



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/2/2015

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00101 SPEERS – Proposed conditional use permit for an unmanned wireless communications facility consisting of a new 45 ft faux water tank to house nine panel antennas and nine RRUs, plus an approximately 200 sf pre-fabricated shelter with a 30kW permanent diesel back-up generator, two GPS antennas, and three raycaps. All proposed equipment will be housed within a 1,050 sf lease area. APN: 034-551-009

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

1. General APPLICATION fo

San Luis Obispo County Department of Planning and B

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 Speers Ronald T & Sandra J Daytime Phone 805-462-2932
 Mailing Address PO Box 2917, Atascadero Zip 93423
 Email Address: speersent@hotmail.com

Applicant Name Verizon Wireless Daytime Phone _____
 Mailing Address 2785 Mitchell Dr., #9, Walnut Creek Zip 94598
 Email Address: _____
Sequoia Deployment Services, Inc.

Agent Name Contact: Aaron M Anderson Daytime Phone 562-485-8012
 Mailing Address 22471 Aspan St., #290, Lake Forest Zip 92630
 Email Address: aaron.anderson@sequoia-ds.com

PROPERTY INFORMATION

Total Size of Site: 5.4 AC Assessor Parcel Number(s): 034-551-009
 Legal Description: Lot: 124 Map Ref: MB A PG92
 Address of the project (if known): 5900 Templeton Rd., Atascadero, CA 93422
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Property located near the intersection of Templeton and Rocky Canyon Road(s).
 Describe current uses, existing structures, and other improvements and vegetation on the property: Property is home to residential and agricultural uses.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New 45' faux water tank to house nine (9) panel antennas, new pre-fab equipment shelter, within an ~800 ft^2 lease area.

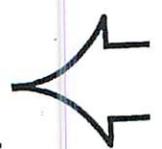
LEGAL DECLARATION

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 Sandra J Speers Date 12/29/12

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): N/A

Describe existing and future access to the proposed project site: Access to project site from public right-of-way off of Templeton Road.

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: Agricultural South: Agricultural
East: Agricultural West: Agricultural

For all projects answer the following:

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

Buildings: ~750 sq. feet <1 % Landscaping: _____ sq. feet _____ %

Paving: ~800 sq. feet <1 % Other (specify) _____

Total area of all paving and structures: ~800 sq. feet acres

Total area of grading or removal of ground cover: ~800 sq. feet acres

Number of parking spaces proposed: 0 Height of tallest structure: 45' AGL

Number of trees to be removed: 0 Type: N/A

Setbacks: Front _____ Right _____ Left _____ Back _____

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 No If yes, please submit copy No

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 No If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: _____

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

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

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: ~3.5 acres
Moderate slopes of 10-30%: ~2.0 acres
Steep slopes over 30%: N/A 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: Templeton & Rocky Canyon Road(s)

Water Supply Information

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

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

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: _____ N/A
2. Location of nearest police station: _____ N/A
3. Location of nearest fire station: _____ N/A
4. Location of nearest public transit stop: _____ N/A
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: _____ N/A
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: _____ 365 days/year _____ Hours of Operation: _____ 24 hours/day _____
2. How many people will this project employ? _____ None. Unstaffed.
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: _____ Exhaust from back-up diesel generator
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____ Back-up diesel generator. Approximately 64dB.
(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: Lead-acid batteries, and diesel fuel.
-
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. 0 Between 4:00 to 6:00 p.m. 0
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: N/A
-

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): N/A
-
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*: 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.

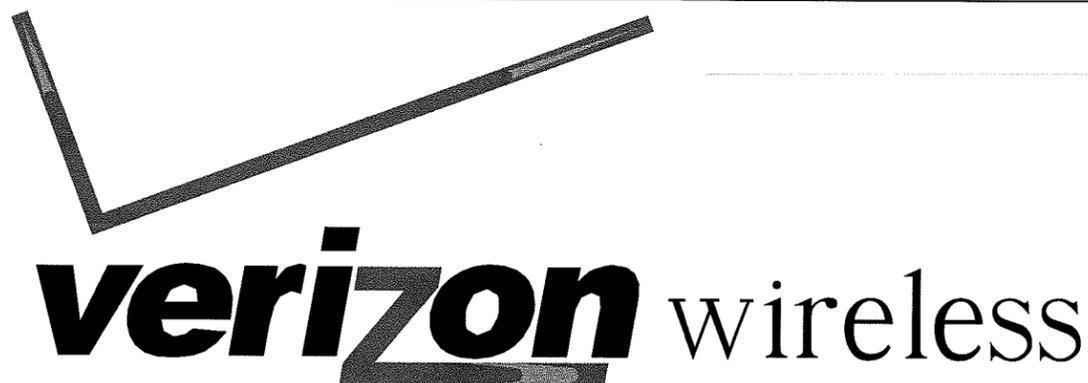
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: The antennas will be completely concealed within a faux water tank and the proposed equipment will be screened within a chain link fence enclosure.
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): County of SLO building and electrical permits

(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)



EAST ATASCADERO
 5900 TEMPLETON RD, ATASCADERO, CA 93422
 LOCATION NUMBER: 285346

VERIZON WIRELESS EQUIPMENT ENGINEER: SIGNATURE _____ DATE _____	VERIZON WIRELESS REAL ESTATE: SIGNATURE _____ DATE _____
VERIZON WIRELESS CONSTRUCTION: SIGNATURE _____ DATE _____	VERIZON WIRELESS RF ENGINEER: SIGNATURE _____ DATE _____
PROPERTY OWNER: SIGNATURE _____ DATE _____	SEQUOIA DEVELOPMENT SERVICES - LEASING SIGNATURE _____ DATE _____
SEQUOIA DEVELOPMENT SERVICES - CONSTRUCTION SIGNATURE _____ DATE _____	SEQUOIA DEVELOPMENT SERVICES - ZONING SIGNATURE _____ DATE _____

EAST ATASCADERO

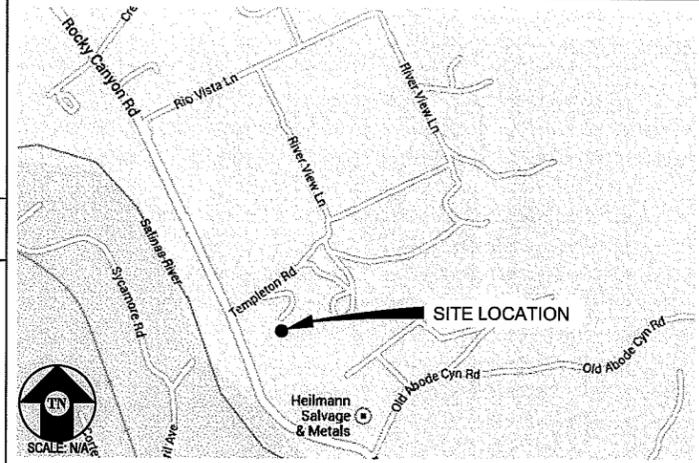
 285346
 5900 TEMPLETON RD
 ATASCADERO, CA93422

verizon wireless
 VERIZON WIRELESS
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

PROJECT DESCRIPTION **VICINITY MAP** **CODE COMPLIANCE**

A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (9) (P) ANTENNAS
- (9) (P) RRUS-12 UNITS
- (3) (P) RAYCAP 3315 UNITS
- A (P) 30KW DIESEL GENERATOR
- A (P) 45' HIGH FAUX WATER TOWER
- A (P) EQUIPMENT SHELTER
- (2) (P) GPS ANTENNAS



