



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

**DATE:** 3/20/2015

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

**FROM:** James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)  
North County Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00107 PG&E – Proposed minor use permit to install six new panel antennas on an existing PG&E transmission tower, plus a new pre-fab equipment shelter, within a 630 sf area. Site location is 3293 Meadowlark Rd, Paso Robles. APN: 020-301-027

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

MINOR USE PERMIT

MINOR USE PERMIT TO CO-LOCATE A VERIZON COMMUNICATIONS FACILITY ON NCSAL/ NCSAL

AG

# 1. General APPLICATION

San Luis Obispo County Department of Planning ar

## 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 PG&E Daytime Phone 925-323-9664  
 Mailing Address One Market St, San Francisco Zip 94105  
 Email Address: N/A

Applicant Name Verizon Wireless Daytime Phone \_\_\_\_\_  
 Mailing Address 2785 Mitchell Dr., #9, Walnut Creek Zip 94598  
 Email Address: \_\_\_\_\_

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: 18.31 AC Assessor Parcel Number(s): 020-301-027  
 Legal Description: Abbreviated Description: BOE 135-40-44 PAR 1  
 Address of the project (if known): 3293 Meadowlark Rd., Paso Robles, CA 93446  
 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 Meadowlark and Hanson Road(s).  
 Describe current uses, existing structures, and other improvements and vegetation on the property: Existing PG&E electrical transmission tower.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Six (6) new panel antennas mounted to existing PG&E transmission tower, and new pre-fab equipment shelter, within a ~630 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.

Please refer to the attached letter

Property owner signature \_\_\_\_\_ of authorization \_\_\_\_\_ Date \_\_\_\_\_

## 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 Meadowlark 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: 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: ~630 sq. feet <1 % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: ~630 sq. feet <1 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: ~630  sq. feet  acres

Total area of grading or removal of ground cover: ~630  sq. feet  acres

Number of parking spaces proposed: 0 Height of tallest structure: 118' 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: ~630  sq. feet  acres

Total floor area of all structures including upper stories: N/A 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: 18.31 acres  
Moderate slopes of 10-30%: N/A 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: Meadowlark Rd.

**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
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**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 painted to match the existing PG&E transmission tower, and the proposed equipment will be screened within a new 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)*

# 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: PG&E  
Applicant: Verizon Wireless  
APN: 020-301-027

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 44.5 ft
5. Indicate the estimated exposure from this facility \_\_\_\_\_
6. What percent of the FCC guidelines does this represent? \_\_\_\_\_

## 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

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## 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.



**MEADOWLARK**  
 3293 MEADOWLARK RD, PASO ROBLES, CA 93446  
 LOCATION NUMBER: 295279

PG&E INFO  
 SAP # 40690258  
 SITE # MEADOWLARK  
 TOWER # 20/82  
 LINE NAME: - TEMPLETON-GATES, 230KV

|   |  |
|---|--|
| VERIZON WIRELESS EQUIPMENT ENGINEER:<br>SIGNATURE _____ DATE _____        | VERIZON WIRELESS REAL ESTATE:<br>SIGNATURE _____ DATE _____          |
| VERIZON WIRELESS CONSTRUCTION:<br>SIGNATURE _____ DATE _____              | VERIZON WIRELESS RF ENGINEER:<br>SIGNATURE _____ DATE _____          |
| PROPERTY OWNER:<br>SIGNATURE _____ DATE _____                             | SEQUIOA DEVELOPMENT SERVICES - LEASING<br>SIGNATURE _____ DATE _____ |
| SEQUIOA DEVELOPMENT SERVICES - CONSTRUCTION<br>SIGNATURE _____ DATE _____ | SEQUIOA DEVELOPMENT SERVICES - ZONING<br>SIGNATURE _____ DATE _____  |

MEADOWLARK

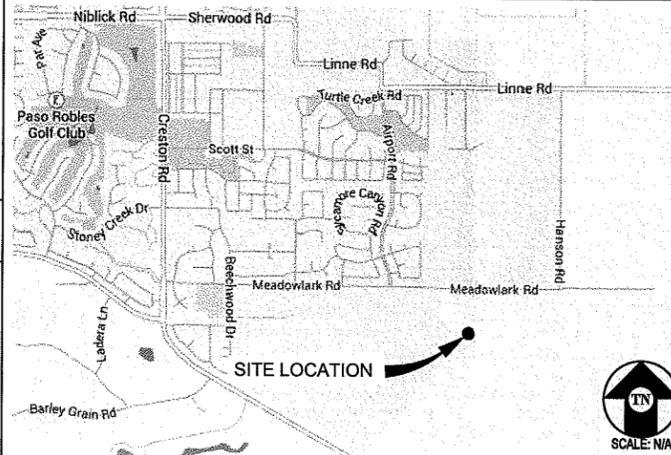
295279  
 3293 MEADOWLARK RD  
 PASO ROBLES, CA 93446



**PROJECT DESCRIPTION**

- A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:
- A (P) 650 SQ FT EQUIPMENT LICENSE AREA
  - (6) (P) ANTENNAS
  - (6) (P) RRUS-32 UNITS
  - (6) (P) RAYCAP 3315 UNITS ((3) (P) @ ANTENNAS & (3) (P) @ SHELTER)
  - A (P) 30KW DIESEL GENERATOR W/ UL2085 RATED TANK
  - A (F) MW DISH
  - (3) (P) TMA'S

**VICINITY MAP**



**CODE COMPLIANCE**

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

**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

**PROJECT INFORMATION**

|                       |   |               |                           |
|-----------------------|---|---------------|---------------------------|
| SITE NAME:            | MEADOWLARK  | SITE #:       | 295279                    |
| COUNTY:               | SAN LUIS OBISPO   | JURISDICTION: | COUNTY OF SAN LUIS OBISPO |
| APN:                  | 020-301-027   | POWER:        | PG&E                      |
| SBE#:                 | -   | TELEPHONE:    | AT&T                      |
| SITE ADDRESS:         | 3293 MEADOWLARK RD<br>PASO ROBLES, CA 93446   |               |                           |
| CURRENT ZONING:       | AG - AGRICULTURE  |               |                           |
| CONSTRUCTION TYPE:    | V-B   |               |                           |
| OCCUPANCY TYPE:       | UNMANNED COMMUNICATIONS FACILITY  |               |                           |
| PROPERTY OWNER:       | PG&E-BUSINESS DEVELOPMENT<br>245 MARKET ST<br>MAIL CODE N100<br>SAN FRANCISCO, CA 94105 |               |                           |
| PG&E PROJECT MANAGER: | ATTN: JULIE STANLEY<br>(661) 342-7630   |               |                           |
| APPLICANT:            | VERIZON WIRELESS<br>2785 MITCHELL DR, BLDG 9<br>WALNUT CREEK, CA 94598                  |               |                           |
| LEASING CONTACT:      | SEQUIOA DEVELOPMENT SERVICES<br>ATTN: THERESE GARCIA<br>(949) 873-4271                  |               |                           |
| ZONING CONTACT:       | SEQUIOA DEVELOPMENT SERVICES<br>ATTN: AARON ANDERSON<br>(562) 485-8012                  |               |                           |
| CONSTRUCTION CONTACT: | SEQUIOA DEVELOPMENT SERVICES<br>ATTN: PETE SHUBIN<br>(714) 478-3197                     |               |                           |

**DRIVING DIRECTIONS**

FROM: 2785 MITCHELL DR, WALNUT CREEK, CA 94598  
 TO: 3293 MEADOWLARK RD, PASO ROBLES, CA 93446

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 I-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 TOWARD LOS ANGELES 153 MI
8. TAKE THE CA-46 E EXIT TOWARD FRESNO/BAKERSFIELD 0.2 MI
9. TURN LEFT ONTO CA-46 E 1.6 MI
10. TURN RIGHT ONTO GOLDEN HILL RD 1.6 MI
11. TURN LEFT ONTO CRESTON RD 1.5 MI
12. TURN LEFT ONTO MEADOWLARK RD 1.1 MI

