



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/6/2014

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00069 SILVA – Proposed conditional use permit for nine new antennas, 240 sf equipment area, one emergency generator, one faux water tank. (Other design options have been included such as a monopine and a grain silo.) Site location is 2707 Stagecoach Rd, Paso Robles. APN: 035-071-011.

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

CONDITIONAL USE PERMIT/

CUP FOR (9) NEW ANTENNAS, 240 SQ FT EQUIPMENT AREA (1) EMERGENCY ELPO/ RELPO

AG

1. General APPLICATION form

San Luis Obispo County Department of Planning and Building

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name John Silva Daytime Phone 805-550-3714
 Mailing Address P. O. Box 3799 Paso Robles, CA Zip 93446
 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: 1000sq. ft Assessor Parcel Number(s): 035-071-011
 Legal Description: See attached Title Report
 Address of the project (if known): 2707 Stagecoach Rd
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 north from San Luis Obispo - Take 16th st exit- turn left on Riverside Dr.-turn left on 15th St-right on Creston Rd - property on the right.
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Single family residence and existing functional water tank

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): (9) new antennas, 240 sq ft. equipment area
(1) emergency generator, (1) faux water tank. Other design options have been included such as a monopine and a grain silo/

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 Attachment Date 2/3/14

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 from Creston 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: AG South: AG
East: AG West: AG

For all projects answer the following:

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

Buildings: 1000 sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 1000 _____ 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: 28-35ft

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: Paso Robles Fire Dept.

For commercial/industrial projects answer the following:

Total outdoor use area: 1000 _____ sq. feet acres

Total floor area of all structures including upper stories: 1000 sq. feet

For residential projects, answer the following:

N/A Number of residential units: 1 Number of bedrooms per unit: 4

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: 5 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 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: For existing residence
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? none
- 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: Agriculture and residential
- 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 / once a month
- 3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift 1 employee/
once a month
- 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. ¹ _____ Between 4:00 to 6:00 p.m. ¹ _____
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: No restrictions
-

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: Faux water tank to mitigate antenna views

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: Rudolph Hamm
Applicant: Tricia Knight
APN: 040-081-016

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 25'
5. Indicate the estimated exposure from this facility .030 Mw/cm2
6. What percent of the FCC guidelines does this represent? 5.4%

CUMULATIVE ANALYSIS

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

PROPOSED MITIGATION

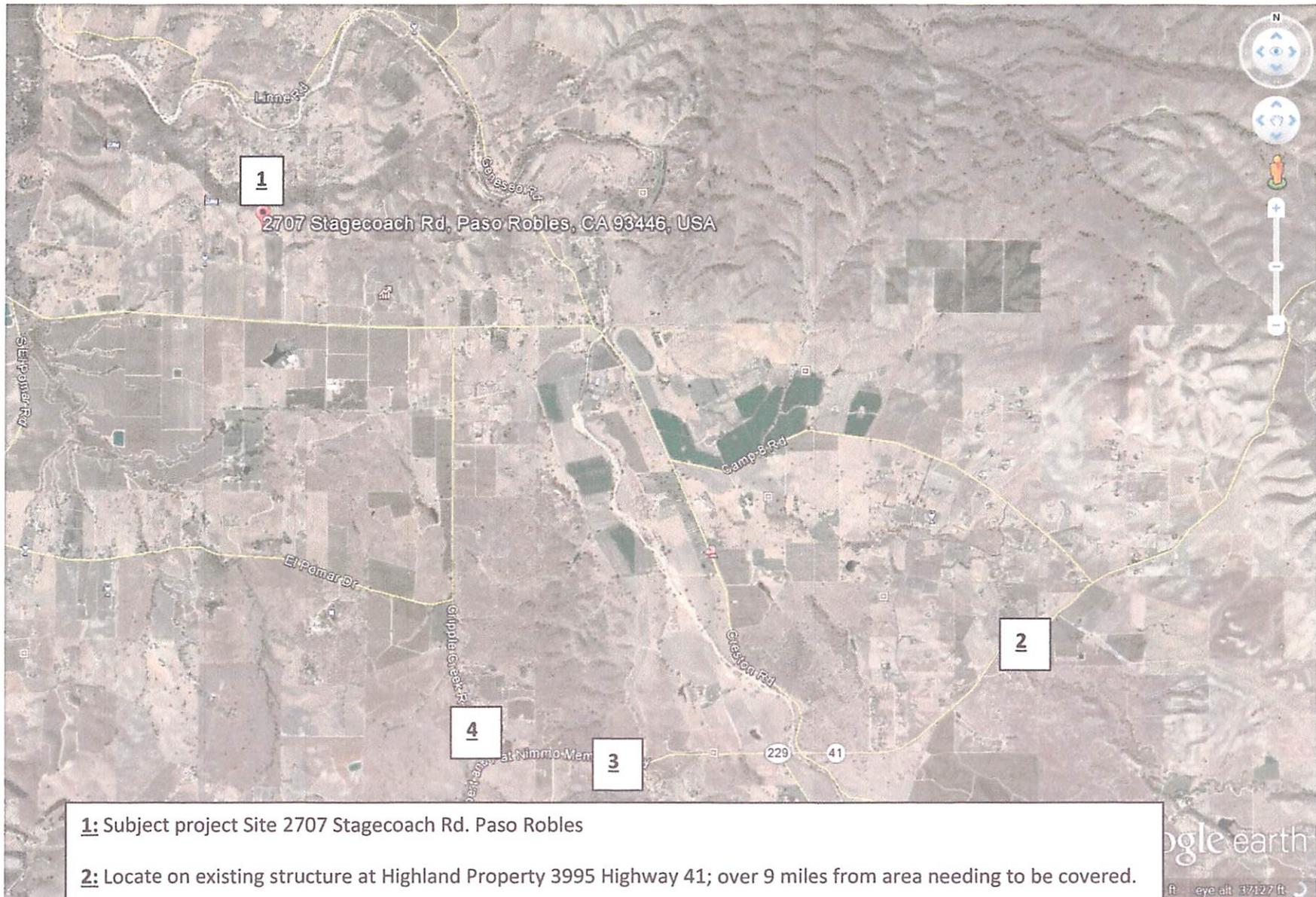
Faux water tank concealment

FOR MORE INFORMATION

For questions, contact Airlin Singewald, County Planner, at (805) 781-5198 or by email: 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.

Section 23.08.284 (b) (2) (iv) Compliance Report Alternative Site Analysis



1: Subject project Site 2707 Stagecoach Rd. Paso Robles

2: Locate on existing structure at Highland Property 3995 Highway 41; over 9 miles from area needing to be covered.

3: Existing Cell Site: Stahl Property 8060 Highway 41: over 8 miles from area needing to be covered.

4: 8125 Highway 41: over 7 miles from area to be covered

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS

verizonwireless

CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

SD
WIRELESS
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200



**PHOTOSIMULATION VIEW 1
WATER TANK OPTION**

EXISTING

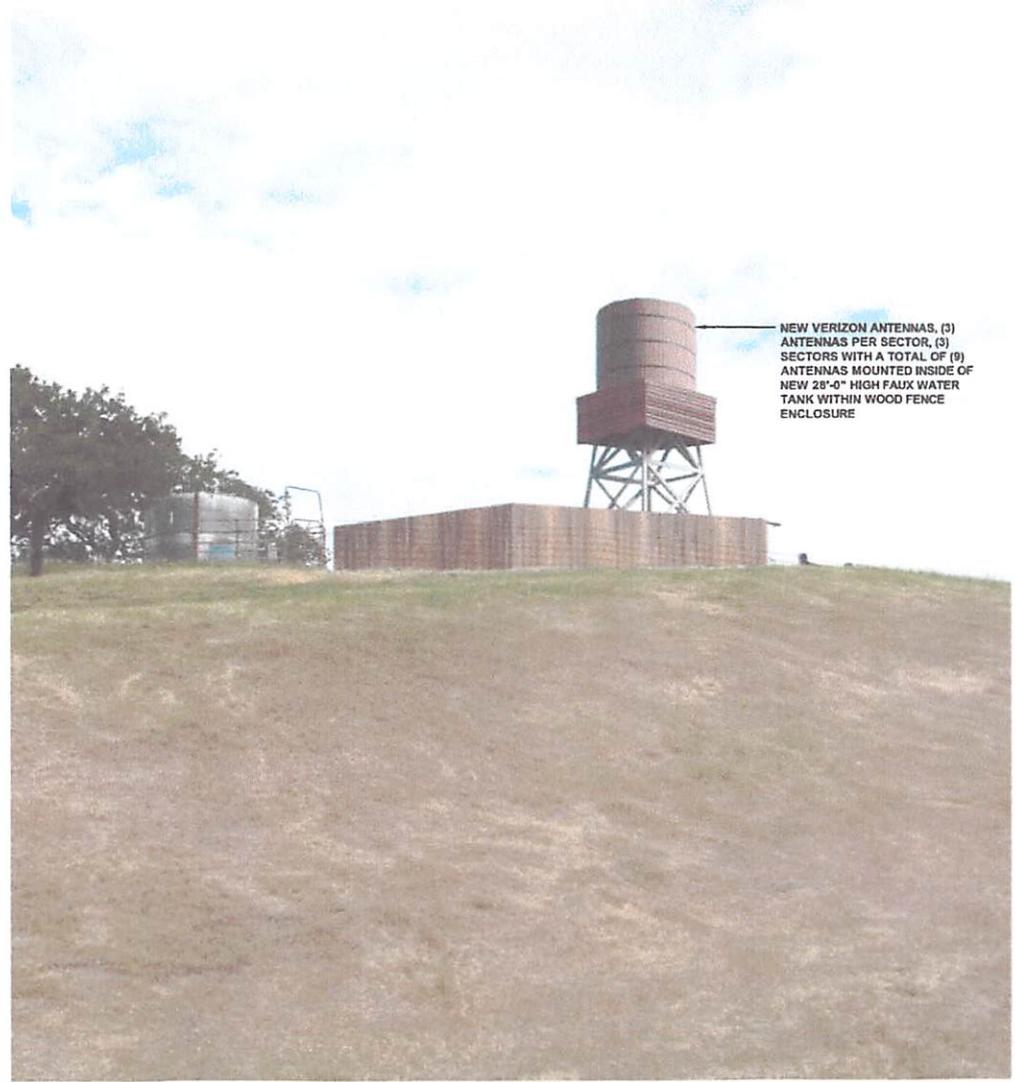


verizonwireless

CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

SDC
WIRELESS
TECHNOLOGICAL GROUP
5805 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

