



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/6/2014

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00102 PISMO COAST VILLAGE – Proposed conditional use permit to construct a wireless facility consisting of nine panel antennas at a height of 58 feet on a 64-foot tall faux broad leaf tree and associated ground equipment and utilities. Site location is 2250 22nd St, Oceano. APN: 061-331-001

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 Building File No _____

APPLICATION TYPE CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Jay Jamison "Pismo Coast Village" Daytime Phone 805-773-5649
 Mailing Address 165 Dolliver Street, Pismo Beach, CA Zip 93449
 Email Address: jayj@pismocoastvillage.com

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

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

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

PROPERTY INFORMATION

Total Size of Site: 2.05 acre parcel Assessor Parcel Number(s):061-331-001
 Legal Description: Portion of Garden Lot 9 of Town of Oceano, as per map filed June 7, 1893 in book 147 of maps, lying North of the North bank of Arroyo Grande Creek, and westerly of the West line of Fifth Street.

Address of the project (if known):2250 22nd Street Oceano, CA 93445
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc: Please see "Site Plans"
 Describe current uses, existing structures, and other improvements and vegetation on the property: Please see "Project Support Statement"

PROPOSED PROJECT

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

LEGAL DECLARATION

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

Property owner signature Jay Jamison Date 4-29-2014
 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): NA

Describe existing and future access to the proposed project site: See attached Site Plan

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: Commercial Retail South: Industrial
East: Multi-Family Residential West: Industrial

For all projects answer the following:

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

Buildings: 236.25 sq. feet 14.7 % Landscaping: NA sq. feet NA %

Paving: 78 sq. feet 4.8 % Other (specify) _____

Total area of all paving and structures: Approximately 365 sq. feet acres

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

Number of parking spaces proposed: NA Height of tallest structure: _____

Number of trees to be removed: None Type: _____

Setbacks: Front: Approx. 37' Right: Approx. 70' Left: Approx. 355' Back: Approx. 110'

Proposed water source: On-site well Shared well Other NA
 Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other NA
 Community System -List the agency or company responsible for sewage disposal:

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: San Luis Obispo County Fire

For commercial/industrial projects answer the following:

Total outdoor use area: Approx. 1100 sq. feet acres

Total floor area of all structures including upper stories: Approx. 356 sq. feet

For residential projects, answer the following:

Number of residential units: NA Number of bedrooms per unit: NA

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

Total of area of the lot(s) minus building footprint and parking spaces: NA

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: 27 acres

Moderate slopes of 10-30%: 0 acres

Sleep slopes over 30%: 0 acres

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

If yes, please describe: _____

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

If yes, please describe: _____

4. Has a drainage plan been prepared? Yes No

If yes, please include with application.

5. Has there been any grading or earthwork on the project site? Yes No

If yes, please explain: _____

6. Has a grading plan been prepared? Yes No

If yes, please include with application.

7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No

8. Is a railroad or highway within 300 feet of your project site? Yes No

9. Can the proposed project be seen from surrounding public roads? Yes No

If yes, please list: Proposed Broadleaf Treepole will be visible from various surrounding public rights of way. The intent of the faux tree is to blend with the surrounding landscape and, therefore, not create visual impacts. The ground equipment may be minimally visible from 22nd Street.

Water Supply Information

- 1. What type of water supply is proposed? NA
 Individual well Shared well Community water system
 - 2. What is the proposed use of the water?
 Residential Agricultural: explain NA
 Commercial/Office: explain NA
 Industrial: explain NA
 - 3. What is the expected daily water demand associated with the project? NA
 - 4. How many service connections will be required? None
 - 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Operator of existing land use has water connection.
 - 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 Unknown and NA
 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. Unknown and NA
 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? NA 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? NA g.p.d.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No NA

Solid Waste Information

- 1. What type of solid waste will be generated by the project? Domestic Industrial Agricultural Other, please explain? None
- 2. Name of Solid Waste Disposal Company: NA
- 3. Where is the waste disposal storage in relation to buildings? NA
- 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: Lucia Mar Unified
- 2. Location of nearest police station: SLO County Sheriff- 1681 Front St. Oceano, CA 93445
- 3. Location of nearest fire station: Five Cities Fire Authority – Station 61- 1655 Front St, Oceano, CA 93445
- 4. Location of nearest public transit stop: Hwy 1 at 21st Street
- 5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? .25 miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Property has been used for RV storage for multiple decades.
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: 7 days/week Hours of Operation: 24 hours/day
- 2. How many people will this project employ? NA
- 3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift: One employee will visit the site for maintenance purposes, for approximately 30 – 60 minutes, approximately 2 times/month.
- 4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)? Yes No
If yes, please explain: This project includes an emergency diesel generator, which will only be operated for approximately 15 minutes, 2 times/month (maximum). In addition, this generator will be run in the event of an emergency or power outage, approximately every 4 – 6 hours to recharge the facility's back-up batteries. When running, this generator will produce exhaust.
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: Although the proposed generator and HVAC units will produce some noise, the level of noise produced by the proposed facility is well below San Luis Obispo County's noise requirements. See attached Acoustical Analysis.
(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: The diesel exhaust discussed above will be emitted in the frequency described above.

7. Will hazardous products be used or stored on-site? Yes No

If yes, please describe in detail: This project includes a proposed 132 gallon diesel fuel tank.

8. Has a traffic study been prepared? Yes No If yes, please attach a copy

9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.

Between 7:00 - 9:00 a.m. .00625 Between 4:00 to 6:00 p.m. .00625

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 NA

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: NA

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): NA

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*: NA

* 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:

No

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Conditional Use Permit, Building Permit, California Public Utilities Commission Approval

(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 _____

SUMMARY SHEET FOR RF EXPOSURE

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

Land Owner: Jay Jamison "Pismo Coast Village"

Applicant: GTE Mobilnet of Santa Barbara LP, d/b/a Verizon Wireless

APN: 061-331-001

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: 52'

5. Indicate the estimated exposure from this facility: For a person anywhere at ground level, the maximum RF exposure level due to the proposed facility is calculated to be .019 mW/cm², which is 2.7% of the Federally mandated public exposure limit.

6. What percent of the FCC guidelines does this represent? 2.7%

CUMULATIVE ANALYSIS

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

8. Indicate the total estimated RF exposure from this site: .019 mW/cm²

9. What percent of the FCC guidelines does this represent? 2.7%

PROPOSED MITIGATION FOR MORE INFORMATION

For questions, contact Airlin Singewald, County Planner, at (805) 781-5198 or by email: asingewald@co.slo.ca.us.

On-site pre-application meetings can be arranged to discuss design issues and potential locations. We encourage you to schedule a pre-application meeting in advance of completing lease negotiations and applications for new wireless communications facilities.

PROJECT SUPPORT STATEMENT & ALTERNATIVE SITE ANALYSIS

VERIZON WIRELESS

PROPOSED FACILITY: "HWY 1 OCEANO"

2250 22ND STREET, OCEANO, CA 93445

APN: 061-331-001

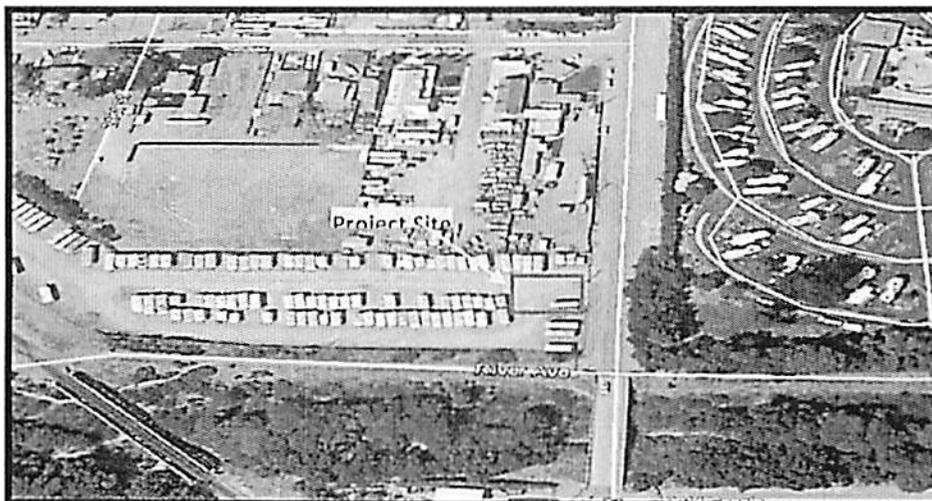
Introduction

This proposed Verizon Wireless facility is a dual purposed facility, which means that this facility is needed for both capacity offload and coverage improvement. The existing sites that serve the Community of Oceano ("Grover Beach and "Halcyon") are nearing maximum capacity. Given current trends, these facilities are scheduled to reach maximum capacity within approximately 10 months. Once capacity limits are reached, customers experience problems such as dropped calls, dropped internet connections, and poor call quality during peak usage times. Verizon maintains a strong customer base in San Luis Obispo County and strives to both improve coverage and maintain capacity for both current and future customers. Verizon is proposing the following improvements to achieve the desired service objective:

- A 64' tall broadleaf treepole with a lease area of 40' x 40';
- (3) antenna sectors with (3) antennas per sector;
- An 11'-6" x 16'- 10 1/2" pre-fabricated equipment shelter;
- A 6' tall chain link fence with barbed wire and 12' access gate; and
- A diesel generator with a 132 gallon fuel tank on a 6' x 13' concrete slab.

Site Description

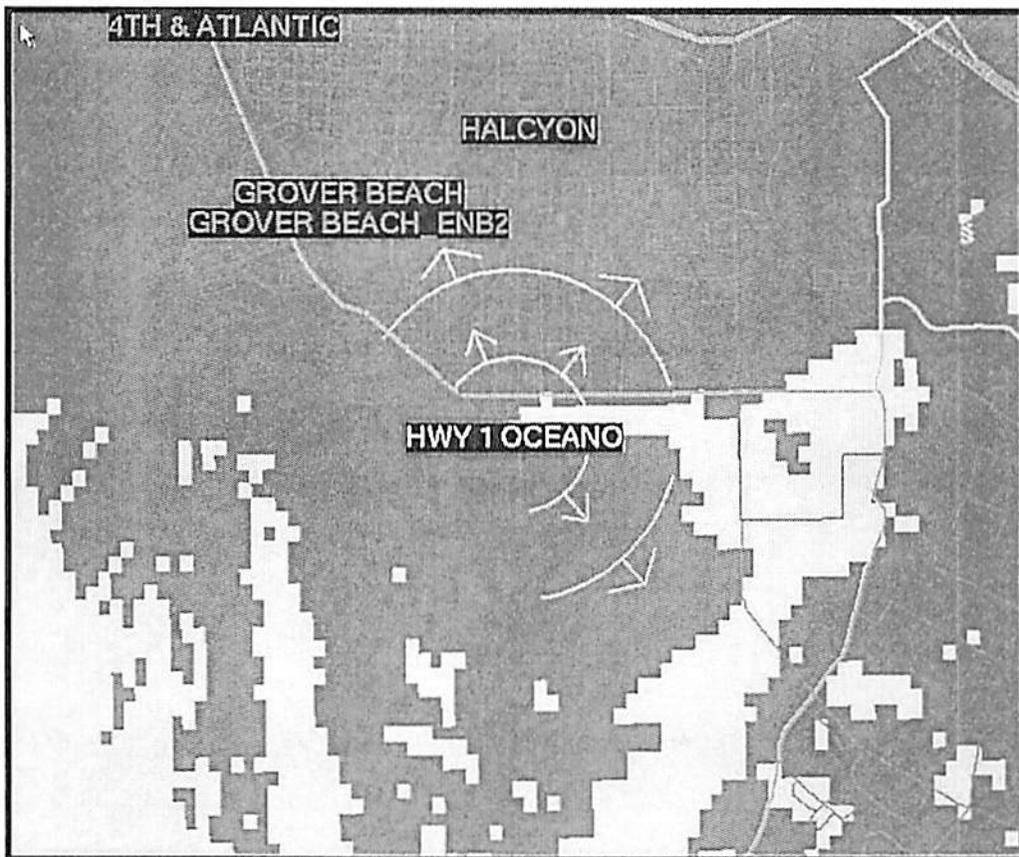
This facility is proposed to be located on a 2.05 acre parcel (APN: 061-331-001). The subject property is owned by Jay Jamison and is zoned Commercial Service (CS). The subject parcel is surrounded by parcels that are zoned Multi-family residential, Industrial, and Commercial Service. The proposed facility will provide service 24 hours a day, 7 days a week. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to emergency response, community safety, commerce, public service, and recreation.



