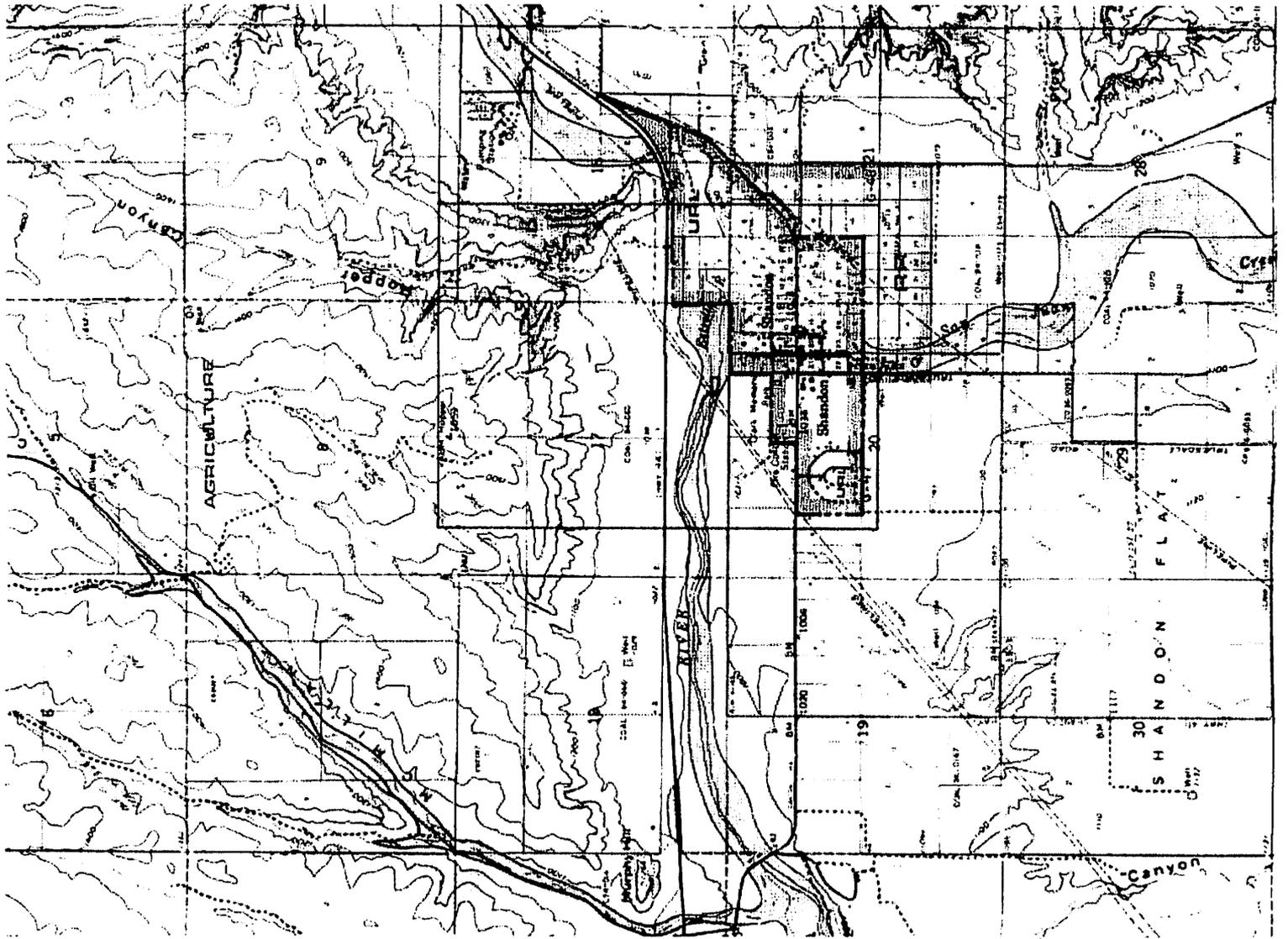
SUBMITAL RECORD

APPROVALS

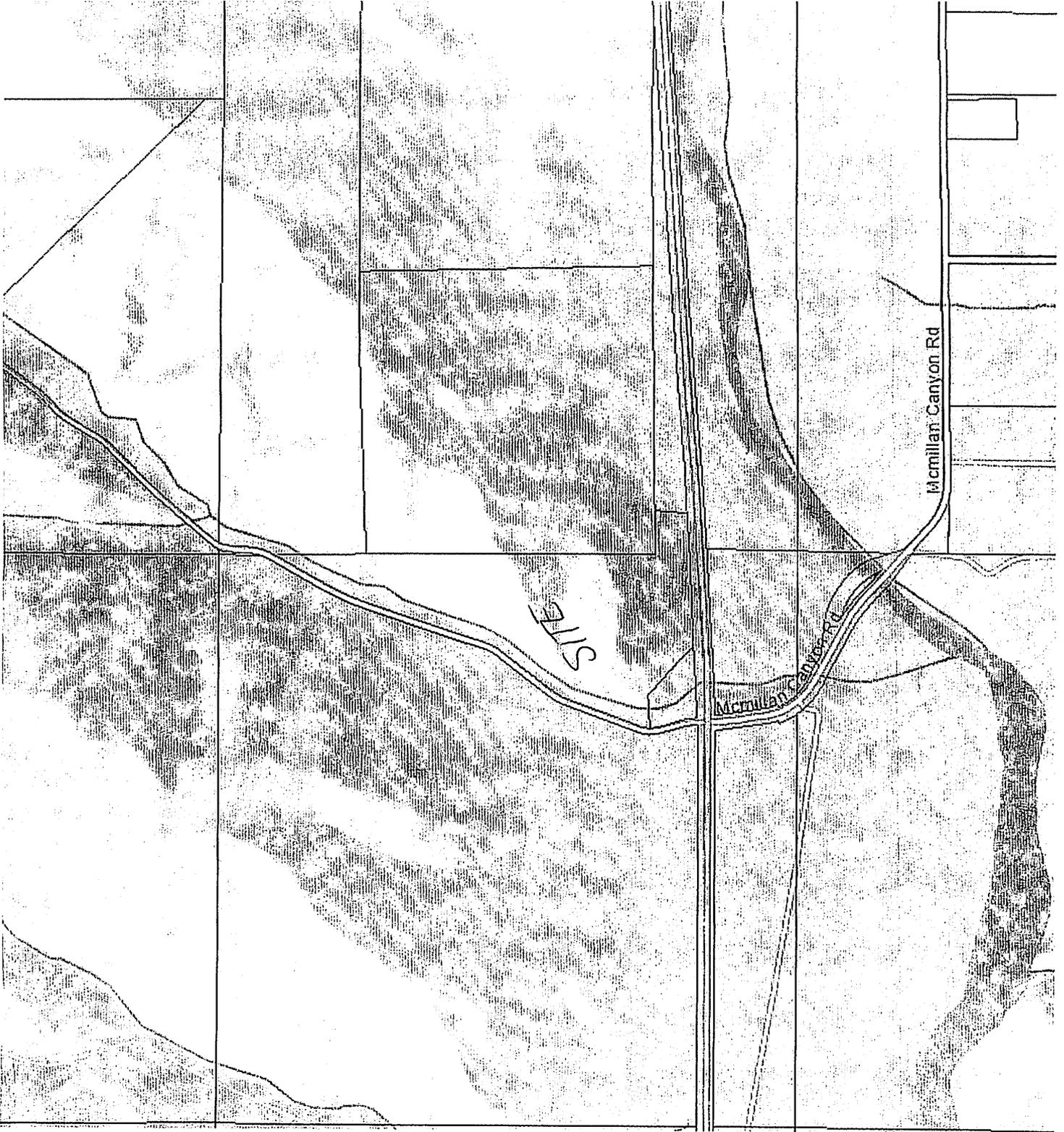
DATE

DESCRIPTION





Area
East
of
site







Parcel Summary Report For Parcel # 019-131-014

3/29/2012
9:49:20AM

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 SAVOLDI MICHAEL T
PO BOX 40 SHANDON CA 93461-0040
OWN SAVOLDI MICHAEL T TRUST