PROPOSED



NEW VERIZON ANTENNAS, (3)
ANTENNAS PER SECTOR, (3)
SECTORS WITH A TOTAL OF (9)
ANTENNAS MOUNTED INSIDE OF
NEW 28'-0" HIGH FAUX WATER
TANK WITHIN WOOD FENCE
ENCLOSURE

**PHOTOSIMULATION VIEW 1
CYLINDRICAL WATER TANK OPTION**

EXISTING



verizonwireless

CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

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WIRELESS
5805 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

PROPOSED



**PHOTOSIMULATION VIEW 1
MONOPINE OPTION**

EXISTING



verizonwireless

CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

SD
SPECIAL DISTRICT
5805 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

PROPOSED



PHOTOSIMULATION VIEW 2
WATER TANK OPTION

verizon wireless

CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

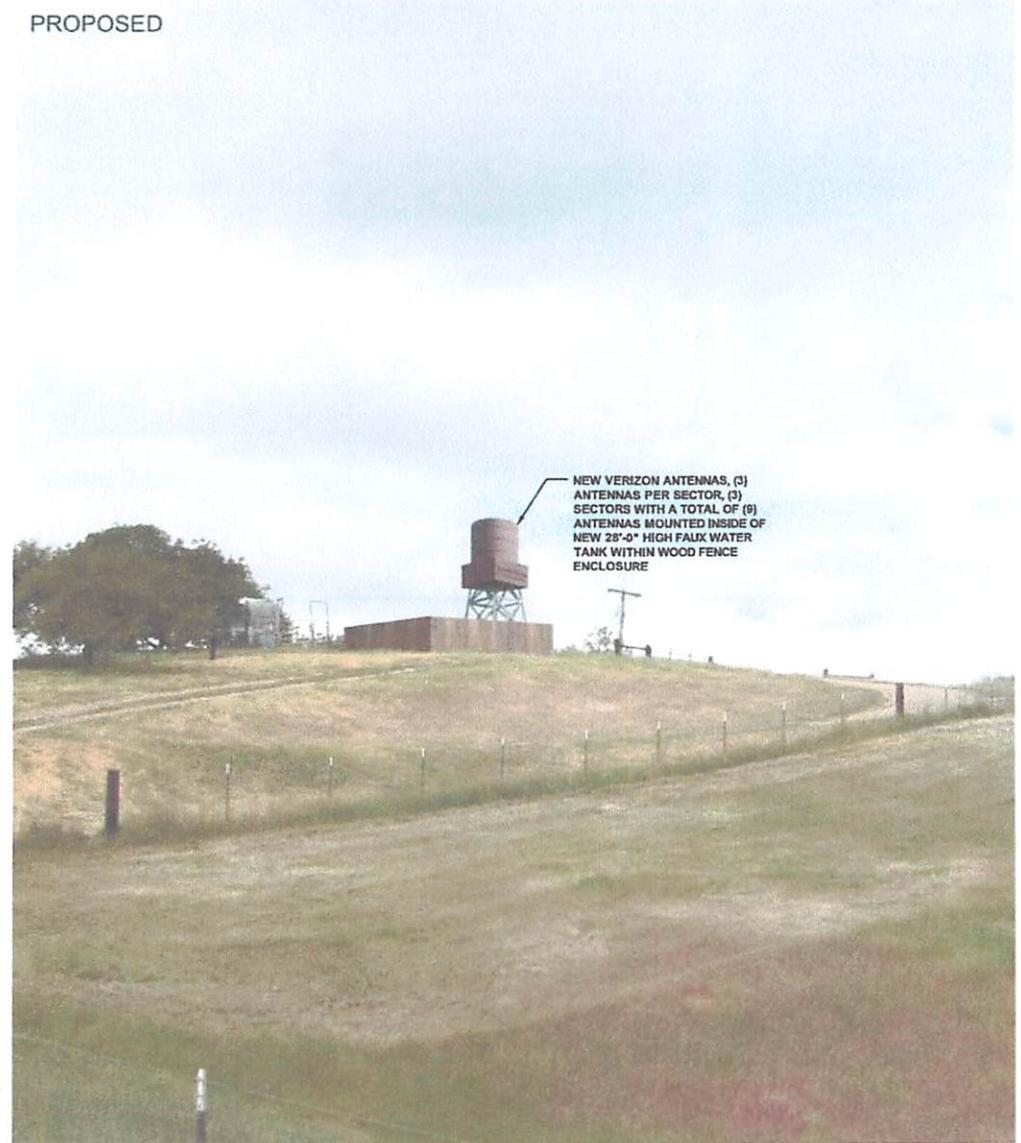
SC
WIRELESS
ENGINEERING GROUP

5805 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

EXISTING



PROPOSED



**PHOTOSIMULATION VIEW 2
CYLINDRICAL WATER TANK OPTION**

verizonwireless

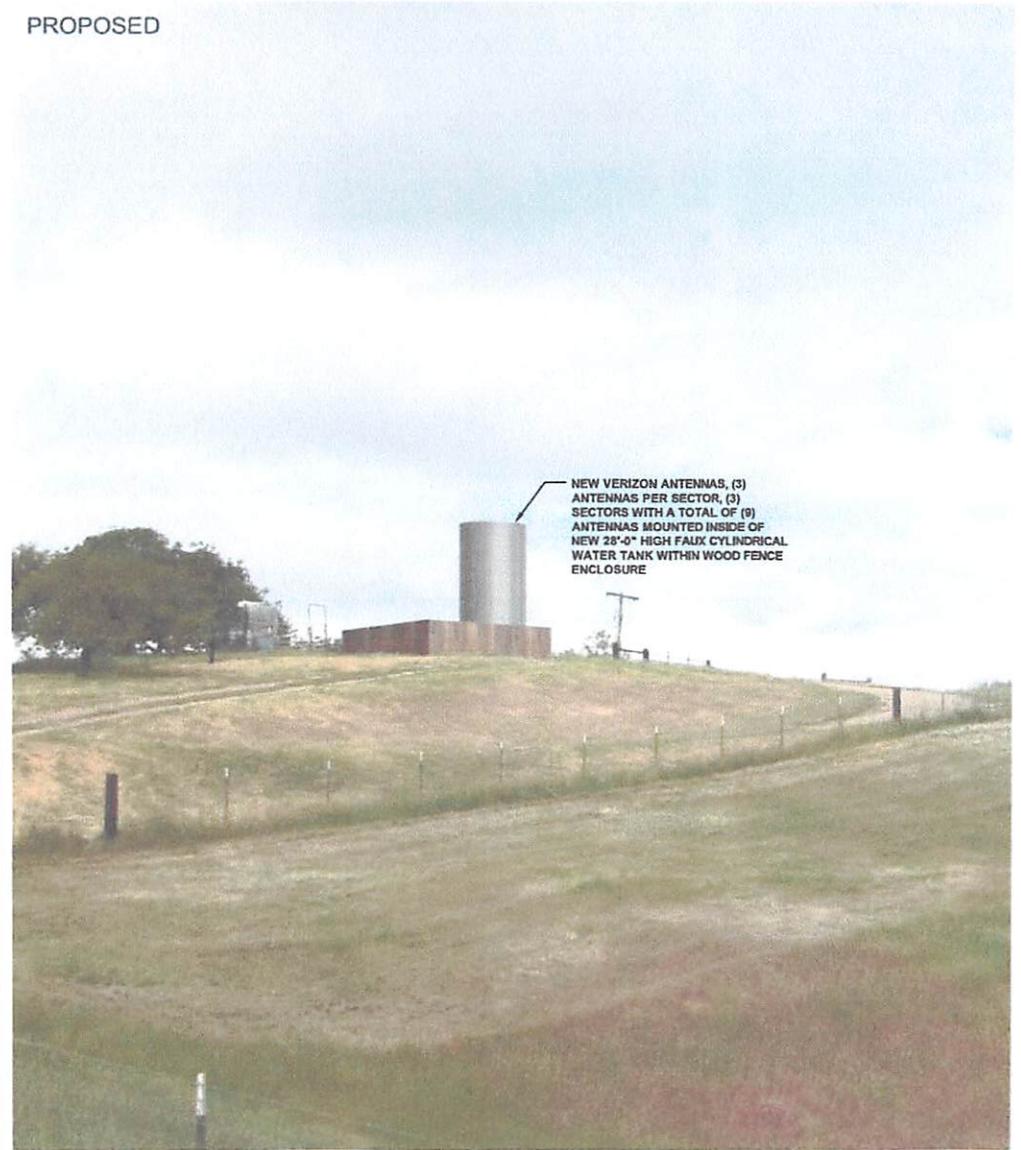
CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