END AT: 3293 MEADOWLARK RD, PASO ROBLES, CA 93446

ESTIMATED TIME: 3 HOUR 15 MINUTES ESTIMATED DISTANCE: 209 MILES

**SHEET INDEX**

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

**APPROVAL**

|    |              |
|----|--------------|
| RF | LEASING      |
|    | ZONING       |
|    | CONSTRUCTION |
|    | VERIZON      |
|    | PG&E         |

**ISSUE STATUS**

| Δ | DATE     | DESCRIPTION | REV. |
|---|----------|-------------|------|
|   | 10/23/14 | ZD 90%      | A.V. |
|   | 12/16/14 | ZD 100%     | M.D. |
|   | 01/22/15 | CLIENT REV  | M.D. |
|   | 02/02/15 | ZD 90%      | J.S. |
|   | 02/20/15 | ZD 100%     | J.S. |
|   | -        | -           | -    |

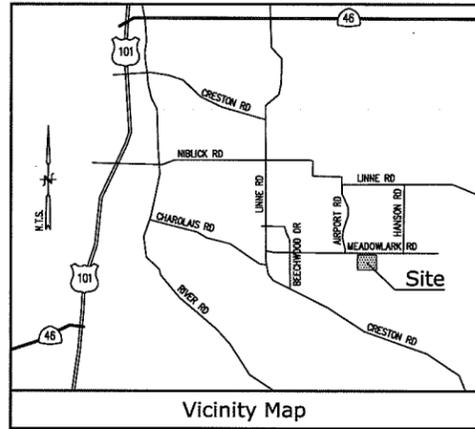
DRAWN BY: C. CODY  
 CHECKED BY: L. HOUGHTBY  
 APPROVED BY: -  
 DATE: 02/20/15

**SHEET TITLE:**

TITLE  
 SHEET NUMBER:  
**T-1**

**Streamline Engineering and Design, Inc.**  
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95661  
 Contact: Larry Houghtby Phone: 916-275-4180  
 E-Mail: larry@streamlineeng.com Fax: 916-860-1841

THIS IS A PRELIMINARY DESIGN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. STREAMLINE ENGINEERING AND DESIGN, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.



**Title Report**

PREPARED BY: FIRST AMERICAN TITLE COMPANY  
 ORDER NO.: 0901-4675507  
 DATED: JULY 17, 2014

**Legal Description**

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

BEGINNING AT THE SOUTHWEST CORNER (FOUND A 1-3/4 INCH IRON PIPE MARKED L.S. 2029) OF LOT 82 SHOWN UPON THE MAP OF SUBDIVISIONS OF THE RANCHO SANTA YSABEL AND ADJACENT LANDS FILED FOR RECORD IN BOOK A OF MAPS AT PAGE 29, RECORDS OF SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA, AND RUNNING THENCE NORTH 1° 28' 31" EAST (MATH OF 60' 38" EAST, GEODETIC), ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 82, A DISTANCE OF 1297.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 82; THENCE SOUTH 88° 13' 58" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 82, A DISTANCE OF 1136.00 FEET TO A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF THE STRIP OF LAND DESCRIBED IN THE DEED FROM MARTHA M. SCHLEGEL AND OTHERS TO PACIFIC GAS AND ELECTRIC COMPANY DATED DECEMBER 8, 1953 AND RECORDED IN BOOK 741 OF OFFICIAL RECORDS AT PAGE 456, SAN LUIS OBISPO COUNTY RECORDS; THENCE SOUTH 39° 37' 53" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE STRIP OF LAND DESCRIBED IN SAID DEED DATED DECEMBER 8, 1953, A DISTANCE OF 1038.73 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF LOT 81 SHOWN UPON SAID MAP; THENCE NORTH 1° 28' 31" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 81, A DISTANCE OF 154.31 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND BEING A PORTION OF SAID LOTS 81 AND 82.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION (EXCEPT WHERE OTHERWISE NOTED) ARE ON THE CALIFORNIA COORDINATE SYSTEM ZONE 5. TO OBTAIN GEODETIC BEARINGS, ADJUST ALL CALIFORNIA COORDINATE BEARINGS 1° 27' 53" TO THE LEFT, TO OBTAIN GROUND DISTANCES, MULTIPLY ALL DISTANCES SHOWN BY 0.99999036.

**Assessor's Parcel No.**

020-301-027

**Easements**

AN EASEMENT FOR LINE OF TOWERS AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1954 IN BOOK 741, PAGE 456 OF O.R. (PLOTTED HEREON).

**Access Route/License Area**

AS SHOWN

**Geographic Coordinates at Existing PG&E Tower**

1983 DATUM: LATITUDE 35° 35' 56.22"N LONGITUDE 120° 38' 21.56"W  
 ELEVATION = 863.0 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**