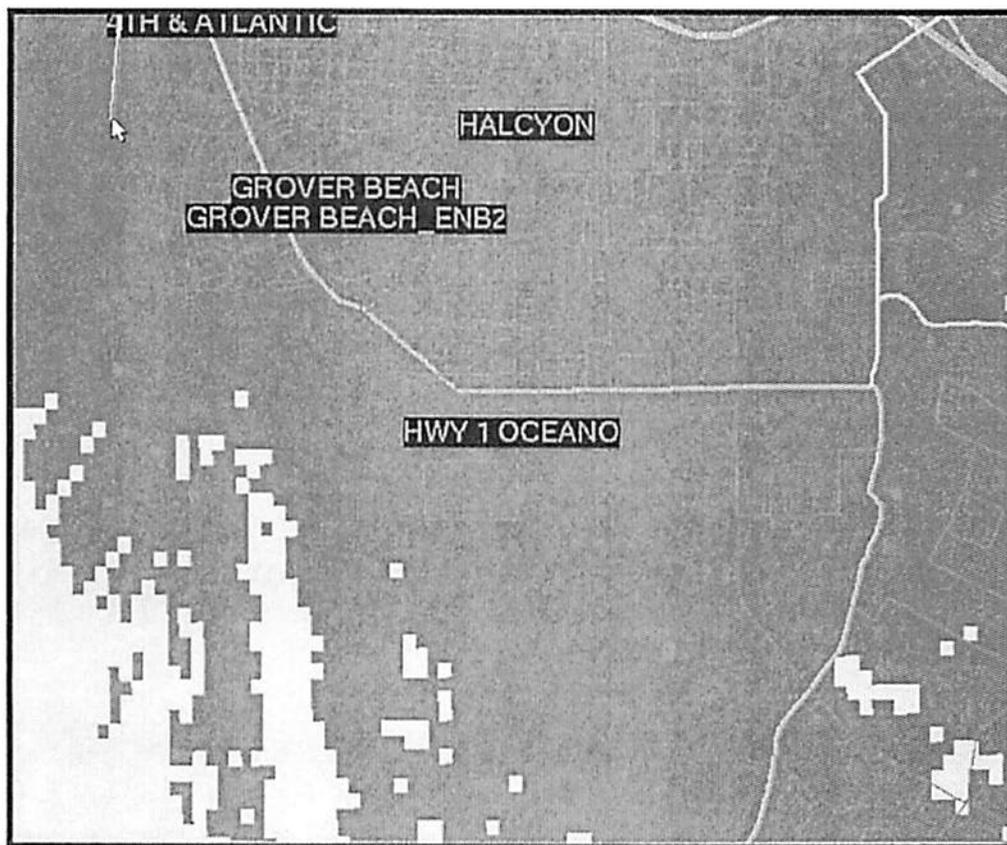
Below is a visual depiction of the coverage provided by the proposed facility. The green portion of the maps below represents areas with good indoor coverage. The yellow area on the maps represents areas with good outdoor/in-car coverage. The red areas represent poor coverage and the white portions of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

The map below represents Verizon's proposed coverage.

Before



After



Site Selection

In June of 2013 Verizon Wireless (VZW) determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, VZW set out to identify the least intrusive means of achieving the service objective. A total of 6 candidates were considered prior to selecting the proposed location. VZW begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height. The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height represents the required height of the antennas to produce the desired coverage objective. After conducting thorough research and evaluation of the city VZW determined that there are no existing structures within the search area. As a result, VZW determined a new tower must be constructed to adequately meet its coverage goals in this particular area. VZW considered several potential alternative sites prior to selecting the presently proposed location (APN: 061-331-001).



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

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

Below is a list of the candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected:

1. Snipes: APN- 062-143-016

This candidate was ruled out due to the potential for environmental issues. The property is a towing yard and has numerous abandoned vehicles on-site. Due to legal concerns, Verizon avoids properties with potential soil contamination.

2. Taylor: APN- 661-331-010

This candidate was ruled out, because the candidate was too far outside of the search area and therefore would not meet the coverage objective.

3. Oceano Storage: APN- 062-117-005

This candidate was ruled out because property owner was non-responsive to the proposed lease terms.

4. Simmermaker: APN- 061-331-009

This candidate was ruled out, because the candidate was too far outside of the search area and therefore would not meet the coverage objective.

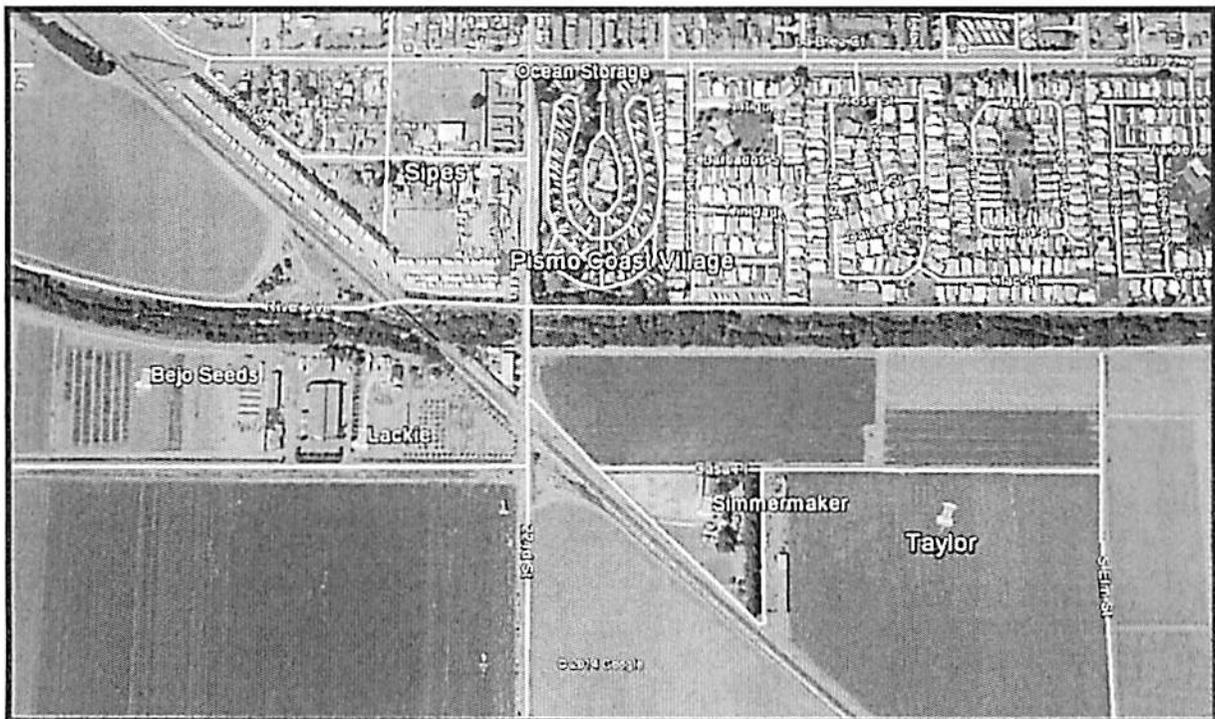
5. Lackie: APN- 061-331-003

This candidate was ruled out because property owner was non-responsive to the proposed lease terms.

6. Bejo Seeds: APN- 061-321-003

This candidate was ruled out, because of its location, directly in-line with the flight path of Oceano County Airport.

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



After an exhaustive review of the potential candidate properties, and the County's applicable sections of zoning code (Section 22.30.180), VZW has determined that the proposed site is the best available location for a new wireless telecommunications facility, intended to meet the desired coverage objective.

Compliance with County Zoning Ordinance

This project has been carefully designed to comply with all the applicable standards set forth in the San Luis Obispo County Zoning Code. Specific focus was given to Section 22.30.180, Communications Facilities. The proposed project complies with the Design Standards established by this code section. Unfortunately, a new facility is the only option for achieving the necessary service objective. No building-mount or collocation opportunities exist within the Search Ring defined to meet this service objective.

Technology & Design

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

Collocation

Verizon Wireless is willing to allow other service providers to co-locate antennas at this location. The proposed height of the facility will allow proper coverage for any future collocation.

Visual Compatibility

Verizon has designed this facility to meet all San Luis Obispo County standards for wireless facilities. This facility will have very little impact on view points.

Construction Schedule

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

Operations

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

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

Noise

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

PROJECT SUPPORT STATEMENT (MER-223A)

Parking

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

Safety Benefits of Improved Wireless Service

Mobile phone use has become an extremely important system for public safety. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Interference

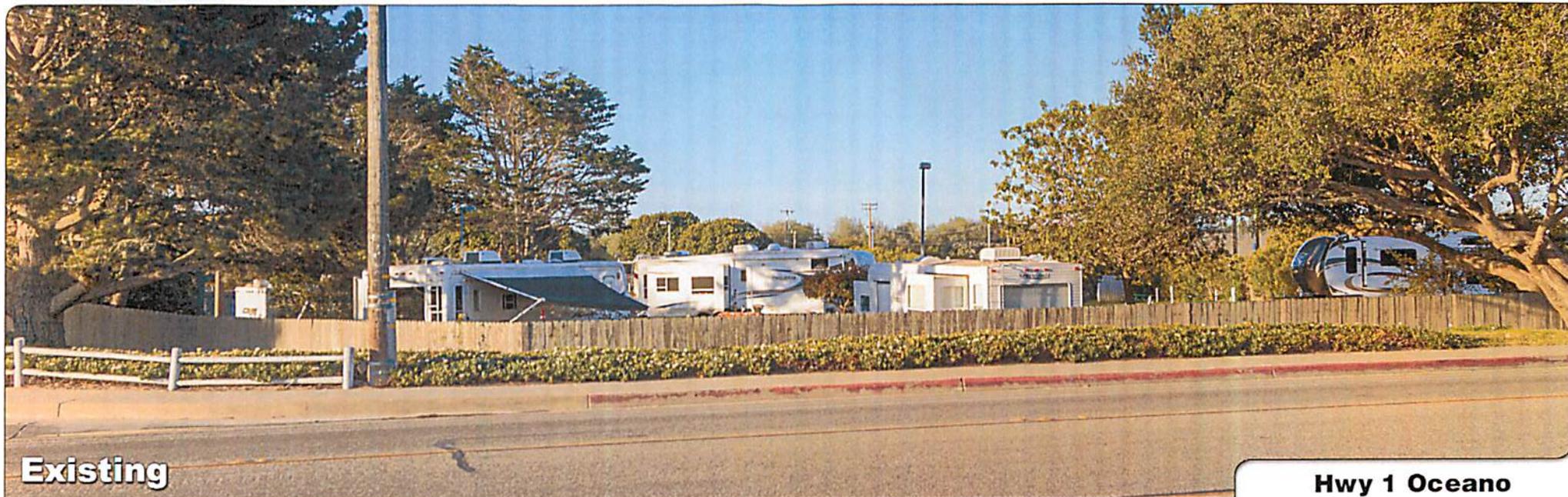
The project will not interfere with any TV, Radio, Telephone, Satellite, public safety communications or any other signals. Any interference would be against the Federal Law and would be a violation of Verizon's FCC License.