SC
WIRELESS
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

EXISTING



PROPOSED



**PHOTOSIMULATION VIEW 2
MONOPINE OPTION**

verizonwireless

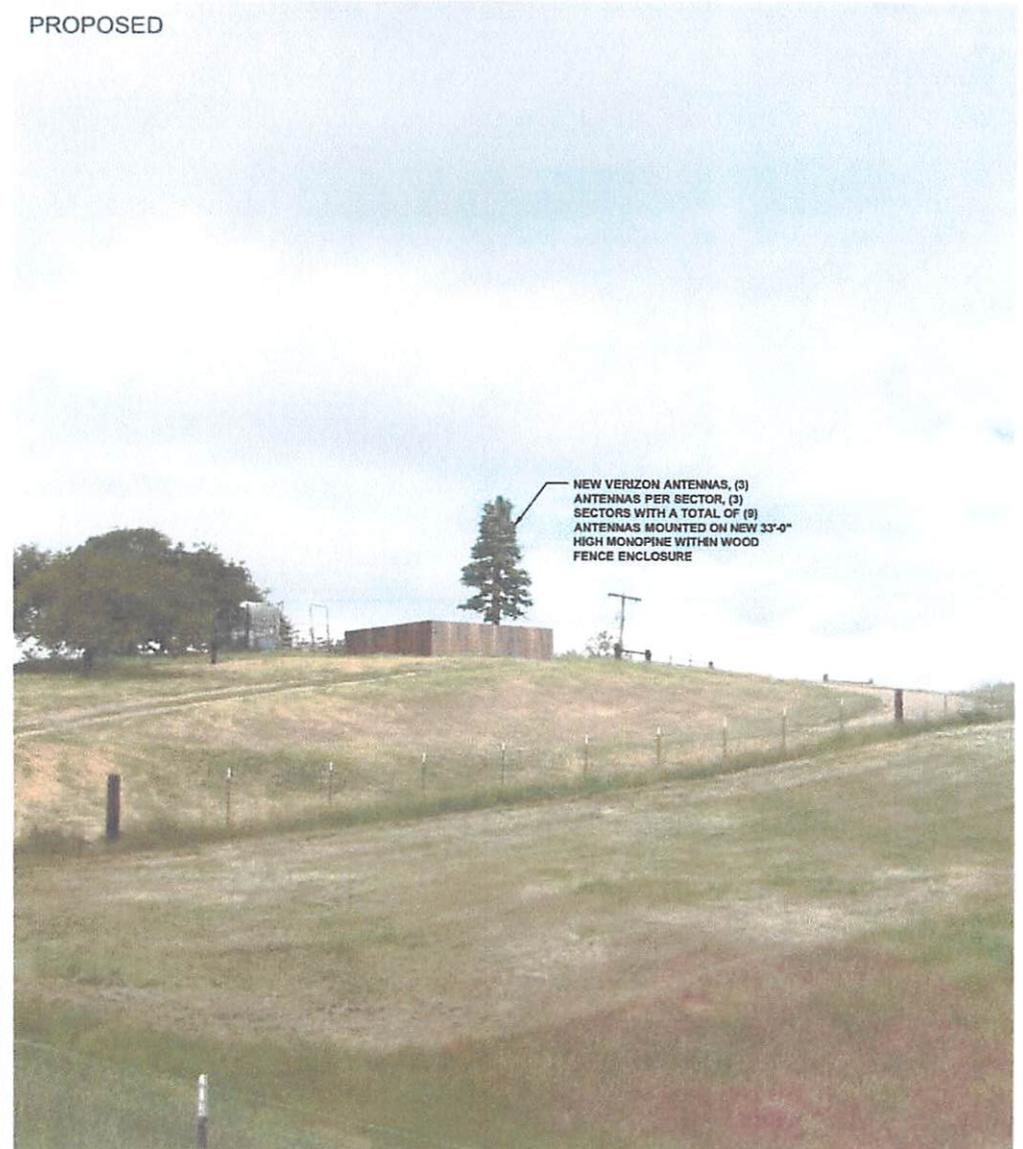
CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

SD
WIRELESS
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

EXISTING



PROPOSED



**PHOTOSIMULATION VIEW 3
WATER TANK OPTION**

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CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

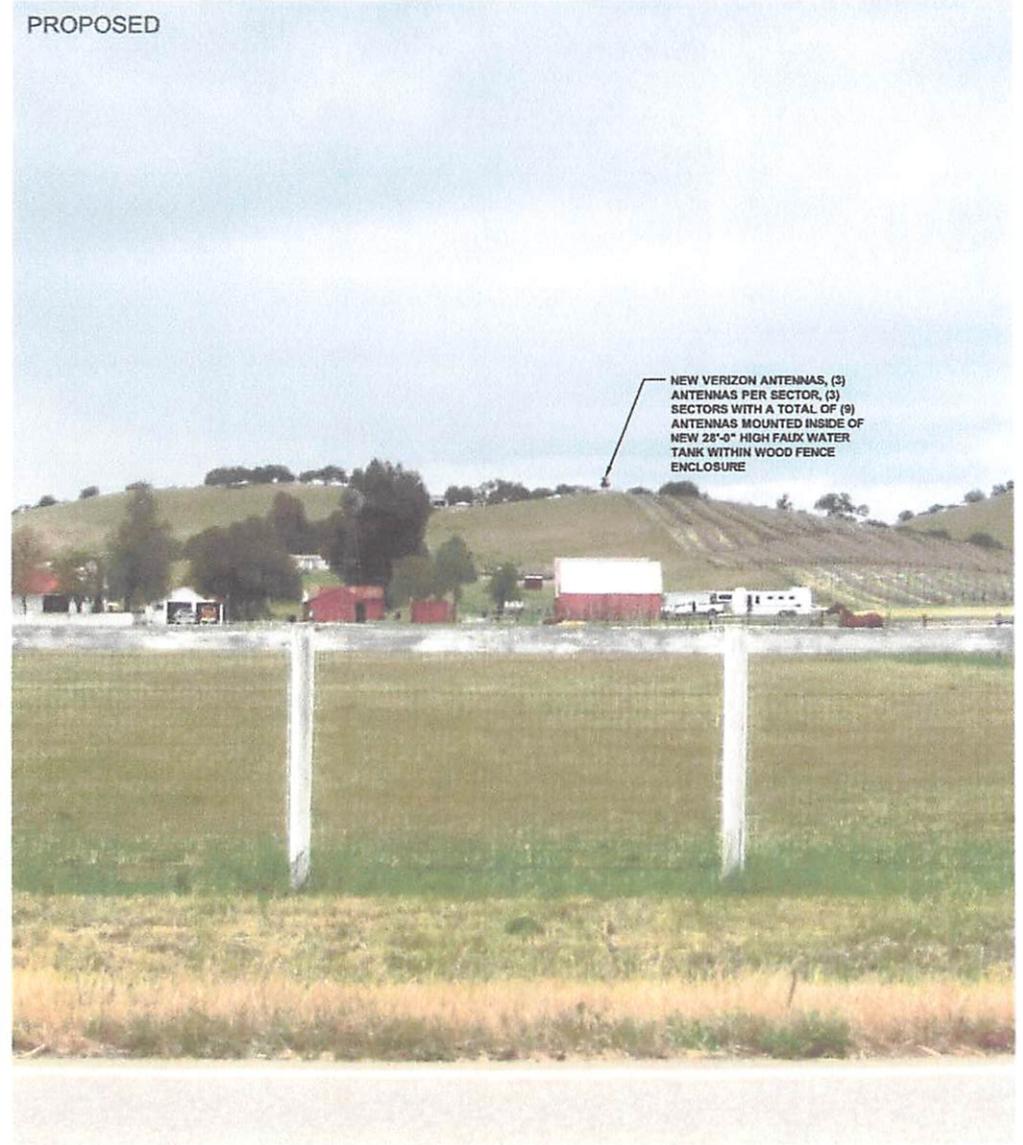
SDC
WIRELESS

5805 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

EXISTING



PROPOSED



NEW VERIZON ANTENNAS, (3)
ANTENNAS PER SECTOR, (3)
SECTORS WITH A TOTAL OF (9)
ANTENNAS MOUNTED INSIDE OF
NEW 28'-0" HIGH FAUX WATER
TANK WITHIN WOOD FENCE
ENCLOSURE

**PHOTOSIMULATION VIEW 3
CYLINDRICAL WATER TANK OPTION**

verizonwireless

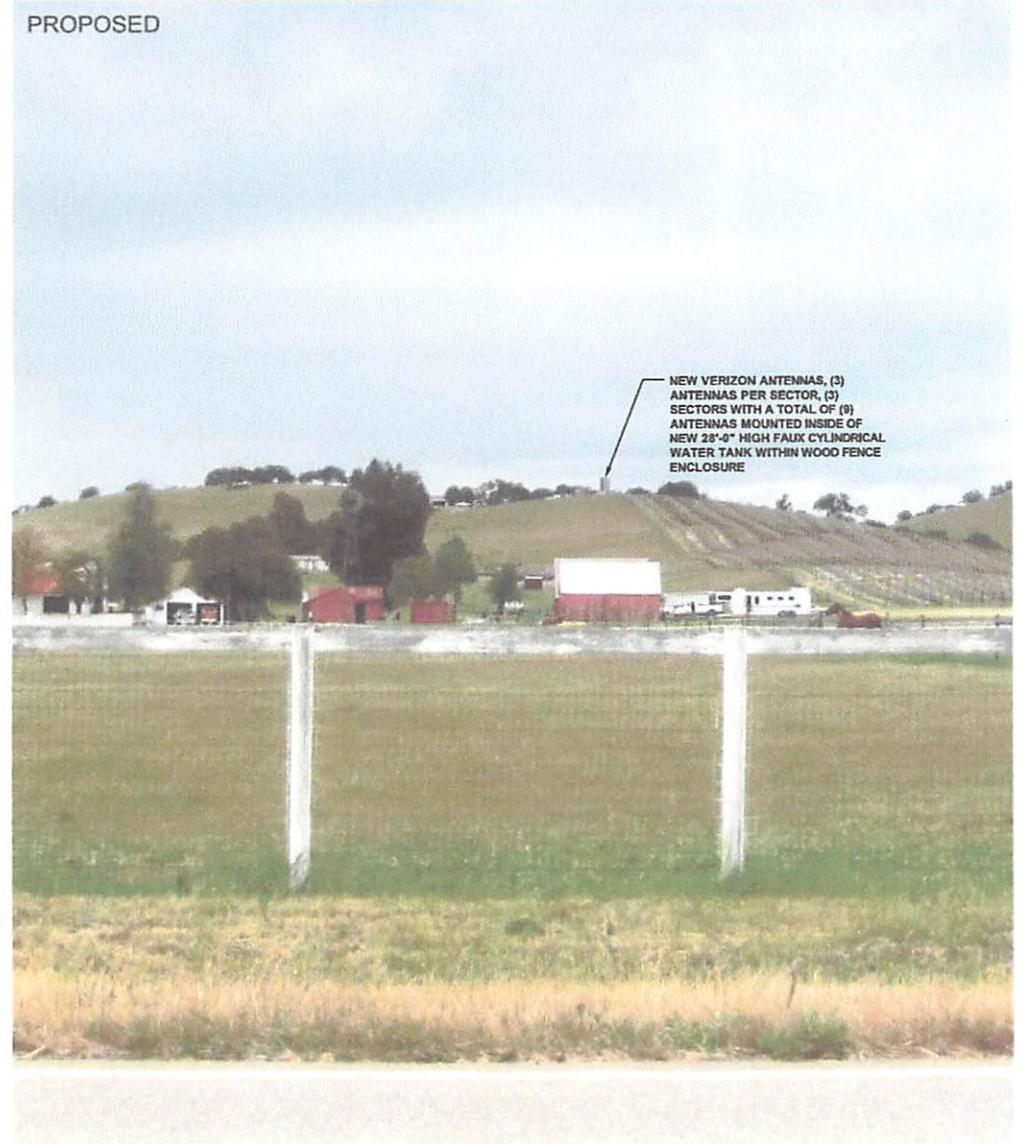
CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