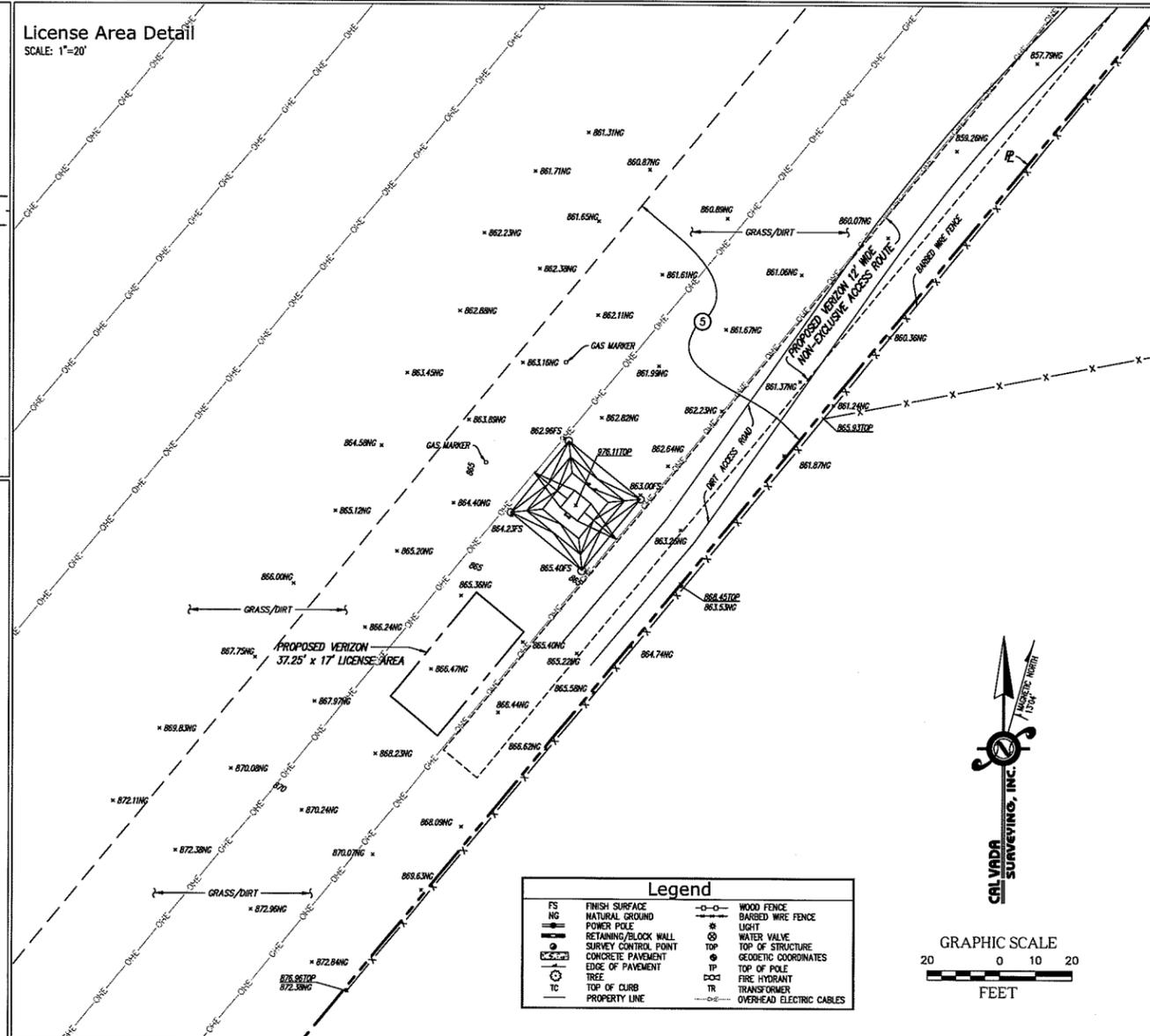
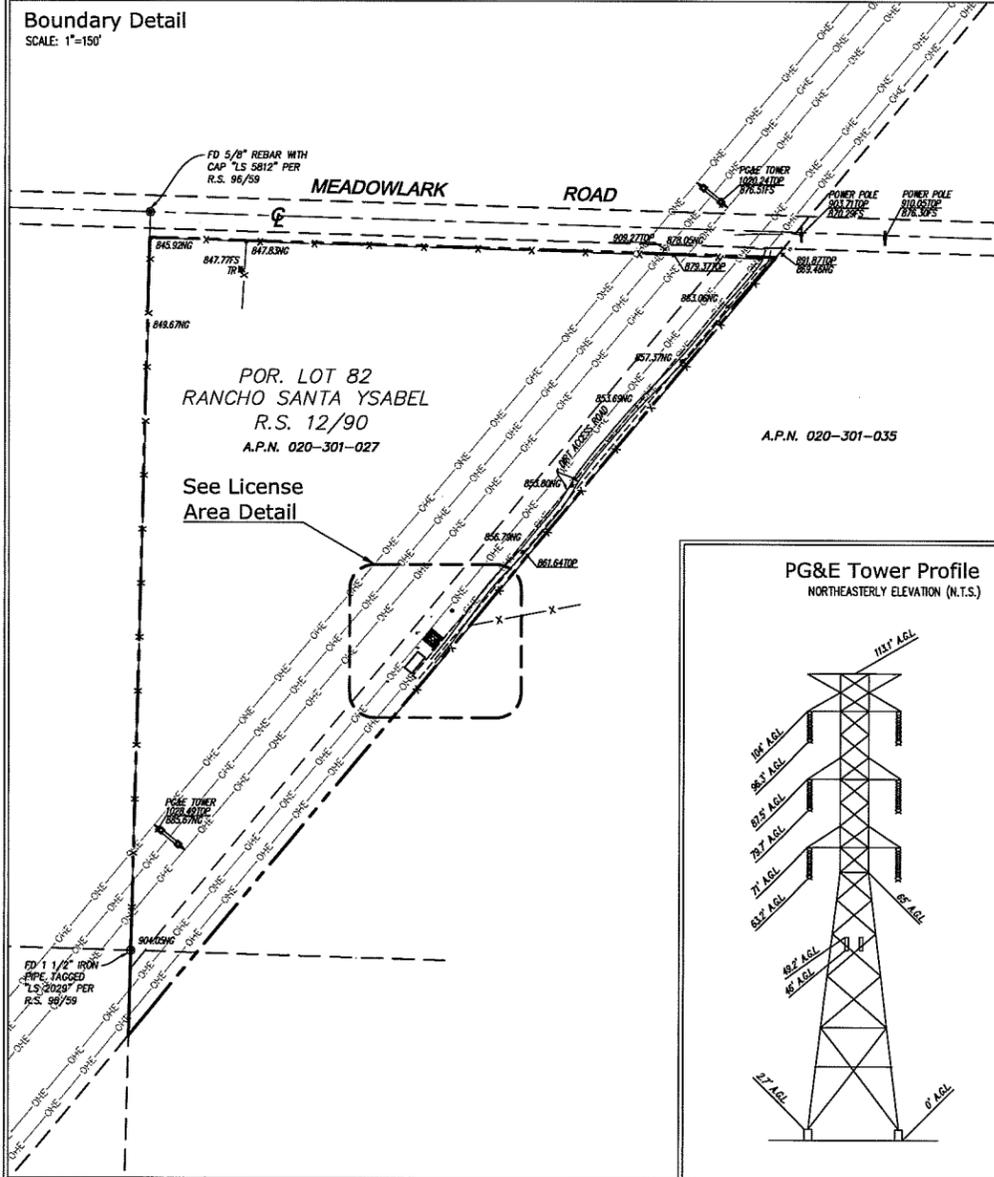
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 5.

**Bench Mark**

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "USLO", ELEVATION = 556.76 FEET (NAVD 88).

**Date of Survey**

JULY 15, 2014



**Streamline Engineering and Design Inc.**  
 8445 SIERRA COLLEGE BLVD., SUITE E GRANITE BAY, CA 95746  
 Contact: Larry Houghton Phone: 916-665-1930 E-Mail: larry@streamlineeng.com Fax: 916-665-1941

**PROPRIETARY INFORMATION**  
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CONSULTANT  
**CALVADA SURVEYING, INC.**  
 411 Jenks Cir., Suite 205, Corona, CA 92880  
 Phone: 951-280-8980 Fax: 951-280-8746  
 Toll Free: 800-CALVADA www.calvada.com  
 JOB NO. 14723

