



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/15/2013

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

FROM: Ryan Foster, Development Review (805) 781-5620

PROJECT DESCRIPTION: DRC2012-00096 PICACHO RANCH AND PG&E- Conditional Use Permit to request one 120 ft. tall radio tower, with a 20'x20' tower foundation, one 13.5'x24' communications building, a 5'x6' fuel cell pad, and a 21'x68' perimeter. 1,428 square foot site located off El Camino Real in Arroyo Grande. APN: 047-071-026.

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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit

DRC2012-00096

PICACHO RANCH I

CONDITIONAL USE PERMIT/  
ONE 120 FT TALL RADIO TOWER(20 X 20 FT  
TOWER FOUNDATION), ONE 13.5 X 24 FT  
/ REASON TO APPROVE LAND USE PERMIT  
AG

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

Landowner Name Picacho Ranch LLC, etal; Twitchell & Rice, LLP Attn: Vincent T. Martinez, Esq. Daytime Phone 805-925-2611  
Mailing Address 215 N. Lincoln Street, Santa Maria, CA 93458 Zip Code 93458  
Email Address: N/A

Applicant Name Pacific Gas and Electric Company; Kris Vardas, Senior Land Planner Daytime Phone 805-543-2096  
Mailing Address 142 Cross Street, Suite 130 San Luis Obispo, CA 93401 Zip Code 93401  
Email Address: KAVG@pge.com

Agent Name N/A Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 1,428-sf lease area w/in a 398-acre parcel Assessor Parcel Number(s): 047-071-026

Legal Description: T32S R14E Section 30

Address of the project (if known): 2130/2132 El Camino Real, Arroyo Grande, CA 93420

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: U.S. Highway 101, un-named agricultural road on the east side of U.S. 101, approximately 1.85 mile south of the U.S. 101/Traffic Way interchange and 0.9 mile north of U.S. 101/Laetitia Vineyard Drive. Gate Codes:

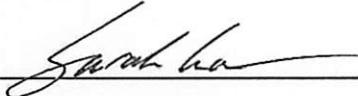
Describe current uses, existing structures, and other improvements and vegetation on the property:  
Telecommunications facilities and support/equipment structures, infrastructure, fencing, agricultural roads; grasses, oak woodland

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): One 120-ft tall radio tower (20 x 20-ft tower foundation), one 13.5 x 24-ft communications trailer/building and foundation, 5 x 6-ft fuel cell pad, 21 x 68-ft perimeter fence and gate (total area within enclosure is 1,428 sq ft)

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 4/29/13

## FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None requested

Describe existing and future access to the proposed project site: Site is accessed by existing unpaved road serving the property, including existing telecommunications facilities. No new access roads are proposed.

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? 398 acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG/RL: scattered residences

South: AG/RL: livestock grazing, vineyards

East: RL: scattered residences

West: AG: livestock grazing, orchards

## For all projects, answer the following:

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

Buildings: 325 sq. feet 23 % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %

Paving: 430 sq. feet 30 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 754  sq. feet  acres

Total area of grading or removal of ground cover: 1,428  sq. feet  acres

Number of parking spaces proposed: 0 Height of tallest structure: 120 feet

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

Setbacks: Front approx 580 ft Right approx 830 ft Left approx 7,080 ft Back approx 1,940 ft

Proposed water source:  On-site well  Shared well  Other N/A

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)

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)

Fire Agency: List the agency responsible for fire protection: CALFIRE

## For commercial/industrial projects answer the following:

Total outdoor use area: N/A  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: N/A Number of bedrooms per unit: N/A

Total floor area of all structures including upper stories, but not garages and carports: N/A

