



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/23/2014

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

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

**PROJECT DESCRIPTION:** DRC2013-00115 YINGLING – Proposed conditional use permit to install one 50-foot monopine antenna, 3 antenna sectors, a prefabrication equipment shelter, and a diesel generator on a concrete slab. Site location is 6269 Hog Canyon Rd, San Miguel. APN: 019-321-022

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

Project Site: "Hog Canyon"

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**1. General APPLICATION form**

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

**APPLICATION TYPE CHECK ALL THAT APPLY**

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

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

Landowner Name Richard C. Yingling Daytime Phone 805-467-3704  
Mailing Address 6269 Hog Canyon Road, San Miguel, CA Zip 93451  
Email Address: ying37R@gmail.com

Applicant Name: GTE Mobilnet of Santa Barbara Limited Partnership d/b/a Verizon Wireless

Daytime Phone 916-217-7513  
Mailing Address 2009 V Street, Sacramento, CA Zip 95818  
Email Address: ddowns@completewireless.net

Agent Name David Downs "Complete Wireless Consulting" Daytime Phone 916-217-7513  
Mailing Address 2009 V Street, Sacramento, CA Zip 95818  
Email Address: ddowns@completewireless.net

**PROPERTY INFORMATION**

Total Size of Site: 7.42 acre parcel Assessor Parcel Number(s): 019-321-022  
Legal Description: Please see "Exhibit A"

Address of the project (if known): 6269 Hog Canyon Road, San Miguel, CA Zip 93451  
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc: Please see "Site Plans"  
Describe current uses, existing structures, and other improvements and vegetation on the property:  
Please see "Project Support Statement"

**PROPOSED PROJECT**

Describe the proposed project (inc. sq. ft. of all buildings): Please see "Project Support Statement"

**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 Richard C. Yingling Date 5/22/14

**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 – Wireless Telecommunication

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):  
Please see "Site Plans" and "Project Support Statement".

Describe existing and future access to the proposed project site: Please see "Site Plans"  
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: Rural Residential South: Rural Residential

East: Rural Residential West: Rural 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: 0 sq. feet 0 %

Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify)

Total area of all paving and structures: 3600  sq. feet  acres

Total area of grading or removal of ground cover: 0  sq. feet  acres

Number of parking spaces proposed: 0 Height of tallest structure: 55'

Number of trees to be removed: N/A Type: \_\_\_\_\_

Setbacks: Front 818.34" Right 10' Left 668.84" Back 85.43'

Proposed water source:  On-site well  Shared well  Other Property Owner

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  No

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  No

Fire Agency: - List the agency responsible for fire protection: San Luis Obispo County Fire Station 36: 4050 Branch Drive, Paso Robles, CA 93446

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

Total outdoor use area: 2500  sq. feet  acres

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

For residential projects, answer the following: N/A

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: \_\_\_\_\_

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### 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%: 7.42 acres

Steep slopes over 30%: \_\_\_\_\_ acres

2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No

3. Are there any flooding problems on the site or in the surrounding area  Yes  No

If yes, please describe: Site is located in Flood Zone D, an area in which flood hazards are undetermined, but possible, per FEMA firm Community Panel number 0607-9C0425G.

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: grading has been done by a previous owner. See "Site Plan"

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: Proposed structure is stealth as a monopine, thus it blends with its surrounding. Even though, the structure can be seen, people will see a monopine and not a facility.

**Water Supply Information N/A**

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

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

**Sewage Disposal Information N/A**

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

- 1. Has an engineered percolation test been accomplished?  
 Yes  No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes  No
- 4. Has a piezometer test been completed?  Yes  No
- 5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes  No  
*(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

***If a community sewage disposal system is to be used:***

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

**Solid Waste Information N/A**

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

**Community Service Information**

- 1. Name of School District: Pleasant Valley School District: Estrella Road, San Miguel, CA 93451
- 2. Location of nearest police station: Paso Robles Police Department: 900 Park Street, Paso Robles, CA 93446
- 3. Location of nearest fire station: San Luis Obispo County Fire Station 36: 4050 Branch Drive, Paso Robles, CA 93446
- 4. Location of nearest public transit stop: Cuesta College
- 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 N/A**

- 1. Please describe the historic use of the property: Unknown

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- 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/week Hours of Operation: 24/day
- 2. How many people will this project employ? None, unmanned facility
- 3. Will employees work in shifts?  Yes  No  
If yes, please identify the shift times and number of employees for each shift : One technician will visit the site for about 1 hour every 2 weeks.
- 4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?  Yes  No  
If yes, please explain: Diesel generator will be tested for about 30 minutes per month.
- 5. Will this project increase the noise level in the immediate vicinity?  Yes  No  
If yes, please explain: See attached noise study  
*(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: 132 gallon diesel fuel tank.

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 N/A

*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 N/A

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): Improved Wireless Service

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 N/A

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: N/A

\* 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: Stealth design and landscaping are proposed to minimize visual impacts.

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):  
Conditional Use Permit and 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

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

## SUMMARY SHEET FOR RF EXPOSURE

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

Land Owner: Richard C. Yingling

Applicant: GTE Mobilnet of Santa Barbara Limited Partnership d/b/a Verizon Wireless

APN: 019-321-022

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 45'

5. Indicate the estimated exposure from this facility : For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.024 mW/cm<sup>2</sup>, which is 4.1% of the applicable public exposure limit. The maximum calculated level at the second floor elevation of any nearby residence is 2.9% of the public exposure limit.

6. What percent of the FCC guidelines does this represent? 4.1%

## CUMULATIVE ANALYSIS

7. Enter number of transmitting facilities on site: 0 existing, 1 proposed.

8. Indicate the total estimated RF exposure from this site: 0.024 mW/cm<sup>2</sup>

9. What percent of the FCC guidelines does this represent? 4.1%

## PROPOSED MITIGATION

## 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.

# PROJECT SUPPORT STATEMENT

## "HOG CANYON"

6269 HOG CANYON ROAD, SAN MIGUEL, CA 93451

APN: 019-321-022

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### Introduction

This proposed Verizon Wireless facility is intended to bring wireless service to the surrounding rural residential communities and roadways. In addition, this facility is part of an overall effort to provide additional wireless service capacity for in the area surrounding Paso Robles. Verizon maintains a strong customer base in San Luis Obispo County and strives to improve coverage for both current and future customers. Verizon is proposing the following improvements associated with the proposed facility:

- A 50' tall monopine with branches extending to 55' with a lease area of 50' x 50';
- (3) antenna sectors with (3) antennas per sector;
- An 11'-6" x 16'- 10 1/2" pre-fabricated equipment shelter;
- Landscape screening at lease area perimeter;
- A 6' tall chain link fence, and 12' access gate at lease area perimeter; and
- A diesel generator with a 132 gallon fuel tank on a 6' x 13' concrete slab.

### Site Description

This facility is proposed to be located on a 7.42 acre parcel (APN: 019-321-022). The subject property is owned by Richard Yingling, who lives on the property with his wife. The property lies on a hillside and contains a home associated structures/improvements and their driveway entrances at the bottom of the hill. The lease area is located in the northeast corner of the parcel. This property is zoned Rural Residential (RR). The subject parcel is surrounded by parcels within the same zoning designation.

The proposed facility will provide service 24 hours a day, 7 days a week. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to emergency response, community safety, commerce, public service, and recreation.