ALL WORK & MATERIALS SHALL BE PERFORMED & 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, PART 1, TITLE 24 C.C.R.
- 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. (2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2013 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- ANSI/EIA-TIA-222-G

PROJECT INFORMATION

SITE NAME:	EAST ATASCADERO	SITE #:	285346
COUNTY:	SAN LUIS OBISPO	JURISDICTION:	COUNTY OF SAN LUIS OBISPO
APN:	034-551-009	POWER:	PG&E
SITE ADDRESS:	5900 TEMPLETON RD ATASCADERO, CA 93422	TELEPHONE:	CHARTER
CURRENT ZONING:	AG-AGRICULTURE		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	RONALD & SANDRA SPEERS P.O. BOX 2917 ATASCADERO, CA 93422		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
LEASING CONTACT:	ATTN: THERESE GARCIA (949) 873-4271		
ZONING CONTACT:	ATTN: AARON ANDERSON (562) 485-8012		
CONSTRUCTION CONTACT:	ATTN: PETE SHUBIN (714) 478-3197		

DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598
 TO: 5900 TEMPLETON RD, ATASCADERO, CA 93422

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD 30 FT
2. TURN RIGHT ONTO OAK GROVE RD 0.4 MI
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD 3.4 MI
4. YGNACIO VALLEY RD TURNS SLIGHTLY RIGHT AND BECOMES HILLSIDE AVE 0.1 MI
5. TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE 0.3 MI
6. MERGE ONTO I-680 S 45.6 MI
7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES 166 MI
8. TAKE THE MORRO RD/CA-41 EXIT 0.2 MI
9. TURN LEFT ONTO CA-41 N/MORRO RD CONTINUE TO FOLLOW CA-41 N 1.6 MI
10. TURN RIGHT ONTO ROCKY CANYON RD 0.8 MI
11. TURN LEFT ONTO TEMPLETON RD 469 FT

END AT: 5900 TEMPLETON RD, ATASCADERO, CA 93422
 ESTIMATED TIME: 3 HOUR 20 MINUTES ESTIMATED DISTANCE: 218 MILES

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.4

SHEET INDEX **APPROVAL**

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	OVERALL SITE PLAN	-
A-2	SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAIL	-
A-4	ANTENNA PLAN & DETAILS	-
A-5	ELEVATION	-
A-6	ELEVATION	-

RF
LEASING
ZONING
CONSTRUCTION
VERIZON

Streamline Engineering and Design Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
 Contact: Larry Houghtby Phone: 916-278-4180
 E-Mail: larry@streamlineeng.com Fax: 916-860-1941

THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN INC. AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN INC. IF YOU ARE NOT AN EMPLOYEE OF STREAMLINE ENGINEERING AND DESIGN INC. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

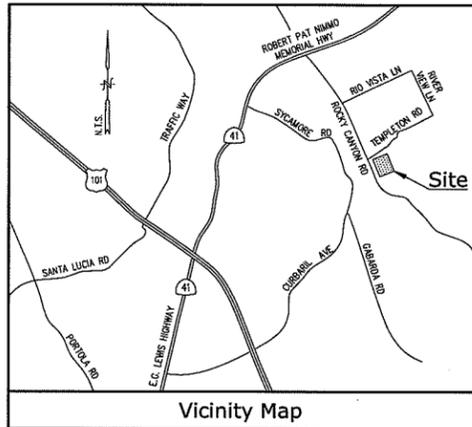
ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/04/14	ZD 70%	C.C.
	09/10/14	ZD 80%	C.C.
	10/13/14	ZD 90%	L.M.
	12/04/14	ZD 100%	M.D.
	-	-	-
	-	-	-

DRAWN BY: C. CODY
 CHECKED BY: L. HOUGHTBY
 APPROVED BY: -
 DATE: 12/04/14

SHEET TITLE:
 TITLE

SHEET NUMBER:
 T-1



Title Report

PREPARED BY: FIRST AMERICAN TITLE COMPANY
 ORDER NO.: 0901-4882899
 DATED: JULY 2, 2014

Legal Description

PARCEL 1: THAT PORTION OF LOT 124 OF MAP NO. 4 OF THE SUBDIVISION OF A PART OF THE RANCHO LA ASUNCION AND ADJACENT LANDS, A PART OF THE TRACT OF LAND KNOWN AS THE EUREKA RANCHO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK A, PAGE 92 OF MAPS, BEING PARCEL A OF MAP CO-72-157, FILED FOR RECORD AUGUST 23, 1972 IN BOOK 9, PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: AN UNDIVIDED 1/4 INTEREST IN AND TO THAT CERTAIN WELL SITE SHOWN ON PARCEL 9 OF PARCEL MAP CO-72-157, FILED FOR RECORD AUGUST 23, 1972 IN BOOK 9, PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: A NON-EXCLUSIVE WATER LINE EASEMENT BEING 15 FEET IN WIDTH OVER PORTIONS OF PARCELS B AND C OF MAP CO-72-157, SAID EASEMENT BEING SHOWN ON MAP FILED FOR RECORD AUGUST 23, 1972 IN BOOK 9, PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: AN EXCLUSIVE 10 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES WITH THE RIGHT TO CONSTRUCT, REPAIR AND MAINTAIN SAID WATER LINE OVER, UNDER AND UPON SAID PARCEL B OF MAP CO-72-157, FILED FOR RECORD AUGUST 23, 1972 IN BOOK 9, PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LOTS 127 AND 128 OF THE SUBDIVISION OF PARTS OF THE RANCHO LA ASUNCION AND ATASCADERO AND ADJACENT LANDS OF THE PROPERTY OF THE EUREKA IMPROVEMENT COMPANY, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD DECEMBER 28, 1898 IN BOOK A, AT PAGE 1 OF MAPS, IN THE CENTERLINE OF SAID 10 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CENTER LINE OF THE 40 FOOT-SQUARE PRIVATE WELL EASEMENT PER SAID BOOK 9 OF PARCEL MAPS AT PAGE 38; THENCE SOUTH 700' 23" 43" EAST, 294.66 FEET; THENCE SOUTH 750' 25" 47" EAST, 154.69 FEET TO A POINT IN THE AFOREMENTIONED LOT 127, SAID POINT BEING 5.00 FEET DISTANT EASTERLY FROM THE WESTERLY LINE OF LOT 127; THENCE PARALLEL TO AN 5.00 FEET EASTERLY OF THE WESTERLY LINE OF THE AFOREMENTIONED LOTS 127 AND 128, SOUTH 25' 32" 00" EAST, 336.37 FEET; THENCE NORTH 64' 28' 00" EAST, 26.53 TO THE END OF SAID 10 FOOT EASEMENT.

PARCEL 5: A RIGHT OF WAY FOR ROAD PURPOSES AS SET FORTH AND DESCRIBED IN THAT CERTAIN UNACCEPTED IRREVOCABLE AND PERPETUAL OFFER OF DEDICATION DATED MARCH 27, 1978 AND RECORDED APRIL 17, 1978 IN BOOK 2063, PAGE 343 OF OFFICIAL RECORDS WHICH STATES THAT UNTIL SUCH TIME AS THE ABOVE OFFER OF DEDICATION IS ACCEPTED BY SUCH A GOVERNMENT ENTITY, ALL OWNERS OF PROPERTY CONTAINED TO THE ABOVE DESCRIBED ROAD PARCEL, SHALL HAVE THE RIGHT TO THE USE OF SAID ROAD PARCEL AS A PRIVATE ROAD.

Assessor's Parcel No.