Convenience Benefits of Improved Wireless Service

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

Notices of Actions Affecting this Development Permit

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



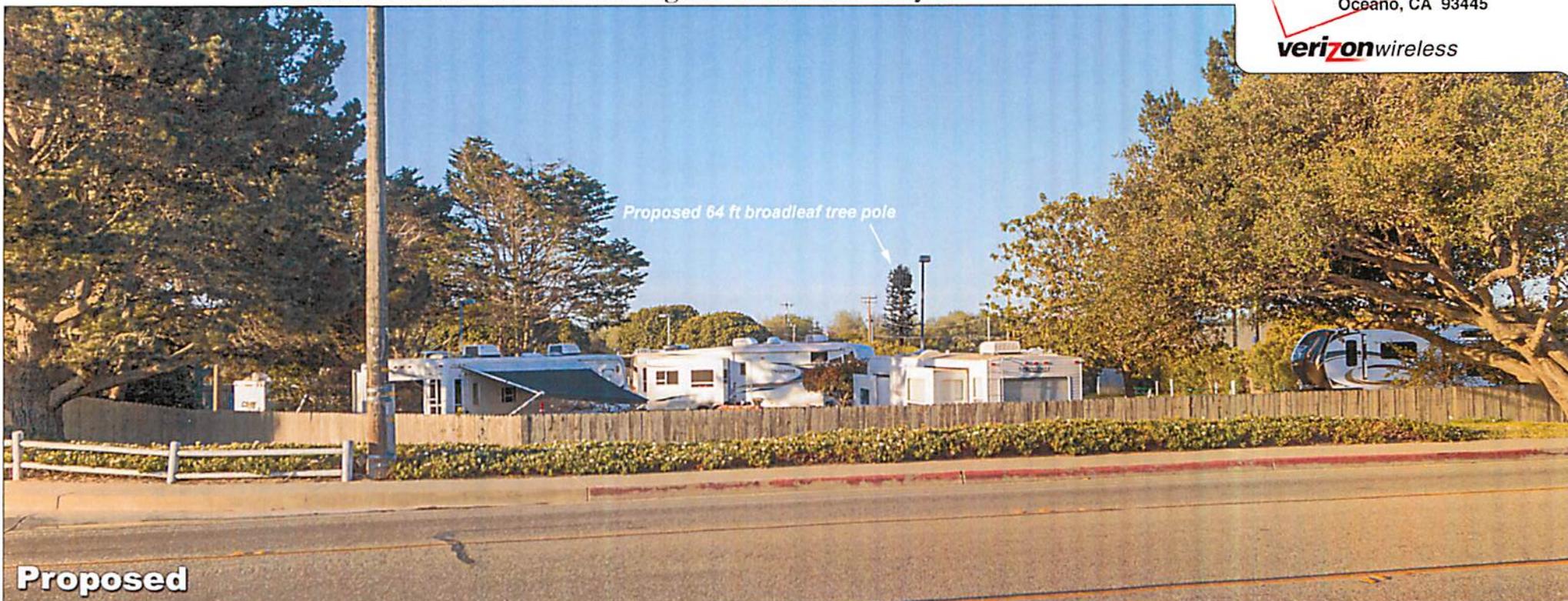
Existing

Photosimulation of the view looking southwest from Hwy 1.

Hwy 1 Oceano

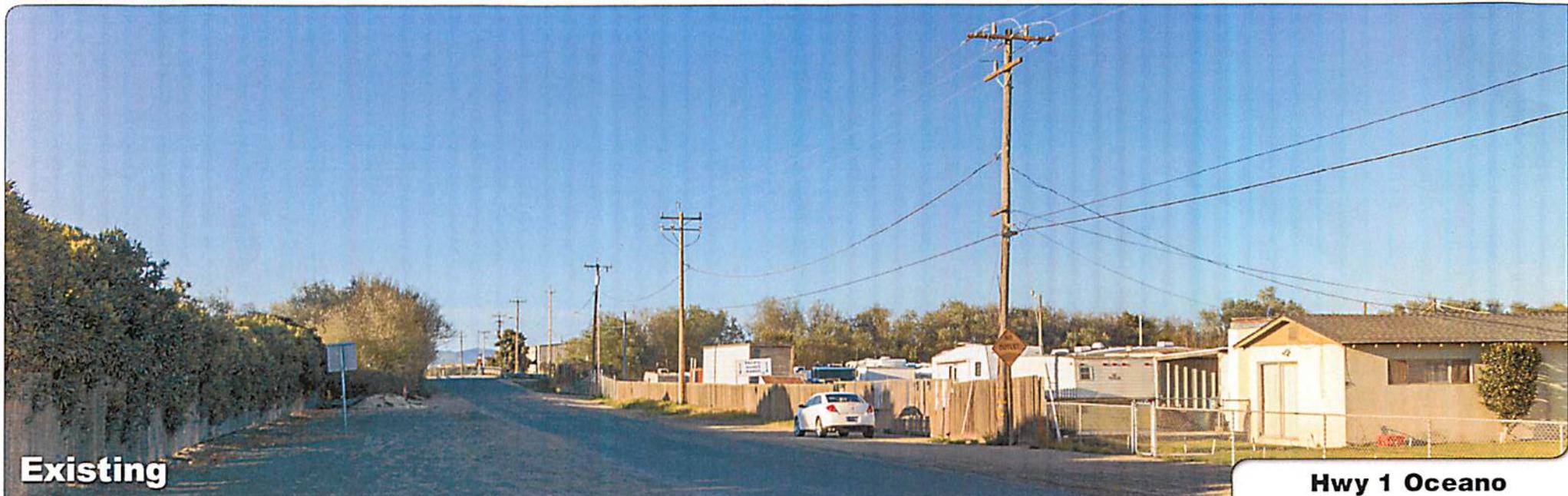
2250 22nd Street
Oceano, CA 93445

verizonwireless



Proposed 64 ft broadleaf tree pole

Proposed



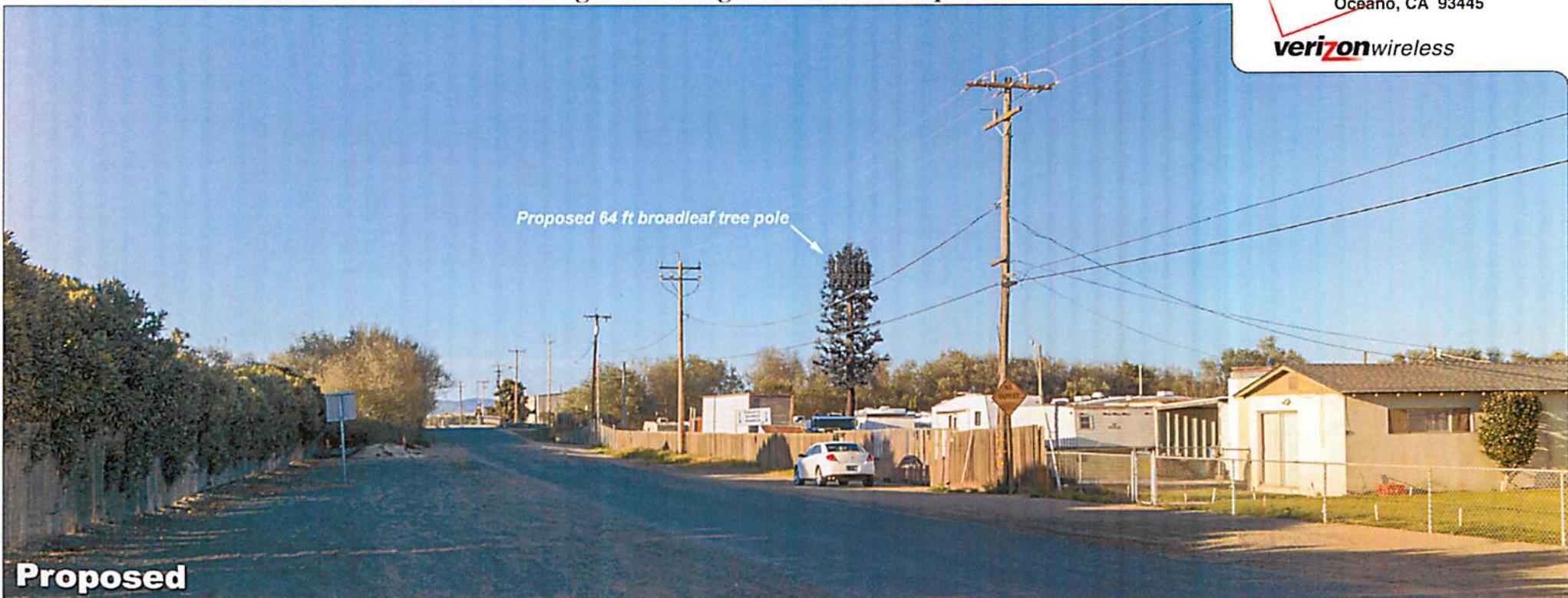
Existing

Photosimulation of the view looking south along 22nd Street at Nipomo St.