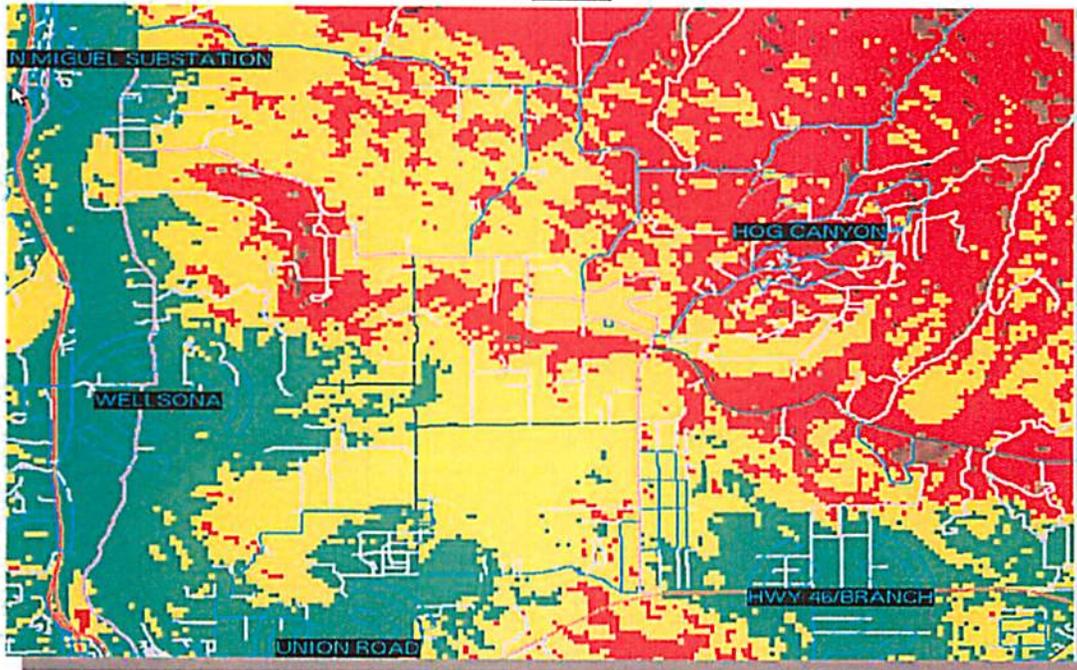


Coverage Map

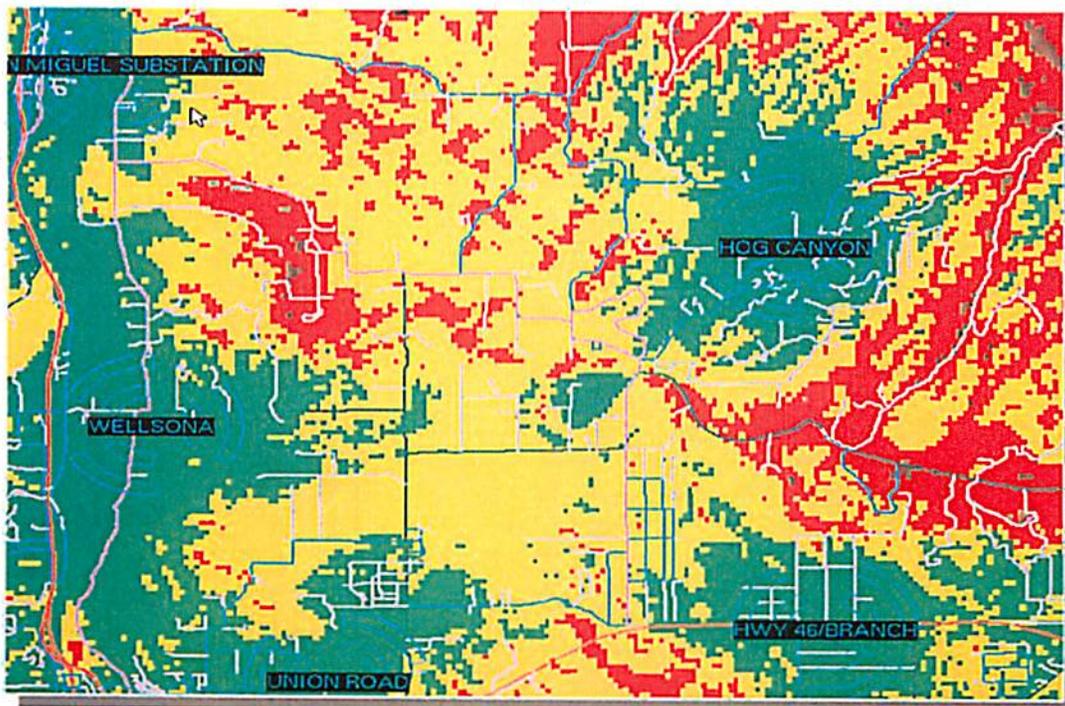
Below is a visual depiction of the coverage provided by the proposed facility. The green portion of the maps below represents areas with good indoor coverage. The yellow area on the maps represents areas with good outdoor/in-car coverage. The red areas represent poor coverage and the white portions of the map represent areas with no coverage.

The map below represents Verizon's proposed coverage.

Before



After



### Site Selection

In January of 2014, Verizon Wireless (VZW) began its site search for multiple locations within the County of San Luis Obispo, with the intent of securing a location for a communication facility. VZW begins its process by identifying a search area (called a "search ring") and a required centerline height. The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height represents the required height (AMSL) of the antennas, to produce the desired coverage objective. After researching the Counties Zoning Ordinance, VZW determined that there are no existing wireless structures within the search area. As a result, VZW determined a new tower must be constructed to adequately meet its coverage goals in this particular area. VZW considered several potential alternative sites prior to selecting the presently proposed location (APN: 019-321-022).



In addition to the above mentioned location and height attributes, each proposed site must meet certain minimum requirements, such as the following:

- a willing landlord;
- feasible construction;
- road access;
- available telephone and electrical utilities;
- satisfaction of coverage objectives' or
- compliance with local zoning requirements

### Alternative Sites Analyzed

Below is a list of the sites that were investigated in reference to the process described above, as well as an explanation as to why each site was not selected:

1. Campbell: 6242 Hog Canyon Rd, San Miguel, CA 93451

This candidate was not selected because it is located too far from the center of the search area and is impacted by the shadowing of the hills to the south.

2. Borges: 6249 Hog Canyon Rd, San Miguel, CA 93451

This candidate was not selected because the proposed lease area would be shadowed by the landowner's two story home.

PROJECT SUPPORT STATEMENT: VZW SITE - "HOG CANYON"

3. Denning: 6263 Hog Canyon Rd, San Miguel, CA 93451

This candidate was not selected because amenable lease terms could not be reached with the property owner.

4. Bolin: 6211 Hog Canyon Road, Rural El Pomar-Estre, CA

This candidate was not selected because the property owner was not interested.

5. Clampi: 6360 Hawk Ridge Pl, San Miguel, CA 93451

This candidate was not selected because the candidate's property lies within the Independence Ranch CSD. Representatives of the CSD stated that they would object to any wireless facility within their community.

6. Claude: 2265 Rancho Lomas Way, San Miguel, CA 93451

This candidate was not selected, because the candidate was non-responsive to proposal letter and messages left regarding proposed project.

7. Costello: 6280 Ojas Azules Pl, San Miguel, CA 93451

This candidate was not selected because the candidate was non-responsive to proposal letter and messages left regarding the proposed project.

8. Ernst: 2131 Rancho Lomas Way, San Miguel, CA 93451

This candidate was not selected because this candidate was non-responsive to proposal letter and messages left regarding the proposed project.

9. Keil: 6434 Independence Ranch Pl, San Miguel, CA 93451

This candidate was not selected because this candidate's property lies within the Independence Ranch CSD. Representatives of the CSD stated that they would object to any wireless facility within the CSD community.

10. Miller Family Trust: 6285 Hawk Ridge Pl, San Miguel, CA 93451

This candidate was not selected because the candidate's property lies within the Independence Ranch CSD. Representatives of the CSD stated that they would object to any wireless facility within the CSD community.

11. Murray: 6290 Hawk Ridge Pl, San Miguel, CA 93451

This candidate was not selected because the property owner stated that he would oppose a wireless facility within the Independence Ranch CSD community.

12. Sanderson Trust: 6168 Cerros Pioneros Way, San Miguel, CA 93451

This candidate was not selected because the property owner was non-responsive to proposal letter and messages left regarding the proposed project.

**13. Schmitz: 6286 Hog Canyon Rd, San Miguel, CA 93451**

This candidate was not selected because the property is at the bottom of the canyon floor. As such, the required antenna centerline would not be achievable.