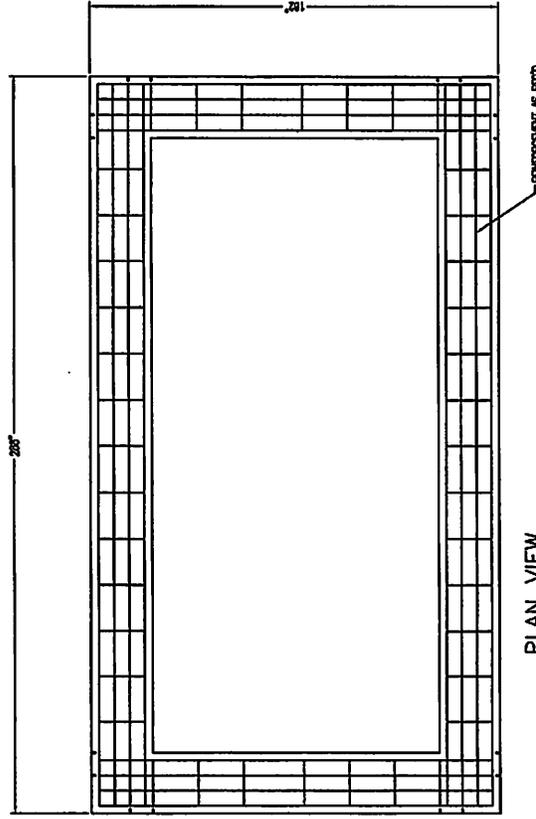
Total of area of the lot(s) minus building footprint and parking spaces: N/A



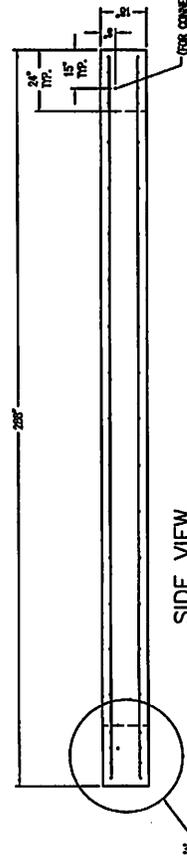
13'-6" x 24'-0" ARROYO EQUIPMENT SHELTER 11'-0" HIGH. OUT-SIDE DIM.

NOTES:

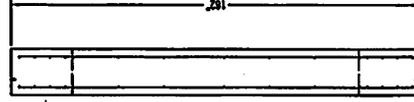
PLATE ATTACHMENT USED TO PREVENT SLIDING OF SHELTER.  
 NOT INTENDED FOR EARTH-QUAKE RESTRAINT.



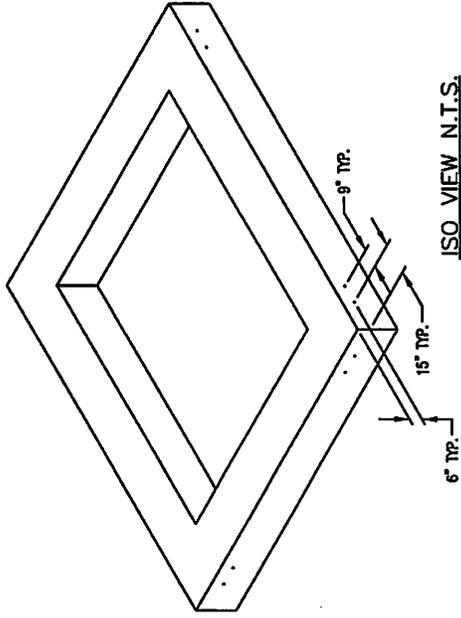
PLAN VIEW



SIDE VIEW

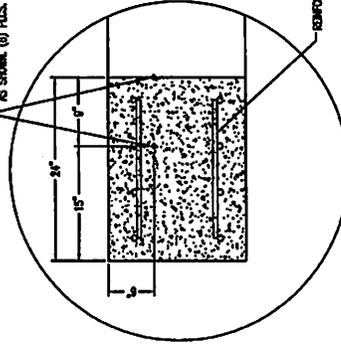


END VIEW



ISO VIEW N.T.S.

4" LOOP INSERTS CAST IN FOUNDATION  
 ALTERNATE BOLL & INSTALL EXPANSION ANCHORS  
 AS SHOWN (Ø) PLUS.



VIEW 'A' SCALE 1:3

SHEET : 12.

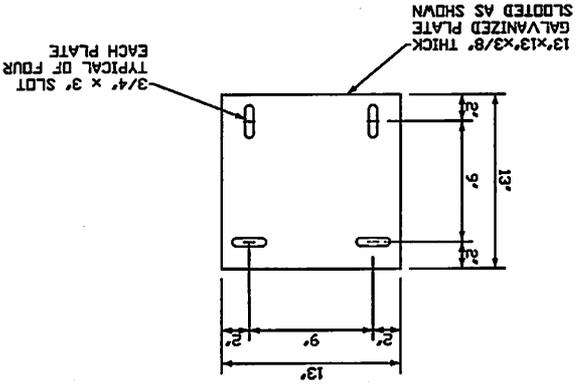
1274-P/E ARROYO-FOUNDATION-175152  
 PER GENERAL SPEC. 04-12-02