Hwy 1 Oceano

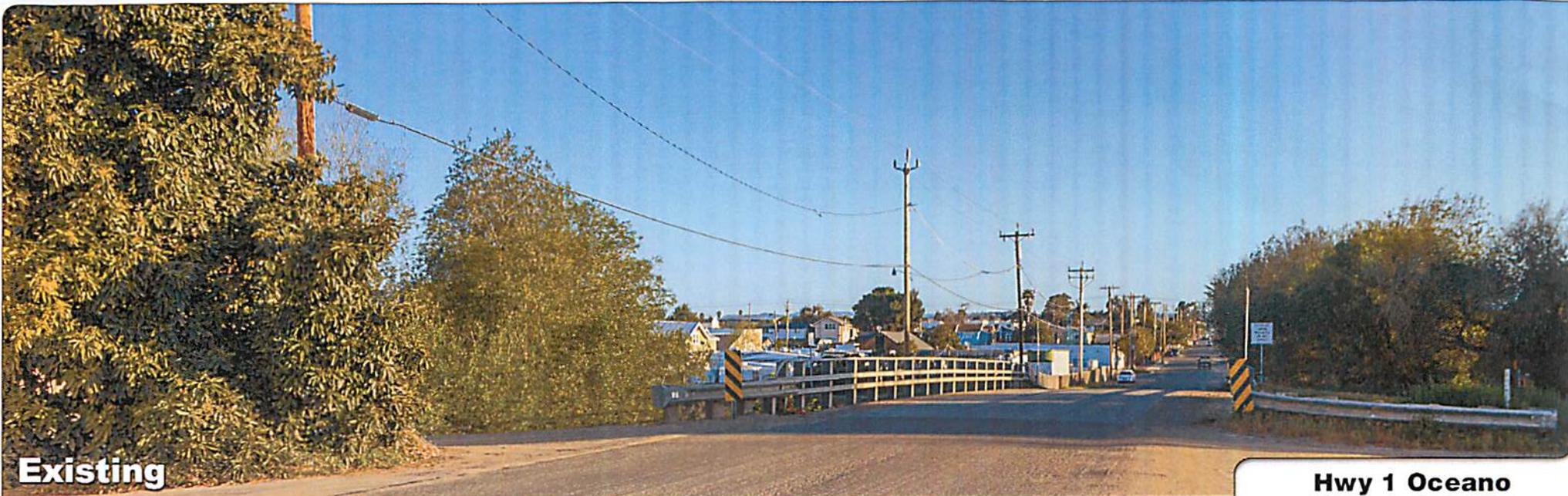
2250 22nd Street
Oceano, CA 93445

verizonwireless



Proposed 64 ft broadleaf tree pole

Proposed



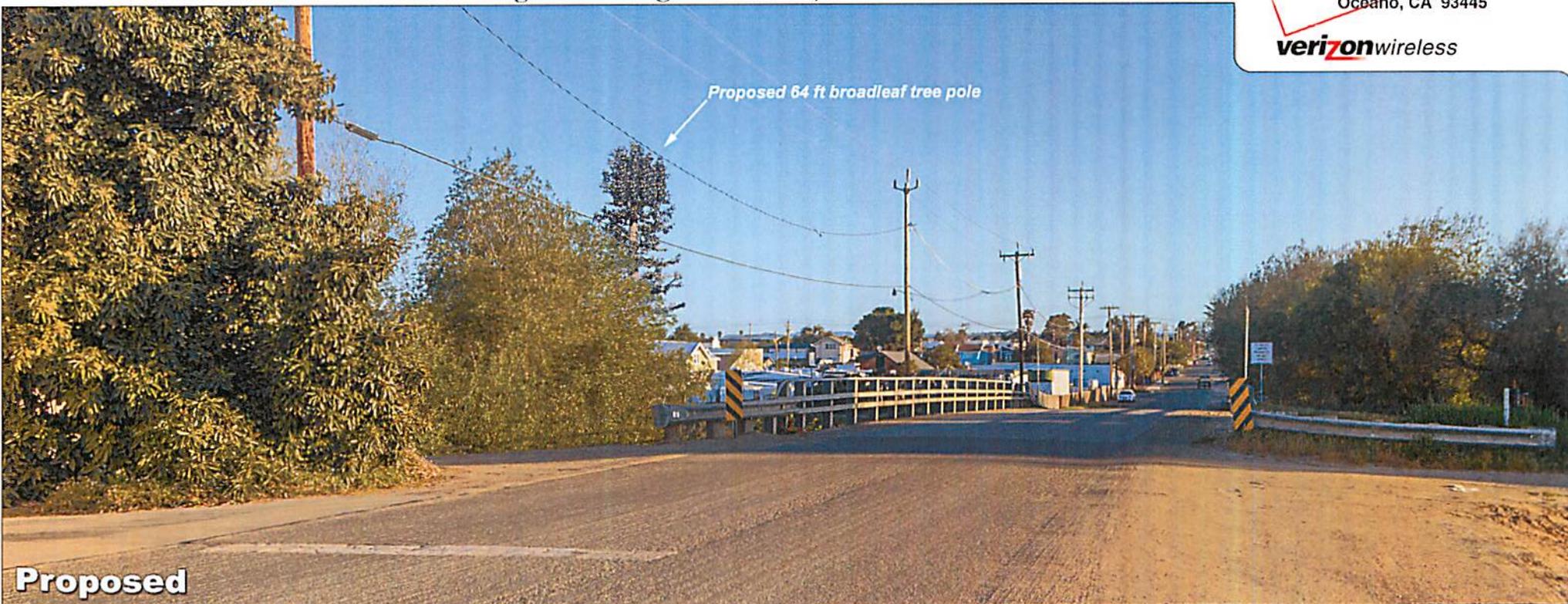
Existing

Photosimulation of the view looking north along 22nd Street just north of Casa Place.

Hwy 1 Oceano

2250 22nd Street
Oceano, CA 93445

verizonwireless



Proposed 64 ft broadleaf tree pole

Proposed

Z D DRAWING SIGN - OFF

DATE: _____ TIME: _____ % CWC-PLEASE RETURN BY: _____



SIGNATURE _____

DATE _____

SITE ACQUISITION: _____

PLANNING: _____

CONSTRUCTION: _____

MANAGEMENT: _____



SIGNATURE _____

DATE _____

CONSTRUCTION: _____

REAL ESTATE: _____

RF ENGINEER: _____

EQUIPMENT ENGINEER: _____

MW ENG./TRANSPORT: _____

OTHER (IF APPLICABLE)

SIGNATURE _____

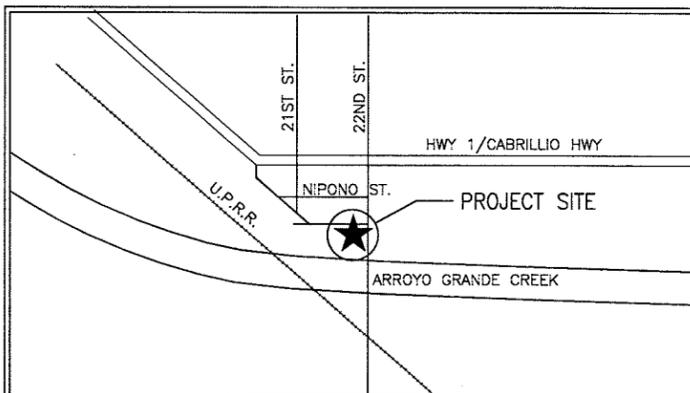
DATE _____

verizon WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

HWY 1 OCEANO

2250 22ND STREET
OCEANO, CA 93445
APN: 061-331-001
LOCATION #: 270008



OCEANO, CA

LOCATION PLAN

DIRECTIONS

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

1. Head northeast on Mitchell Dr toward Oak Grove Rd
 2. Take the 1st left onto Oak Grove Rd
 3. Turn left onto Treat Blvd
 4. Turn right onto N Main St
 5. Turn right onto the Interstate 680 S ramp to Oakland/San Jose
 6. Merge onto I-680 S
 7. Take the exit onto US-101 S toward Los Angeles
 8. Take the CA-1 S exit toward Pismo Beach/Wadsworth Ave
 9. Slight right onto CA-1 S/Dolliver St
 10. Turn right onto 22nd St
- Destination will be on the right

2250 22nd St
Oceano, CA 93445

INDEX OF DRAWINGS

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

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

PROPERTY OWNER:
JAY JAMISON
165 SOUTH DOLLIVER STREET
PISMO BEACH, CA 93449

ARCHITECT:
MANUEL S. TSILIAS
MST ARCHITECTS, INC.
801 ALHAMBRA BLVD., SUITE 2
SACRAMENTO, CA 95816
916-341-0405
manuel@mstarchitects.com

CONSTRUCTION MANAGER:
SERGIO CABRERA
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-217-9219
scabrera@completewireless.net

PROJECT SUMMARY

PROPERTY INFORMATION

LATITUDE: N35° 05' 45.33" NAD 83
LONGITUDE: W120° 36' 27.96" NAD 83

ASSESSOR'S PARCEL NUMBER: 061-331-001

JURISDICTION: CITY OF OCEANO, SAN LUIS OBISPO COUNTY
OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION: V-B
ZONING: GC (GENERAL COMMERCIAL)

CODE COMPLIANCE

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

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
 2. 2013 CALIFORNIA BUILDING CODE (CBC)
 3. 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
 4. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
 5. 2013 CALIFORNIA MECHANICAL CODE (CMC)
 6. 2013 CALIFORNIA PLUMBING CODE (CPC)
 7. 2013 CALIFORNIA ENERGY CODE (CENC)
 8. 2013 CALIFORNIA HISTORICAL BUILDING CODE
 9. 2013 CALIFORNIA FIRE CODE (CFC)
 10. 2013 CALIFORNIA EXISTING BUILDING CODE
 11. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
 12. 2013 CALIFORNIA REFERENCE STANDARDS CODE
 13. LOCAL COUNTY OR CITY ORDINANCES
 14. PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION.
- ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 40'-0"x40'-0" LEASE AREA.
- A 6'-0" TALL CHAIN LINK FENCE W/BARBED WIRE & 12'-0" ACCESS GATE @ LEASE AREA PERIMETER.
- AN 11'-6"x16'-10 1/2" PRE-FABRICATED EQUIPMENT SHELTER.
- UNDERGROUND POWER & TELCO UTILITIES.
- A UL2200 CERTIFIED 30KW STANDBY DIESEL GENERATOR W/UL 142 CERTIFIED 132 GALLON FUEL TANK ON A NEW 6'-0"x13'-0" CONCRETE SLAB.
- A COAXIAL CABLE ICE BRIDGE W/(12) 7/8" COAXIAL CABLES, (2) HYBRID CABLES & (1) RET CABLE.
- (3) ANTENNA SECTORS W/(3) ANTENNAS PER SECTOR MOUNTED ON A PROPOSED 64'-0" TALL BROADLEAF TREEPOLE.
- (6) RRH UNITS (2 PER SECTOR) MOUNTED BEHIND NEW ANTENNAS.
- (2) RAYCAP SURGE PROTECTORS (1 @ EQUIPMENT SHELTER & 1 @ ANTENNAS)

PROJECT MILESTONES

02/19/2014	90% ZONING DOCUMENTS
04/04/2014	100% ZONING DOCUMENTS
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

801 Alhambra Blvd., Suite 2, Sacramento, CA 95816
916-341-0405
manuel@mstarchitects.com

HWY 1 OCEANO
2250 22ND STREET
OCEANO, CA 93445

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

Not valid unless signed in ink by licensee.