**14. Solis: 6420 Independence Ranch Pl, San Miguel, CA 93451**

This candidate was not selected because the property owner was non-responsive to the proposal letter and messages left regarding the proposed project.

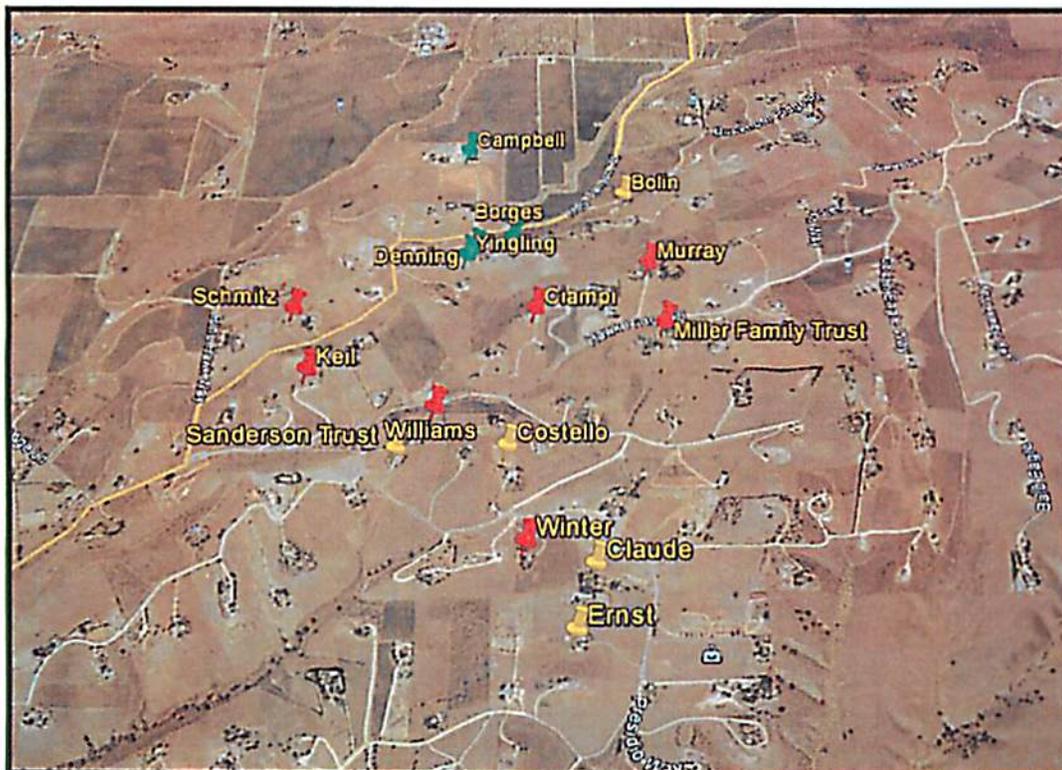
**15. Williams: 6148 Cerros Pioneros Way, San Miguel, CA 93451**

This candidate was not selected because the property lies within the Independence Ranch CSD. Representatives of the CSD stated that they would object to any wireless facility within the CSD community.

**16. Winter-Rubottom: 6135 Avenida Trinidad Pl, San Miguel, CA 93451**

This candidate was not selected because the property lies within the independence Ranch CSD Community. Representatives of the CSD stated that they would object to any wireless facility within the CSD community.

The map below shows the locations of each of the properties listed above.



After an exhaustive review of the available properties and the relevant San Luis Obispo County regulations, VZW has determined that the proposed site is the best available location for a wireless telecommunications facility, as it best meets the desired coverage objective with the least amount of impact to the surrounding community.

**PROJECT SUPPORT STATEMENT: VZW SITE - "HOG CANYON"**

**Technology & Design**

VZW offers customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. In order for VZW to provide these services they use technology such as, Digital, LTE, CDMA, EVDO, and Analog.

**Collocation**

Verizon Wireless is willing to accommodate future collocation at this proposed facility location. An approximate centerline height of 33' would be available for any future carrier interested in collocation. Additional ground space exists within Verizon Wireless' lease area to accommodate at least one future carrier.

**Visual Compatibility**

Verizon has designed this facility to meet all San Luis Obispo County standards for wireless facilities. The proposed facility includes a monopine design as well as landscaping to minimize the visual impact to the surrounding community.

**Construction Schedule**

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from approximately 2 to 10 individuals.

**Operations**

Once the construction of the proposed wireless facility is complete and the telephone switching equipment is running, visitation to the site by a service technician for routine maintenance typically occurs on an average of once per month. The proposed site will be entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility will be unmanned, there will be no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.

Verizon Wireless will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, VZW will comply with all FAA rules on site location and operation.

**Noise**

The only two sources of sound associated with the proposed facility will be 1) a small cooling fan built into each cabinet, and 2) the standby generator, which will be operated for an average of 30 minutes per week for maintenance purposes and during power outages and natural disasters. Neither of these sources of sound will exceed the acceptable noise levels for the zoning designation. The facility will not produce any sound that can be heard from any nearby public right-of-way or dwelling unit. See attached Environmental Noise Analysis for further details.

**Parking**

This project has been designed to take up no parking spaces whatsoever.

**Safety Benefits of Improved Wireless Service**

Mobile phone use has become an extremely important system for public safety. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular

**PROJECT SUPPORT STATEMENT: VZW SITE - "HOG CANYON"**

coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

**Interference**

The project will not interfere with any TV, Radio, Telephone, Satellite, public safety communications or any other signals. Any interference would be against the Federal Law and would be a violation of Verizon's FCC License.

**Convenience Benefits of Improved Wireless Service**

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite; wireless phone service is no longer just a convenience. It has become a way of life and an essential tool for conducting business.

**Notices of Actions Affecting this Development Permit**

In accordance with California Government Code Section 65945(a), Verizon requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2785 Mitchell Dr., Walnut Creek, CA 94598.

Z D DRAWING SIGN - OFF

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ % CWC-PLEASE RETURN BY: \_\_\_\_\_

	SIGNATURE _____	DATE _____
SITE ACQUISITION:	_____	_____
PLANNING:	_____	_____
CONSTRUCTION:	_____	_____
MANAGEMENT:	_____	_____

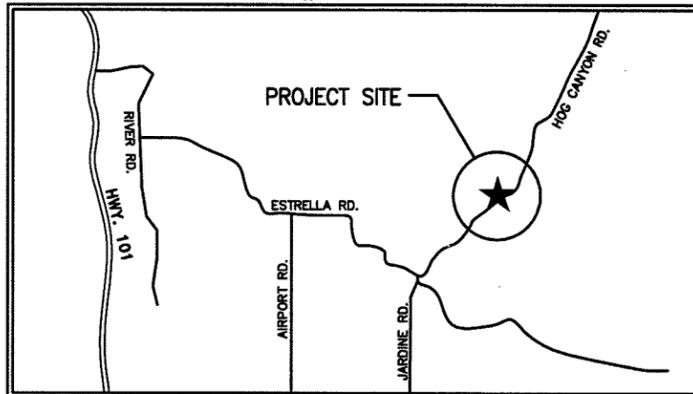
	SIGNATURE _____	DATE _____
CONSTRUCTION:	_____	_____
REAL ESTATE:	_____	_____
RF ENGINEER:	_____	_____
EQUIPMENT ENGINEER:	_____	_____
MW ENG./TRANSPORT:	_____	_____

OTHER (IF APPLICABLE)	SIGNATURE _____	DATE _____
-----------------------	-----------------	------------



2785 Mitchell Drive, Walnut Creek, CA 94598

**HOG CANYON**  
 6269 HOG CANYON ROAD  
 SAN MIGUEL, CA 93451  
 APN: 019-321-022  
 LOCATION #: 276856  
 PROJECT #: 20130965841



SAN MIGUEL, CA

LOCATION PLAN 

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

- HEAD TOWARD N WIGET LN ON MITCHELL DR.
  - TURN LEFT ONTO N WIGET LN.
  - TURN RIGHT ONTO YGNACIO VALLEY RD.
  - TURN LEFT AND TAKE RAMP ONTO SINCLAIR FWY (I-680 S) TOWARD SAN JOSE.
  - TAKE THE US-101 EXIT ONTO BAYSHORE FWY (US-101 S) TOWARD LOS ANGELES.
  - TAKE EXIT #241A/MISSION ST ONTO MISSION ST.
  - TURN LEFT ONTO RIVER RD.
  - TURN LEFT ONTO ESTRELLA RD.
  - TURN RIGHT TO STAY ON ESTRELLA RD.
  - TURN LEFT ONTO HOG CANYON RD.
- YOUR DESTINATION ON HOG CANYON RD IS ON THE RIGHT.