NO.	DATE	DESCRIPTION	BY
1	11-29-02	ISSUED WITH D 107	S
2	04-25-02	ISSUED FOR BIDS	S

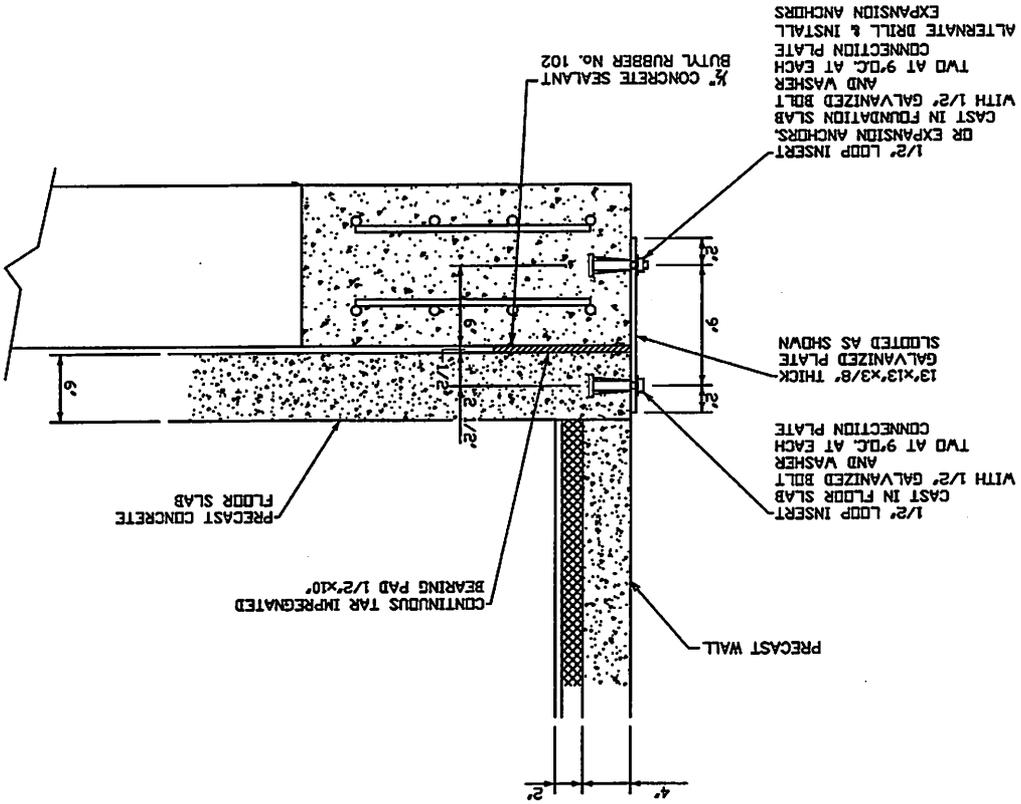
13'-6" x 24'-0" ARROYO EQUIPMENT SHELTER 11'-0" HIGH, OUT-SIDE DIM.

NOTES:

PLATE ATTACHMENT USED TO PREVENT SLIDING OF SHELTER.  
NOT INTENDED FOR EARTH-QUAKE RESTRAINT.