PREPARED FOR

APPROVALS

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

PROJECT NAME  
**PG&E MEADOWLARK**

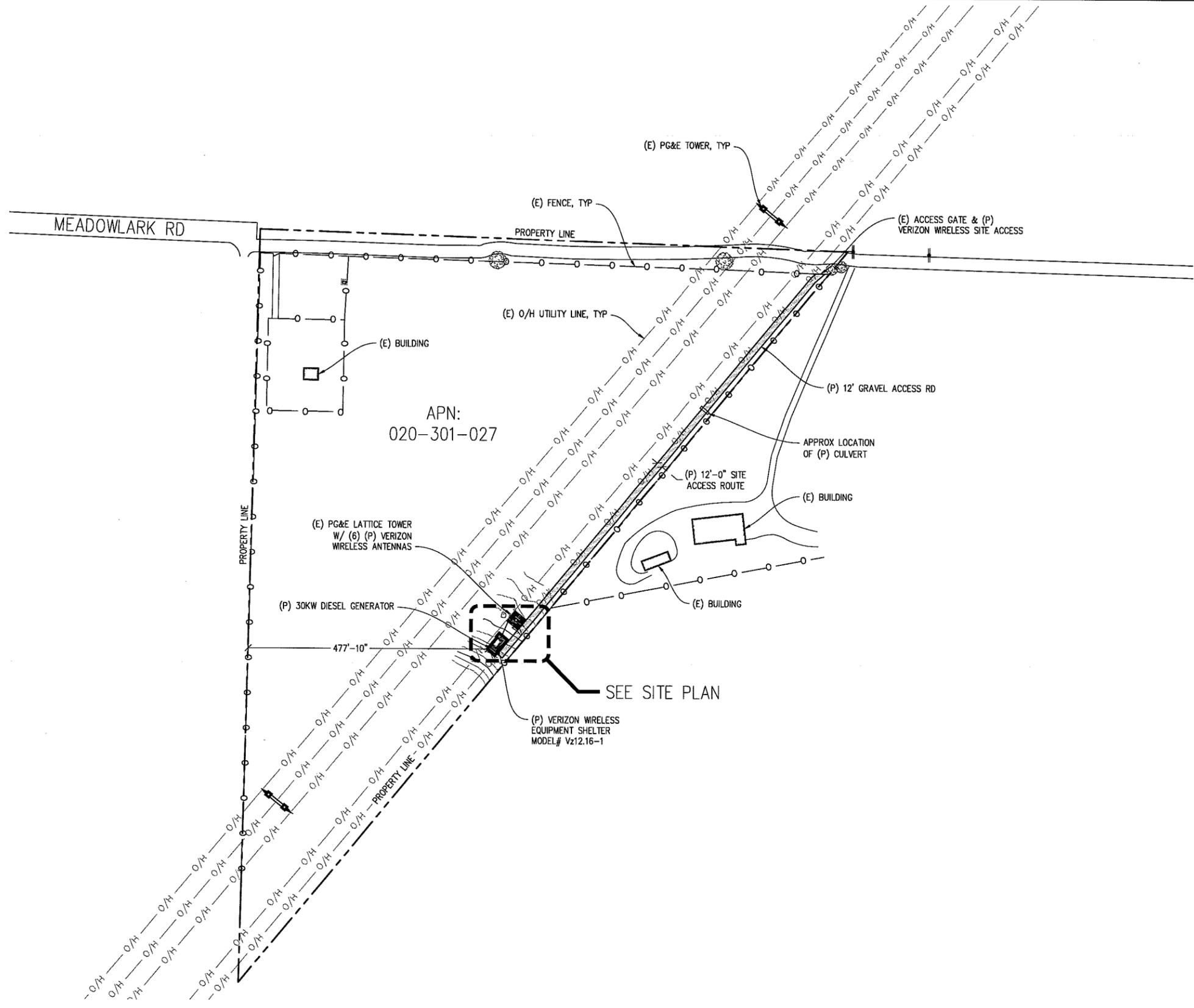
3293 MEADOWLARK ROAD  
 PASO ROBLES, CA 93446  
 SAN LUIS OBISPO COUNTY

| DATE     | DESCRIPTION     | BY |
|----------|-----------------|----|
| 07/22/14 | SUBMITTAL       | MN |
| 10/28/14 | FINAL           | DC |
| 01/16/15 | CLIENT COMMENTS | RG |

SHEET TITLE  
**TOPOGRAPHIC SURVEY**

**C-1**  
 SHEET 1 OF 1

NOTE: PENDING ACCESS RESTRICTIONS TBD



**OVERALL SITE PLAN**  
 1"=100'-0"

**MEADOWLARK**

295279  
 3293 MEADOWLARK RD  
 PASO ROBLES, CA 93446

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

**Streamline Engineering**  
 and Design, Inc.  
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95861  
 Contact: Larry Houghtby Phone: 916-275-4180  
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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**ISSUE STATUS**

| Δ | DATE     | DESCRIPTION | REV. |
|---|----------|-------------|------|
|   | 10/23/14 | ZD 90%      | A.V. |
|   | 12/16/14 | ZD 100%     | M.D. |
|   | 01/22/15 | CLIENT REV  | M.D. |
|   | 02/02/15 | ZD 90%      | J.S. |
|   | 02/20/15 | ZD 100%     | J.S. |
|   | -        | -           | -    |

DRAWN BY: C. CODY  
 CHECKED BY: L. HOUGHTBY  
 APPROVED BY: -  
 DATE: 02/20/15

SHEET TITLE:  
 OVERALL SITE PLAN  
 SHEET NUMBER:  
**A-1**



MEADOWLARK

295279  
3293 MEADOWLARK RD  
PASO ROBLES, CA 93446

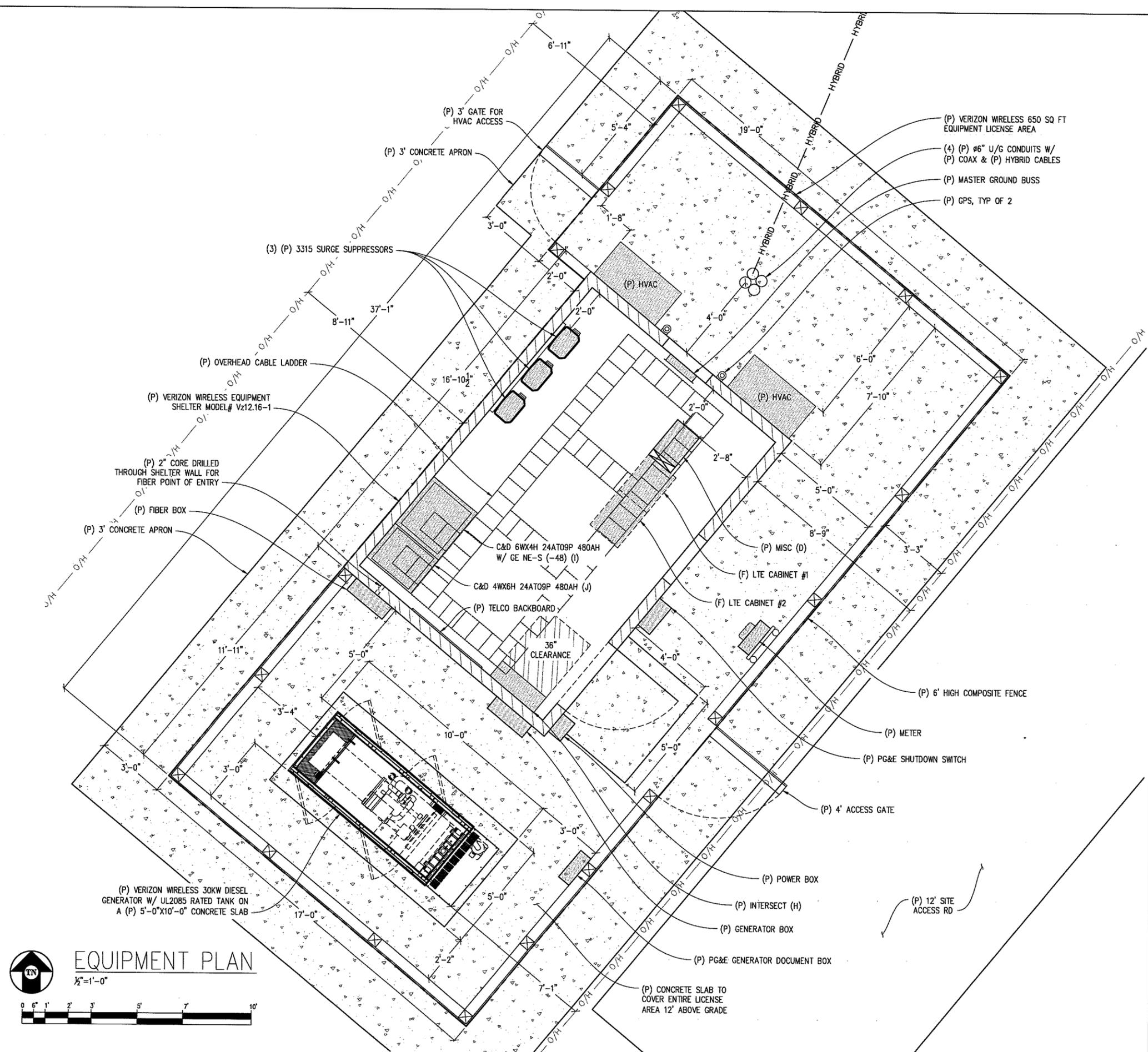


2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



8445 Sierra College Blvd, Suite E Granite Bay, CA 95661  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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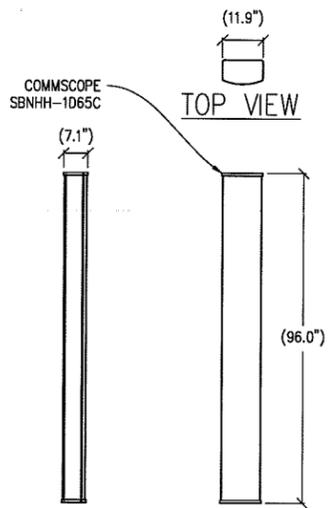
**EQUIPMENT PLAN**  
 1/2"=1'-0"