SO
WIRELESS
ENGINEERING GROUP
5805 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

EXISTING



PROPOSED



PHOTOSIMULATION VIEW 3
MONOPINE OPTION

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CRESTON & EL POMAR
PSL# 249602
2707 STAGE COACH RD.
PASO ROBLES, CA 93446

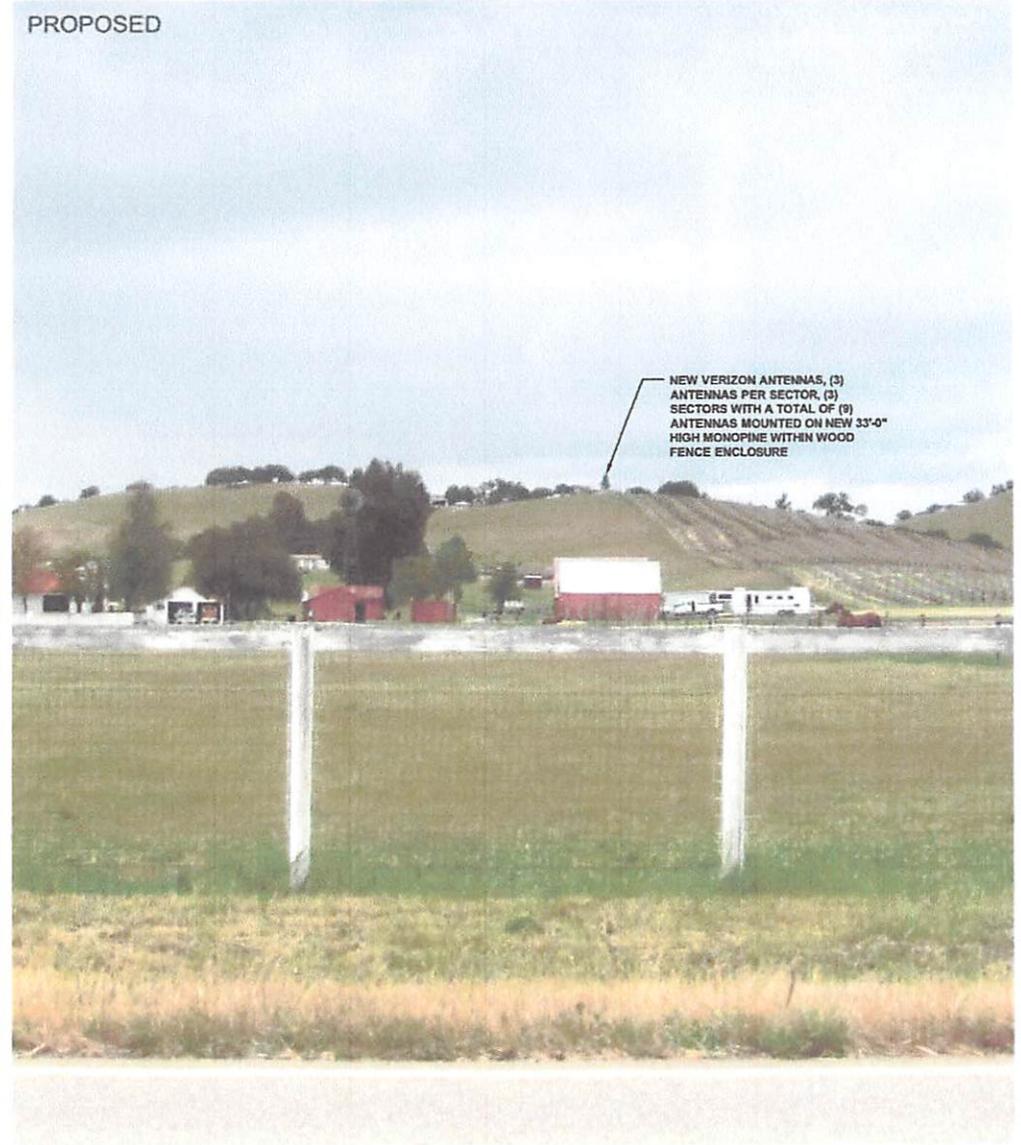
STC

WIRELESS
NATIONAL SERVICE CENTER
5805 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

EXISTING



PROPOSED



NEW VERIZON ANTENNAS, (3)
ANTENNAS PER SECTOR, (3)
SECTORS WITH A TOTAL OF (9)
ANTENNAS MOUNTED ON NEW 33'-0"
HIGH MONOPINE WITHIN WOOD
FENCE ENCLOSURE

verizonwireless

CRESTON & EL POMAR PSL# 249602

2707 STAGECOACH ROAD
PASO ROBLES, CA 93446

PROJECT TEAM

SITE ACQUISITION

SAC WIRELESS
315 MICHIGAN ROAD #4105
SANTA BARBARA, CA 93106
CONTACT: DAVID WELSH
TELEPHONE: (805) 962-0502

PLANNING

TEX CONSULTING INC.
PERMIT PROCESSING SERVICES
135 BEACHFRONT
PISMO BEACH, CA 93442
CONTACT: TRICIA HINGWIT
TELEPHONE: (805) 448-4217
FAX: (805) 688-2807
TEXCONSULTING.NET

ARCHITECT

SAC WIRELESS LLC
NESTOR POPOVICH, AIA
5805 AVENIDA ENCHAS SUITE 142-B
CARLSBAD, CA 92008
CONTACT: CARLOS CASTELLANOS
TELEPHONE: (760) 796-0211
FAX: (760) 401-0068

SURVEYOR

SANTIGO SURVEYING ENGINEERING
P.O. BOX 8108
BAKERSFIELD, CA 93380
TELEPHONE: (805) 392-1217
CONTACT: GREG SMITH

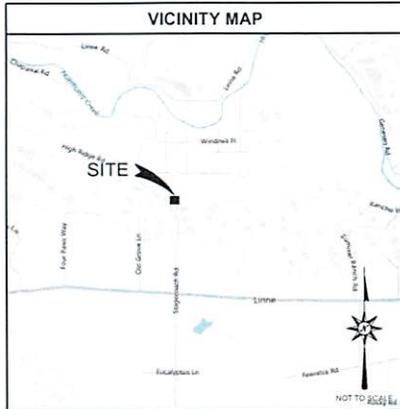
UTILITY COORDINATOR

SAC WIRELESS
450 DEER CANYON ROAD
BUELLTON, CA 94927
CONTACT: KELLY MCCURRYN
TELEPHONE: (805) 968-4939

VERIZON SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
CONSTRUCTION		
RADIO		
MICROWAVE		
TELECOM		
EQUIPMENT		
PROJECT ADMINISTRATOR		
WFO ADMINISTRATOR		

VICINITY MAP



DRIVING DIRECTIONS

START: 2705 MITCHELL DR, WALNUT CREEK, CA 94596

STARTING ON MAIN ST GO TOWARD LINCOLN AVE. TAKE RAMP ONTO 1480 S TOWARD SAN JOSE. TAKE THE LOS ANGELES/SAN FRANCISCO EXIT ONTO US-101 S TOWARD LOS ANGELES. TAKE THE 15TH ST EXIT TOWARD 15TH ST. TURN LEFT ON RIVERIDGE AVE. TURN LEFT ON 15TH ST. TURN RIGHT ON RIVER RD. TURN LEFT ON CHAROLAN RD. TURN RIGHT ON CRESTON RD. TURN LEFT ON STAGECOACH RD. ARRIVE AT 2707 STAGECOACH RD. PASO ROBLES, ON THE RIGHT.