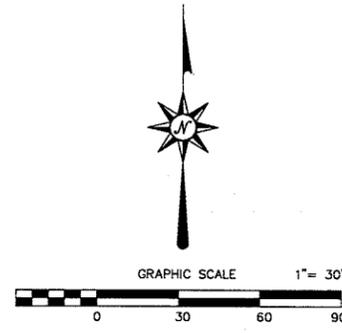
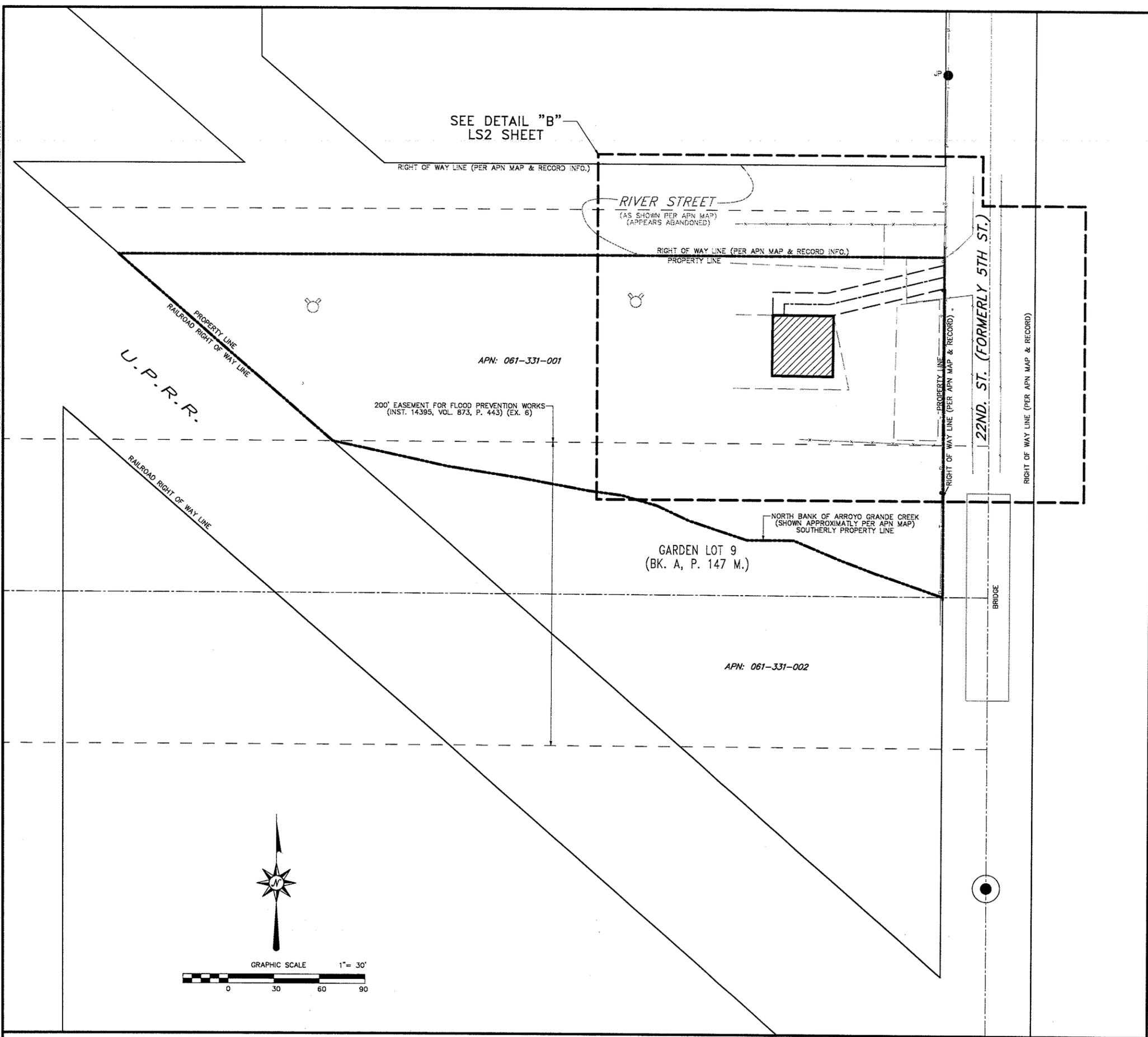
Revisions:

File: 162.969_T11.dwg
Drawn By: TST
Checked By: MST
Scale: AS NOTED
Date: 02/19/14

Job No. 162.969

T1.1

ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF PHIL AUER SURVEYING AND IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, 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 PHIL AUER SURVEYING.



LEGEND	
	MANHOLE
	FIRE HYDRANT
	LIGHT POLE
	TREE
	JOINT POLE
	POWER POLE
	MONUMENT
	HANDICAPPED PARKING
	TELEPHONE POLE
	SPOT ELEVATION
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	PROPERTY LINE
	AMS.....ABOVE MEAN SEA LEVEL
	AG.....ABOVE GROUND LEVEL
	CP #.....FIELD CONTROL POINT

DATE OF SURVEY: 02/10/14

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer L.S. 5075

NOTES:

THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

PARENT PARCEL DESCRIPTION:

IN THE STATE OF CALIFORNIA, COUNTY OF SAN LUIS OBISPO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

THAT PORTION OF GARDEN LOT 9, LYING NORTH OF THE NORTH BANK OF ARROYO GRANDE CREEK AND WESTERLY OF THE WEST LINE OF 5TH STREET OF THE TOWN OF OCEANO, ACCORDING TO THE MAP RECORDED JUNE 7, 1893 IN BOOK A PAGE 147 OF MAPS.

APN: 061-331-001

LEASE AREA DESCRIPTION:

BEGINNING AT A POINT LYING SOUTH 62°02'53" WEST 82.82 FEET FROM THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARENT PARCEL; THENCE FROM SAID POINT OF BEGINNING SOUTH 00°22'30" WEST 40.00 FEET; THENCE NORTH 89°37'30" WEST 40.00 FEET; THENCE NORTH 00°22'30" EAST 40.00 FEET; THENCE SOUTH 89°37'30" EAST 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1600 SQUARE FEET MORE OR LESS.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:

A STRIP OF LAND 15.00 FEET IN WIDTH LYING 7.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE HEREIN DESCRIBED LEASE AREA LYING 7.50 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE LEAVING SAID POINT OF BEGINNING NORTH 00°22'30" EAST 7.50 FEET; THENCE SOUTH 89°37'30" EAST 29.62 FEET; THENCE NORTH 76°17'09" EAST 78.22 FEET TO A POINT ON THE EAST LINE OF SAID PARENT PARCEL, BEING A POINT ON THE WEST RIGHT OF WAY LINE OF 22 STREET AND BEING THE END OF THE HEREIN DESCRIBED CENTER LINE.

CONTAINING 1730 SQUARE FEET MORE OR LESS

BASIS OF ELEVATIONS: NAVD 88.

BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NAD 83.

PROJECT BENCH: AS SHOWN ON LS2.

LANDLORD INFORMATION: JAY JAMISON
165 DOLLIVER STREET
PISMO BEACH, CA 93449

NET AREA OF UNDERLYING PARCEL(S): 1.81± AC.

SITE LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 29 FEET, PER FEMA FIRM COMMUNITY PANEL NUMBER 06079C1601G, EFFECTIVE DATE NOVEMBER 16, 2012.

FAA 1A CERTIFICATION:

LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

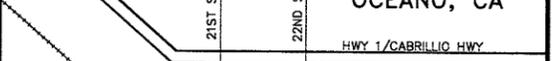
LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.

ELEVATION OF GROUND AT GPS POINT: N/A

STRUCTURE HEIGHT: 27.3' AMSL

LATITUDE: N35°05'45.33"

LONGITUDE: W120°36'27.96" (NAD 83)



OCEANO, CA

HWY 1/CABRILLIO HWY

NIPONO ST.

U.P.R.R.

ARROYO GRANDE CREEK

SITE

Revisions:

Name: HWY 1 OCEANO
Drawn By: PAO
Checked By: CPA
Scale: AS NOTED
Date: 04/02/14

Job No. N/A

LS1

Phil Auer Surveying
14407 Corte Lobo, 93514
Bakersfield, CA 93314
Phone: (866) 587-6129
Mobile: (510) 714-7524
E-mail: lasof@earthlink.net

HWY 1 OCEANO
2250 22ND STREET
OCEANO, CA 93445

verizon WIRELESS

SHEET TITLE: SURVEY SHEET



Revisions:

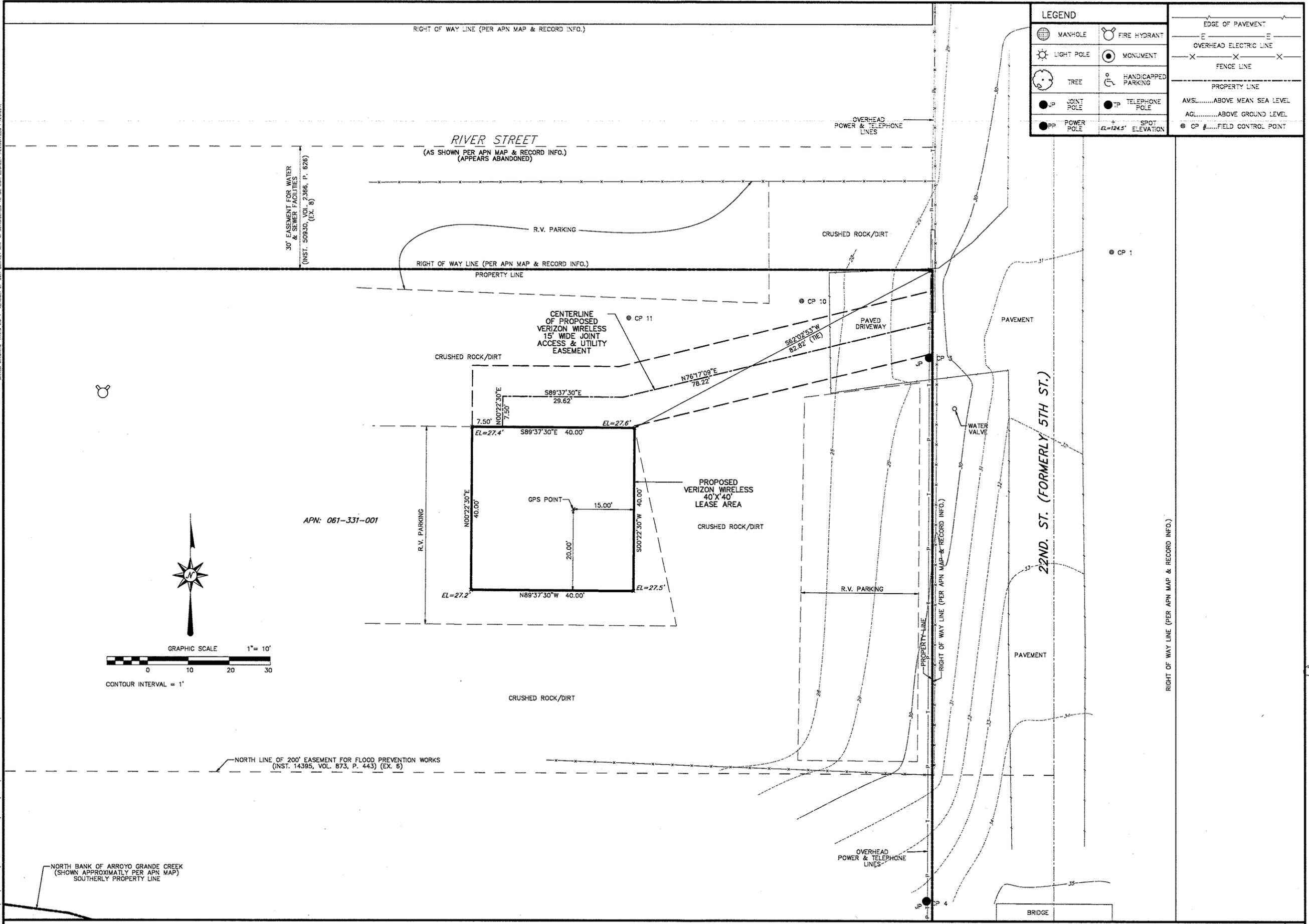
Name: HWY 1 OCEANO
Drawn By: PAO
Checked By: CPA
Scale: AS NOTED
Date: 04/02/14

Job No. N/A

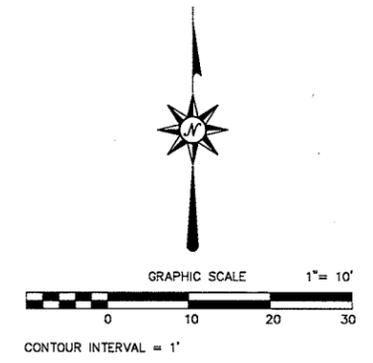
LS1

DATA ELECTRONIC MEDIA PROVIDED BY P&G TO OUR CLIENT IS A QUANTITATIVE MEASUREMENT OF THE INFORMATION CONTAINED THEREIN. IT IS NOT A SUBSTITUTE FOR A SURVEY. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND ACCURACY. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND RECORDS TO VERIFY THE INFORMATION AND TO OBTAIN NECESSARY RECORDS TO VERIFY THE INFORMATION.