ISSUE STATUS

| Δ | DATE     | DESCRIPTION | REV. |
|---|----------|-------------|------|
|   | 10/23/14 | ZD 90%      | A.V. |
|   | 12/16/14 | ZD 100%     | M.D. |
|   | 01/22/15 | CLIENT REV  | M.D. |
|   | 02/02/15 | ZD 90%      | J.S. |
|   | 02/20/15 | ZD 100%     | J.S. |
|   | -        | -           | -    |

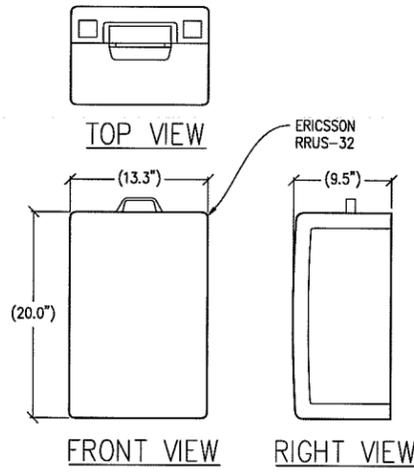
DRAWN BY: C. CODY  
 CHECKED BY: L. HOUGHTBY  
 APPROVED BY: -  
 DATE: 02/20/15

SHEET TITLE:  
 EQUIPMENT PLAN  
 SHEET NUMBER:  
**A-3**



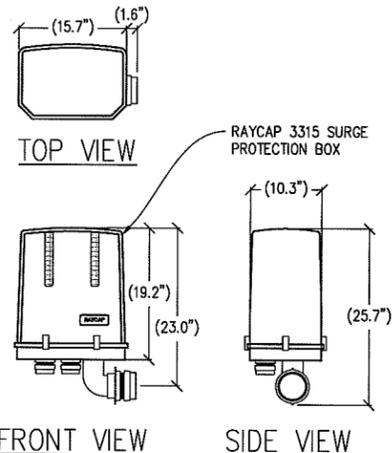
LEFT VIEW FRONT VIEW

1 ANTENNA DETAIL  
1/2"=1'-0" MAX WEIGHT: 66.14 LBS



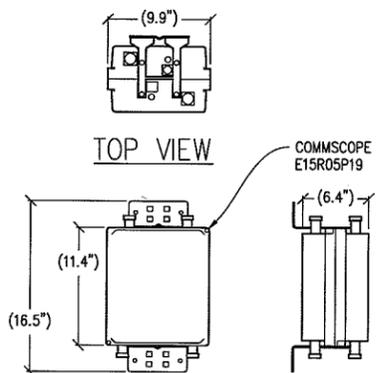
FRONT VIEW RIGHT VIEW

2 RRUS-32 DETAIL  
1/2"=1'-0" MAX WEIGHT: 77 LBS



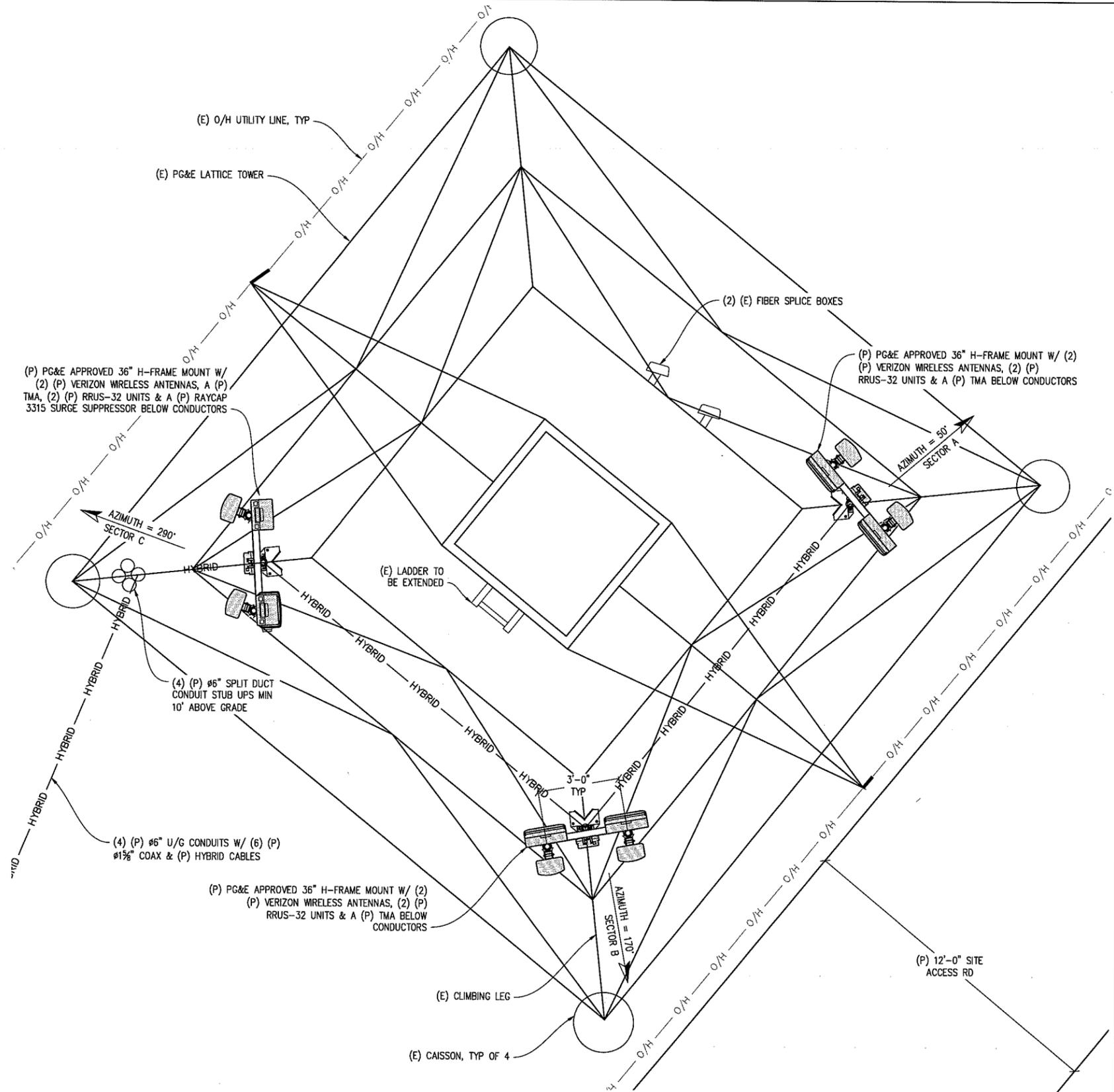
FRONT VIEW SIDE VIEW

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



FRONT VIEW SIDE VIEW

4 TMA DETAIL  
1/2"=1'-0" MAX WEIGHT: 27.6 LBS



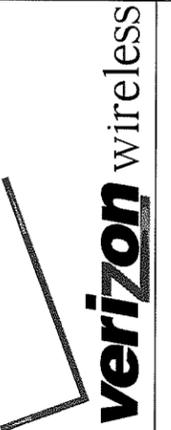
ANTENNA PLAN

1/2"=1'-0"