034-551-009

Easements

- 4. EASEMENT TO VALLEY PIPE LINE CO. FOR TRANSPORTATION OF OIL, PETROLEUM GAS, GASOLINE, WATER OR OTHER SUBSTANCES AND TO LOCATE, ERECT, MAINTAIN, OPERATE, REPAIR, RENEW AND MOVE A LINE OF POLES AND TELEGRAPH AND TELEPHONE LINES THEREON RECORDED JULY 24, 1936 IN BOOK 198, PAGE 17, O.R. (CANNOT LOCATE FROM RECORD)
- 6. EASEMENT AS SHOWN OR DEDICATED ON MAP FILED JUNE 23, 1972 IN BOOK 8, PAGE 90 OF PARCEL MAPS. (PLOTTED HEREON)
- 7. EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH CO. RECORDED SEPTEMBER 3, 1976 IN BOOK 1920, PAGE 337, O.R. (PLOTTED HEREON)
- 8. DOCUMENT ENTITLED "GRANT OF PRIVATE EASEMENT AND MAINTENANCE AGREEMENT" RECORDED FEBRUARY 11, 1985 IN BOOK 2676, PAGE 842 AND RE-RECORDED FEBRUARY 20, 1985 IN BOOK 2679, PAGE 38, BOTH O.R. (PLOTTED HEREON)

Access Route/Lease Area/Utility Route

AS SHOWN.

Geographic Coordinates at Proposed Faux Water Tower

1983 DATUM: LATITUDE 35° 29' 38.21" N LONGITUDE 120° 38' 35.38" W
 ELEVATION = 939.0 FEET ABOVE MEAN SEA LEVEL.

CERTIFICATION: THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND, THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 5.

Bench Mark

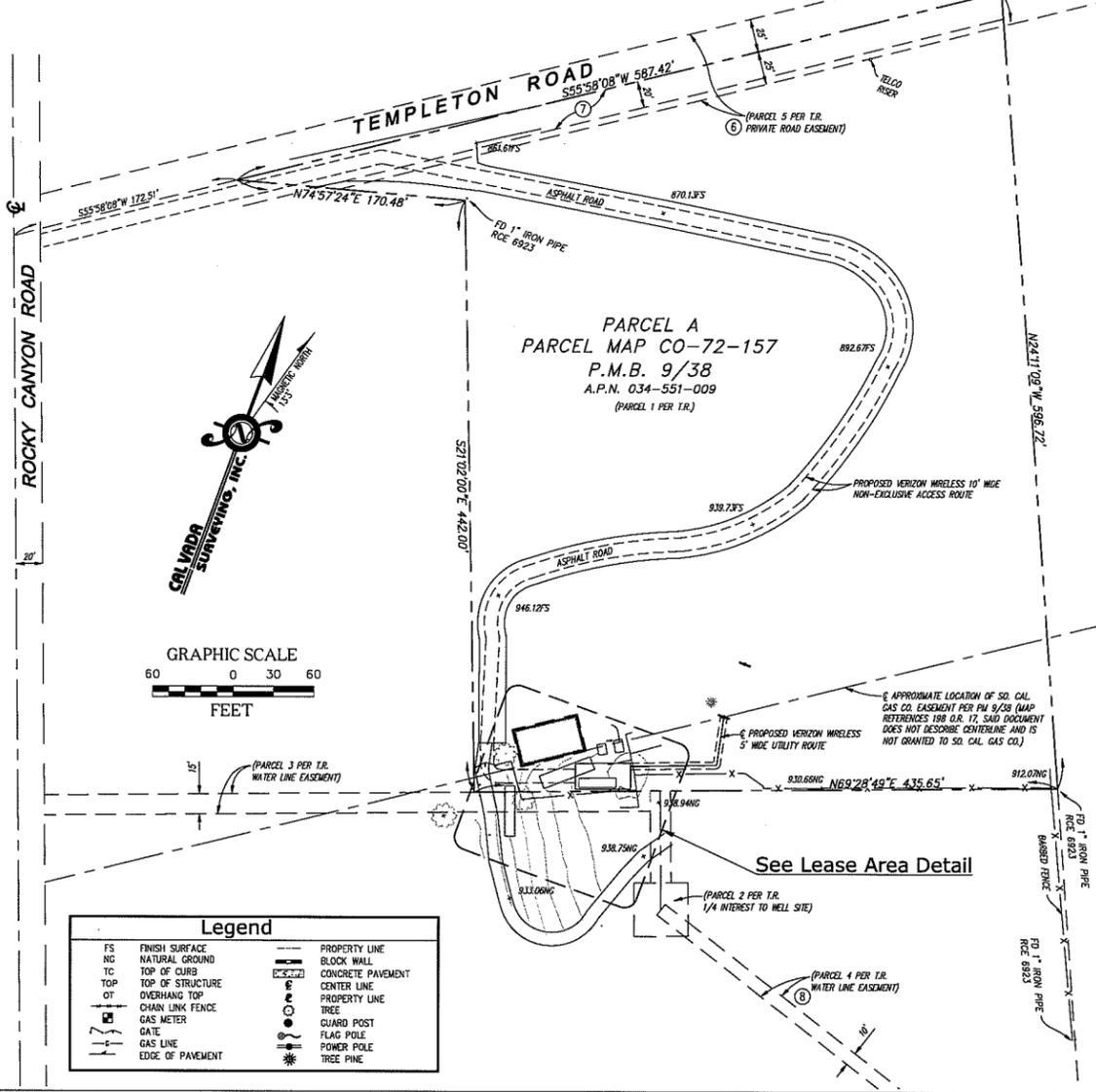
THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. #5257. ELEVATION = 1005.46 FEET (NAVD 88).