F:\PROJECTS\OPR\VERIZON\HWY 1 & OCEANO\OFFICE\FINAL\VZ\HWY 1\04-02-14.dwg



LEGEND	
	MANHOLE
	LIGHT POLE
	TREE
	JOINT POLE
	POWER POLE
	FIRE HYDRANT
	MONUMENT
	HANDICAPPED PARKING
	TELEPHONE POLE
	SPOT ELEVATION
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	PROPERTY LINE
	AMS.....ABOVE MEAN SEA LEVEL
	AGL.....ABOVE GROUND LEVEL
	CP #.....FIELD CONTROL POINT



Phil Auer Surveying
 14407 Condo Lojor
 Bakersfield, CA 93314
 Phone: (805) 971-7224
 E-mail: isa076@earthlink.net

HWY 1 OCEANO
 2250 22ND STREET
 OCEANO, CA 93445

verizon WIRELESS
 SHEET TITLE: SURVEY SHEET



Revisions:

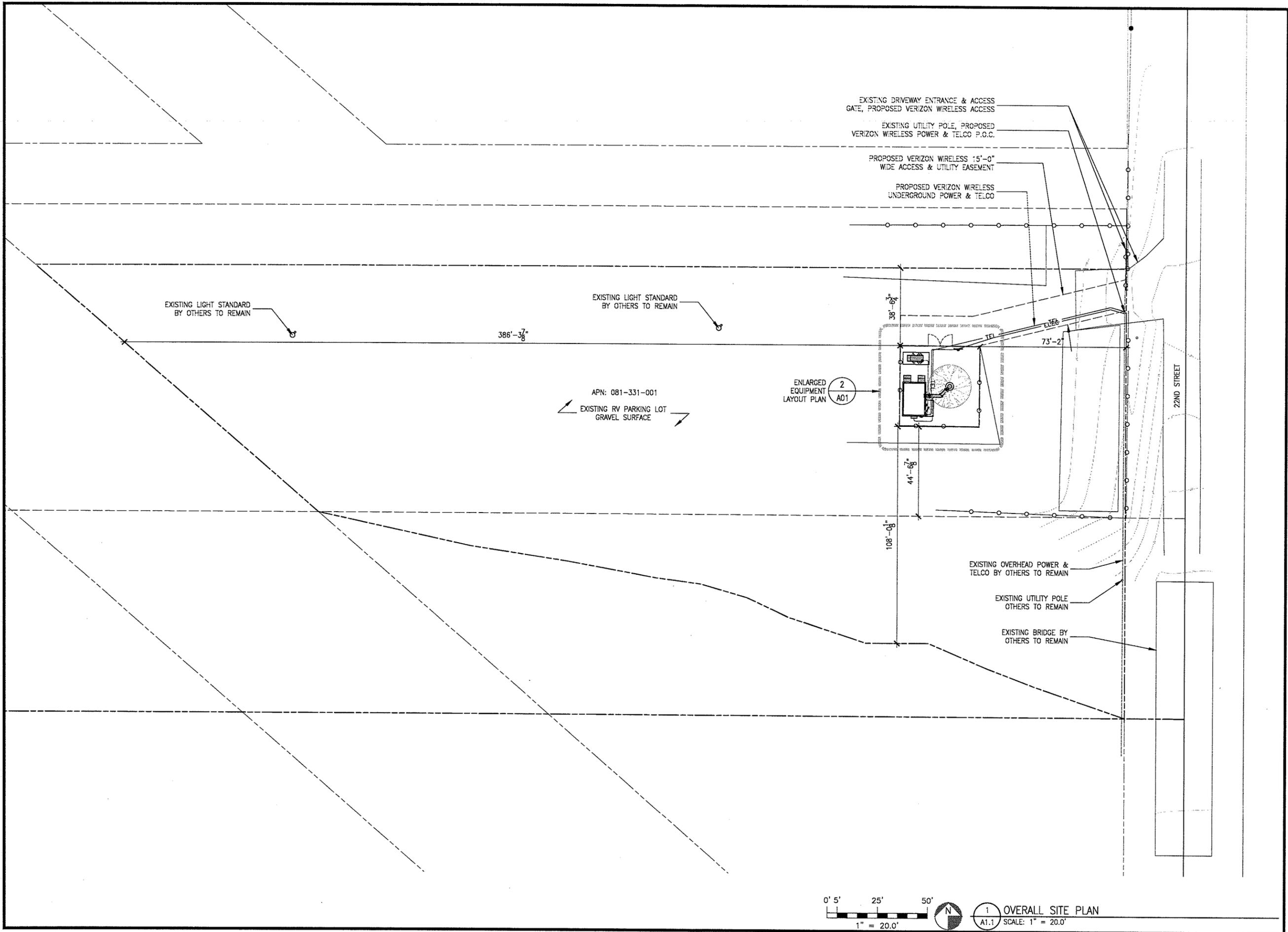
Name: HWY 1 OCEANO
 Drawn By: PAD
 Checked By: OPA
 Scale: AS NOTED
 Date: 04/02/14

Job No. N/A

LS2

SCALE: 1"=10' B

DETAIL "B"



0' 5' 25' 50'

1" = 20.0'

1
A1.1

OVERALL SITE PLAN
SCALE: 1" = 20.0'

COMPLETE
Wireless Consulting, Inc.

MST ARCHITECTS
MST ARCHITECTS
1001 Alhambra Blvd., Suite 2, Rosemead, CA 91061
PH: (626) 441-0400 FAX: (626) 441-0408
www.mstarchitects.com

THESE DRAWINGS AND SPECIFICATIONS ARE PREPARED BY PROPERTY OF MST ARCHITECTS, INC. WHETHER THE PRODUCTS FOR WHICH THEY ARE USED OR NOT. NO PART OF THESE DRAWINGS 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 CONSENT OF MST ARCHITECTS, INC. ALL RIGHTS RESERVED.

HWY 1 OCEANO
2250 22ND STREET
OCEANO, CA 93445

verizon WIRELESS

OVERALL SITE PLAN

SHEET TITLE:

Not valid unless signed in ink by Scanner.

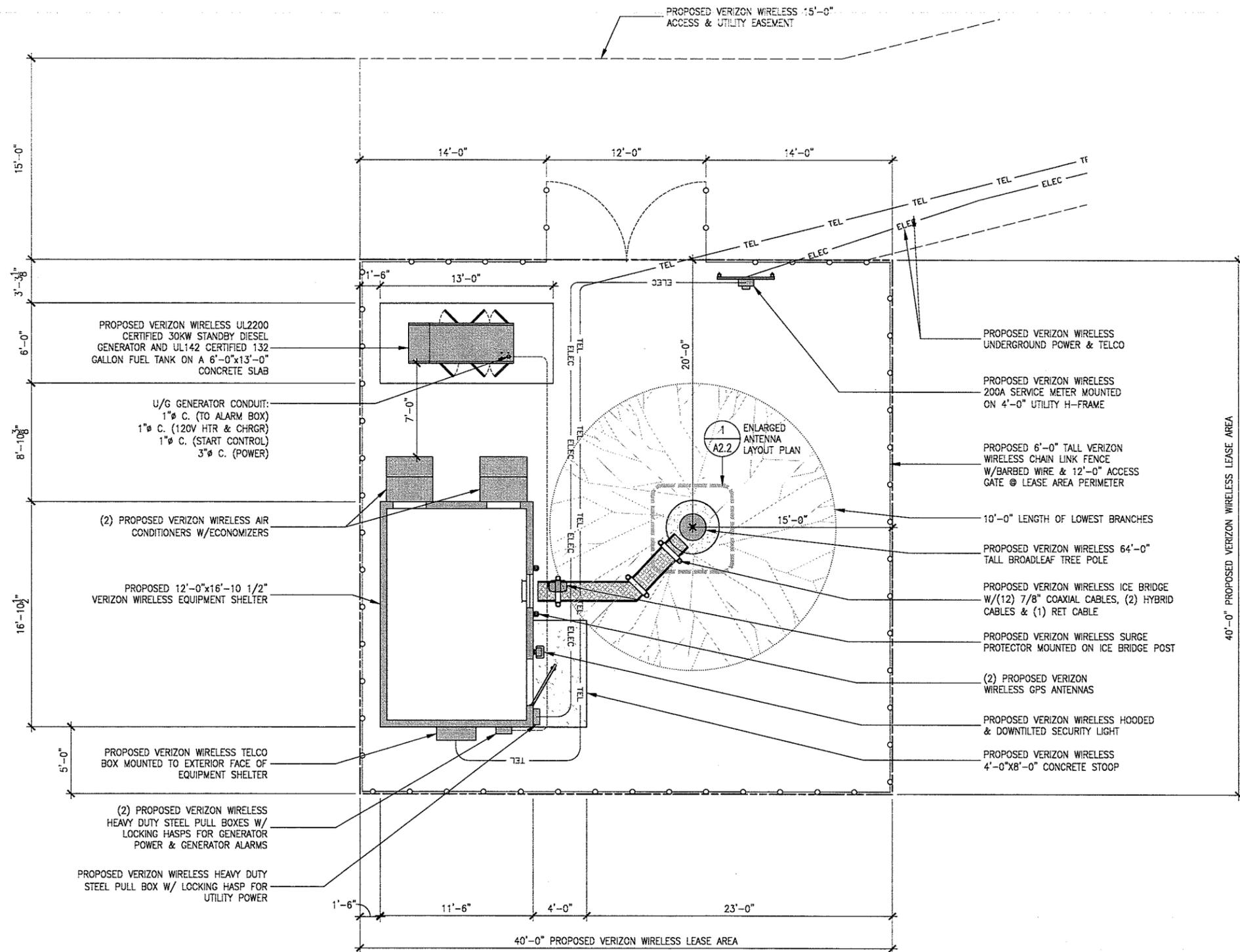
Revisions:

△	--
△	--
△	--
△	--
△	--

File: 162.969_A11.dwg
Drawn By: TST
Checked By: MST
Scale: AS NOTED
Date: 02/19/14

Job No. 162.969

A1.1



Not valid unless signed in ink by licensee.