NOTE: MIN 16" REQUIRED BETWEEN STACKED RRUS-32 UNITS

MEADOWLARK

295279  
3293 MEADOWLARK RD  
PASO ROBLES, CA 93446



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

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ISSUE STATUS

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|   | 02/02/15 | ZD 90%      | J.S. |
|   | 02/20/15 | ZD 100%     | J.S. |

DRAWN BY: C. CODY

CHECKED BY: L. HOUGHTBY

APPROVED BY: -

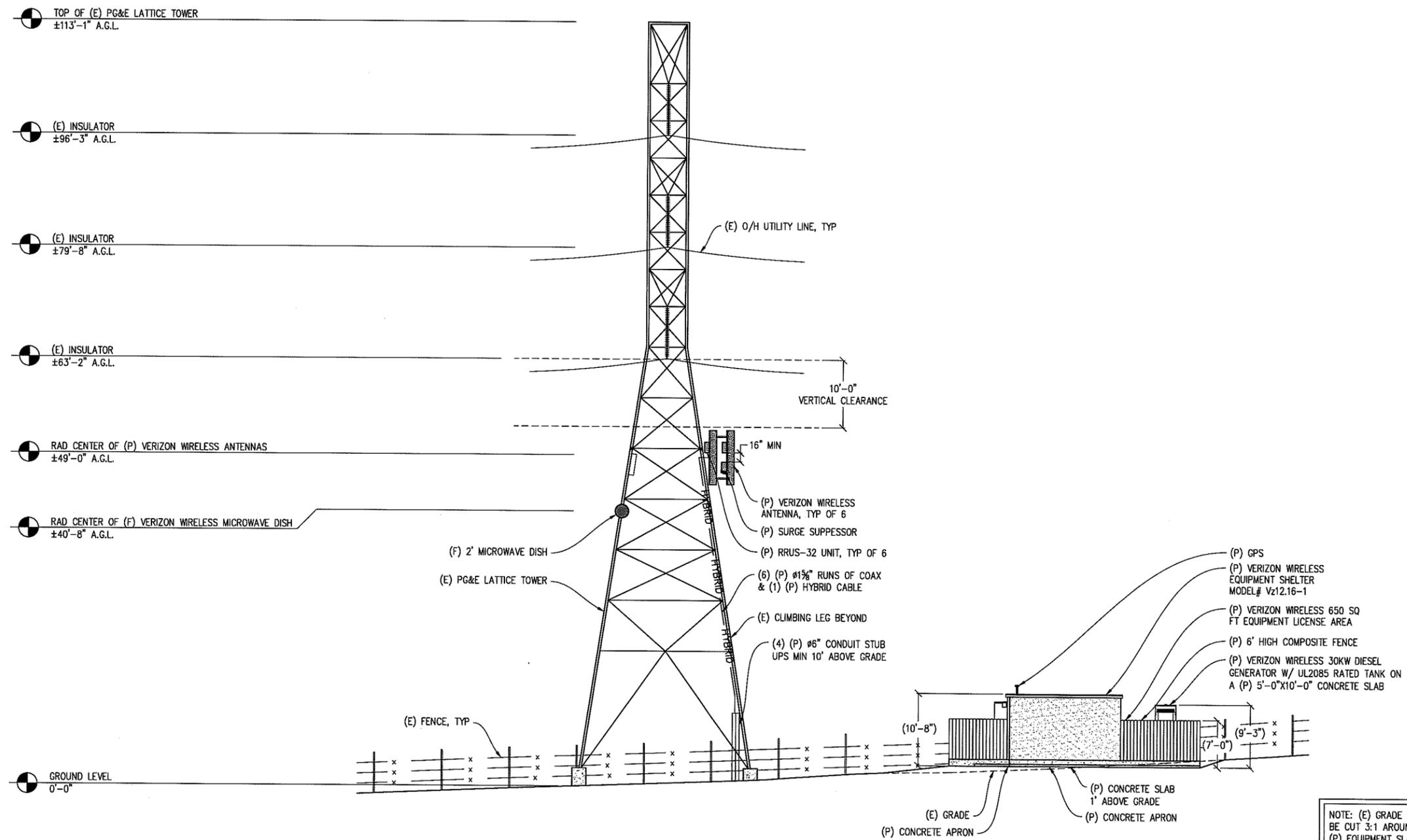
DATE: 02/20/15

SHEET TITLE:

ANTENNA PLAN  
& DETAILS

SHEET NUMBER:

A-4



NOTE: (E) GRADE TO BE CUT 3:1 AROUND (P) EQUIPMENT SLAB

WEST ELEVATION

1/8"=1'-0"

ISSUE STATUS

| Δ | DATE     | DESCRIPTION | REV. |
|---|----------|-------------|------|
|   | 10/23/14 | ZD 90%      | A.V. |
|   | 12/16/14 | ZD 100%     | M.D. |
|   | 01/22/15 | CLIENT REV  | M.D. |
|   | 02/02/15 | ZD 90%      | J.S. |
|   | 02/20/15 | ZD 100%     | J.S. |
|   | -        | -           | -    |