Date of Survey

JULY 15, 2014

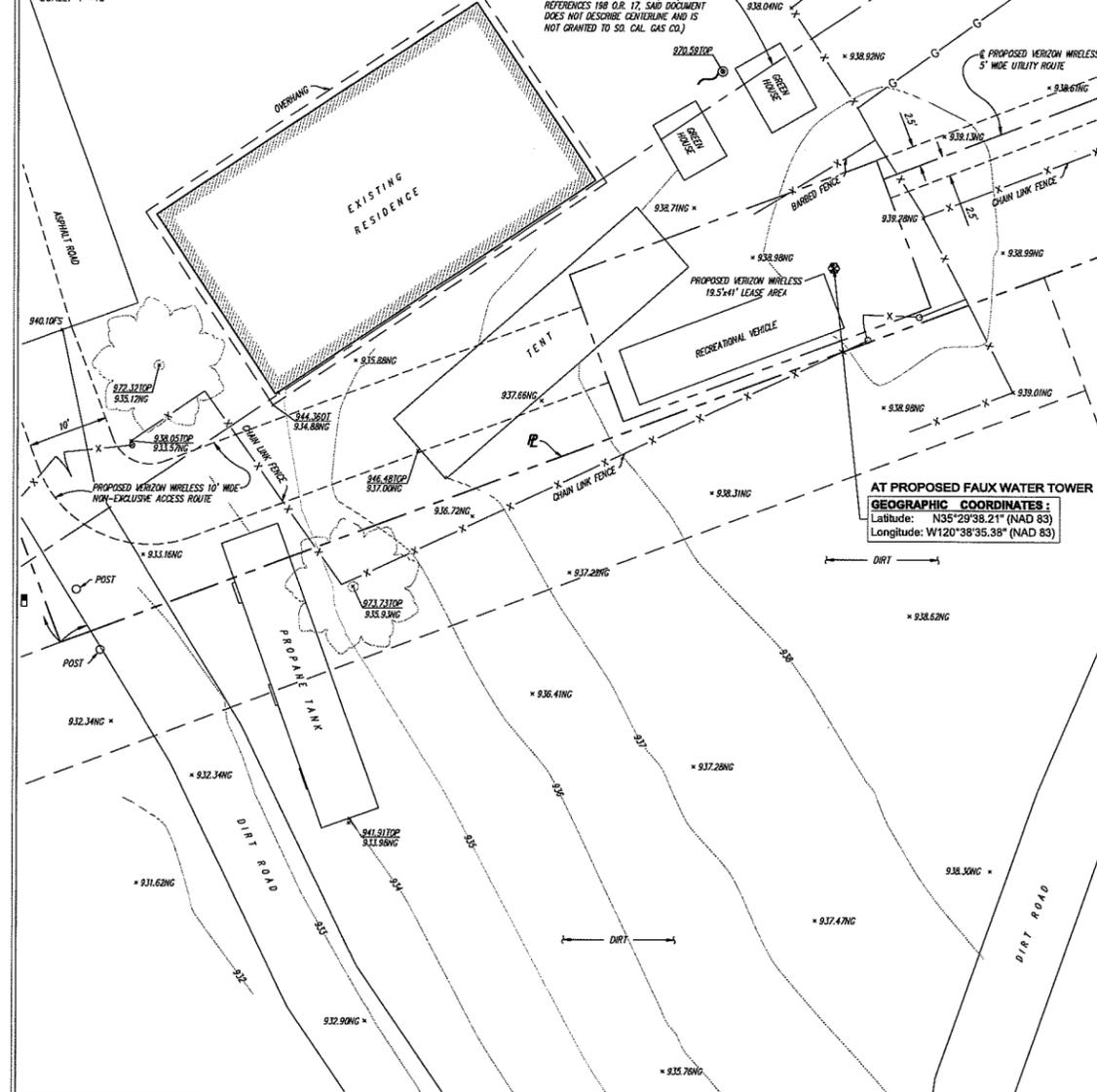
Boundary Detail

SCALE: 1"=60'



Lease Area Detail

SCALE: 1"=10'



Streamline Engineering and Design, Inc.
 8445 SIERRA COLLEGE BLVD., SUITE E, GRANITE BAY, CA 95746
 Contact: Larry Houghtby Phone: 916-660-1930 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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CONSULTANT

CALVADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92880
 Phone: 951-280-4880 Fax: 951-280-4748
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 14731

PREPARED FOR

APPROVALS

R.F.	DATE
SAC AND ZONING	DATE
CM	DATE
VZW CM	DATE
OWNER APPROVAL	DATE

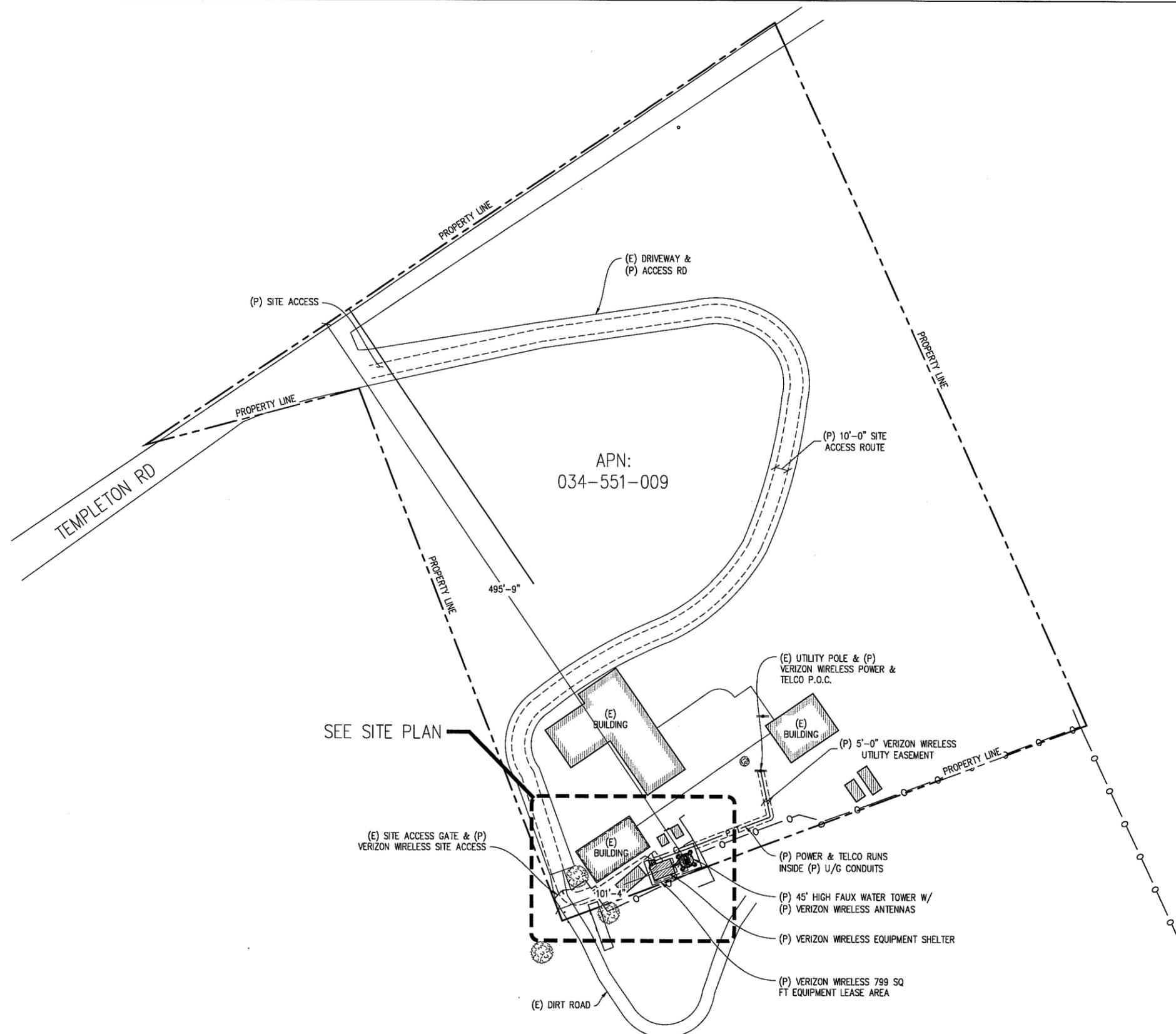
PROJECT NAME
EAST ATASCADERO

PROJECT NUMBER
 5900 TEMPLETON RD
 ATASCADERO, CA 93422
 SAN LUIS OBISPO COUNTY

DATE	DESCRIPTION	BY
7/24/14	SUBMITTAL	AV
10/13/14	FINAL	RAS

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1
 SHEET 1 OF 1

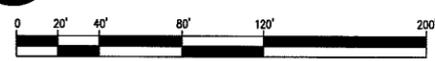


APN:
034-551-009



OVERALL SITE PLAN

1"=40'-0"

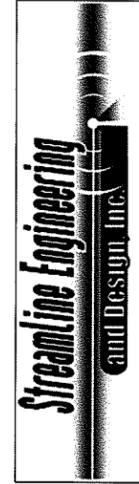


EAST ATASCADERO

285346
5900 TEMPLETON RD
ATASCADERO, CA 93422



VERIZON WIRELESS
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WALNUT CREEK, CA 94598