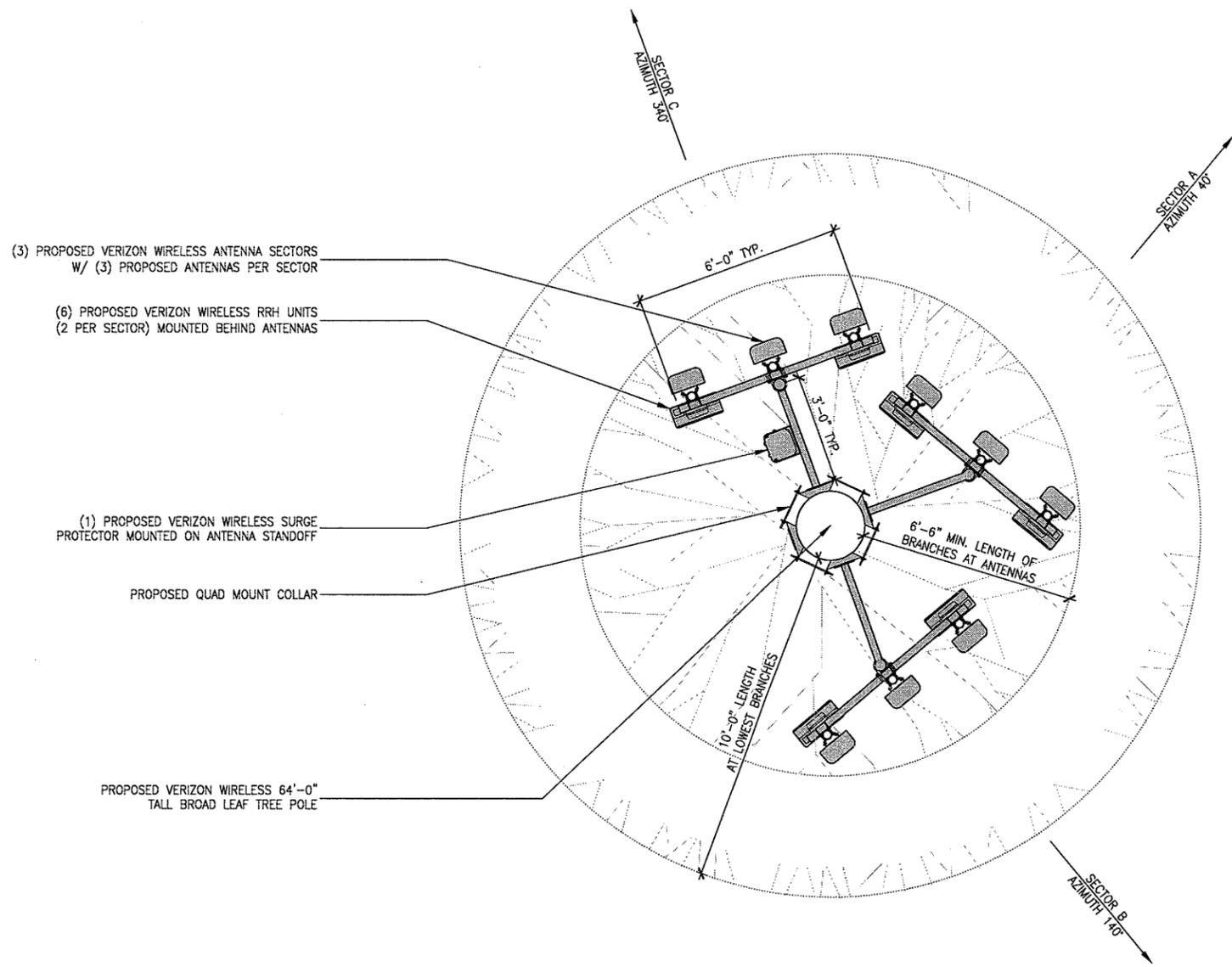
Revisions:

△	--
△	--
△	--
△	--
△	--

File: 162.969_A21.dwg
 Drawn By: TST
 Checked By: MST
 Scale: AS NOTED
 Date: 02/19/14

Job No. 162.969

A2.1



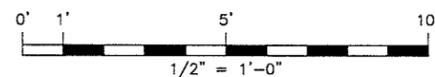
(3) PROPOSED VERIZON WIRELESS ANTENNA SECTORS
W/ (3) PROPOSED ANTENNAS PER SECTOR

(6) PROPOSED VERIZON WIRELESS RRH UNITS
(2 PER SECTOR) MOUNTED BEHIND ANTENNAS

(1) PROPOSED VERIZON WIRELESS SURGE
PROTECTOR MOUNTED ON ANTENNA STANDOFF

PROPOSED QUAD MOUNT COLLAR

PROPOSED VERIZON WIRELESS 64'-0"
TALL BROAD LEAF TREE POLE



1 ENLARGED ANTENNA LAYOUT PLAN
A2.2 SCALE: 1/2" = 1'-0"

MST ARCHITECTS
101 Alameda Blvd., Suite 2, Berkeley, CA 94616
www.mstarchitects.com

COMPLETE
Wireless Consulting, Inc.

THESE DRAWINGS AND SPECIFICATIONS, FORMS AND DETAILS ARE THE PROPERTY OF MST ARCHITECTS, INC. AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DOCUMENT IS TO 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 MST ARCHITECTS, INC. ALL RIGHTS RESERVED.

HWY 1 OCEANO
2250 22ND STREET
OCEANO, CA 93445

verizon WIRELESS

SHEET TITLE: ENLARGED ANTENNA LAYOUT PLAN

Not valid unless signed in ink by licensee.

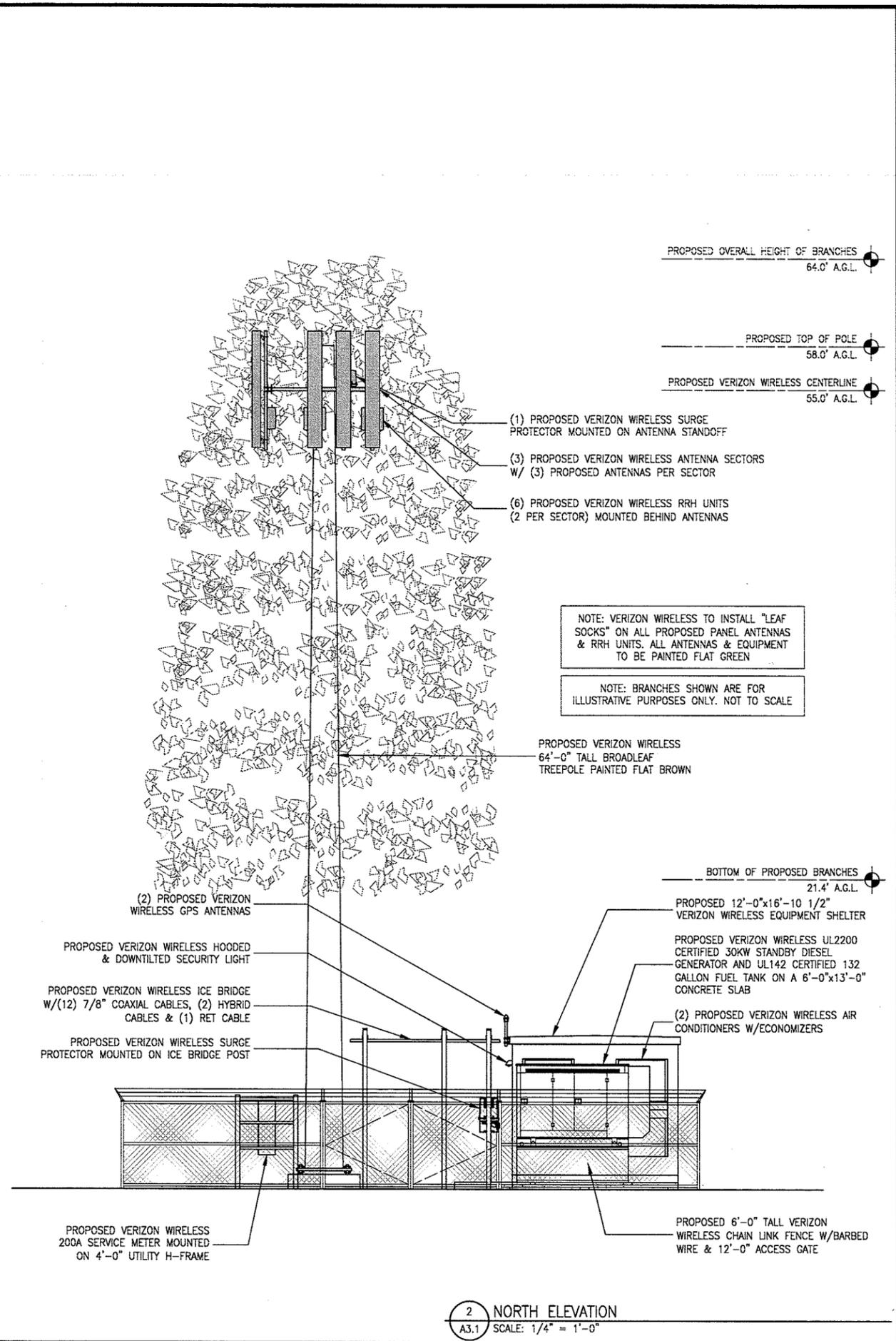
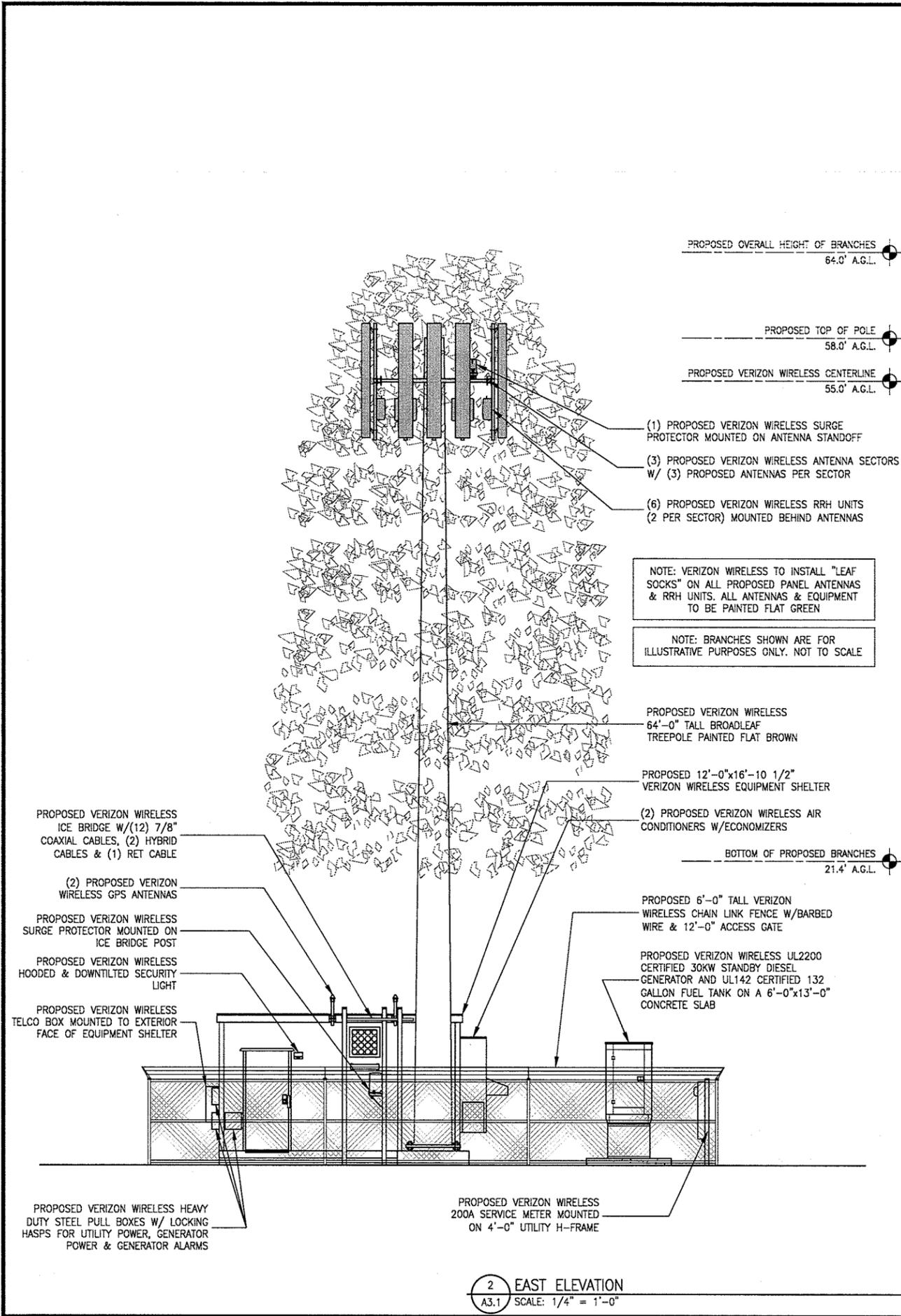
Revisions:

△	--
△	--
△	--
△	--
△	--

File: 162.969_A21.dwg
Drawn By: IST
Checked By: MST
Scale: AS NOTED
Date: 02/19/14

Job No. 162.969

A2.2

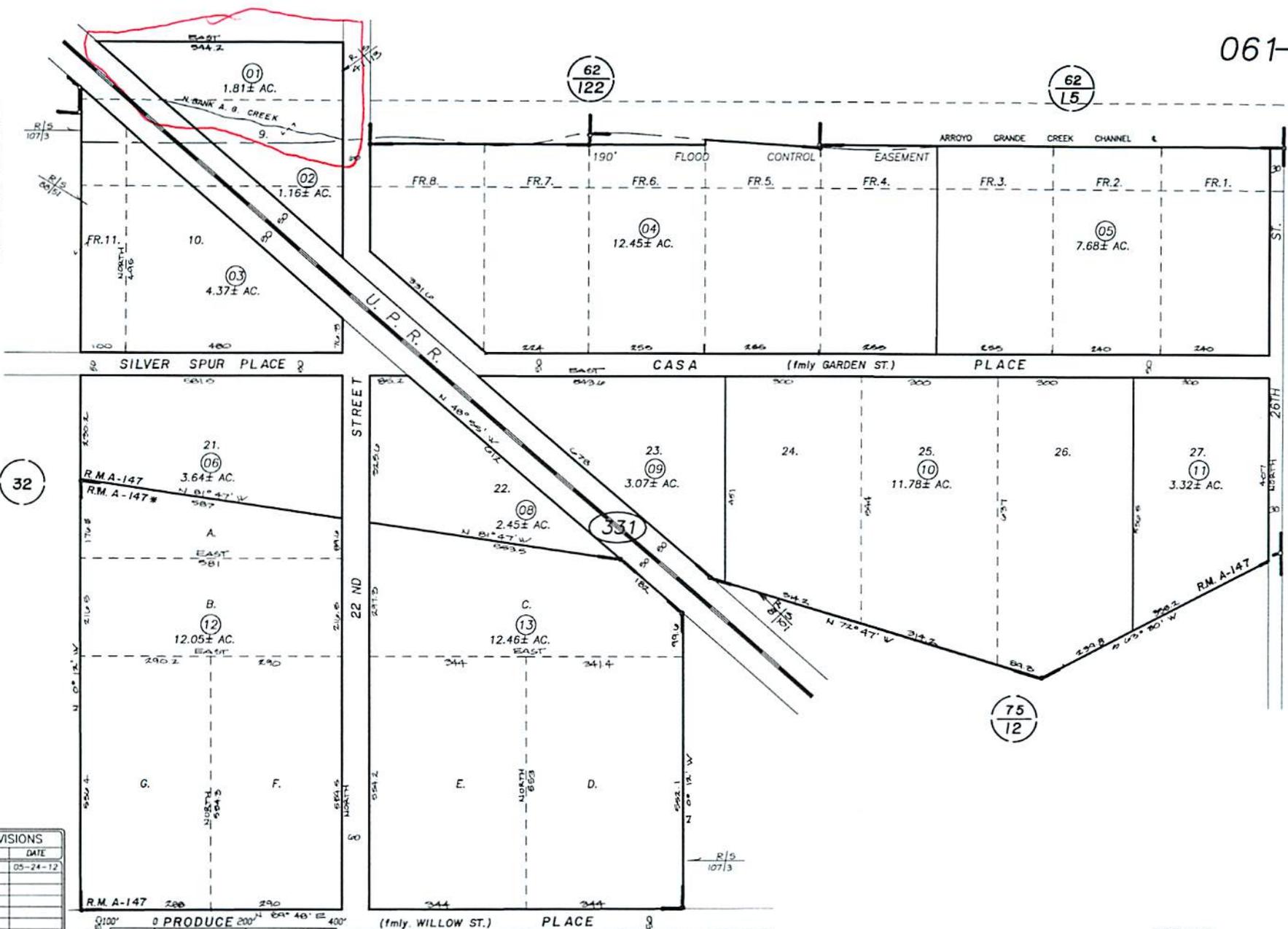
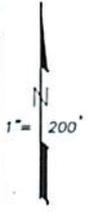


Not valid unless signed to bid by Source

Revisions:

File: 162.969_A31.dwg
Drawn By: xxx
Checked By: MST
Scale: AS NOTED
Date: 02/19/14

FM.LY. 062-16, 17, 18, 20, 21 & 23



32

75
032

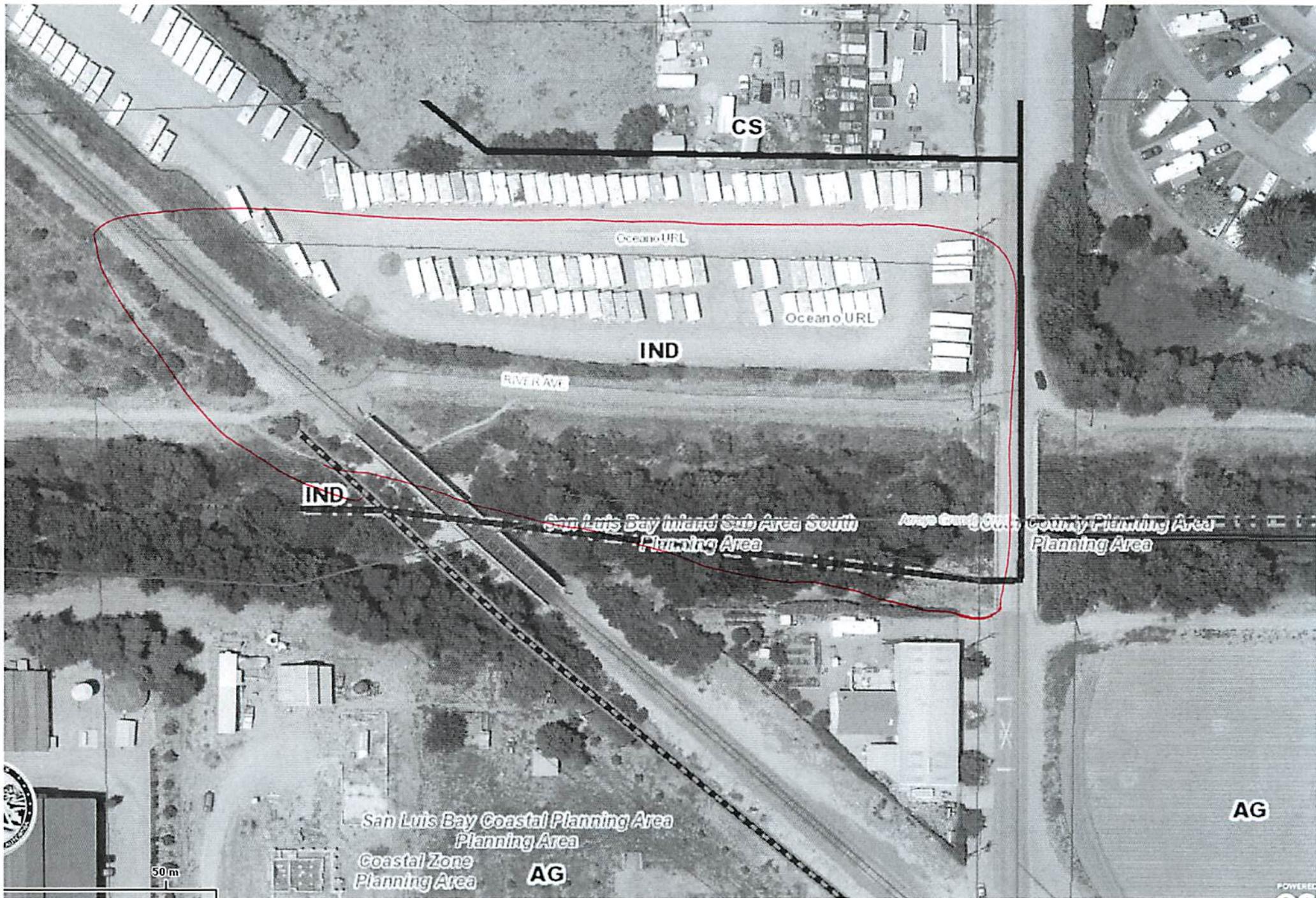
75
12

REVISIONS	
LS.	DATE
NA	05-24-12

0 100' 200' 400' PRODUCE PLACE (fmly WILLOW ST.)

JAW 03-17-04 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

75
12



CS

Oceano URL

Oceano URL

IND

RIVER AVE

IND

San Luis Bay Inland Sub Area South
Planning Area

County Planning Area

San Luis Bay Coastal Planning Area
Planning Area

Coastal Zone
Planning Area

AG

AG

50m



POWERED BY



Parcel Summary Report For Parcel # 061-331-001

5/29/2014
2:12:56PM

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 PISMO COAST VILLAGE A CAL CORP
165 S DOLLIVER PISMO BEACH CA 93449-2999

Address Information

Status Address
P 02250 22ND ST OCNO

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>
OCNOGAR	0000	9P	Oceano	San Luis Bay	IND	AR	FH	Y		

Parcel Information

Status Description
Active PTN GARDEN LT 9

Notes
APN IS ONE LEGAL PARCEL PER DEED 192 OR 89-90. JSM 4/17/14

Tax Districts
LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
COUNTY-ZONE NO. 01
COUNTY-ZONE NO. 03
SAN LUIS
NO. 04
OCEANO
AREA NO. 21



Parcel Summary Report For Parcel # 061-331-001

5/29/2014
2:12:57PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

COD2005-00199

CLD

Primary Parcel

Description:

JUNK STORAGE ON VACANT LOT

COD2013-00265

REC

Primary Parcel

Description:

UNPERMITTED STORAGE USE OF PROPERTY AND OVERFLOW INTO ROW

DRC2013-00102

REC

Primary Parcel

Description:

REQUEST BY VERIZON TO CONTRUCT A WIRELESS FACILITY CONSISTING OF 9 PANEL ANTENNAS AT A HEIGHT OF 58 FEET ON A 64-FOOT TALL FAUX BRAOD LEAF TREE AND ASSOCIATED GROUND EQUIPMENT AND UTILITIES

DRC2010-00044

APV

Related Parcel

Description:

CONDITIONAL USE PERMIT FOR ARROYO GRANDE CREEK CHANNEL WATER WAY MANAGMENT PROGRAM - FLOOD CONTROL