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW TRANSPARENT SCREENED FAUX WATER TANK (RUSTIC WATER TANK)
- 2 NEW VERIZON WIRELESS ANTENNAS MOUNTED INSIDE WATER TANK
- NEW 25'-0" X 43'-0" LEASE AREA
- NEW 8'-0" HIGH WOOD FENCE
- NEW 50KW GENERATOR ON A 5'-0" X 10'-0" CONCRETE PAD

PROJECT SUMMARY

APPLICANT/LESSEE

Verizon Wireless
2705 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6500

LEGAL DESCRIPTION

SEE C-1 FOR LEGAL DESCRIPTION
ASSESSOR'S PARCEL NUMBER
025-071-011

APPLICANT'S REPRESENTATIVE

SAC WIRELESS, LLC
5805 AVENIDA ENCHAS SUITE 142-B
CARLSBAD, CA 92008
CONTACT: KELLY MCCURRYN
PHONE: (805) 968-4939

PROPERTY OWNER

JOHN SILVA
PO BOX 3709
PASO ROBLES, CA 93446
TELEPHONE: (805) 550-9714

PROPERTY INFORMATION

SITE NAME: CRESTON & EL POMAR
SITE NUMBER: 249602
SITE ADDRESS: 2707 STAGECOACH ROAD
PASO ROBLES, CA 93446

GEODETTIC COORDINATES

LAT: 35° 34' 54" 17" (NAD 83)
LONG: 120° 34' 48" 70" (NAD 83)
ELEV: 1281.5 NAVD 83 (BASIS OF DRAWING)

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: 25'-0" X 43'-0" X 1,000 S.F.
JURISDICTION: COUNTY OF SAN LUIS OBISPO
CURRENT ZONING: AG
TYPE OF CONSTRUCTION: V-B
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION - HANDICAPPED ACCESS NOT REQUIRED

CODE COMPLIANCE

- | | |
|------------------------------------|--|
| 1. 2019 CALIFORNIA BUILDING CODE | 5. 2019 CALIFORNIA MECHANICAL CODE |
| 2. 2019 CALIFORNIA ELECTRICAL CODE | 6. 2019 CALIFORNIA FIRE FIGHT CODE |
| 3. 2008 NATIONAL ELECTRICAL CODE | 7. 1907 CMB GRB HOURS CODE |
| 4. 2019 CALIFORNIA FIRE CODE | 8. 1907 LMR GRM CODE FOR THE AGATEMENT OF DANGEROUS BUILDING |

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	3
C-1	SITE SURVEY	2
C-2	SITE SURVEY	2
A-1	SITE PLAN	3
A-2	ENLARGED SITE PLAN	3
A-3	NORTH & EAST ELEVATIONS	3
A-4	SOUTH & WEST ELEVATIONS	3
A-5	ANTENNA LOCATION & ELEVATION DETAILS	3
ZONING DRAWINGS - NOT FOR CONSTRUCTION		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24" X 36")

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
LANDLORD		

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/17/11	95% ZONING	GM
1	05/27/11	95% ZONING	DC
2	07/16/11	100% ZONING	GM
3	06/11/12	REVISED 100% ZONING	GM



WIRELESS
ENGINEERING GROUP
1885 AVENIDA ENCHAS
CARLSBAD, CA 92008
www.wireless.com
760.766.5000

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS REPORT IS PROPRIETARY TO WIRELESS ENGINEERING GROUP. ANY USE OR DISCLOSURE OTHER THAN AS SPECIFIED IN THIS REPORT WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO WIRELESS ENGINEERING GROUP.

verizonwireless
2705 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PSL # 249602
CRESTON &
EL POMAR
2707 STAGECOACH ROAD
PASO ROBLES, CA 93446

SHEET TITLE:
TITLE SHEET

T-1

NOTES

OWNER: JOHN A. SILVA
 APN: 035-071-011

THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE RECORD AND TITLE INFORMATION, UNLESS NOTED OTHERWISE. PROPERTY LINES ARE DERIVED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-3730804, DATED MARCH 14, 2011. WITHIN SAID TITLE REPORT THERE ARE SEVENTEEN (17) EXCEPTIONS LISTED, THREE (3) OF WHICH ARE EASEMENTS, AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060304, PANEL NO. 08030, DATED AUGUST 28, 2008, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 35°34'54.1" N, NAD 83
 LONG. 120°34'49.7" W, NAD 83
 ELEV. 1281.5 NAVD 88 (BASIS OF DRAWING)

LAT. 35°34'54.2" N, NAD 27
 LONG. 120°34'46.1" W, NAD 27
 ELEV. 1278.4 NAVD 29

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 124 OF THE DUNNING AND DRESSER TRACT, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD OCTOBER 19, 1889, IN BOOK A, PAGE 119 OF MAPS.

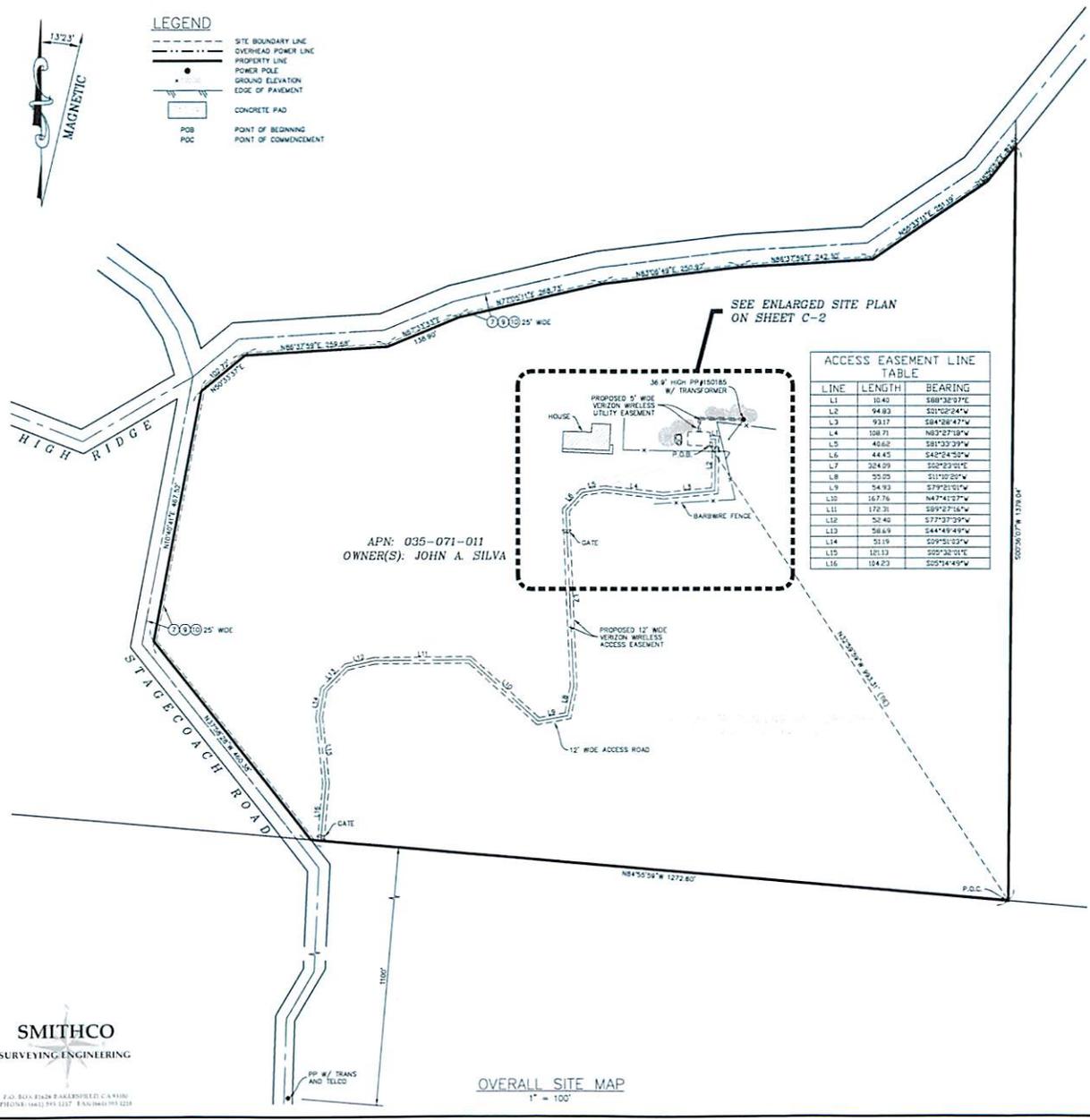
EASEMENT(S) PER TITLE REPORT:

- 7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 03, 1975 AS BOOK 1822, PAGE 23 OF OFFICIAL RECORDS, IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY AFFECTS: SAID LAND *** PLOTTED AS SHOWN HEREON ***
- 9. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 09, 1977 AS BOOK 1977, PAGE 260 OF OFFICIAL RECORDS. *** PLOTTED AS SHOWN HEREON ***
- 10. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 05, 1979 AS BOOK 2191, PAGE 386 OF OFFICIAL RECORDS. AT THE DATE OF RECORDING OF THE DOCUMENT, THE PARTIES THERETO HAD NO RECORD INTEREST IN THE LAND. *** PLOTTED AS SHOWN HEREON ***



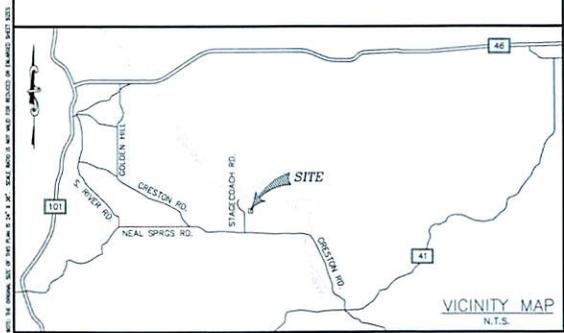
LEGEND

- SITE BOUNDARY LINE
- - - OVERHEAD POWER LINE
- - - PROPERTY LINE
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB
- POC