INDEX OF DRAWINGS

- |         |  |
|---------|--|
| 1. T1.1 | TITLE SHEET, LOCATION PLAN, PROJECT DATA |
| 2. LS1  | SURVEY SHEET                             |
| 3. LS2  | SURVEY SHEET                             |
| 4. LS3  | SURVEY SHEET                             |
| 5. A1.1 | OVERALL SITE PLAN                        |
| 6. A2.1 | ENLARGED EQUIPMENT LAYOUT PLAN           |
| 7. A2.2 | ANTENNA LAYOUT PLAN                      |
| 8. A3.1 | PROJECT ELEVATIONS                       |

PROJECT DIRECTORY

<b>APPLICANT:</b> VERIZON WIRELESS 2785 MITCHELL DRIVE WALNUT CREEK, CA 94598	<b>PROPERTY OWNER:</b> RICHARD C. YINGLING 6269 HOG CANYON ROAD SAN MIGUEL, CA 93451-9531
<b>ARCHITECT:</b> MANUEL S. TSHILAS MST ARCHITECTS, INC. 801 ALHAMBRA BLVD., SUITE 2 SACRAMENTO, CA 95816 916-341-0405 manuel@mstarchitects.com	<b>CONSTRUCTION MANAGER:</b> SERJIO CABRERA COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 916-217-9219 scabrera@completewireless.net

PROJECT SUMMARY

**PROPERTY INFORMATION**

LATITUDE: N35° 43' 18.20" NAD 83  
 LONGITUDE: W120° 34' 42.60" NAD 83

ASSESSOR'S PARCEL NUMBER: 019-321-022

JURISDICTION: SAN MIGUEL, SAN LUIS OBISPO COUNTY  
 OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)  
 TYPE OF CONSTRUCTION: V-B  
 ZONING: RURAL RESIDENTIAL (RR)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA ENERGY CODE (CENC)
- 2013 CALIFORNIA HISTORICAL BUILDING CODE
- 2013 CALIFORNIA FIRE CODE (CFC)
- 2013 CALIFORNIA EXISTING BUILDING CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
- 2013 CALIFORNIA REFERENCE STANDARDS CODE
- LOCAL COUNTY OR CITY ORDINANCES
- PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION.

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 50'-0"x50'-0" LEASE AREA.
- A 6'-0" TALL CHAIN LINK FENCE & 12'-0" ACCESS GATE @ LEASE AREA PERIMETER.
- NEW LANDSCAPE SCREENING & IRRIGATION.
- AN 11'-6"x16'-10 1/2" PRE-FABRICATED EQUIPMENT SHELTER.
- UNDERGROUND POWER & TELCO UTILITIES.
- A UL2200 CERTIFIED 30KW STANDBY DIESEL GENERATOR W/UL 142 CERTIFIED 132 GALLON FUEL TANK ON A NEW 6'-0"x13'-0" CONCRETE SLAB.
- A COAXIAL CABLE ICE BRIDGE W/(12) 7/8" COAXIAL CABLES, (1) HYBRID TRUNK CABLE, (1) RET CABLE & (1) EWP90-107 WAVEGUIDE CABLE.
- (3) ANTENNA SECTORS W/(3) ANTENNAS PER SECTOR MOUNTED ON A PROPOSED 50'-0" TALL MONOPINE (TOP OF BRANCHES @ 55'-0").
- (6) RRH UNITS (2 PER SECTOR) MOUNTED BEHIND NEW ANTENNAS.
- (2) RAYCAP SURGE PROTECTORS (1 @ EQUIPMENT SHELTER & 1 @ ANTENNAS).
- (1) PROPOSED VERIZON WIRELESS 25.9" DIAMETER MICROWAVE DISH (SHOOTING TO WHITLEY GARDENS)

PROJECT MILESTONES

03/10/2014	90% ZONING DOCUMENTS
05/02/2014	95% ZONING DOCUMENTS
05/21/2014	100% ZONING DOCUMENTS
05/30/2014	100% ZONING DOCUMENTS REV1
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS



**COMPLETE**  
Wireless Consulting, Inc.



**MST ARCHITECTS**  
MANUEL S. TSHILAS ARCHITECTS, INC.  
801 ALHAMBRA BLVD., SUITE 2  
SACRAMENTO, CA 95816  
916-341-0405  
www.mstarchitects.com



HOG CANYON  
6269 HOG CANYON ROAD  
SAN MIGUEL, CA 93451

 **verizon WIRELESS**

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Not valid unless signed to list by Engineer.

Revisions:	
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File: 162.954_T11.dwg
Drawn By: MST
Checked By: MST
Scale: AS NOTED
Date: 05/02/14

Job No. 162.954

**T1.1**





ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY P.A.S. TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, LENT, OR OTHERWISE USED WITHOUT EXPRESS WRITTEN CONSENT OF AN OFFICER OF P.A.S. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HARD COPY VERSION OF ANY DOCUMENT IS TO BE CONSIDERED THE TRUE AND CORRECT VERSION.

F:\PROJECTS\OPN\VERIZON\HOG CANYON\OFFICE\006 RI AFS\ZVW HC RI AFS 05-21-14.dwg

# PRELIMINARY REPORT EXTRACT

Order Number: 3420-4560137  
Page Number: 5

## PARENT PARCEL LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Luis Obispo, State of California, described as follows:

### PARCEL NO. 1

PARCEL 2 OF PARCEL MAP COAL86-113, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JANUARY 21, 1987 IN BOOK 40, PAGE 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL GAS, OIL, MINERALS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES OF WHATEVER NATURE THAT MAY BE IN, ON OR UPON SAID LAND OR PRODUCED THEREFROM BUT WITHOUT THE RIGHT TO ENTER UPON SAID LAND EXCEPT FOR A DEPTH OF 500 FEET OR MORE BELOW THE SURFACE THEREOF FOR THE PURPOSE OF EXTRACTING THEREFROM SAID ABOVE MENTIONED SUBSTANCES, AS RESERVED BY MILLER AND KING, A GENERAL PARTNERSHIP, IN DEED RECORDED FEBRUARY 22, 1978 IN BOOK 2049, PAGE 129 OF OFFICIAL RECORDS.

### PARCEL NO. 2

AN EASEMENT FOR DRIVEWAY AS DESCRIBED IN DEED RECORDED MARCH 11, 2003 IN DOCUMENT NO. 2003-0024728.

APN: 019-321-022

First American Title  
Page 5 of 13

### LEASE AREA DESCRIPTION:

BEGINNING AT A POINT LYING SOUTH 88°46'10" WEST 85.47 FEET FROM THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP COAL86-113 (AS MENTIONED IN THE PARENT PARCEL DESCRIPTION); THENCE FROM SAID POINT OF BEGINNING SOUTH 05°29'18" WEST 50.00 FEET; THENCE NORTH 84°30'42" WEST 50.00 FEET; THENCE NORTH 05°29'18" EAST 50.00 FEET; THENCE SOUTH 84°30'42" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET MORE OR LESS.

### JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:

BEING A PORTION OF THE HEREON DESCRIBED PARENT PARCEL, ALSO BEING A PORTION OF APN: 019-321-021, DESCRIBED AS FOLLOWS:

#### STRIP 1

A STRIP OF LAND 15.00 FEET IN WIDTH LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE HEREIN DESCRIBED LEASE AREA LYING 7.50 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING SOUTH 05°29'18" WEST 7.50 FEET; THENCE NORTH 84°30'42" WEST 50.18 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°31'51", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 37.12 FEET; THENCE SOUTH 52°57'27" WEST 54.92 FEET TO A POINT HENCEFORTH KNOWN AS POINT "A"; THENCE LEAVING SAID POINT "A" ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°57'27", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 22.85 FEET; THENCE SOUTH 27°00'00" WEST 119.80 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°58'34", A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 148.78 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 68°13'08" WEST 148.10 FEET; THENCE NORTH 78°41'25" WEST 90.67 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°58'47", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 108.14 FEET; THENCE NORTH 47°42'38" WEST 136.13 FEET; THENCE NORTH 47°58'22" WEST 91.85 FEET TO A POINT HENCEFORTH KNOWN AS POINT "B"; THENCE LEAVING SAID POINT "B" ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 66°02'40", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 28.82 FEET; THENCE SOUTH 65°57'57" WEST 28.34 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOG CANYON ROAD, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTER LINE.

CONTAINING 13700 SQUARE FEET MORE OR LESS.

#### STRIP 2

A STRIP OF LAND 15.00 FEET IN WIDTH LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT POINT "B" AS DENOTED HEREIN; THENCE LEAVING SAID POINT "B" NORTH 54°30'04" WEST 68.29 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°21'46", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 7.14 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOG CANYON ROAD, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTER LINE.

CONTAINING 1100 SQUARE FEET MORE OR LESS.

### UTILITY EASEMENT 1 DESCRIPTION:

BEING A PORTION OF THE HEREON DESCRIBED PARENT PARCEL, ALSO BEING A PORTION OF APN: 019-321-021, DESCRIBED AS FOLLOWS:

#### STRIP 1

A STRIP OF LAND 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE HEREIN DESCRIBED LEASE AREA, LYING 20.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING NORTH 82°21'50" WEST 575.93 FEET TO A POINT HENCEFORTH KNOWN AS POINT "A"; THENCE LEAVING SAID POINT "A" SOUTH 65°57'57" WEST 89.25 FEET TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTER LINE.

CONTAINING 4000 SQUARE FEET MORE OR LESS.

#### STRIP 2

A STRIP OF LAND 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT POINT "C" AS DENOTED HEREIN; THENCE LEAVING SAID POINT "C" NORTH 82°21'50" WEST 923.80 FEET; THENCE SOUTH 65°57'57" WEST 35.12 FEET TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTER LINE.

CONTAINING 760 SQUARE FEET MORE OR LESS.

### UTILITY EASEMENT 2 DESCRIPTION:

BEING A PORTION OF THE HEREON DESCRIBED PARENT PARCEL, ALSO BEING A PORTION OF APN: 019-321-021, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT POINT "A" AS DENOTED IN THE HEREIN DESCRIBED JOINT ACCESS AND UTILITY EASEMENT; THENCE LEAVING SAID POINT "A" SOUTH 23°37'50" EAST 76.75 FEET TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED LINE.

CONTAINING 460 SQUARE FEET MORE OR LESS.

Phil Auer Surveying

14407 Corte Lajas  
Bakersfield, CA 93314  
Phone: (805) 974-9224  
Fax: (805) 974-9224  
E-mail: pac0726@earthlink.net

HOG CANYON  
6269 HOG CANYON ROAD  
SAN MIGUEL, CA 93451

verizon WIRELESS  
SHEET TITLE:  
SURVEY SHEET



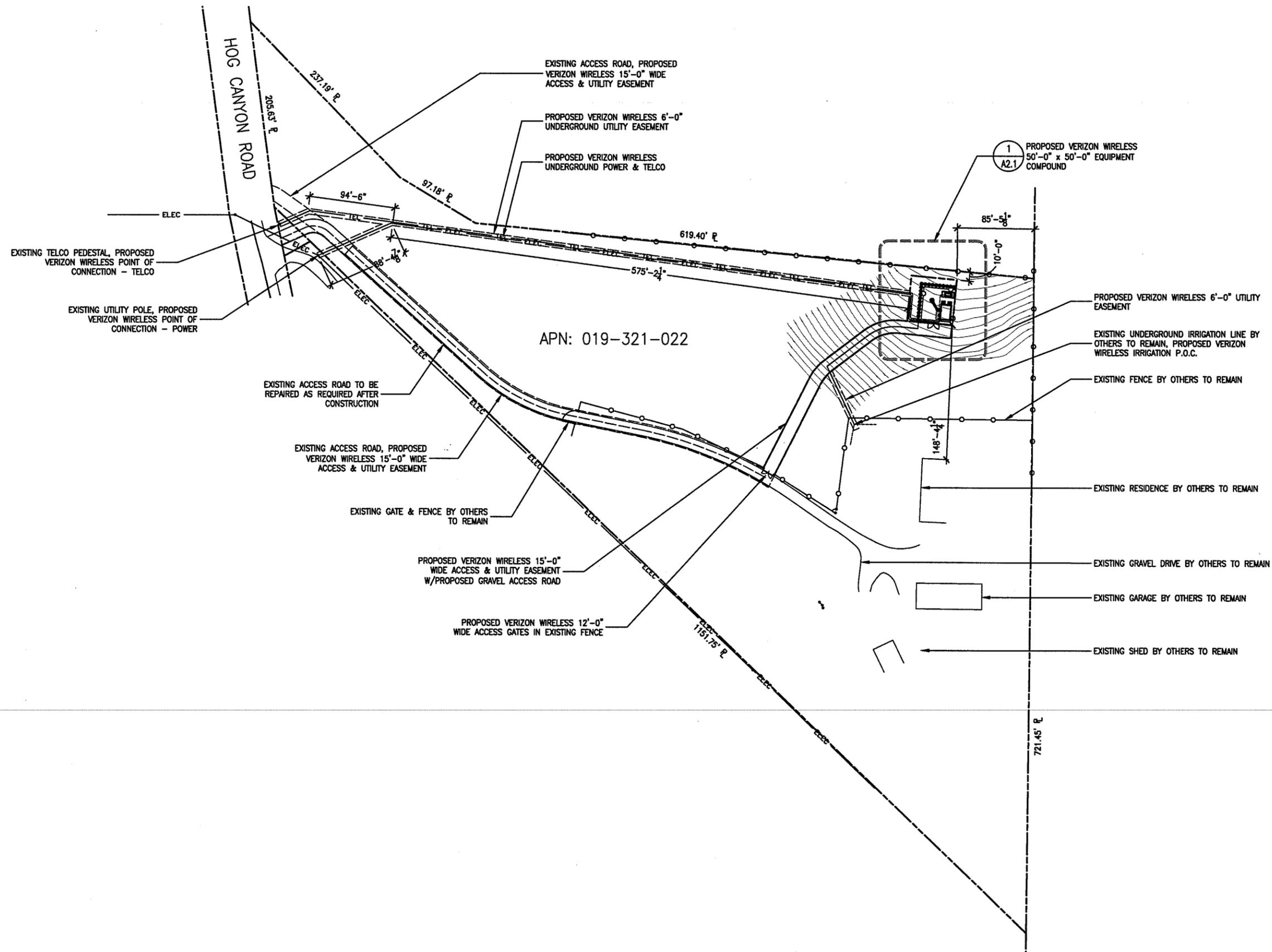
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Revisions:
△ UTILITY EASEMENT MOVED
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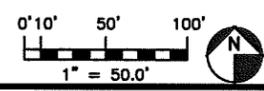
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Drawn By: PAD  
Checked By: OPA  
Scale: AS NOTED  
Date: 05/21/14

Job No.