DRAWN BY: C. CODY  
CHECKED BY: L. HOUGHTBY  
APPROVED BY: -  
DATE: 02/20/15

SHEET TITLE:  
ELEVATION  
SHEET NUMBER:  
A-5

**MEADOWLARK**

295279  
3293 MEADOWLARK RD  
PASO ROBLES, CA 93446

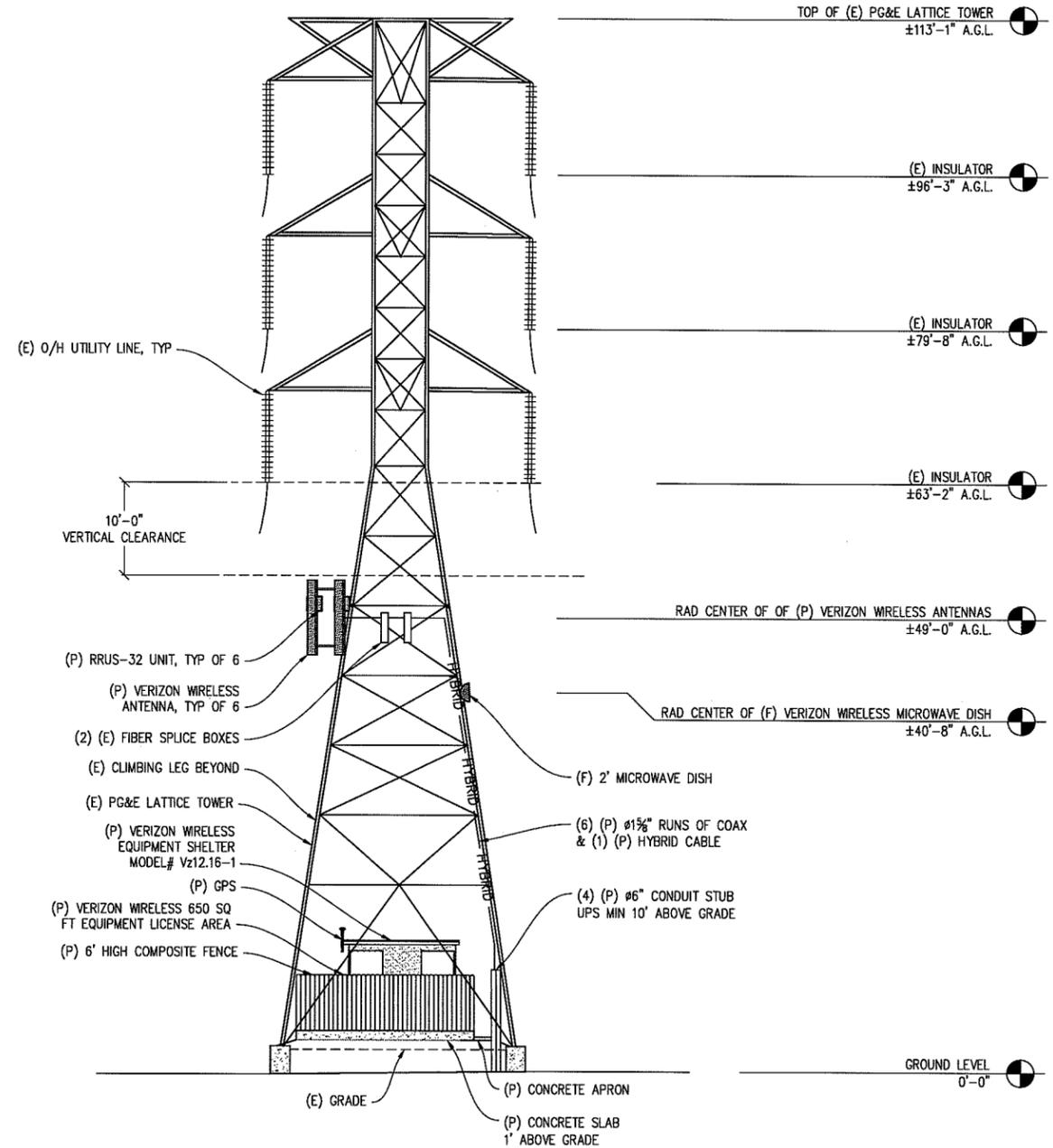


2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**Streamline Engineering and Design Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95861  
Contact: Larry Houghtby Phone: 916-275-4130  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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NOTE: (E) GRADE TO BE CUT 3:1 AROUND (P) EQUIPMENT SLAB

**NORTH ELEVATION**  
1/8"=1'-0"

**ISSUE STATUS**

| Δ | DATE     | DESCRIPTION | REV. |
|---|----------|-------------|------|
|   | 10/23/14 | ZD 90%      | A.V. |
|   | 12/16/14 | ZD 100%     | M.D. |
|   | 01/22/15 | CLIENT REV  | M.D. |
|   | 02/02/15 | ZD 90%      | J.S. |
|   | 02/20/15 | ZD 100%     | J.S. |

DRAWN BY: C. CODY  
CHECKED BY: L. HOUGHTBY  
APPROVED BY: -  
DATE: 02/20/15

SHEET TITLE:  
ELEVATION  
SHEET NUMBER:  
**A-6**



# MEADOWLARK

3293 MEADOWLARK ROAD PASO ROBLES CA 93446

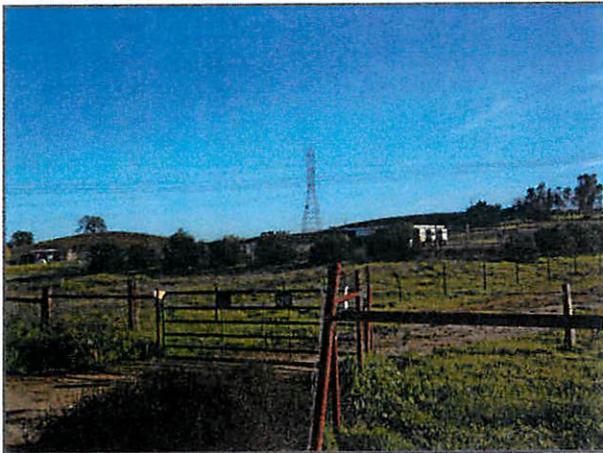


VIEW 1



LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM MEADOWLARK ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# MEADOWLARK

3293 MEADOWLARK ROAD PASO ROBLES CA 93446

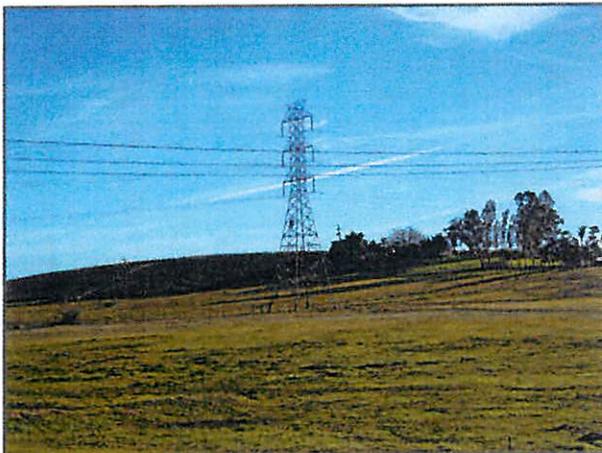


VIEW 2

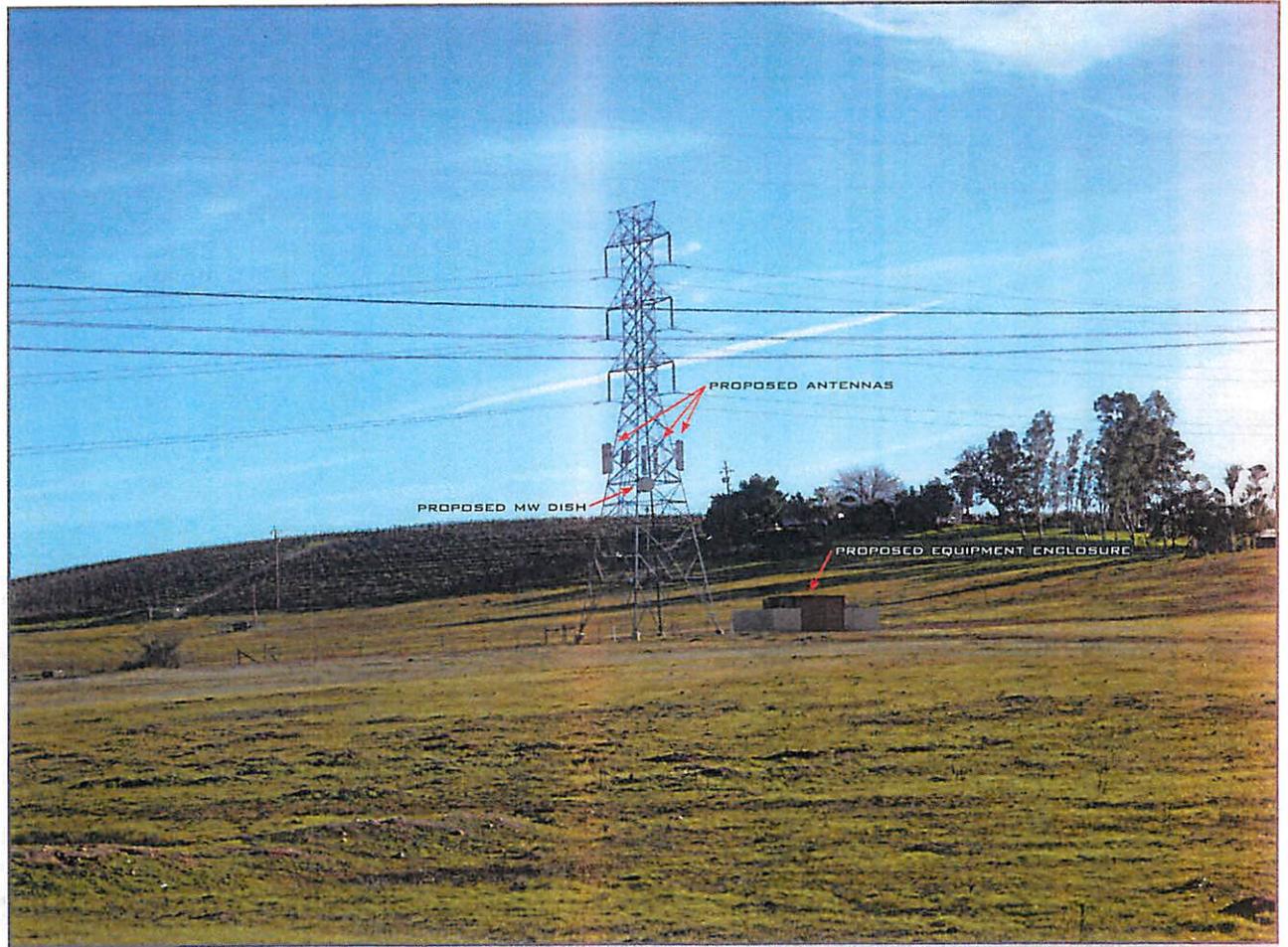


LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM MEADOWLARK ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# MEADOWLARK