APN: 035-071-011
 OWNER(S): JOHN A. SILVA

LINE	LENGTH	BEARING
L1	10.40	S88°32'29"E
L2	94.83	S01°02'24"W
L3	93.17	S84°28'47"W
L4	158.71	N03°27'58"W
L5	45.62	S81°33'33"W
L6	44.45	S42°04'50"W
L7	324.09	S52°23'01"E
L8	55.05	S11°10'20"W
L9	54.93	S79°03'01"W
L10	167.76	N47°41'57"W
L11	178.31	S89°27'16"W
L12	50.46	S77°31'29"W
L13	58.69	S44°48'41"W
L14	51.19	S29°51'02"W
L15	181.13	S25°32'01"E
L16	184.23	S25°14'49"W



SMITHCO
 SURVEYING ENGINEERING

P.O. BOX 8124 SAN FRANCISCO, CA 94116
 PHONE: (415) 351-1127 FAX: (415) 351-1223

OVERALL SITE MAP
 1" = 100'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/13/11	PRELIMINARY	DA
1	12/06/11	LEASE/ESMINTS	SL
2	12/09/11	TITLE REVIEW	SL

WIRELESS
 15300 SERRANO VALLEY RD. SUITE 220
 SAN DIEGO, CA 92127
 (619) 455-0000
 FAX (619) 502-0104

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 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

249602
CRESTON & EL POMAR
 2707 STAGE COACH RD.
 PASO ROBLES, CA 93446
 SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY

C-1

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID PROPERTY, THENCE N 32°59'59" W, A DISTANCE OF 993.31 FEET TO THE TRUE POINT OF BEGINNING;

- THENCE 1) N 88°32'07" W, A DISTANCE OF 40.00 FEET;
 - THENCE 2) N 01°27'53" E, A DISTANCE OF 25.00 FEET;
 - THENCE 3) S 88°32'07" E, A DISTANCE OF 20.00 FEET TO POINT 'A';
 - THENCE 4) CONTINUING S 88°32'07" E, A DISTANCE OF 20.00 FEET;
 - THENCE 5) S 01°27'53" W, A DISTANCE OF 12.50 FEET TO POINT 'B';
 - THENCE 6) CONTINUING S 01°27'53" W, A DISTANCE OF 12.50 FEET TO THE BEGINNING;
- CONTAINING 1,000 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:

A 12.00' WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT 'B';

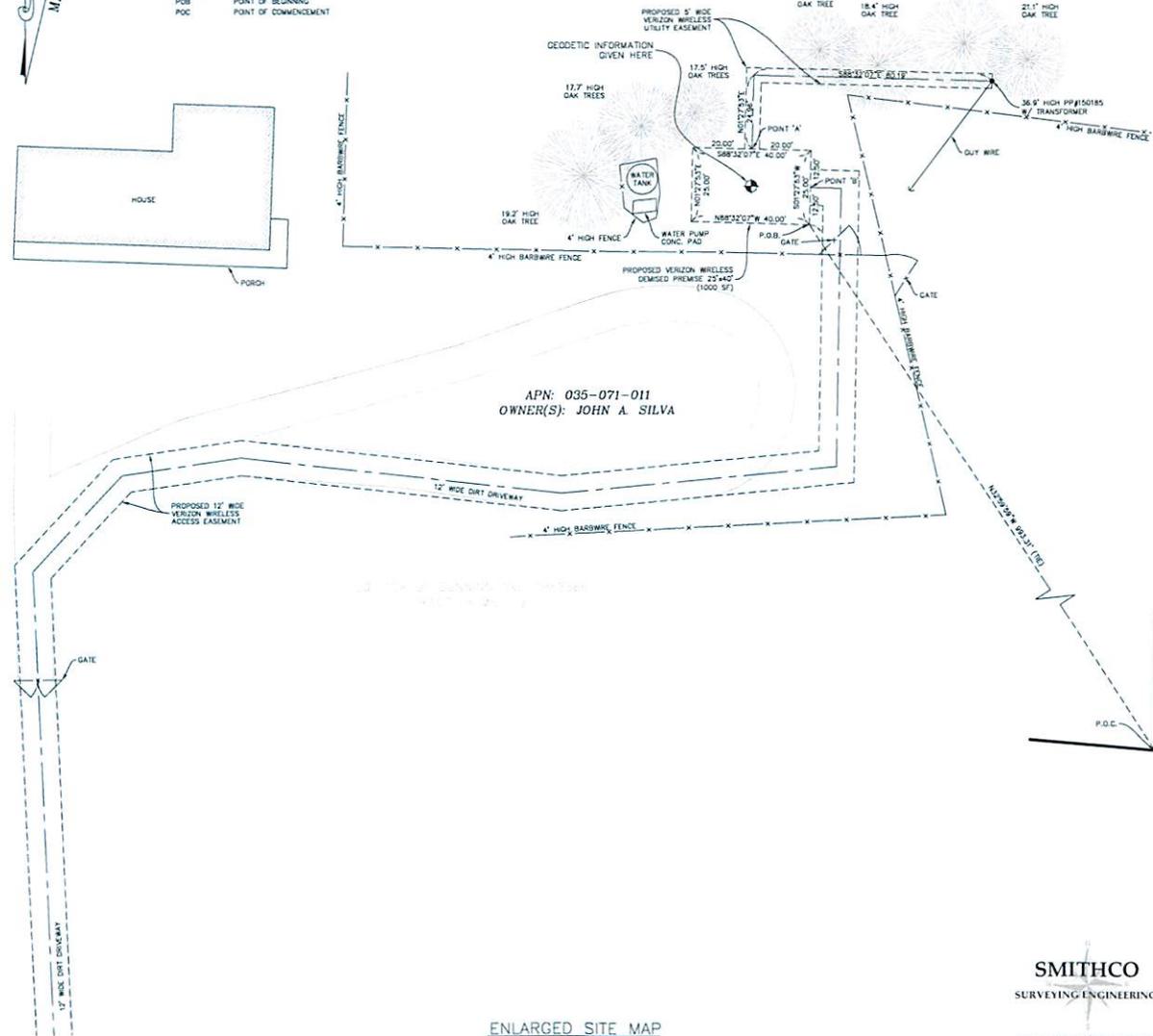
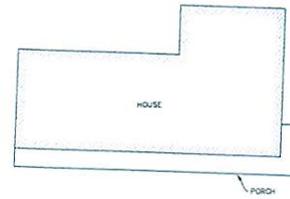
- THENCE 1) S 88°32'07" E, A DISTANCE OF 10.40 FEET;
- THENCE 2) S 01°02'24" W, A DISTANCE OF 94.83 FEET;
- THENCE 3) S 84°08'47" W, A DISTANCE OF 93.17 FEET;
- THENCE 4) N 83°27'18" W, A DISTANCE OF 108.71 FEET;
- THENCE 5) S 81°33'39" W, A DISTANCE OF 40.62 FEET;
- THENCE 6) S 42°24'50" W, A DISTANCE OF 44.45 FEET;
- THENCE 7) S 02°23'01" E, A DISTANCE OF 324.09 FEET;
- THENCE 8) S 11°10'20" W, A DISTANCE OF 55.05 FEET;
- THENCE 9) S 79°21'01" W, A DISTANCE OF 54.93 FEET;
- THENCE 10) N 4°41'07" W, A DISTANCE OF 167.76 FEET;
- THENCE 11) S 89°27'16" W, A DISTANCE OF 172.31 FEET;
- THENCE 12) S 77°37'39" W, A DISTANCE OF 62.40 FEET;
- THENCE 13) S 44°49'49" W, A DISTANCE OF 56.69 FEET;
- THENCE 14) S 09°51'03" W, A DISTANCE OF 51.18 FEET;
- THENCE 15) S 05°32'01" E, A DISTANCE OF 121.13 FEET;
- THENCE 16) S 05°14'49" W, A DISTANCE OF 104.23 TO THE SOUTH LINE OF SAID PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:

A 5.00' WIDE UTILITY EASEMENT FOR POWER PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- THENCE 1) N 01°27'53" E, A DISTANCE OF 24.96 FEET;
- THENCE 2) S 88°32'07" E, A DISTANCE OF 80.19 TO THE TERMINUS OF THIS DESCRIPTION.



ENLARGED SITE MAP
1" = 20'

SMITHCO
SURVEYING ENGINEERING

P.O. BOX 8348 SAN BERNARDINO, CA 92408
PHONE: (909) 395-1217 FAX: (909) 395-1215

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/13/11	PRELIMINARY	DA
1	12/06/11	LEASE/ESMNTS	SL
2	12/09/11	TITLE REVIEW	SL