BOLT DOWN PLATE DETAIL (8) NEEDED

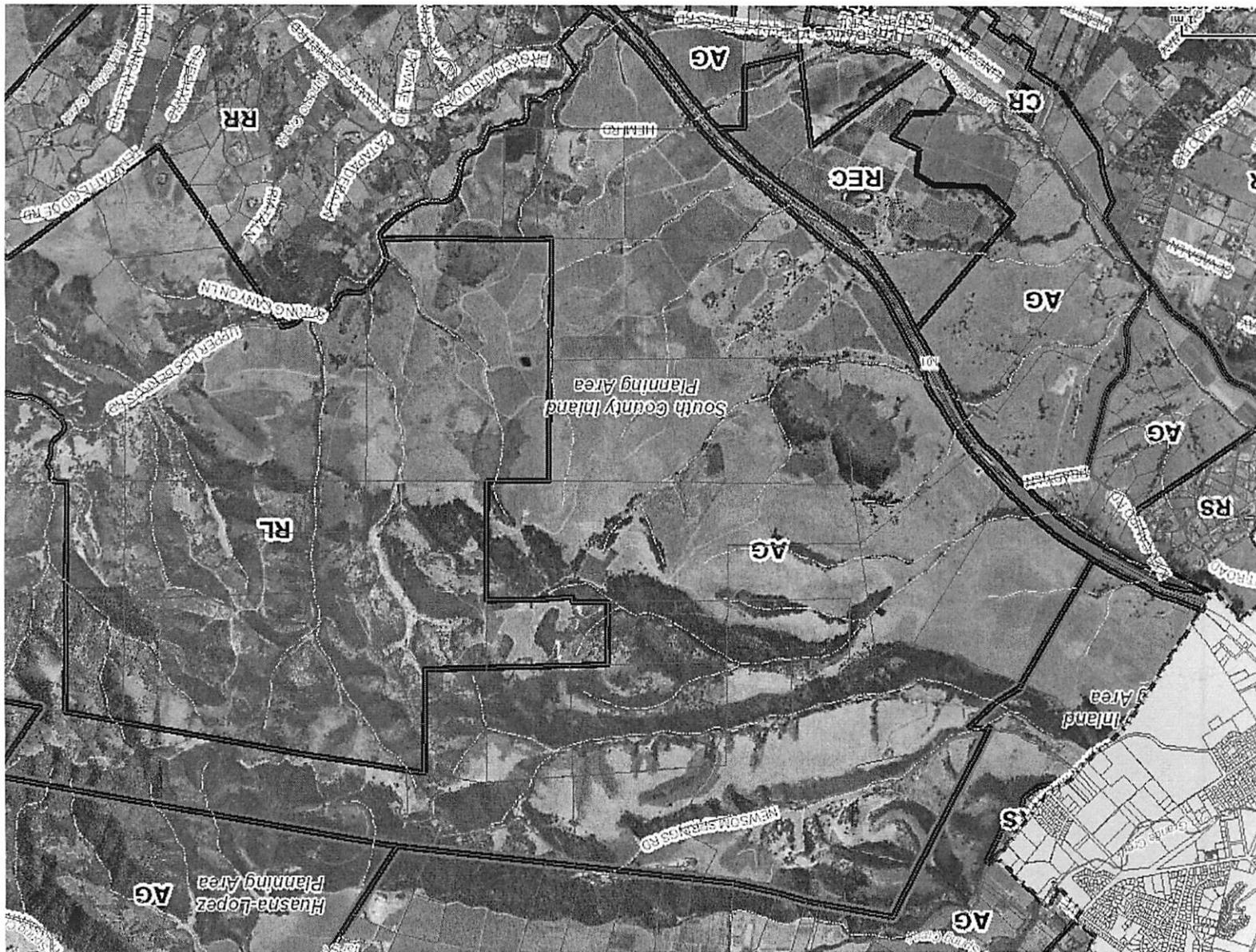


BUILDING BOLT DOWN DETAIL

NO.	DATE	DESCRIPTION
1	11-18-12	ISSUED FOR PERMITS
2	02-22-13	REVISED PER NOTES













# Parcel Summary Report For Parcel # 047-071-026

5/15/2013  
12:44:58PM

## 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    PICACHO RANCH LLC  
          900 E MAIN ST STE 104 SANTA MARIA CA 93454-5300

OWN    ADAM CHARLES W

OWN    ADAM CINDY K

OWN    BILLITA CORPORATION

OWN    CCA FAMILY 2005 REVOCABLE TRUST

OWN    MAHONEY COLLEEN M

OWN    MAHONEY GERALD T

OWN    MAHONEY MICHAEL J

OWN    MAHONEY PATRICK

OWN    STATOM MARILEE C

OWN    WILLIAMS REGINA

### Address Information

<u>Status</u>	<u>Address</u>
P	02130 EL CAMINO REAL RSC
P	02132 EL CAMINO REAL RSC



# Parcel Summary Report For Parcel # 047-071-026

5/15/2013  
12:44:59PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### 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>
T32S	R14E	30P			AG			N		
T32S	R13E	25P						Y		
T32S	R13E	26P						Y		

### Parcel Information

#### Status    Description

Active    R32S R14E PTN SEC 30 & T3 2S R13E PTN SEC 25

#### Notes

SEE PARCEL TAG FOR LEGALITY INFORMATION TOO. SOUTHEAST QUARTER OF SECTION 25 IS A LEGAL PARCEL PER D PAT 354. SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25 IS A LEGAL PARCEL PER B PAT 275 CUT BY 729 OR 274. PORTION OF SECTION 26 IS A LEGAL