Address Information

Status Address
P 00222 MCMILLAN CANYON RD RSHCA
P 00212 MCMILLAN CANYON RD RSHCA

Lot Information:

<u>Tract/ Township</u>	<u>Block/ Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
T26S	R14E	13P	Shandon Rural	Shandon/Carri				N	L2	
T26S	R14E	18P	Shandon Rural	Shandon/Carri				N	L2	
APV.C94-	014	0001	Shandon Rural	Shandon/Carri	AG			Y		

Parcel Information

Status Description
Active T26S R14E PTN SEC 13 & T26S R15E PTN SEC 18

Notes

Tax Districts

SHANDON JT(27,40) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
SHANDON CEMETERY
NO. 01 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE

Parcel Summary Report For Parcel # 019-131-014



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: A3604 Case Status: FNL Primary Parcel

Description: ELECTRIC METER FOR AG WELL/1 HP/100 AMP Primary Parcel

Description: ELECTRIC METER FOR AG PURPOSES/100 AMP Primary Parcel

Description: SINGLE FAMILY DWELLING (1,462 SQ.FT.) ARCH: RAND SALKE, C-25157, 239-8813

Description: OCCUPIED RV Primary Parcel

Description: UNMANNED WIRELESS COMMUNICATION FACILITY Primary Parcel

Description: TELECOMMUNICATION FACILITY Primary Parcel

Description: CELLULAR TRANSMISSION FACILITY-ALPINE Primary Parcel

Description: CONDITIONAL USE PERMIT/NEXTEL-UNMANNED WIRELESS COMM Primary Parcel

Description: CINGULAR PROPOSES TO INSTALL 6 PANEL ANTENNAS ON STUB MOUNTS TO BE BACKDROPPED BY LANDSCAPING. EQUIPMENT CONSISTS OF 6 EQUIPMENT CABINETS TO BE LOCATED ADJACENT TO NEXTEL'S SHELTER AND SURROUNDED BY FENCE TO MATCH EXISTING BARN. REC Primary Parcel

Description: T-MOBILE WIRELESS FACILITY Primary Parcel



Parcel Summary Report For Parcel # 019-131-014

3/29/2012
9:49:20AM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

DRC2011-00070	REC	Primary Parcel
<u>Description:</u>		
MUP TO INSTALL 6 PANEL ANTENNAS ON PROPOSED STUB MOUNT POLES; 4 EQUIPMENT CABINETS ON NEW PLATFORM.		
PMT2002-10372	REC	Primary Parcel
<u>Description:</u>		
AG EXEMPT BARN - 1800 SF		
PMT2002-27941	WIT	Primary Parcel
<u>Description:</u>		
CELLULAR COMMUNICATION FACILITY		
PMT2005-01907	FNL	Primary Parcel
<u>Description:</u>		
NEXTEL CELLULAR COMMUNICATION FACILITY - EQUIPMENT SHELTER & 4 NEW ANTENNAS		
PRE2005-00195	REC	Primary Parcel
<u>Description:</u>		
CELL SITE		
PRE2011-00022	REC	Primary Parcel
<u>Description:</u>		
6 PANEL ANTENNA		
PRE2011-00037	REC	Primary Parcel
<u>Description:</u>		
WITH AILRIN AND JESSE WITH T MOBILE .SV13289A		
S940067C	RDD	Primary Parcel
<u>Description:</u>		
PROPOSED 1 CERT OF COMP		