11300 SCHENCK VALLEY RD. SUITE 230
SAN DIEGO, CA 92121
Office: (619) 279-6026
Fax: (619) 552-0104

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WALNUT CREEK, CA 94598

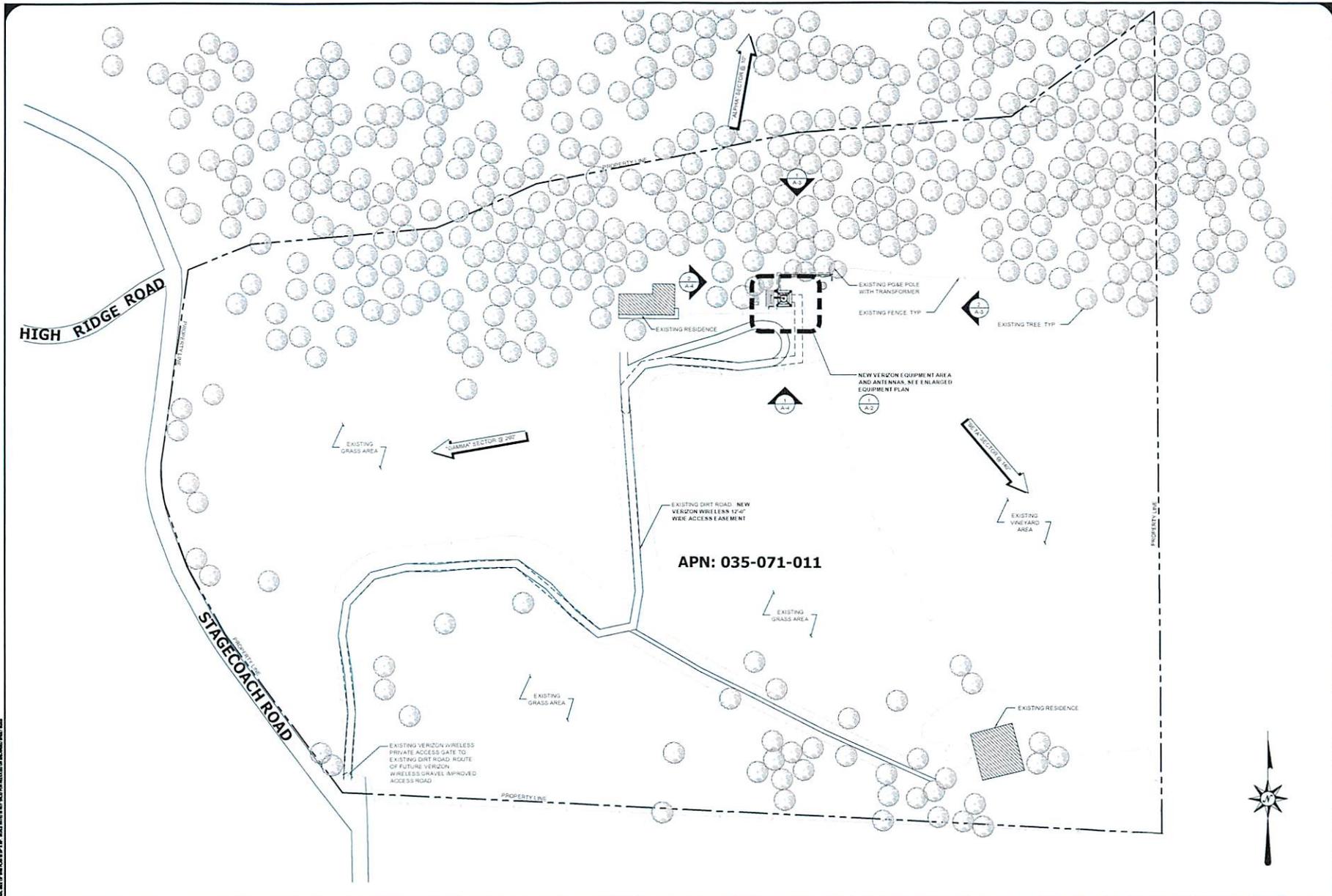
249602
CRESTON &
EL POMAR

2707 STAGE COACH RD.
PASO ROBLES, CA 93446
SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY

C-2

DATE: 12/09/11 10:58 AM BY: JAC/SL



SITE PLAN

SCALE: 1" = 70'-0" (24x36)
(OR) 1/2" = 70'-0" (11x17)

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/27/11	20% ZONING	CM
1	05/27/11	65% ZONING	CM
2	07/15/11	100% ZONING	CM
3	05/11/13	REVISED 100% ZONING	CM

WIRELESS ENGINEERING GROUP
 5860 AVENIDA ENCINAL
 CARMEL, CA 95008
 WWW.WEG-CA.COM
 (408) 725-5200

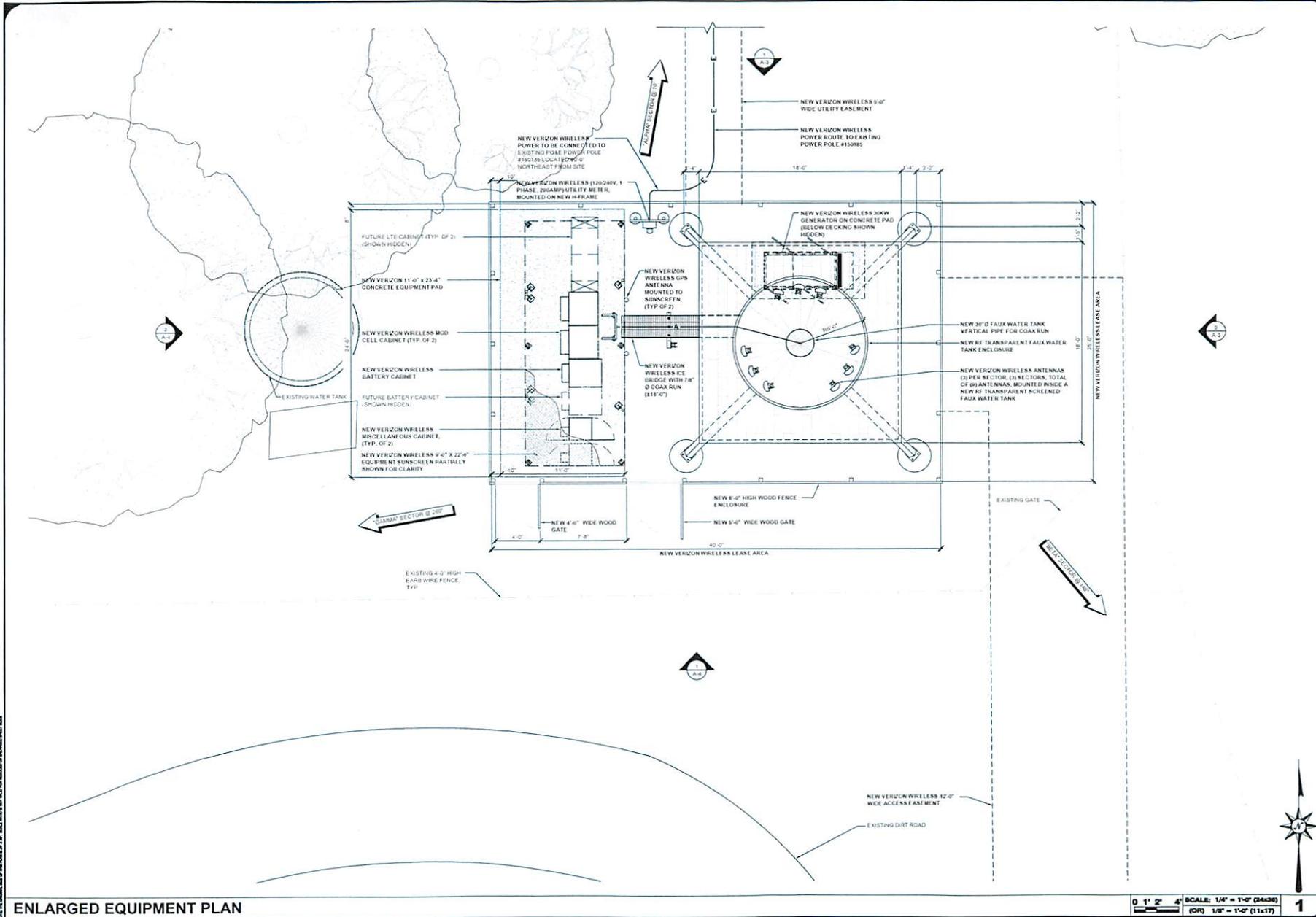
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 WALNUT CREEK, CA 94598

PSL # 249602
 CRESTON & EL POMAR
 2707 STAGECOACH ROAD
 PASO ROBLES, CA 93446

SHEET TITLE:
 SITE PLAN

A-1



ENLARGED EQUIPMENT PLAN

0 1' 2' 4' SCALE: 1/4" = 1'-0" (2x36)
 (OR) 1/8" = 1'-0" (1x17) 1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	06/17/11	90% ZONING	GM
1	08/27/11	85% ZONING	DC
2	07/19/11	100% ZONING	GM
3	09/11/12	REVISED 100% ZONING	GM



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PSL # 249602
 CRESTON & EL POMAR
 2707 STAGECOACH ROAD
 PASO ROBLES, CA 93446

SHEET TITLE:
 ENLARGED EQUIPMENT & ANTENNA PLAN

A-2

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/17/11	90% ZONING	DM
1	05/27/11	95% ZONING	TC
2	07/19/11	100% ZONING	DM
3	05/11/13	REVISED 100% ZONING	DM



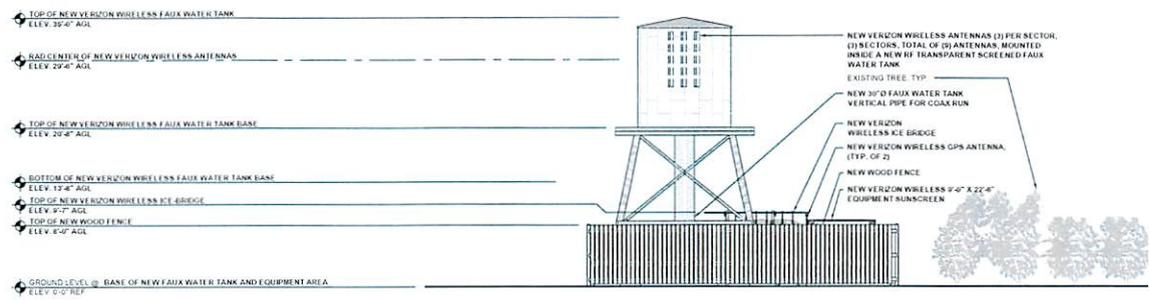
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INFORMATION STORAGE AND RETRIEVAL SYSTEM.