LS3



APN: 019-321-022



1 OVERALL SITE PLAN  
A1.1 SCALE: 1" = 50.0'

**MST ARCHITECTS**  
 601 Alhambra Blvd., Suite 2, Rosemead, CA 91016  
 (626) 281-1111  
 www.mstarchitects.com

**COMPLETE**  
 Wireless Consulting, Inc.

HOG CANYON  
 6269 HOG CANYON ROAD  
 SAN MIGUEL, CA 93451

**verizon WIRELESS**

SHEET TITLE:  
**OVERALL SITE PLAN**

Not valid unless signed by the Engineer

Revisions:

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 Checked By: MST  
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 Date: 05/02/14

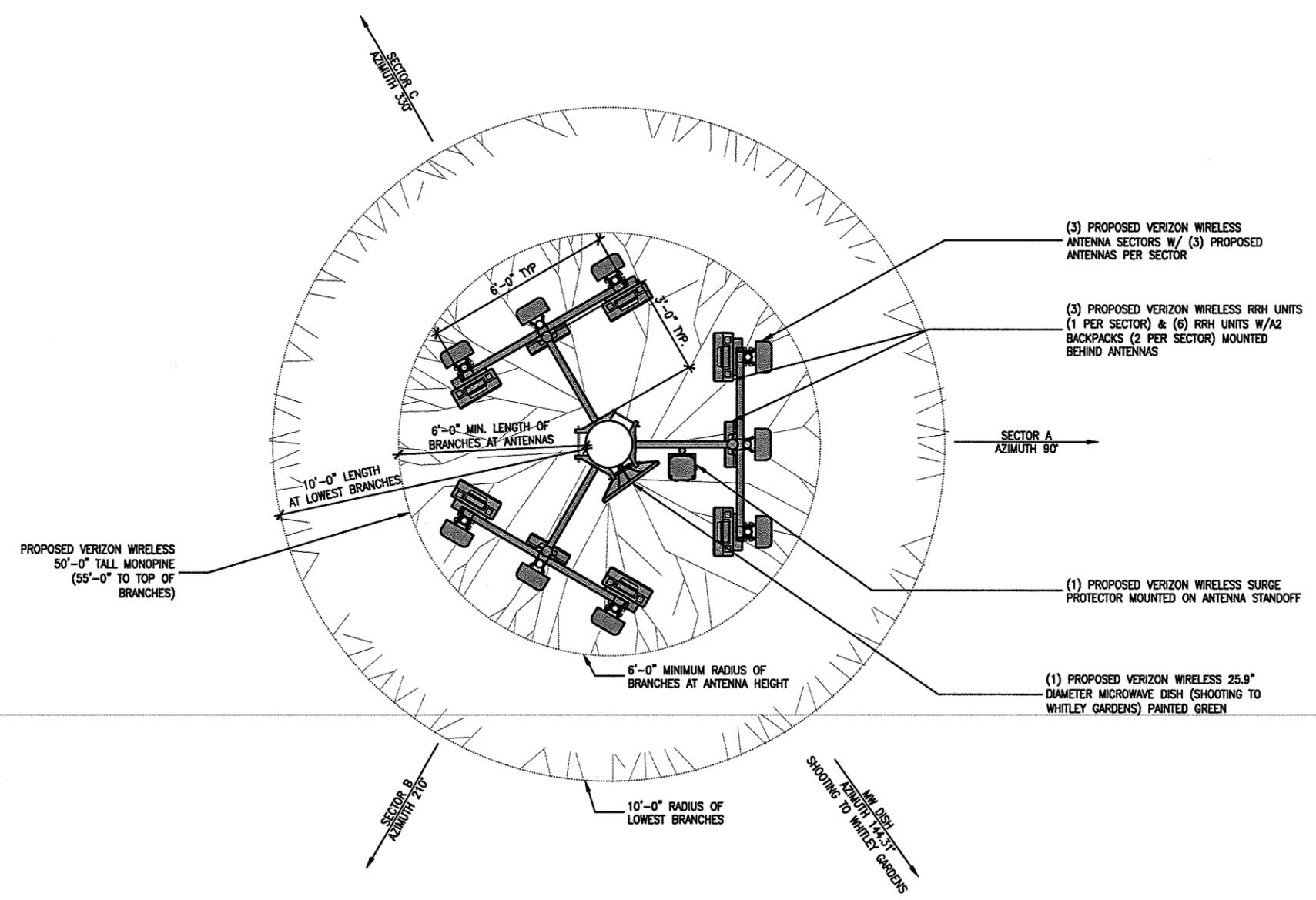
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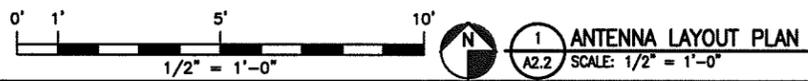


NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

NOTE: MONOPINE TO BE DENSELY BRANCHED



- (3) PROPOSED VERIZON WIRELESS ANTENNA SECTORS W/ (3) PROPOSED ANTENNAS PER SECTOR
- (3) PROPOSED VERIZON WIRELESS RRH UNITS (1 PER SECTOR) & (6) RRH UNITS W/A2 BACKPACKS (2 PER SECTOR) MOUNTED BEHIND ANTENNAS
- (1) PROPOSED VERIZON WIRELESS SURGE PROTECTOR MOUNTED ON ANTENNA STANDOFF
- (1) PROPOSED VERIZON WIRELESS 25.9" DIAMETER MICROWAVE DISH (SHOOTING TO WHITLEY GARDENS) PAINTED GREEN



**COMPLETE**  
Wireless Consulting, Inc.

**MST ARCHITECTS**  
201 Alvarado Blvd., Suite 2, Menlo Park, CA 94024  
Tel: 650 321-1000  
www.mstarchitects.com

HOG CANYON  
6269 HOG CANYON ROAD  
SAN MIGUEL, CA 93451

**verizon WIRELESS**

ANTENNA LAYOUT PLAN

SHEET TITLE:

Revisions:


File: 162.954\_A22.dwg  
Drawn By: MST  
Checked By: MST  
Scale: AS NOTED  
Date: 05/02/14

Job No. 162.954

**A2.2**

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

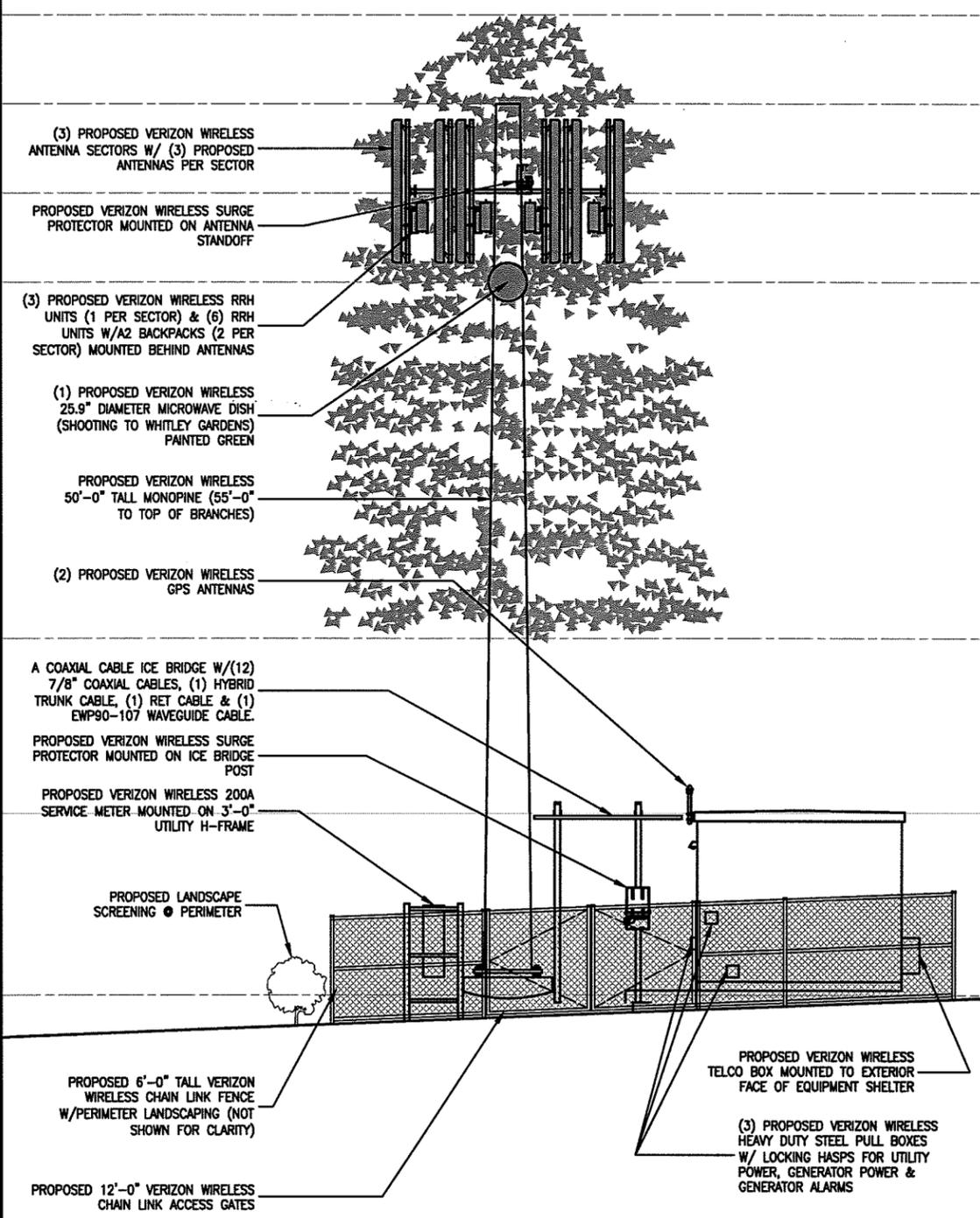
NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