#### Tax Districts

PARCEL 33M  
LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
AREA NO. 21  
SAN LUIS  
NO. 04  
ARROYO GRANDE  
COASTAL SAN LUIS

### Case Information

#### Case Number:

#### Case Status:

70995    FNL    Primary Parcel

#### Description:

CONSTRUCT NEW TOWER

70996    FNL    Primary Parcel

#### Description:

CONSTRUCT NEW COMMUNICATIONS BLDG

83793    FNL    Primary Parcel

#### Description:

CONST COMMUNICATION/EQUIPMENT BLDF



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### San Luis Obispo County Department of Planning and Building

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Telephone: (805) 781-5600

89523	FNL	Primary Parcel
<b>Description:</b> ADD 10'ANTENNA TO EXIST TOWER		
89964	FNL	Primary Parcel
<b>Description:</b> ADDITIONAL PERMIT TO 89523		
91250	FNL	Primary Parcel
<b>Description:</b> CONSTRUCT CELLULAR FACILITY		
93904	FNL	Primary Parcel
<b>Description:</b> UP-GRADE EXIST ELECT. FOR SAT. SITE		
93995	FNL	Primary Parcel
<b>Description:</b> REPL 2-4'DISHES W/2-6 DISH,RAISE 3 OF THE DISHES		
96226	FNL	Primary Parcel
<b>Description:</b> OVERHEAD TO UNDERGROUND ELECT.		
96654	FNL	Primary Parcel
<b>Description:</b> ADD/ALT REP. EXIS. ANTENNAS W/SECTORIZED ANTENNAS		
A1896	FNL	Primary Parcel
<b>Description:</b> COMMUNICATION FACILITY		
A2379	FNL	Primary Parcel
<b>Description:</b> SUBPANEL & RECEPTACLES		
A2988	FNL	Primary Parcel
<b>Description:</b> CELLULAR TRANSCIVING STATION		
A5100	EXP	Primary Parcel
<b>Description:</b> MICROWAVE CABINET AND DISH(OMNI 48215 PRJ. ENG.)		
C0266	FNL	Primary Parcel
<b>Description:</b> REPLACE EXISTING 85' WOOD POLE W/100' TOWER		



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C1854	FNL	Primary Parcel
<b>Description:</b> NEW ELEC SERVICE,TV TRANSMITTER,& 10' LONG ANTENNA ON EXISTING TOWER- CELLULAR ONE		
C2759	FNL	Primary Parcel
<b>Description:</b> CELL SITE-ADD 12 PANEL ANTENNAS TO EXIST'G TOWER		
C6103	FNL	Primary Parcel
<b>Description:</b> ELECTRIC UPGRADE CHANGE OUT ELECT GENERATOR NOT TO EXCEED 50HP		
D000121P	CMP	Primary Parcel
<b>Description:</b> 4' PANEL ANTENNAS-VERIZON		
D000369D	CMP	Primary Parcel
<b>Description:</b> WIRELESS TELECOMMUNICATION FACILITY-NEW CINGULAR		
D890188D	CMP	Primary Parcel
<b>Description:</b> APPRV 3 AS-BUILT RADIO TWRS & AUX EQUIP.		
D950079D	CMP	Primary Parcel
<b>Description:</b> COMMUNICATIONS FACILITY		
D950165D	CMP	Primary Parcel
<b>Description:</b> REPLACE 85' POLE W/100' LATTICE SUPPORT		
D960325D	CMP	Primary Parcel
<b>Description:</b> TELECOMMUNICATION FACILITIES-T-MOBILE, FORMERLY PAC BELL/CINGULAR		
D990001P	WIT	Primary Parcel
<b>Description:</b> ADD 2 ANTENNAS TO EXIST CELLULAR SITE		
DRC2007-00058	APV	Primary Parcel
<b>Description:</b> CLEARWIRE CELLULAR FACILITY - INSTALL 6 DISH ANTENNAS TO EXISTING CELLULAR ONE 100 FT TOWER; EQUIPMENT.		
DRC2008-00045	APV	Primary Parcel
<b>Description:</b> INSTALL (6) PANEL ANTENNAS ON 2 STUB MOUNT POLES (3) MICROWAVE ANTENNAS ON 3 STUB MOUNT POLES, 1 GPS MOUNTED TO EQUIP. CABINETS INSTALL 4 EQUIPMENT CABINETS ON CONCRETE SLAB.		