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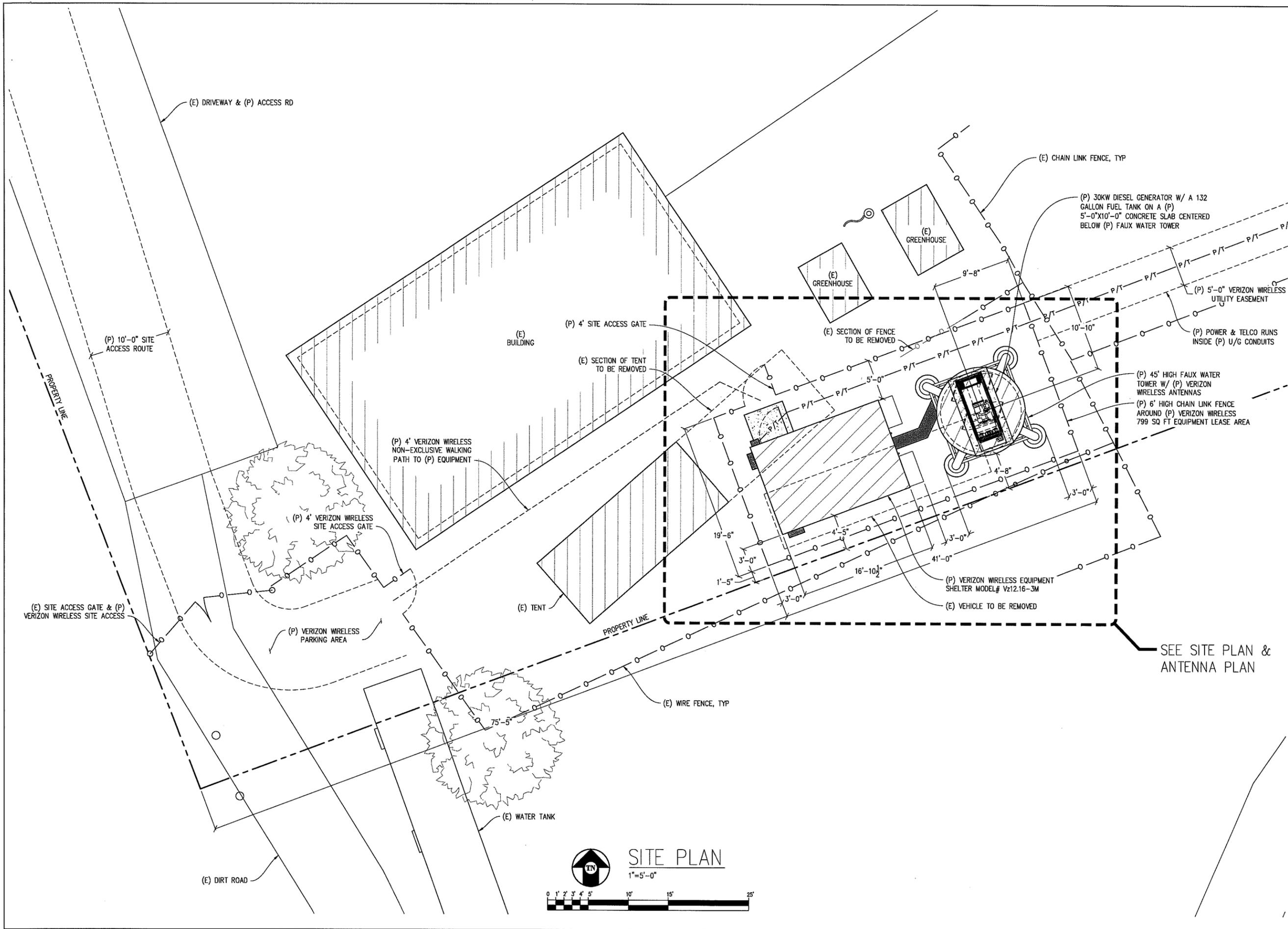
ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/04/14	ZD 70%	C.C.
	09/10/14	ZD 80%	C.C.
	10/13/14	ZD 90%	L.M.
	12/04/14	ZD 100%	M.D.
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 12/04/14

SHEET TITLE:
OVERALL SITE PLAN
SHEET NUMBER:

A-1



EAST ATASCADERO

285346
5900 TEMPLETON RD
ATASCADERO, CA93422

verizon wireless
VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94588

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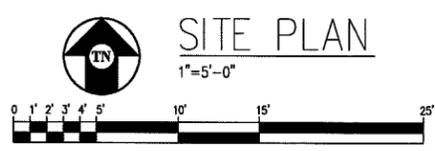
SEE SITE PLAN & ANTENNA PLAN

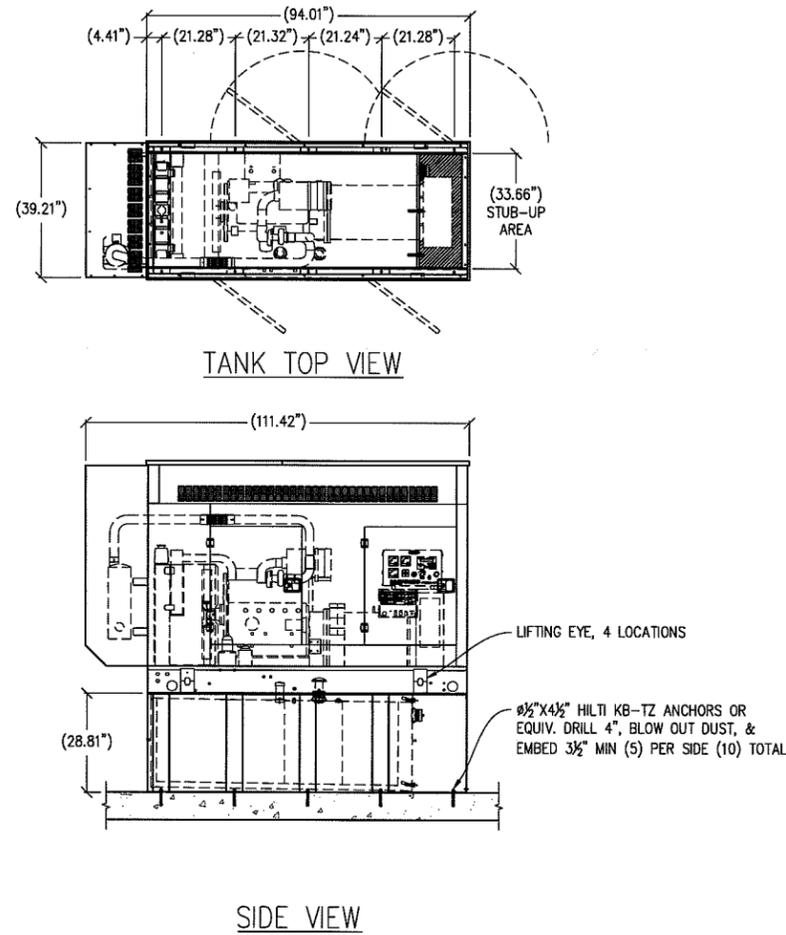
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	09/10/14	ZD 80%	C.C.
	10/13/14	ZD 90%	L.M.
	12/04/14	ZD 100%	M.D.
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	-	-	-