NOTE: MONPINE TO BE DENSELY BRANCHED

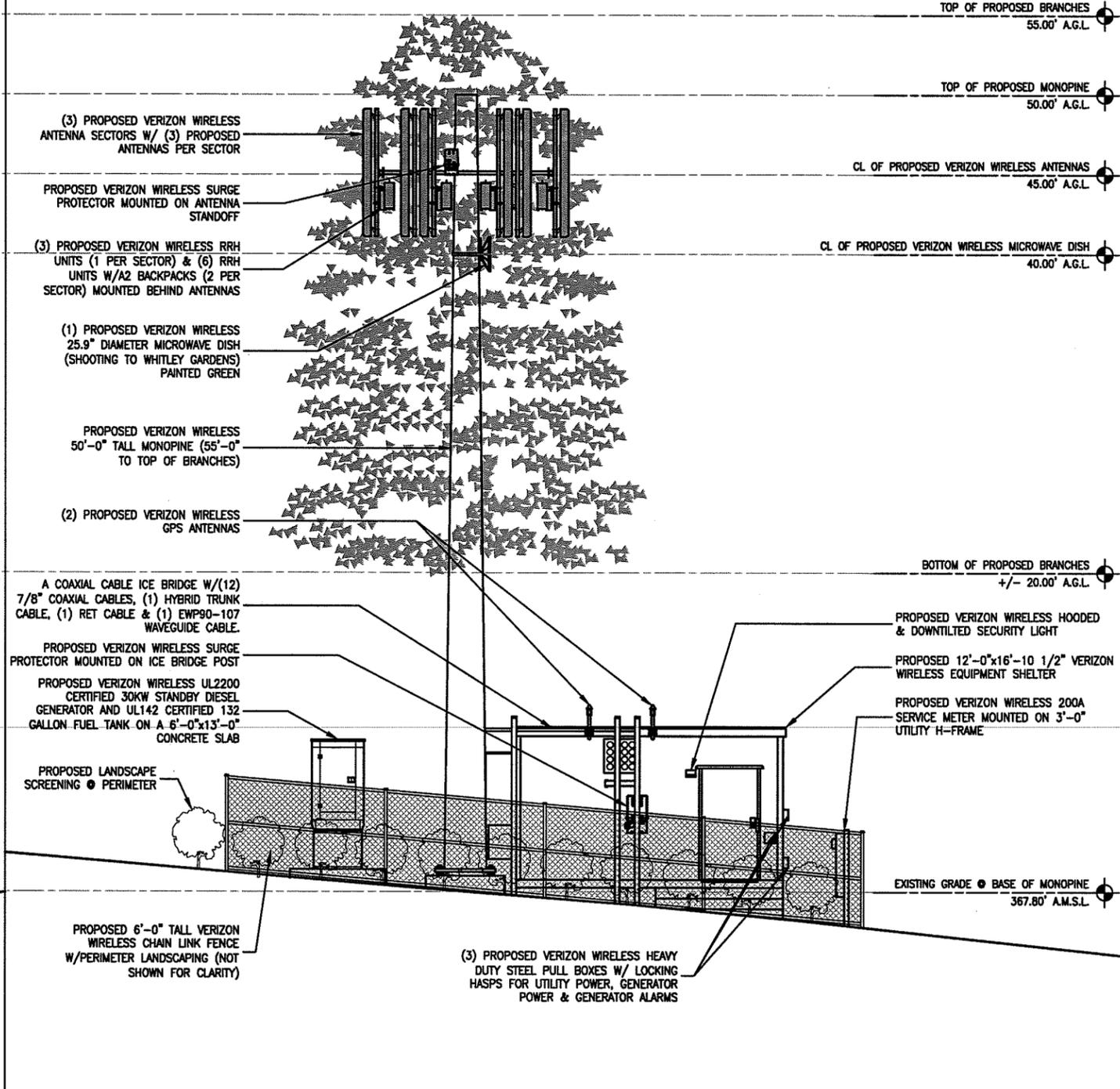
NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

NOTE: MONPINE TO BE DENSELY BRANCHED



2 SOUTH ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

**MST ARCHITECTS**  
201 Alvarado Blvd., Suite 2, Menlo Park, CA 94025  
Tel: 650.321.1000 Fax: 650.321.1001  
www.mstarchitects.com

**COMPLETE**  
Wireless Consulting, Inc.

HOG CANYON  
6269 HOG CANYON ROAD  
SAN MIGUEL, CA 93451

PROJECT ELEVATIONS

verizon WIRELESS

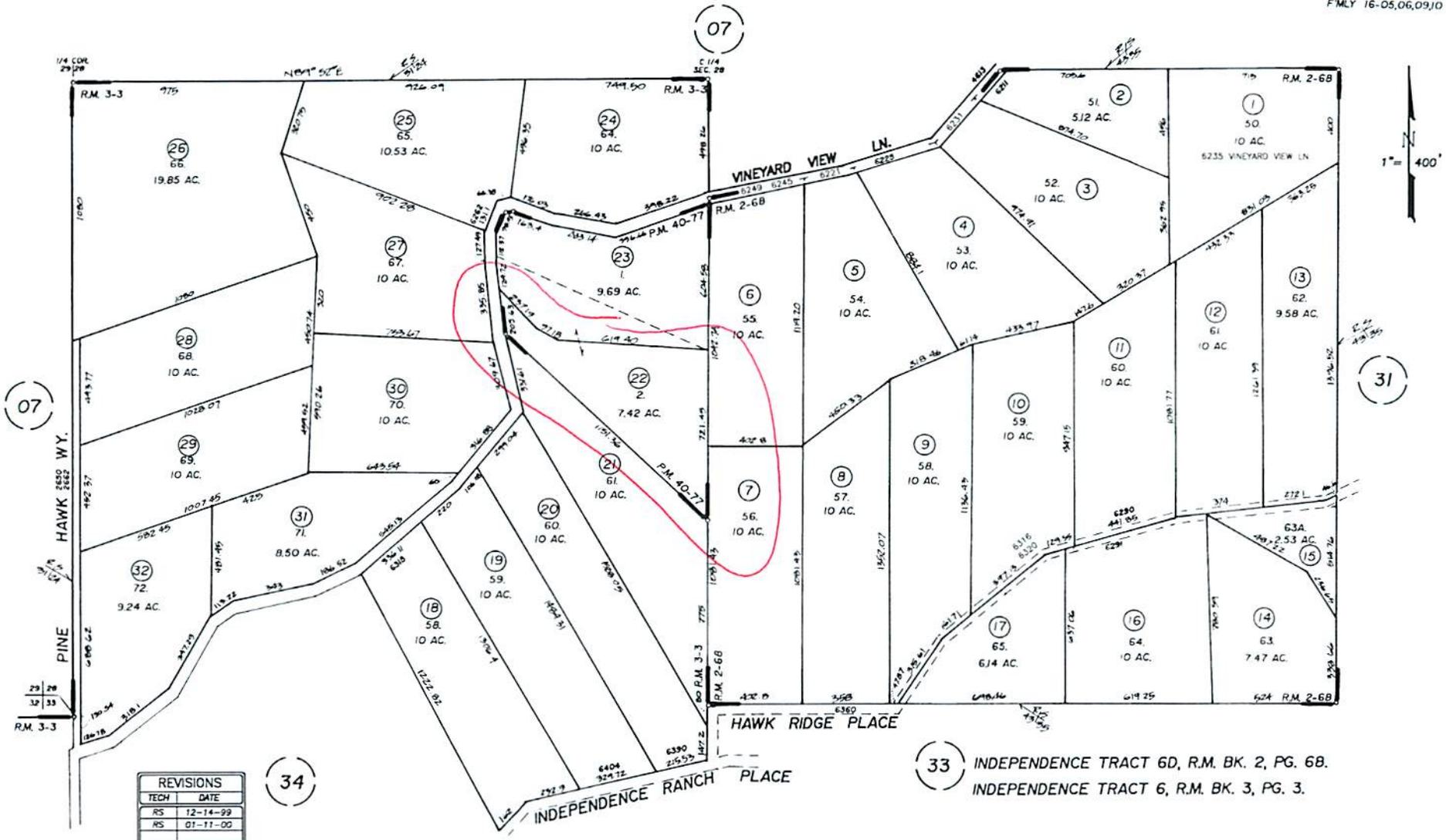
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Date: 05/02/14

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**A3.1**



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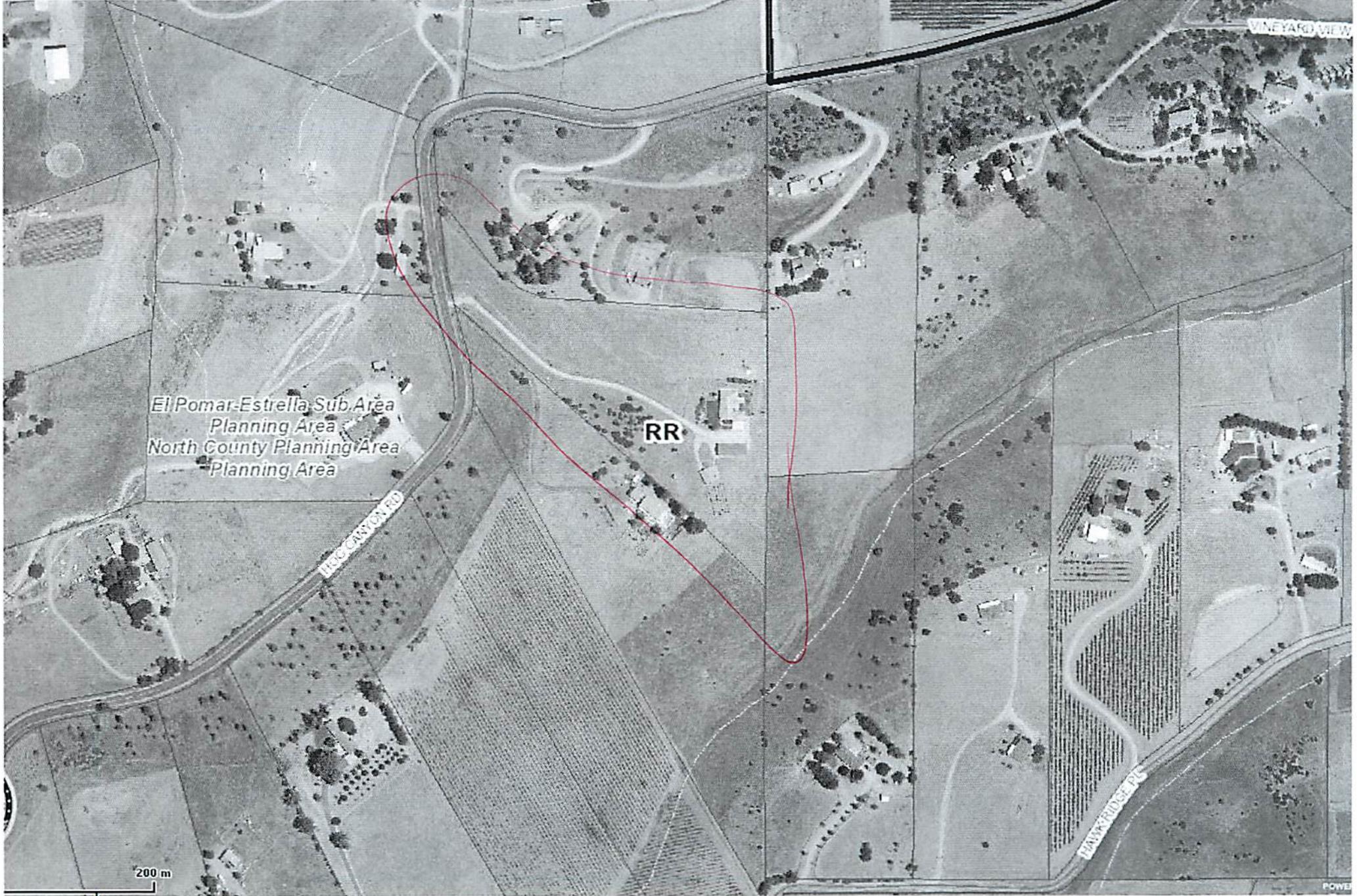
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RS	01-11-00

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RS 12-14-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

INDEPENDENCE TRACT 6D, R.M. BK. 2, PG. 68.  
INDEPENDENCE TRACT 6, R.M. BK. 3, PG. 3.

Assessor's Map, County of San Luis Obispo, Ca.



El Pomar-Estrella Sub Area  
Planning Area  
North County Planning Area  
Planning Area

RR

200 m

POWER



# Parcel Summary Report For Parcel # 019-321-022

6/20/2014  
1:50:39PM

## 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    YINGLING RICHARD C  
          6269 HOG CANYON RD SAN MIGUEL CA 93451-9531  
OWN    YINGLING FAMILY LIVING TRUST  
  
OWN    YINGLING MARILYN L

### Address Information

Status            Address  
P                    06269 HOG CANYON 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>
COAL86-	133	0002	Rural El Pomar	El Pomar-Estr	RR			Y		

### Parcel Information

Status    Description  
Active    PM 40-77 LT 2

### Notes

#### Tax Districts

PLEASANT VALLEY  
PASO ROBLES JT(27,40) (SB1537)  
SAN LUIS OBISPO JT(27,40)  
ESTRELLA  
AREA NO. 21  
NO. 01



# Parcel Summary Report For Parcel # 019-321-022

6/20/2014  
1:50:39PM

## 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:**

C9659 FNL Primary Parcel

**Description:**

SFD W/ ATTACHED GARAGE ENG. J.KUDLA 50652 FTGS. INTO NATIVE SOIL

DRC2013-00115 REC Primary Parcel

**Description:**

CONDITIONAL USE PERMIT TO CONSTRUCT A NEW VERIZON COMMUNICATIONS FACILITY CONSISTING OF 9 ANTENNAS MOUNTED TO A NEW 50' TALL MONOPINE AND ASSOCIATED GROUND EQUIPMENT AND UTILITY TRENCHING

PMT2004-01761 REC Primary Parcel

**Description:**

SFD W/ ATTACHED GARAGE ENG. J.KUDLA 50652 FTGS. INTO NATIVE SOIL

PMT2005-01624 FNL Primary Parcel

**Description:**

DETACHED GARAGE/WORKSHOP WITH ONE ELECTRICAL OUTLET

SEP2008-00012 ISS Primary Parcel

**Description:**

Septic Inspection