# Parcel Summary Report For Parcel # 047-071-026

5/15/2013  
12:44:59PM

## San Luis Obispo County Department of Planning and Building

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San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2012-00096 REC Primary Parcel

**Description:**

ONE 120 FT TALL RADIO TOWER(20 X 20 FT TOWER FOUNDATION), ONE 13.5 X 24 FT COMMUNICATIONS TRAILER BUILDING AND FOUNDATION, 5 X 6 FT FUEL CELL PAD, 21 X 68 FT PERIMETER FENCE AND GATE (TOTAL ARE WITHIN ENCLOSURE IS 1,428 SQ FT).

P950187 WIT Primary Parcel

**Description:**

PMT2005-01331 FNL Primary Parcel

**Description:**

CELL SITE ALTERATION - EXISTING SITE -\$10,000 RCC - CINGULAR

PMT2008-02177 FNL Primary Parcel

**Description:**

VERIZON - REMOVE 150 GALLON ABOVE GROUND FUEL & REPLACE WITH A 210 GAL BELLY TANK UL142 FOR EXISTING GENERATOR

PMT2009-00168 FNL Primary Parcel

**Description:**

AT&T EXISTING CELL SITE - REPLACE 6 ANTENNAS & RELATED EQUIPMENT - SBL027

PMT2009-00289 FNL Primary Parcel

**Description:**

METRO PCS- ADD 3 MICROWAVE & 6 PANEL ANTENNAS ON STUB MOUNT POLES AND RELATED EQUIPMENT (EXISTING CELL SITE)

PMT2010-00888 FNL Primary Parcel

**Description:**

VERIZON - REMOVE 15 ANTENNAS & REPLACE WITH 12 PANEL & 1 MICROWAVE ANTENNA ON EXISTING TOWER

PMT2011-00424 FNL Primary Parcel

**Description:**

- AT&T - REMOVE EXISTING FLAT PANEL MICROWAVE ANTENNA, INSTALL NEW 4' MICROWAVE ANTENNA ON TOWER & ADD NEW EQUIPMENT RACK IN EXISTING SHELTER, RUN CABLE & CONDUIT FROM SHELTER TO ANTENNA

PMT2011-01426 ISS Primary Parcel

**Description:**

AT&T - MODIFY EXISTING WIRELESS FACILITY BY INSTALLING 2' POLE MOUNTED MICROWAVE DISH 19' ABOVE GROUND ON EXISTING EQUIPMENT SHELTER

PMT2012-01194 RVW Primary Parcel

**Description:**

METRO PCS - INSTALL (3) 26" MICROWAVE ANTENNAS & (1) 39" MICROWAVE ANTENNA ON EXISTING STUB MOUNT POLES & RELATED EQUIPMENT AT ESTABLISHED CELL SITE #SF9044 (DRC2008-00045)

PMT2012-01980 REC Primary Parcel

**Description:**

P.G. & E. - RADIO TOWER (120 FEET TALL) ON 20 X 20 FOUNDATION, TRAILER BUILDING AND FOUNDATION (13.5' X 24') 4' X 6' FUEL CELL PAD. PERIMETER FENCE AND GATE (DRC2012-00096)



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C7157 FNL Related Parcel  
**Description:**  
EQUIPMENT SHELTER & 3 ANTENNAS- CINGULAR, FORMERLY ATT

C7927 EXP Related Parcel  
**Description:**  
REPLACE MICROWAVE DISH ON EXISTING CELL TOWER VERIZON WIRELESS

D020152P ERR Related Parcel  
**Description:**  
CELLULAR COMMUNICATION FACILITY

D020189P WIT Related Parcel  
**Description:**  
MODIFY CELL SITE - ADAMS/MOYNAHAN/PICACHO PEAK - ATT

PMT2002-29384 FNL Related Parcel  
**Description:**  
RELOCATE CELLULAR FACILITY EQUIPMENT (LAND USE PERMIT D000369D) CINGULAR, FORMERLY ATT

SUB2004-00105 WIT Related Parcel  
**Description:**  
PROP 2 LOT ADJUSTMENT OF 5 ACRES BETWEEN AN 80 ACRE SITE AND A 402 ACRE SITE