3293 MEADOWLARK ROAD PASO ROBLES CA 93446

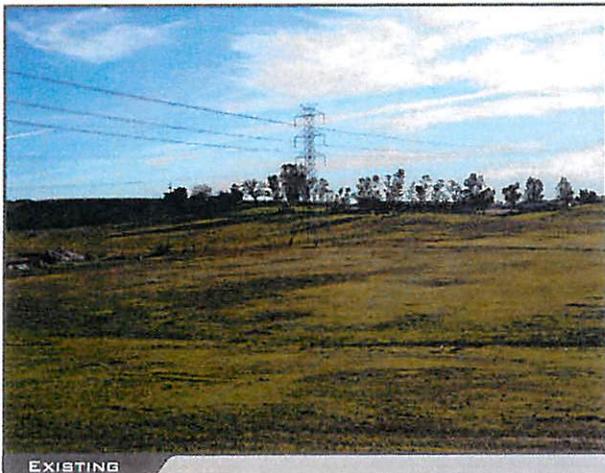


VIEW 3



LOCATION

©2015 Google Maps



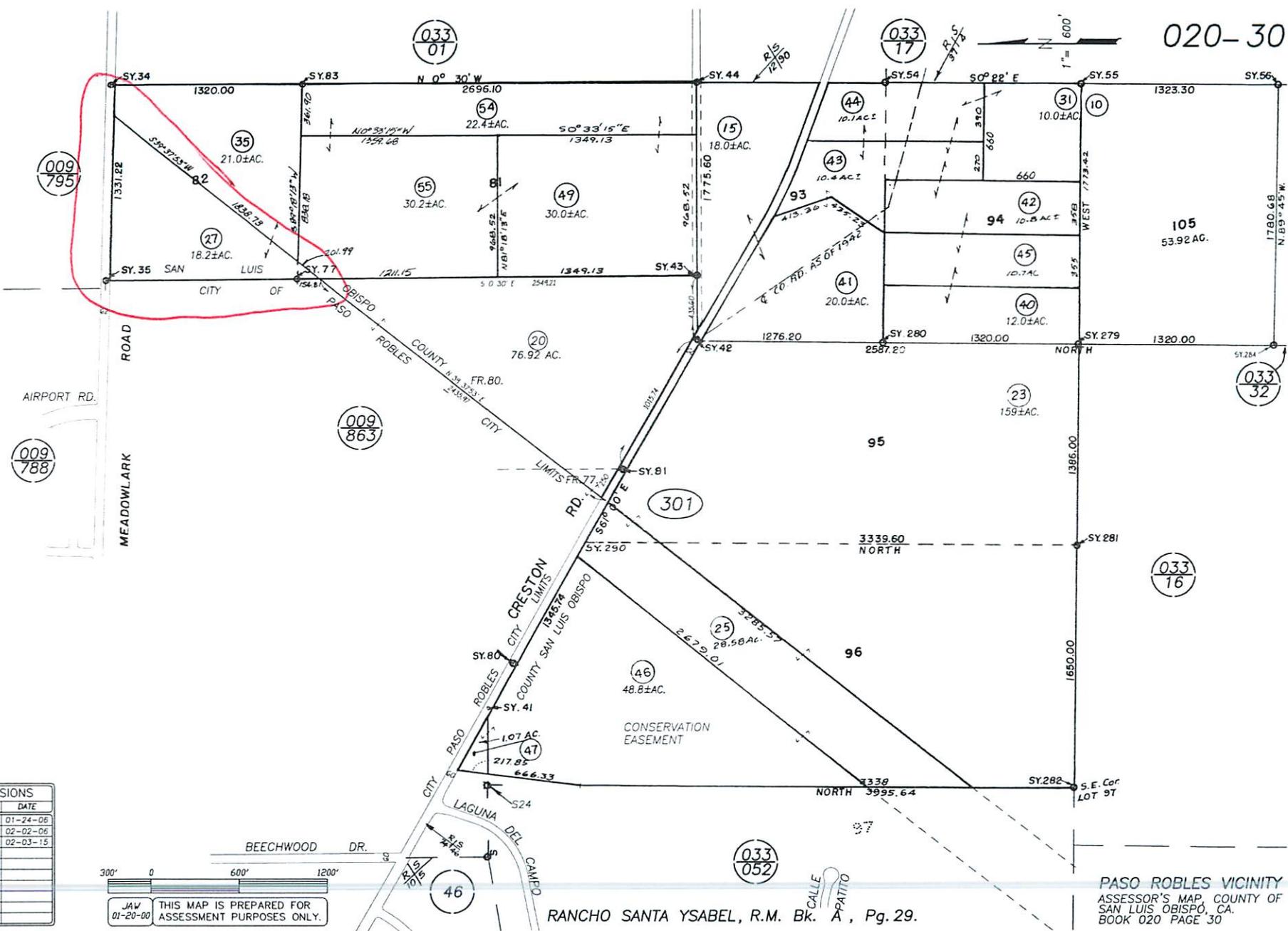
EXISTING



PROPOSED

LOOKING SOUTH FROM MEADOWLARK ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



009 795

009 788

009 863

033 32

033 16

033 17

033 01

033 052

| REVISIONS |          |
|-----------|----------|
| I.S.      | DATE     |
| 06-262    | 01-24-06 |
| NA        | 02-02-06 |
| NA        | 02-03-15 |
|           |          |
|           |          |
|           |          |
|           |          |
|           |          |
|           |          |

300' 0 600' 1200'

JAW 01-20-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Paso Robles

AG

North County Planning Area  
Planning Area

El Pomar-Estrella Sub Area  
Planning Area

AG

PALM DR



# Parcel Summary Report For Parcel # 020-301-027

3/13/2015  
1:24:21PM

## 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    BOE 135-40-044-01

OWN    PACIFIC GAS & ELECTRIC CO

### Address Information

Status            Address

P                    03293 MEADOWLARK NCSAL

### Lot Information:

| <u>Tract /<br/>Twnshp</u> | <u>Block /<br/>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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| RHOSTYSB                  | 0000                     | 82P            | North Cty. Plan   | North County I AG |               |               |               | U           |               |             |

### Parcel Information

Status    Description

Active    RHO STA YSABEL PTN LTS 81 & 82

### Notes

### Tax Districts

PASO ROBLES JT(27,40) (SB1537)

SAN LUIS OBISPO JT(27,40)

PASO ROBLES PUBLIC

NO. 01

AREA NO. 21

PASO ROBLES UNION (SB1537 BLO)



# Parcel Summary Report For Parcel # 020-301-027

3/13/2015  
1:24:21PM

## 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:**

A8422

**Case Status:**

FNL

Primary Parcel

**Description:**

SERVICE BUILDING FOR TELECOMMUNICATIONS SITE

DRC2014-00107

REC

Primary Parcel

**Description:**

MINOR USE PERMIT TO CO-LOCATE A VERIZON COMMUNICATIONS FACILITY ON AN EXISTING PG&E TRANSMISSION TOWER AND INSTALL GROUND EQUIPMENT