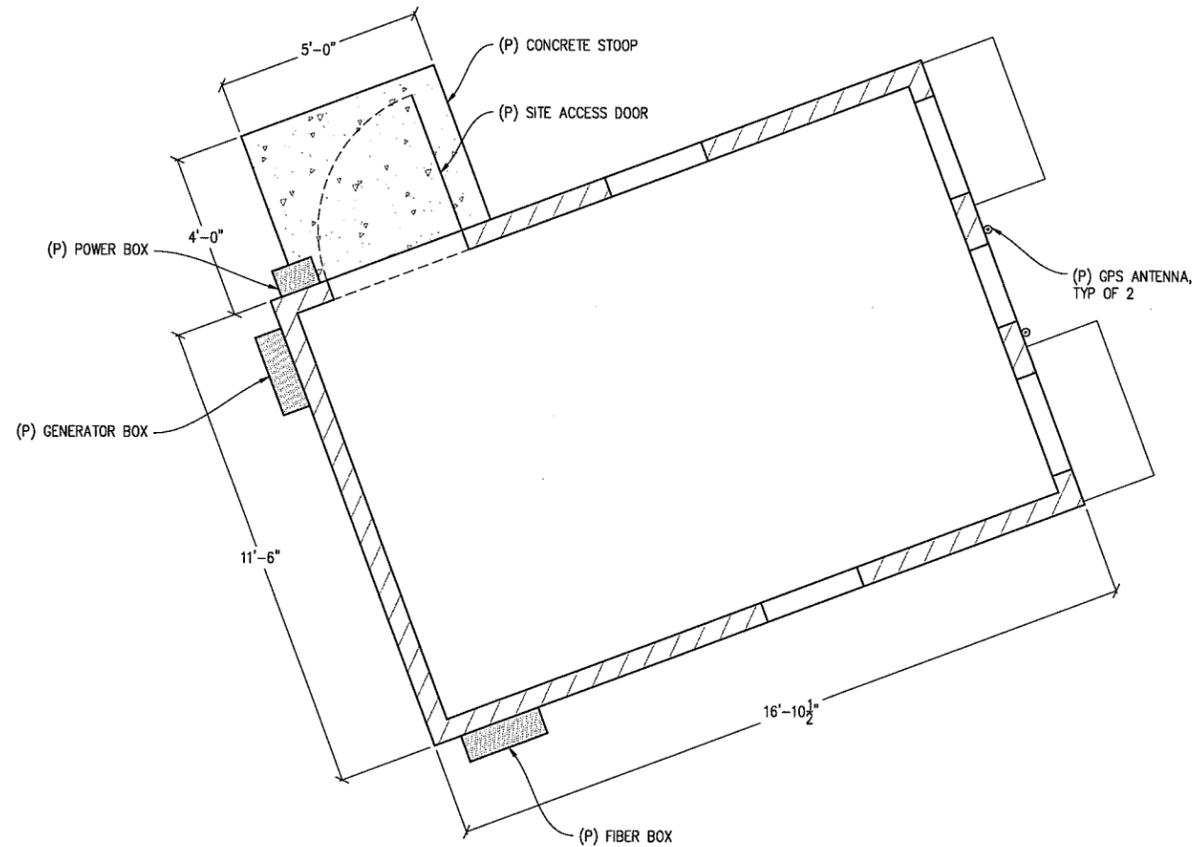
DRAWN BY: C. CODY
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 12/04/14

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
A-2





⑤ 30KW GENERATOR DETAIL
 $\frac{1}{2}" = 1'-0"$



EQUIPMENT PLAN
 $\frac{1}{2}" = 1'-0"$

ISSUE STATUS

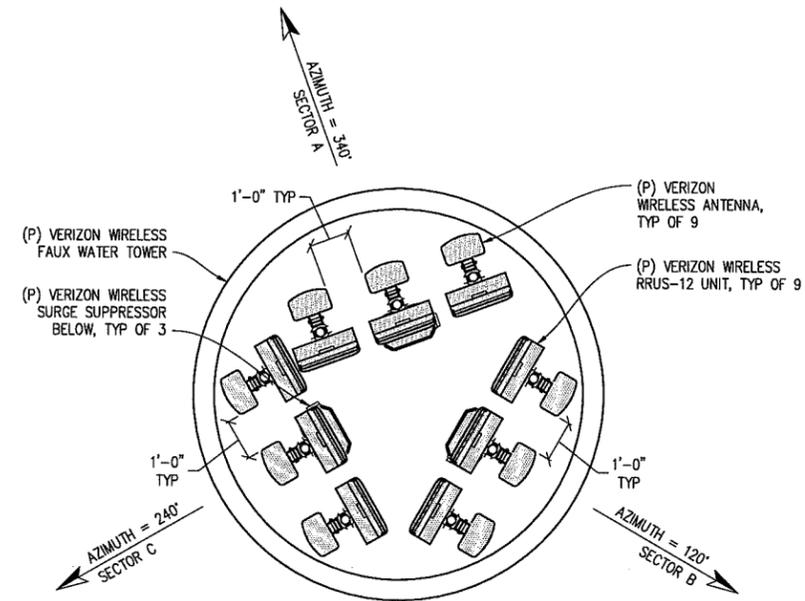
Δ	DATE	DESCRIPTION	REV.
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	09/10/14	ZD 80%	C.C.
	10/13/14	ZD 90%	L.M.
	12/04/14	ZD 100%	M.D.
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 12/04/14

SHEET TITLE:
EQUIPMENT PLAN & DETAIL
SHEET NUMBER:
A-3

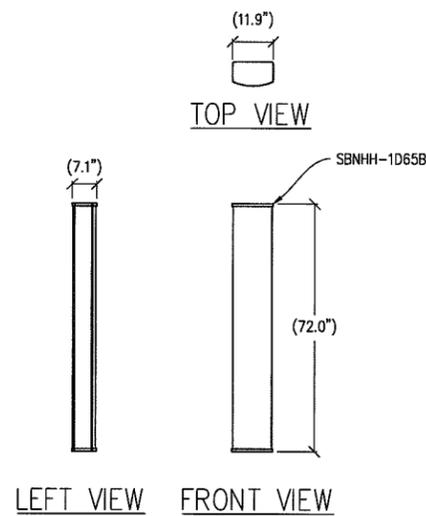
EAST ATASCADERO

285346
5900 TEMPLETON RD
ATASCADERO, CA93422

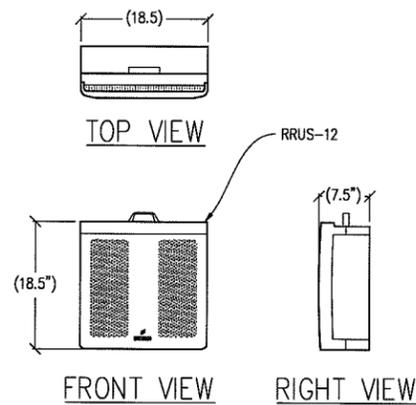


ANTENNA PLAN

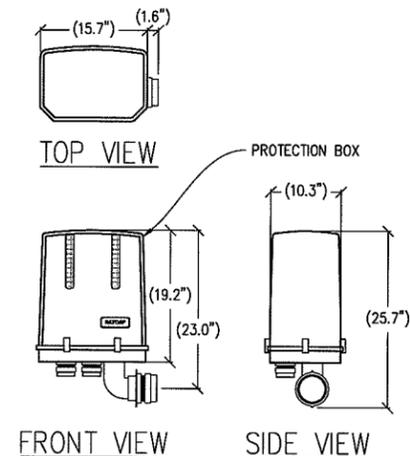
1/2"=1'-0"



① **ANTENNA DETAIL**
1/2"=1'-0" MAX WEIGHT: 50.71 LBS



② **RRUS-12 DETAIL**
1"=1'-0" MAX WEIGHT: 57.5 LBS



③ **SURGE PROTECTION BOX**
1"=1'-0" MAX WEIGHT: 21.5 LBS

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	10/13/14	ZD 90%	L.M.
	12/04/14	ZD 100%	M.D.
	-	-	-
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 12/04/14

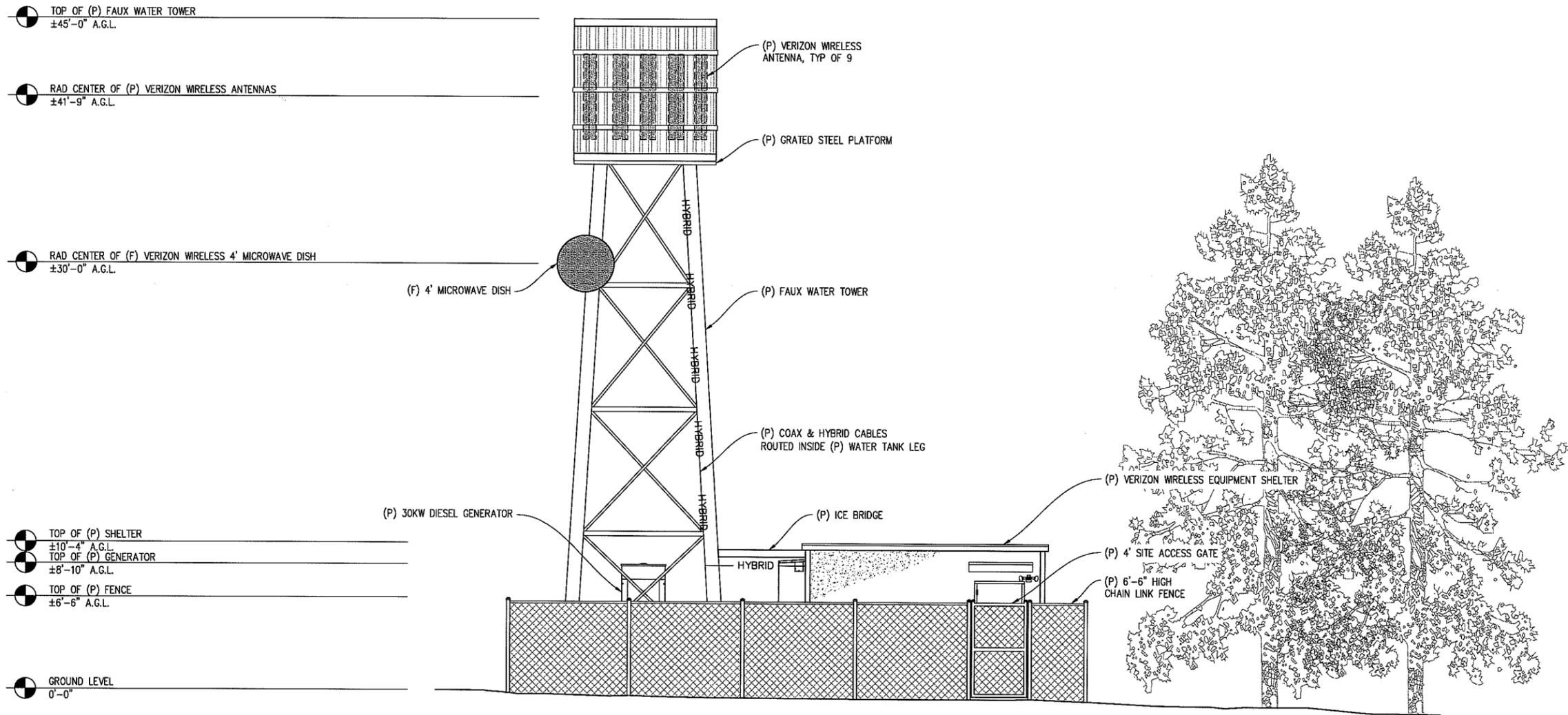
SHEET TITLE:
ANTENNA PLAN & DETAILS
SHEET NUMBER:
A-4

EAST ATASCADERO

285346
5900 TEMPLETON RD
ATASCADERO, CA 93422



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NORTH ELEVATION
1/4"=1'-0"

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/04/14	ZD 70%	C.C.
	09/10/14	ZD 80%	C.C.
	10/13/14	ZD 90%	L.M.
	12/04/14	ZD 100%	M.D.
	-	-	-
	-	-	-

DRAWN BY: C. CODY
 CHECKED BY: L. HOUGHTBY
 APPROVED BY: -
 DATE: 12/04/14

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-5

EAST ATASCADERO

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5900 TEMPLETON RD.
ATASCADERO, CA 93422



VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



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TOP OF (P) FAUX WATER TOWER
±45'-0" A.G.L.

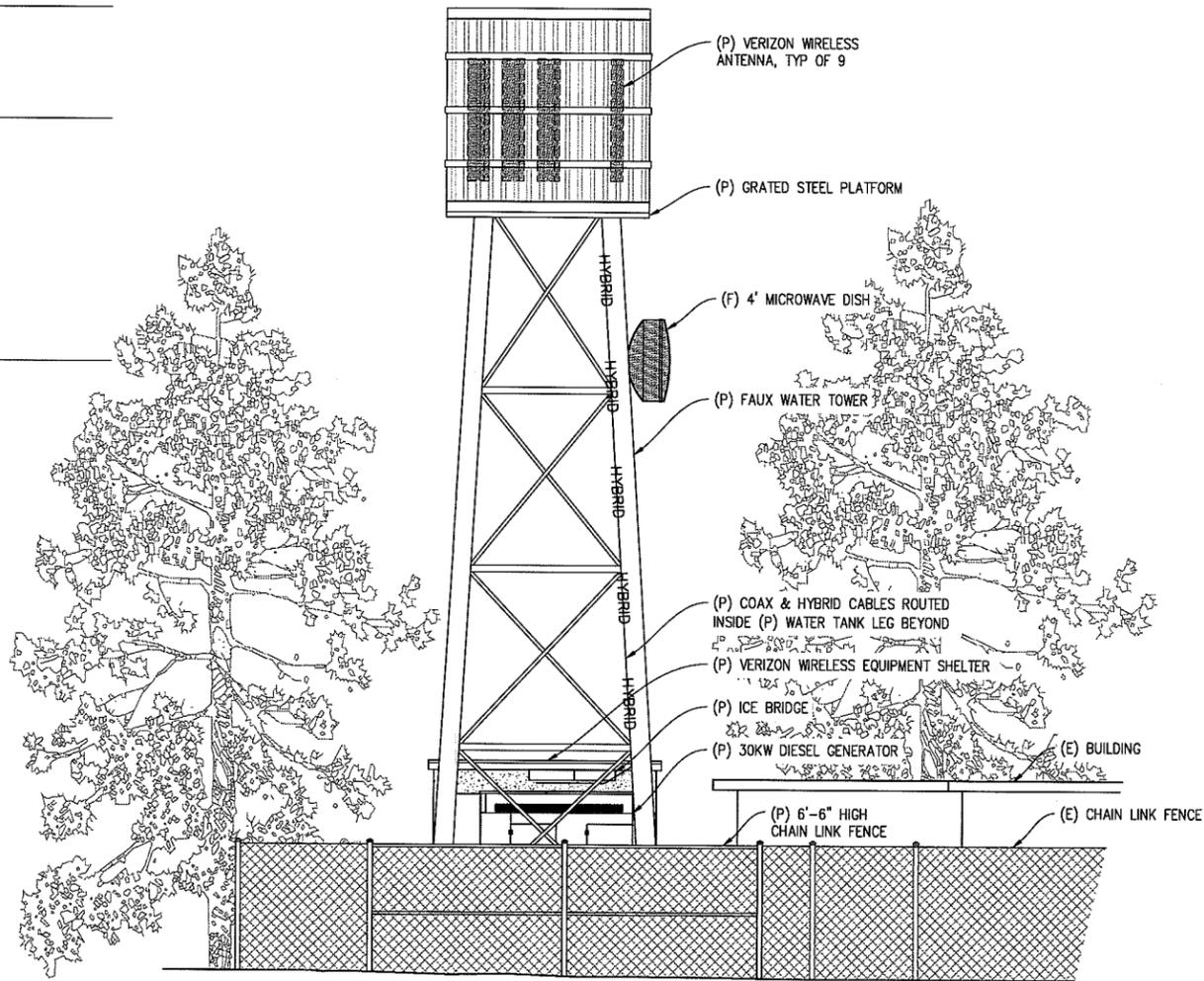
RAD CENTER OF (P) VERIZON WIRELESS ANTENNAS
±41'-9" A.G.L.

RAD CENTER OF (F) VERIZON WIRELESS 4' MICROWAVE DISH
±30'-0" A.G.L.

TOP OF (P) SHELTER
±10'-4" A.G.L.
TOP OF (P) GENERATOR
±8'-10" A.G.L.

TOP OF (P) FENCE
±6'-6" A.G.L.

GROUND LEVEL
0'-0"



EAST ELEVATION

1/4" = 1'-0"

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/04/14	ZD 70%	C.C.
	09/10/14	ZD 80%	C.C.
	10/13/14	ZD 90%	L.M.
	12/04/14	ZD 100%	M.D.
	-	-	-
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: L. HOUGHTBY

APPROVED BY: -

DATE: 12/04/14

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-6



EAST ATASCADERO

5900 TEMPLETON ROAD ATASCADERO CA 93422



VIEW 1



LOCATION

©2015 Google Maps



PROPOSED FAUX WATER TOWER



EXISTING

PROPOSED

LOOKING NORTHEAST FROM ROCKY CANYON ROAD



EAST ATASCADERO

5900 TEMPLETON ROAD ATASCADERO CA 93422



VIEW 2



LOCATION

©2015 Google Maps



PROPOSED FAUX WATER TOWER BEYOND



EXISTING

PROPOSED LOOKING SOUTHEAST FROM TEMPLETON ROAD



EAST ATASCADERO

5900 TEMPLETON ROAD ATASCADERO CA 93422



VIEW 3



LOCATION

©2015 Google Maps

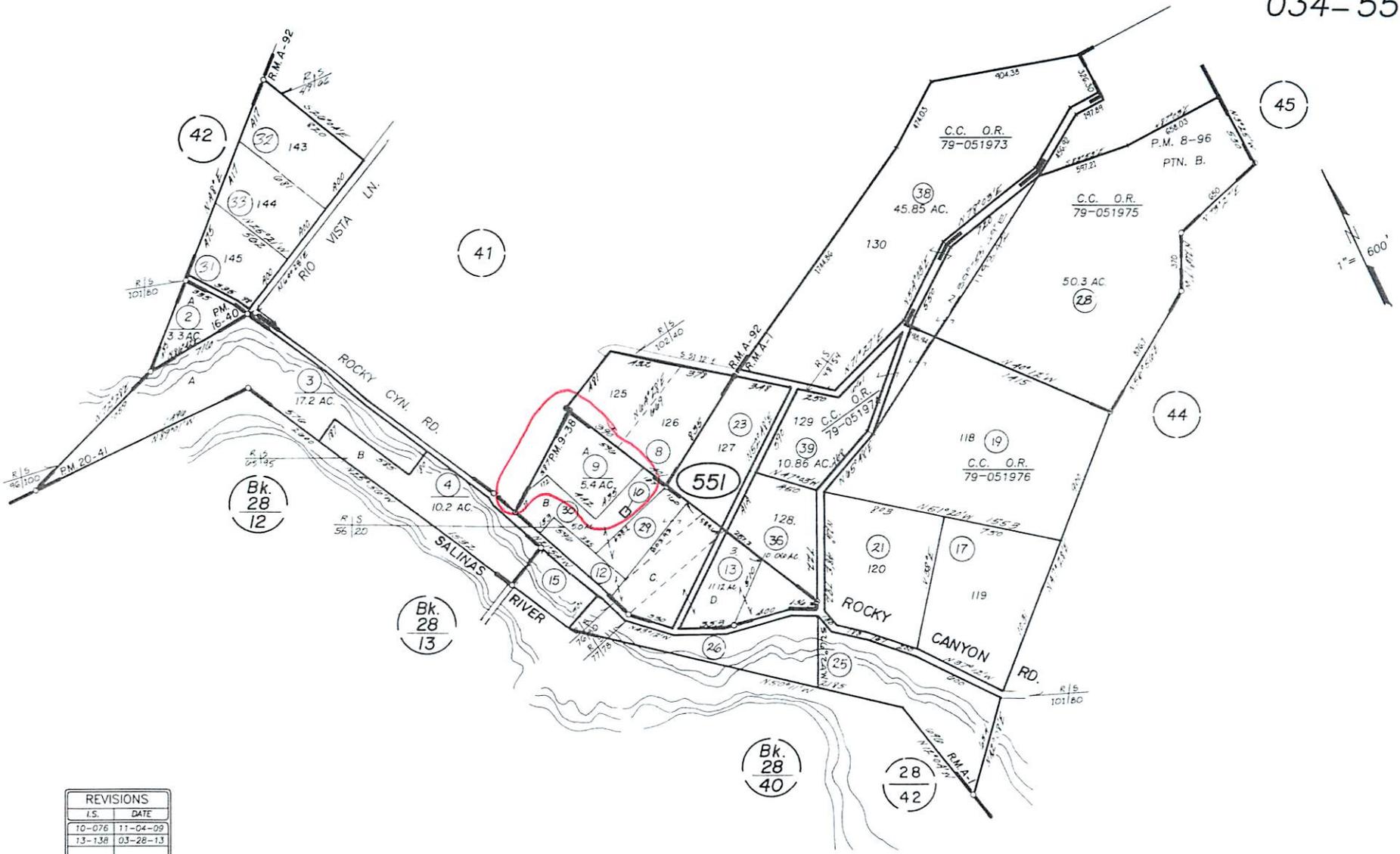


EXISTING

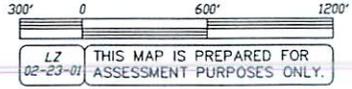


PROPOSED

LOOKING SOUTHEAST FROM ROCKY CANYON ROAD



REVISIONS	
LS.	DATE
10-076	11-04-09
13-138	03-28-13



LZ 02-23-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RHO. LA ASUMCION, ATASCADERO & ADJ. LANDS, R.M. Bk. A , Pg. 1.
 EUREKA IMP. CO. MAP 4., R.M. Bk. A , Pg. 92.

ATASCADERO VICINITY
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 34 PAGE 551

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

AG

City of Atascadero
Atascadero URL
Vinas River Sub Area
Planning Area



100 m
400 ft





Parcel Summary Report For Parcel # 034-551-009

3/2/2015
12:00:37PM

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 SPEERS RONALD T
 PO BOX 2917 ATASCADERO CA 93423-2917
OWN SPEERS SANDRA J

Address Information

Status Address
P 05900 TEMPLETON RD NCELPO

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>
CO72-	157	A	North Cty. Plan	North County I AG				Y		

Parcel Information

Status Description
Active PM 9/38 PAR A

Notes

Tax Districts

ATASCADERO
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
NO. 05
ATASCADERO PUBLIC

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 034-551-009

3/2/2015
12:00:37PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2014-00101

REC

Primary Parcel

Description:

UNMANNED WIRELESS COMMUNICATIONS FACILITY CONSISTING OF 9 PANEL ANTENNAS AND ASSOCIATED EQUIPMENT ON A NEW FAUX 45' TALL WATER TANK

PMT2003-01926

FNL

Primary Parcel

Description:

SOLAR ELECTRIC