PSL # 249602
**CRESTON &
EL POMAR**
2707 STAGECOACH ROAD
PASO ROBLES, CA 93446

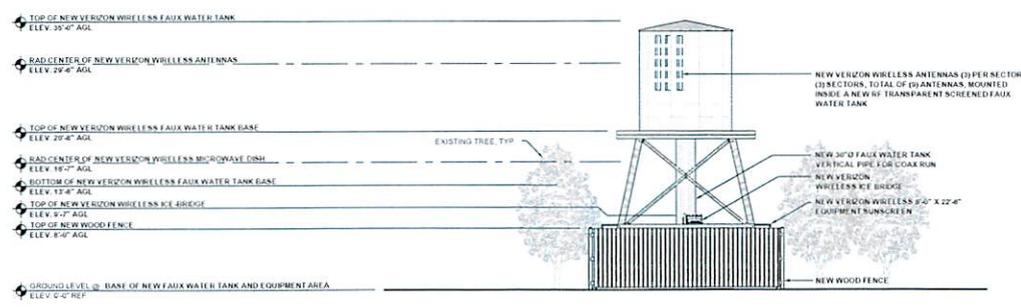
SHEET TITLE:
**NORTH & EAST
ELEVATION**

A-3



NORTH ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **1**



EAST ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **2**

ISSUE STATUS			
REV	DATE	DESCRIPTION	BY
0	05/17/11	20% ZONING	CM
1	05/27/11	95% ZONING	CM
2	07/16/11	100% ZONING	CM
3	08/11/13	REVISED 100% ZONING	CM



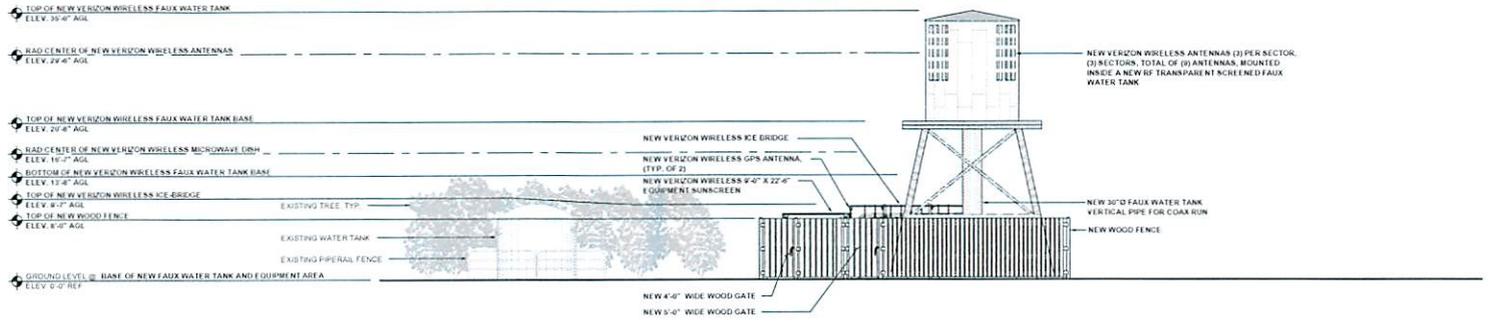
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PSL # 249602
 CRESTON & EL POMAR
 2707 STAGECOACH ROAD
 PASO ROBLES, CA 93446

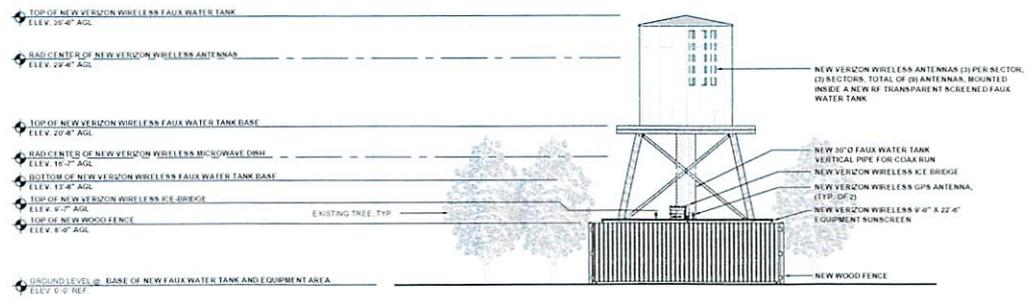
SHEET TITLE:
 SOUTH & WEST
 ELEVATION

A-4



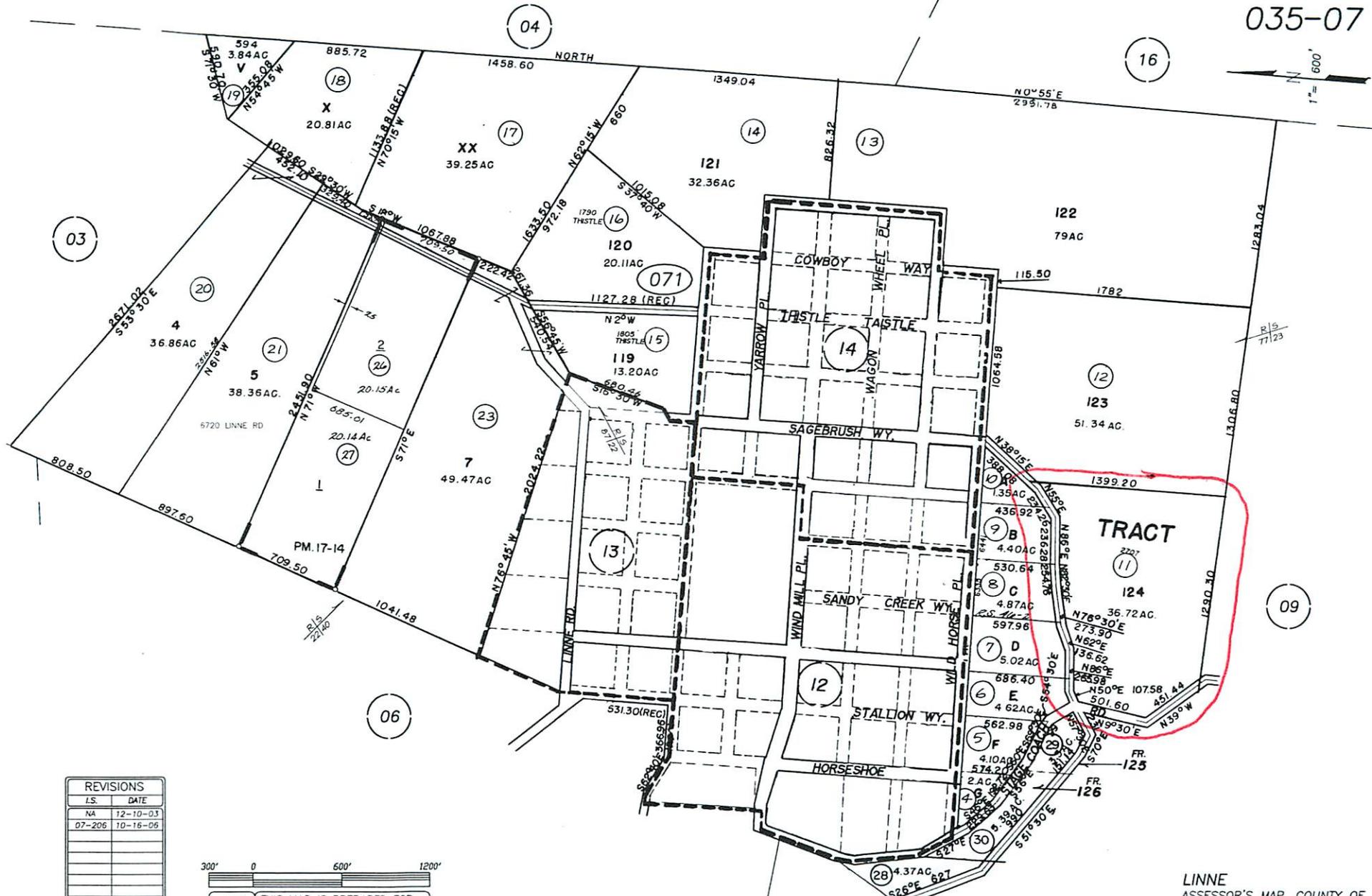
SOUTH ELEVATION

0' 2' 4' 8' SCALE: 1/8" = 1'-0" (2x30)
 (OR) 1/16" = 1'-0" (1x17) 1



WEST ELEVATION

0' 2' 4' 8' SCALE: 1/8" = 1'-0" (2x30)
 (OR) 1/16" = 1'-0" (1x17) 2



REVISIONS	
LS	DATE
NA	12-10-03
07-206	10-16-06

300' 0 600' 1200'

JAV 03-09-11 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

DUNNING AND DRESSER TRACT, R.M. Bk. A , Pg. 119.

LINNE
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 035 PAGE 07

Basemap

WILD HORSE RD

RR

HIGH RIDGE RD

El Pomar-Estrella
Planning Area

AG

SIAGE COACH RD

200 m

500 ft

Longitude: 120.578300



Parcel Summary Report For Parcel # 035-071-011

2/4/2014
10:30:38AM

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 SILVA JOHN A
 PO BOX 3799 PASO ROBLES CA 93447-3799
OWN SILVA LUCINDA J

Address Information

Status Address
P 02707 STAGE COACH RD RELPO

Lot Information:

<u>Tract / Twnshp</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>
DNDRSR	0000	0124	Rural El Pomar	El Pomar-Estr	AG			Y		

Parcel Information

Status Description
Active DNG & DRSR TR LT 124

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537)
SAN LUIS OBISPO JT(27,40)
PASO ROBLES UNION (SB1537 BLO)
LINNE
AREA NO. 21
PASO ROBLES PUBLIC
NO. 01



Parcel Summary Report For Parcel # 035-071-011

2/4/2014
10:30:39AM

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:

82993 FNL Primary Parcel

Description:

MAJOR GRADING FOR SFD D.O.# A447

82994 FNL Primary Parcel

Description:

CONST SINGLE FAMILY DWELLING WITH GARAGE

DRC2013-00069 REC Primary Parcel

Description:

CUP FOR (9) NEW ANTENNAS, 240 SQ FT EQUIPMENT AREA (1) EMERGENCY GENERATOR, (1) FAUX WATER TANK.

PRE2011-00021 REC Primary Parcel

Description:

FAUX WATER TANK WITH 9 ANTENNAS

PRE2012-00077 REC Primary Parcel

Description: