



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/13/2014

TO: _____

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

PROJECT DESCRIPTION: APN: 067-061-044

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

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name O'Reilly Leland, Trustee of the Leland P. Daytime Phone 805-544-3929
Mailing Address PO Box 12560, San Luis Obispo, CA O'Reilly 2002 Trust Zip Code 93406
Email Address: _____

Applicant Name GTE Mobilnet of Santa Barbara Limited Partnership d/b/a Verizon Wireless Daytime Phone 866-862-4404
Mailing Address One Verizon Way, Mail Stop 1AW100, Basking Ridge, New Jersey Zip Code 07920
Email Address: _____

^{Applicant's} Agent Name David Downs, Complete Wireless Consulting, Inc Daytime Phone 916-217-7513
Mailing Address 2009 V Street, Sacramento, CA Zip Code 95818
Email Address: DDowns@completewireless.net

PROPERTY INFORMATION

Total Size of Site: 152.46 acre parcel Assessor Parcel Number(s): 067-061-044
Legal Description: RHO LS OSOS & LL PTN LT 46
Address of the project (if known): 8000 Los Osos Valley Rd. San Luis Obispo, CA 93405
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Los Osos Valley Road grants access to the site. See attached "Site Location and Directions"

Describe current uses, existing structures, and other improvements and vegetation on the property:

This parcel is zoned Agriculture (A) and is surrounded by parcels that are also zoned Agriculture. There is also an existing 135' PG&E tower on site.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): This proposed project is a collocation on an existing 135' PG&E tower. Propose to extend the existing 6' top hat to 12' with a centerline for a maximum of 3 antennas per each of 3 sectors

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 Leland P. O'Reilly Date 10-16-14
Trustee of the Leland P. O'Reilly 2002 Trust

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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: See site plans. This is a level site area with no slope
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ 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 N/A
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: Los Osos Valley Rd. / The ground equipment will be screened from public view.

Water Supply Information N/A water will not be a source used for this project.

1. What type of water supply is proposed? N/A to project site
 Individual well Shared well Community water system
2. What is the proposed use of the water? N/A
 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 _____ G.P.M.
 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: N/A to project site

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: N/A to project site

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

Solid Waste Information N/A to project site

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: San Luis Coastal Unified
2. Location of nearest police station: San Luis Obispo Police Dept: 1042 Walnut St., San Luis Obispo, CA 93401
3. Location of nearest fire station: San Luis Obispo Fire Station No.2, N Chorro St. SAn Luis Obispo, CA 93401
4. Location of nearest public transit stop: South at King (W)
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:
none - unknown
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: unmanned; 24 hrs 7 days per week Hours of Operation: _____
2. How many people will this project employ? 0
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: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: Please refer to enclosed Noise Study
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: none
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers 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 if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

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): none
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information N/A

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: none

*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:
none

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 N/A none

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

PROJECT SUPPORT STATEMENT & ALTERNATIVE SITE ANALYSIS

VERIZON WIRELESS

PROPOSED FACILITY: "LOVR"

8000 LOS OSOS VALLEY RD. SAN LUIS OBISPO, CA 93405

APN: 067-061-044

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses and travelers in San Luis Obispo County. Verizon maintains a strong customer base in San Luis Obispo County and strives to improve coverage for both existing and potential customers. This proposed Verizon Wireless facility is intended to provide coverage to Los Osos Valley Road west of San Luis Obispo. 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: (3) antenna sectors with (2) antennas per sector; mounted on an existing PG&E lattice tower at a centerline of 76', a 23' x 13' equipment license area including outdoor equipment cabinets within an existing telecommunications building, an 8' 4" x 15' generator license area adjacent to existing telecommunications building that will contain a diesel generator with a 132 gallon fuel tank on a 6' x 13' concrete slab; a 6' tall wood fence finished to match exiting building.

Site Description

This facility is proposed to be located on a 152.46 acre parcel (APN: 067-061-044). The subject property is owned by Leland O'Reilly and is zoned Agriculture (A). The subject parcel is surrounded by parcels that are also zoned Agriculture. The proposed facility will provide service 24 hours a day, 7 days a week. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to emergency response, community safety, commerce, public service, and recreation.

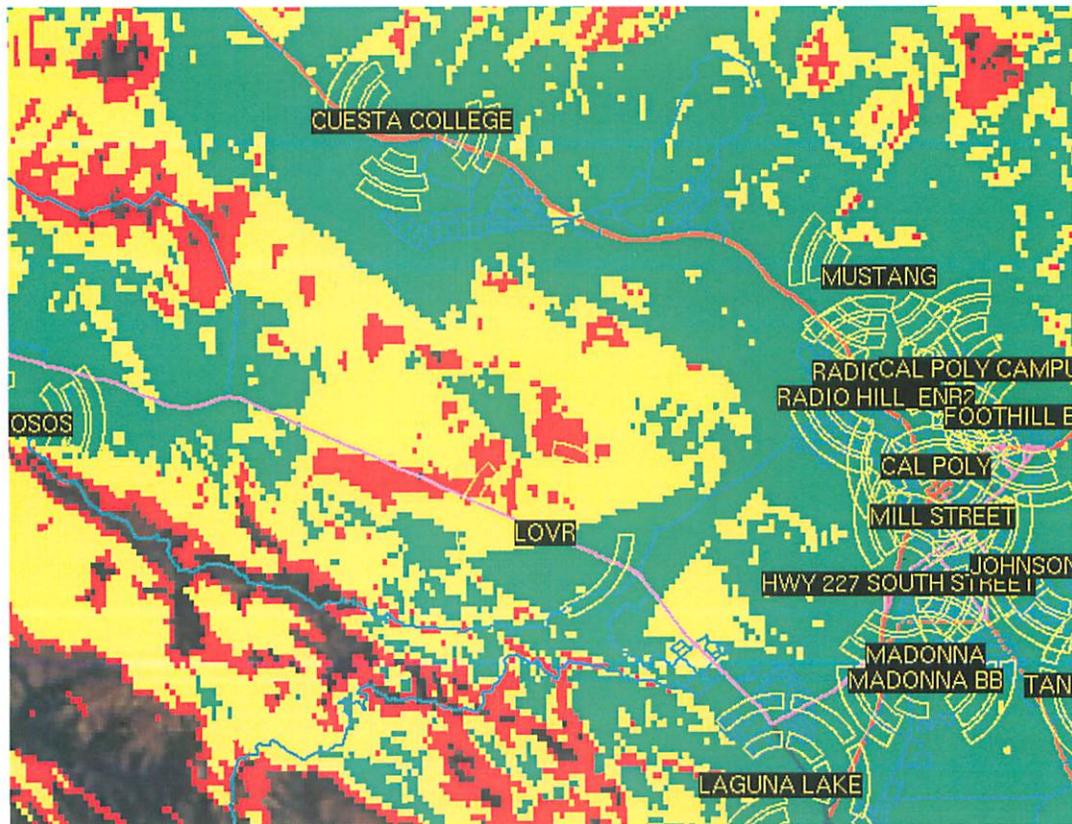


Coverage Maps

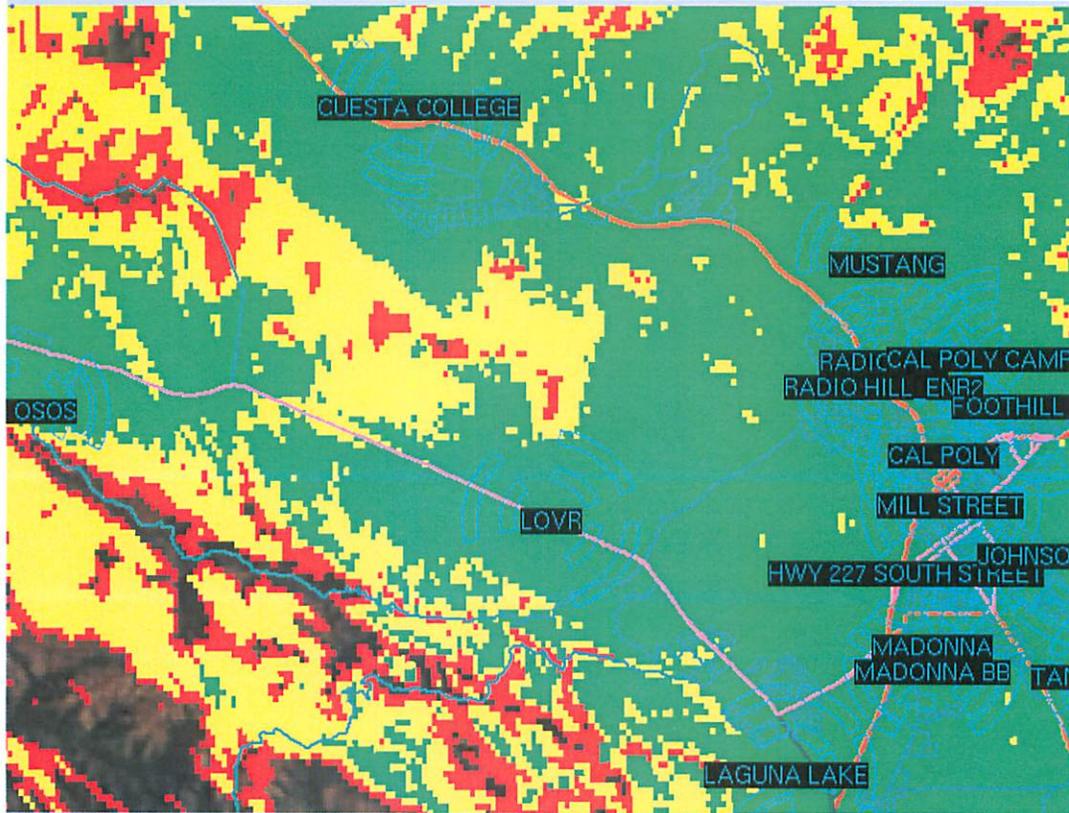
Below is a visual depiction of the coverage provided by the proposed facility. The green portion of the maps below represents areas with good indoor coverage. The yellow area on the maps represents areas with good outdoor/in-car coverage. The red areas represent poor coverage.

The map below represents Verizon's proposed coverage.

Before;

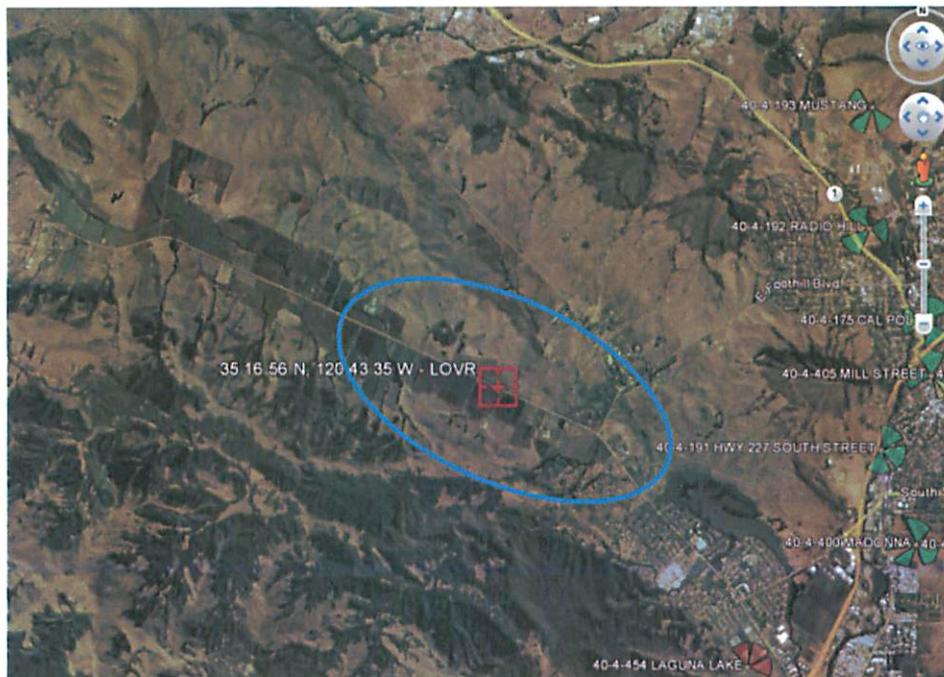


After



Site Selection

In May 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 the proposed collocation is best fits the goals and objectives of the San Luis Obispo County Zoning Ordinance and General Plan.



SR – Objective is to provide improved coverage on Los Osos Valley Road West of San Luis Obispo.

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.

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.

ZD DRAWING SIGN-OFF

DATE:	TIME:	X	CHK-PLEASE RETURN BY:
			
SITE ACQUISITION:	SIGNATURE	DATE	
PLANNING:			
CONSTRUCTION:			
MANAGEMENT:			

DATE:	TIME:	X	CHK-PLEASE RETURN BY:
			
CONSTRUCTION:	SIGNATURE	DATE	
REAL ESTATE:			
RF ENGINEER:			
EQUIPMENT ENGINEER:			
MT ENG./TRANSPORT:			

DATE:	TIME:	X	CHK-PLEASE RETURN BY:
OTHER (IF APPLICABLE)			
	SIGNATURE	DATE	

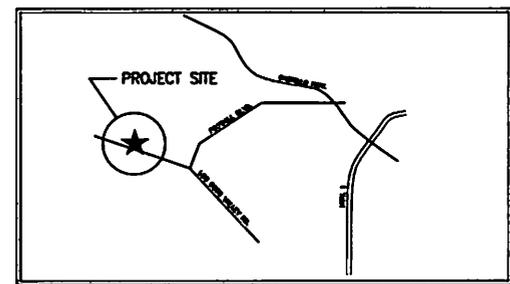
verizon WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

LOVR

8000 LOS OSOS VALLEY RD
 SAN LUIS OBISPO, CA 93405
 APN: 067-061-044
 LOCATION #: VZN-269196

TOWER #:009/045, SAP#40753067
 MORRO BAY-MESA, 230KV



SAN LUIS OBISPO, 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-227/MOONBNA RD EXIT
9.	TURN LEFT ONTO MADONNA RD
10.	TURN RIGHT ONTO LOS OSOS VALLEY RD
DESTINATION WILL BE ON THE RIGHT	

INDEX OF DRAWINGS	
1.	T1.1 TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	L51 SURVEY SHEET
3.	L52 SURVEY SHEET
4.	L53 SURVEY SHEET
5.	A1.1 OVERALL SITE PLAN
6.	A2.1 CHARGED EQUIPMENT PLANS
7.	A3.1 PROJECT ELEVATIONS

PROJECT DIRECTORY

APPLICANT: VERIZON WIRELESS 2785 MITCHELL DRIVE WALNUT CREEK, CA 94598	PROPERTY OWNER: LEE O'REILLY PO BOX 12560 SAN LUIS OBISPO, CA 93408
ARCHITECT: MANUEL S. TSHALAS MST ARCHITECTS, INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 916-567-9000 mst@mstarchitects.com	TOWER OWNER: PAGE BUSINESS DEVELOPMENT 245 MARKET STREET SAN FRANCISCO, CA 94102 PH: JULIE STANLEY 881-342-7630
	CONSTRUCTION MANAGER: SEALCO CONCRETE COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 916-217-8219 ccdr@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER:	067-061-044
ASSIGNATION:	COUNTY OF SAN LUIS OBISPO
CATEGORY:	S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION:	V-0
ZONING:	A (AGRICULTURAL)

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 AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA ENERGY CODE (CEC)
- 2013 CALIFORNIA FIRE CODE (CFC)
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
- 2013 CALIFORNIA REFERENCE STANDARDS CODE
- LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPATION. 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 23'-0" x 13'-0" EQUIPMENT LICENSE AREA WITH AN EXISTING TELECOMMUNICATIONS BUILDING
- AN 8'-0" x 13'-0" GENERATOR LICENSE AREA ADJACENT TO EXISTING TELECOMMUNICATIONS BUILDING W/A FENCE @ PERMITS
- OUTDOOR EQUIPMENT CABINETS WITHIN EQUIPMENT LICENSE AREA
- POWER & TELCO UTILITIES BROUGHT TO FACILITY
- A STANDBY GENERATOR
- UNDERGROUND COAXIAL CABLE RUNS
- (8) ANTENNAS W/ASSOCIATED EQUIPMENT MOUNTED ON AN EXISTING PAGE TOWER

PROJECT MILESTONES

05/07/2014	SOE ZONING DOCUMENTS
10/13/2014	100% ZONING DOCUMENTS
10/20/2000	SOE CONSTRUCTION DOCUMENTS
10/20/2000	100% CONSTRUCTION DOCUMENTS

COMPLETE WIRELESS

MST ARCHITECTS
 1520 RIVER PARK DRIVE
 SACRAMENTO, CA 95815
 916-567-9000
 mst@mstarchitects.com

LOVR
 8000 LOS OSOS VALLEY RD
 SAN LUIS OBISPO, CA 93405

verizon WIRELESS

TITLE SHEET, LOCATION PLAN, PROJECT DATA

REVISION	DATE	BY	CHKD BY
A			
A			
A			
A			
A			

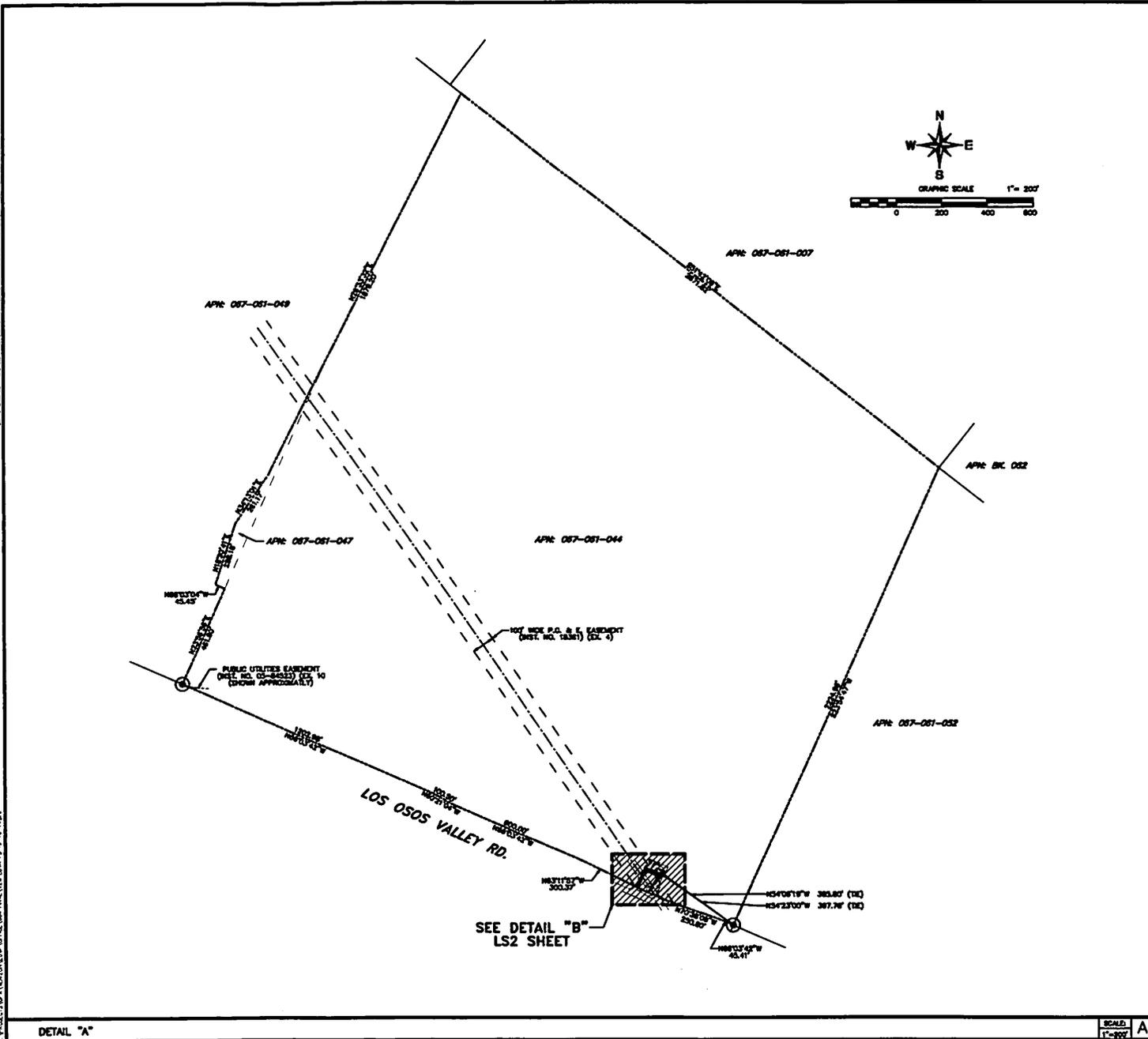
Plotted: 10/20/2014
 Drawn By: [initials]
 Checked By: [initials]
 Scale: as noted
 Date: 10/20/2014

Job No. 10000

T1.1

ALL INFORMATION ON THIS SHEET IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES.

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LEGEND	
	MANHOLE
	LIGHT POLE
	TREE
	JOINT POLE
	POWER POLE
	FIRE HYDRANT
	MONUMENT
	HANDICAPPED PARKING
	TELEPHONE POLE
	SPOT ELEVATION

EDGE OF PAVEMENT	
	E
	E
	OVERHEAD ELECTRIC LINE
	FORCE LINE
	PROPERTY LINE
	ABL. ABOVE MEAN SEA LEVEL
	AGL. ABOVE GROUND LEVEL
	CP OF FIELD CONTROL POINT

DATE OF FIELD VERT: 03/24/14

SURVEYED BY/ OR UNDER THE DIRECTION OF: *Chris Philip* Assoc. L.S. 5075

NOTES:
 THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARCEL LINES AND EASEMENTS BEING A GRAPHIC DISPLAY OF IMAGES OBTAINED FROM PRELIMINARY REPORTS. ADDITIONAL INFORMATION AND AVAILABLE ADDENDUMS FOUND DURING THE FIELD SURVEY, UNLESS OTHERWISE NOTED, IS UNDERGOING UTILITY LOCATING SERVICE COMPANY AND CONTRACTOR. THIS MAP SCALE PREPARED. DISCREPANCIES MAY BE NON-CORRECTABLE OR OCCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

PARCEL PARCEL DESCRIPTION:
 SEE PRELIMINARY REPORT EXTRACT, LS2 SHEET.

LICENSE AREA DESCRIPTIONS:
 SEE LS2 SHEET.

JOINT ACCESS AND UTILITY ROUTE DESCRIPTION:
 SEE LS2 SHEET.

UTILITY ROUTE DESCRIPTIONS:
 SEE LS2 SHEET.

BASES OF ELEVATIONS: NAVD 83.

BASES OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 9, NAD 83.

PROJECT BENCH: AS SHOWN ON LS2 SHEET.

LANDLORD INFORMATION: LIZ O'BRIEN
 P.O. BOX 12340
 SAN LUIS OBISPO, CA 93408

NET AREA OF UNDERLYING PARCELS: 122.679 AC.

SITE LOCATED IN FLOOD ZONE D, AN AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, PER FEMA FIRM COMMUNITY PANEL NUMBER 09076C000A, MAP REVISED NOVEMBER 16, 2012.

FAA 1A CERTIFICATION:
 LATITUDE AND LONGITUDE WERE OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE LOCATED POSITION ERROR WAS DETERMINED USING FAST-STATIC GPS OPERATIONS FROM TWO GPS STATIONS USING USUAL, GOOD RECEPTION. 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: 165.7' AMSL

STRUCTURE HEIGHT: TOP OF (T) TOWER TOP HAT/PL=330.1' AMSL/HT=148.1' AGL

LATITUDE: N33°17'26.34"
 LONGITUDE: W120°43'34.62" (GAD 83)

VICINITY MAP NOT TO SCALE

SAN LUIS OBISPO, CA

SCALE: 1" = 200'

Phil Auer Surveying
 1400 G ST. SUITE 100
 SAN LUIS OBISPO, CA 93401
 PHONE: (805) 771-1234
 FAX: (805) 771-1234

LOVR
 8000 LOS OSOS VALLEY RD
 SAN LUIS OBISPO, CA 93405
 SURVEY SHEET

verizon WIRELESS
 SHEET TITLE

LS1

PRELIMINARY REPORT EXTRACT

Order Number: 2418-008342
Page Number: 1

**PARENT PARCEL
LEGAL DESCRIPTION**

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

PARCEL 1 OF LOT LINE ADJUSTMENT NO. 92-048 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS EVIDENCED BY A CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 24, 1982, INSTRUMENT 92-04143, IN BOOK 4914, PAGE 376 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT THE PORTION OF LOTS 43 AND 46 OF THE SUBDIVISIONS OF THE RANCHOS CANADA DE LOS OÑAS AREA LA LAGUNA, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS SURVEYED BY JAMES T. STRATTON IN MAY 1988 AND REFO OCTOBER 6, 1988 IN BOOK A, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF LOT 42; THENCE ALONG THE NORTHERLY LINE OF LOT 46, SOUTH 17°29'42" EAST, 66.42 FEET TO A 1-1/2 INCH IRON PIPE TAGGED U.S. 2577 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE THE FOLLOWING COURSES AND DISTANCES, THE TERMPUS OF WHICH ARE ALL MARKED WITH 1 1/2 INCH IRON PIPES TAGGED U.S. 2577, THENCE SOUTH 20°19'14" WEST, 157.26 FEET, SOUTH 34°51'11" WEST, 261.17 FEET; SOUTH 32°36'21" WEST, 258.18 FEET, SOUTH 69°52'22" EAST, 45.45 FEET TO THE COMMON LINE BETWEEN LOTS 43 AND 46; THENCE ALONG SAID SAID COMMON LINE, SOUTH 24°02'02" WEST, 44.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LOS OÑOS VALLEY ROAD AS CONVEYED TO THE COUNTY OF SAN LUIS OBISPO BY O.C.D. RECORDED DECEMBER 21, 1979 IN BOOK 2211, PAGE 462 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LAND GRANTED TO THE COUNTY OF SAN LUIS OBISPO BY O.C.D. RECORDED SEPTEMBER 9, 1957 IN BOOK 568, PAGE 375 AND DECEMBER 21, 1979 IN BOOK 2211, PAGE 462 OF OFFICIAL RECORDS.

APN: 067 061 044 AND 067 061 047

First American Title
Page 1 of 12

LICENSE AREA DESCRIPTION:

BEGINNING AT A POINT LYING NORTH 84°22'00" WEST 267.76 FEET FROM THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARENT PARCEL; THENCE FROM SAID BEGINNING NORTH 67°29'27" WEST 23.00 FEET; THENCE SOUTH 24°23'23" EAST 13.00 FEET; THENCE SOUTH 67°29'27" EAST 8.58 FEET; THENCE NORTH 84°22'00" WEST 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 303 SQUARE FEET MORE OR LESS.

GENERATOR LICENSE AREA DESCRIPTION:

BEGINNING AT A POINT LYING NORTH 84°08'18" WEST 268.60 FEET FROM THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARENT PARCEL; THENCE FROM SAID BEGINNING NORTH 67°29'27" WEST 8.58 FEET; THENCE NORTH 84°08'18" WEST 18.00 FEET; THENCE SOUTH 67°29'27" EAST 8.58 FEET; THENCE SOUTH 24°23'23" WEST 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 134 SQUARE FEET MORE OR LESS.

JOINT ACCESS AND UTILITY ROUTE DESCRIPTION:

A STRIP OF LAND 15.00 FEET IN WIDTH LYING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT LYING NORTH 84°08'18" WEST 268.60 FEET FROM THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARENT PARCEL; THENCE FROM SAID BEGINNING SOUTH 67°29'27" WEST 8.58 FEET; THENCE NORTH 84°08'18" WEST 18.00 FEET; THENCE SOUTH 67°29'27" EAST 8.58 FEET; THENCE SOUTH 24°23'23" WEST 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1700 SQUARE FEET MORE OR LESS.

UTILITY ROUTE DESCRIPTION:

A STRIP OF LAND 8.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE HEREIN DESCRIBED LICENSE AREA, LYING 3.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING SOUTH 89°29'42" EAST 3.48 FEET; THENCE SOUTH 24°23'23" WEST 18.00 FEET; THENCE SOUTH 24°23'23" WEST 8.54 FEET MORE OR LESS, TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTER LINE.

CONTAINING 679 SQUARE FEET MORE OR LESS.

UTILITY ROUTE AREA DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LICENSE AREA; THENCE FROM SAID BEGINNING NORTH 89°29'42" EAST 3.48 FEET; THENCE NORTH 24°23'23" EAST 8.54 FEET; THENCE SOUTH 89°29'42" EAST 0.46 FEET; THENCE SOUTH 24°23'23" WEST 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 21 SQUARE FEET MORE OR LESS.

Phil Auer Surveying
16000 Highway 101, Suite 101
San Luis Obispo, CA 93405
Phone: (805) 797-1122
Fax: (805) 797-1122
E-Mail: info@philaer.com

LOVR
8000 LOS OÑOS VALLEY RD
SAN LUIS OBISPO, CA 93405
WIRELESS
SURVEY SHEET

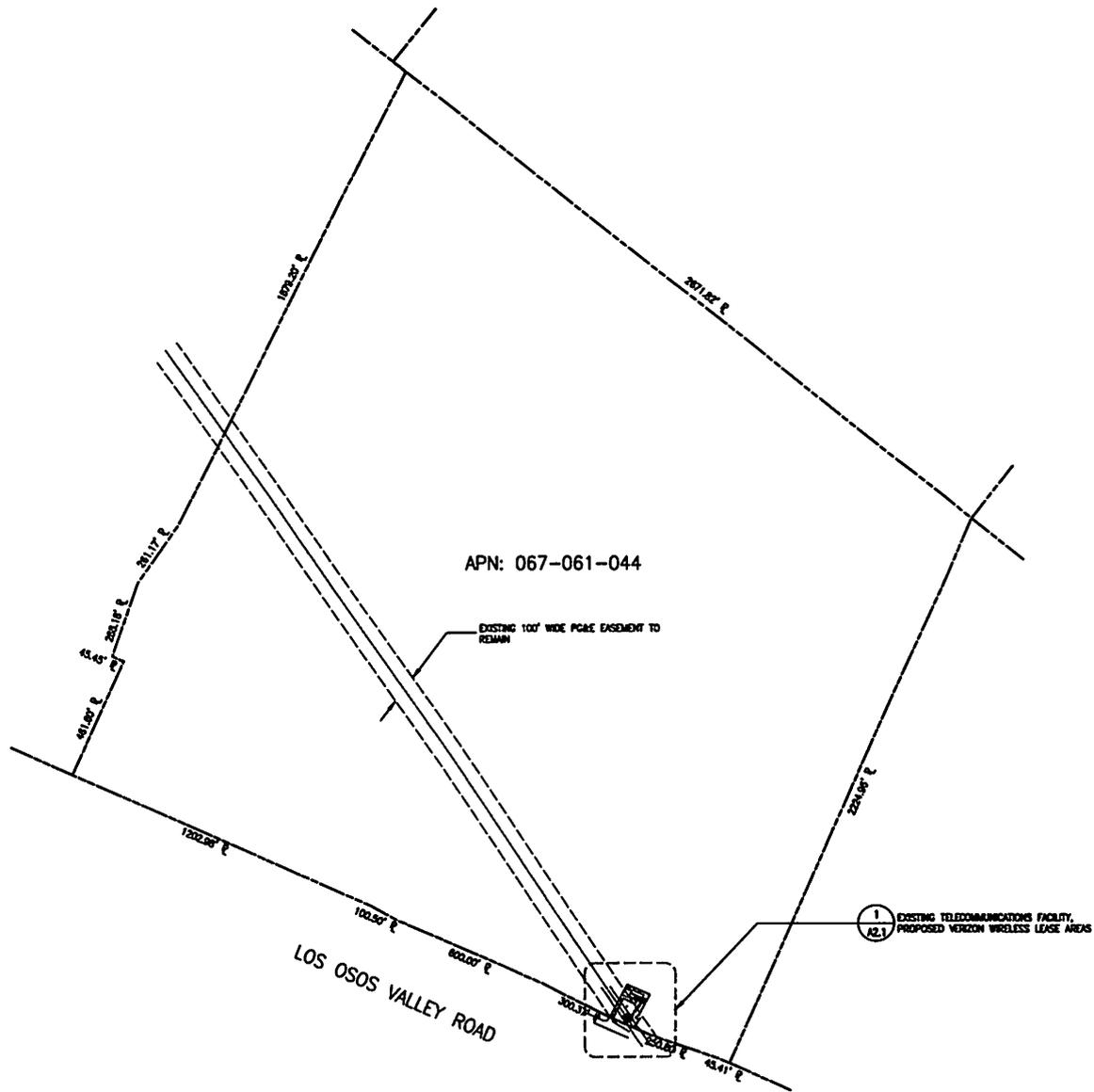


Revisions:

Drawn By: me
Checked By: me
Scale: as shown
Date: 04/15/24

Job No. N/A

LS3



APN: 067-061-044

LOS OSOS VALLEY ROAD



1 OVERALL SITE PLAN
A1.1 SCALE: 1" = 200.0'

MST ARCHITECTS
 11110 Via Arroyo Drive, San Dimas, CA 91773
 Phone: 909.392.1111
 Fax: 909.392.1112
 www.mstarchitects.com

LOWR
 8000 LOS OSOS VALLEY RD
 SAN LUIS OBISPO, CA 93405

verizon WIRELESS

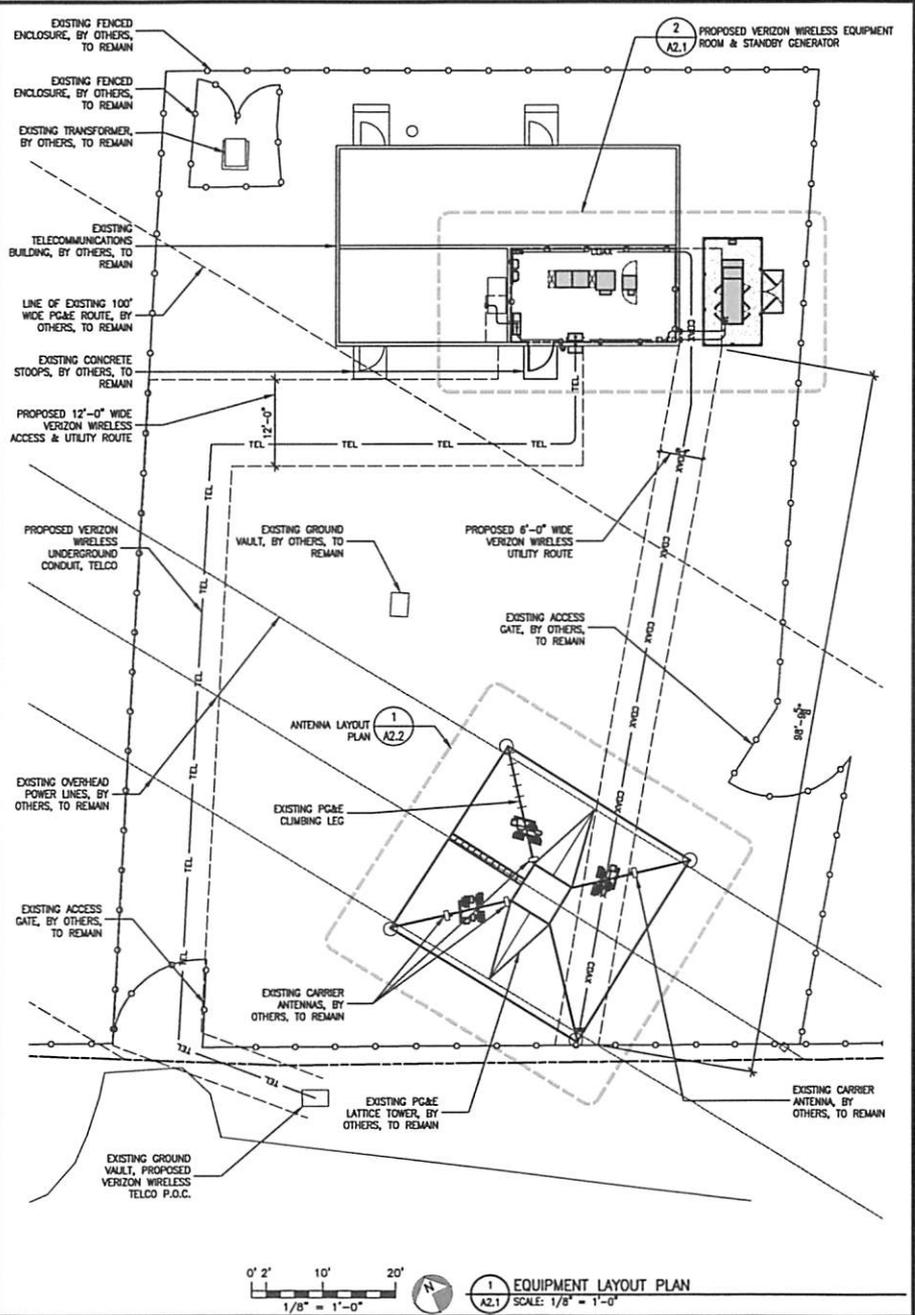
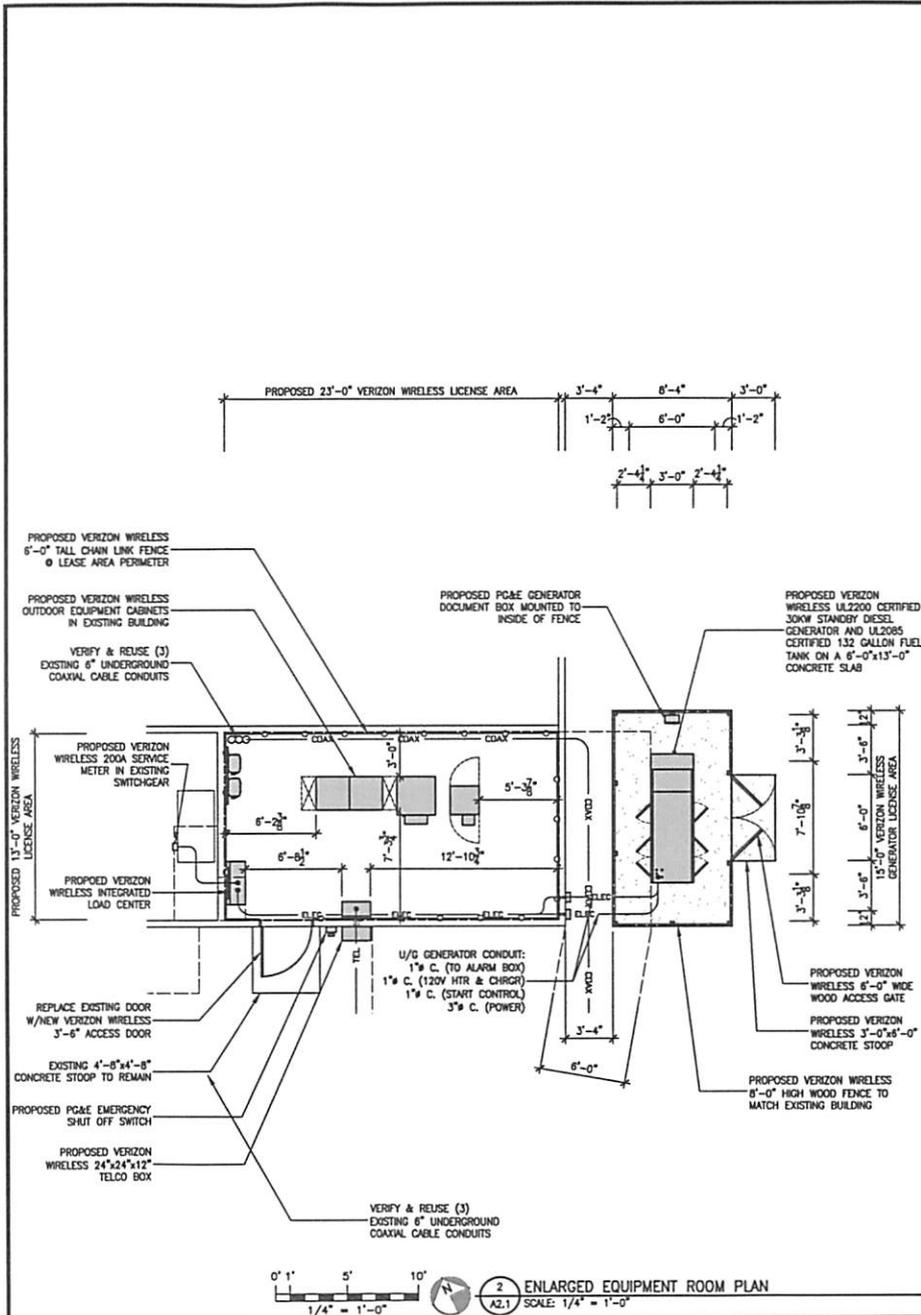
OVERALL SITE PLAN

SHEET TITLE

--

Job No. 067404

A1.1



MST ARCHITECTS
 1111 16th Ave. East, San Francisco, CA 94133
 www.MSTArchitects.com

LOS ANGELES OFFICE
 1111 16th Ave. East, San Francisco, CA 94133
 www.MSTArchitects.com

LOS ANGELES OFFICE
 8000 LOS OSOS VALLEY RD
 VERIZON WIRELESS
 SAN LUIS OBISPO, CA 93405

EQUIPMENT LAYOUT PLANS

SHEET TITLE

Job No. 182.008

A2.1



LOVR

8000 LOS OSOS VALLEY ROAD SAN LUIS OBISPO CA 93405

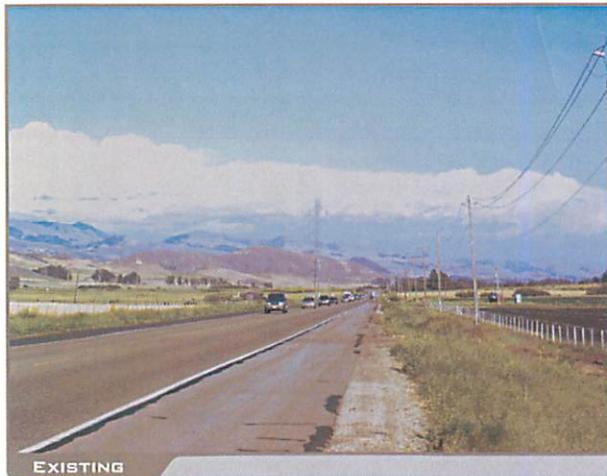


VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED ANTENNAS, RRUS,
AND BURGE SUPPRESSORS

PROPOSED

LOOKING SOUTHEAST FROM LOS OSOS VALLEY ROAD

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



LOVR

8000 LOS OSOS VALLEY ROAD SAN LUIS OBISPO CA 93405

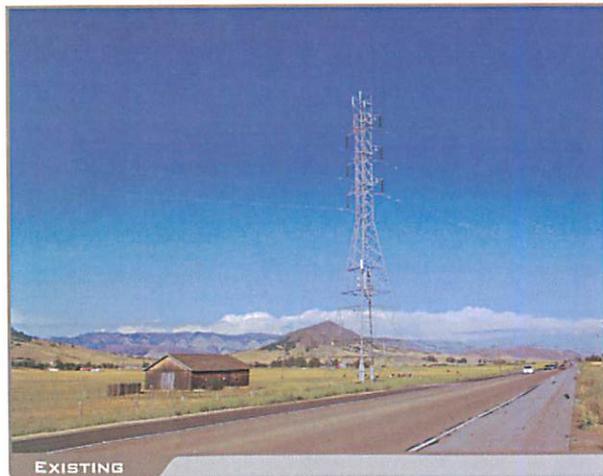


VIEW 2

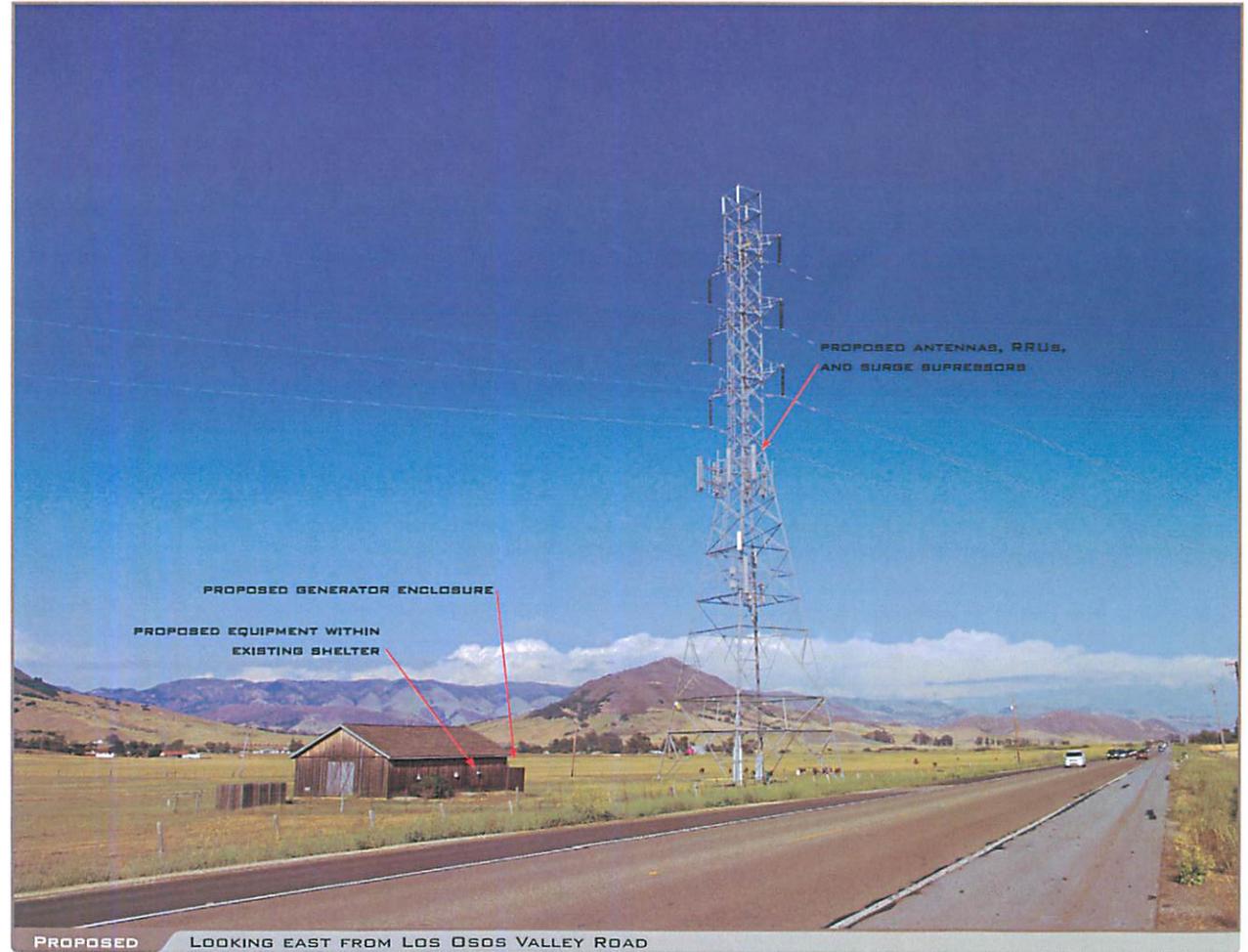


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING EAST FROM LOS OSOS VALLEY ROAD

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



LOVR

8000 LOS OSOS VALLEY ROAD SAN LUIS OBISPO CA 93405

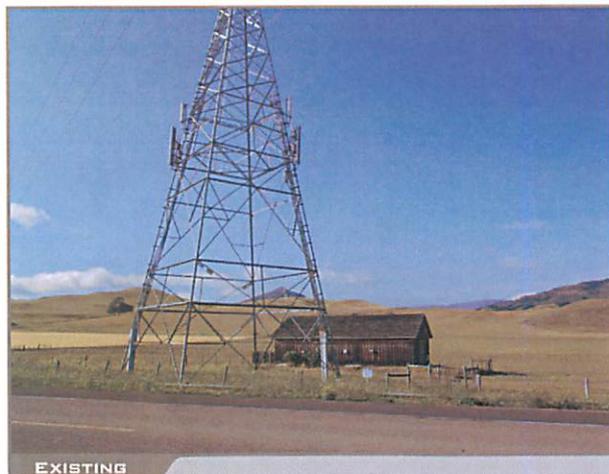


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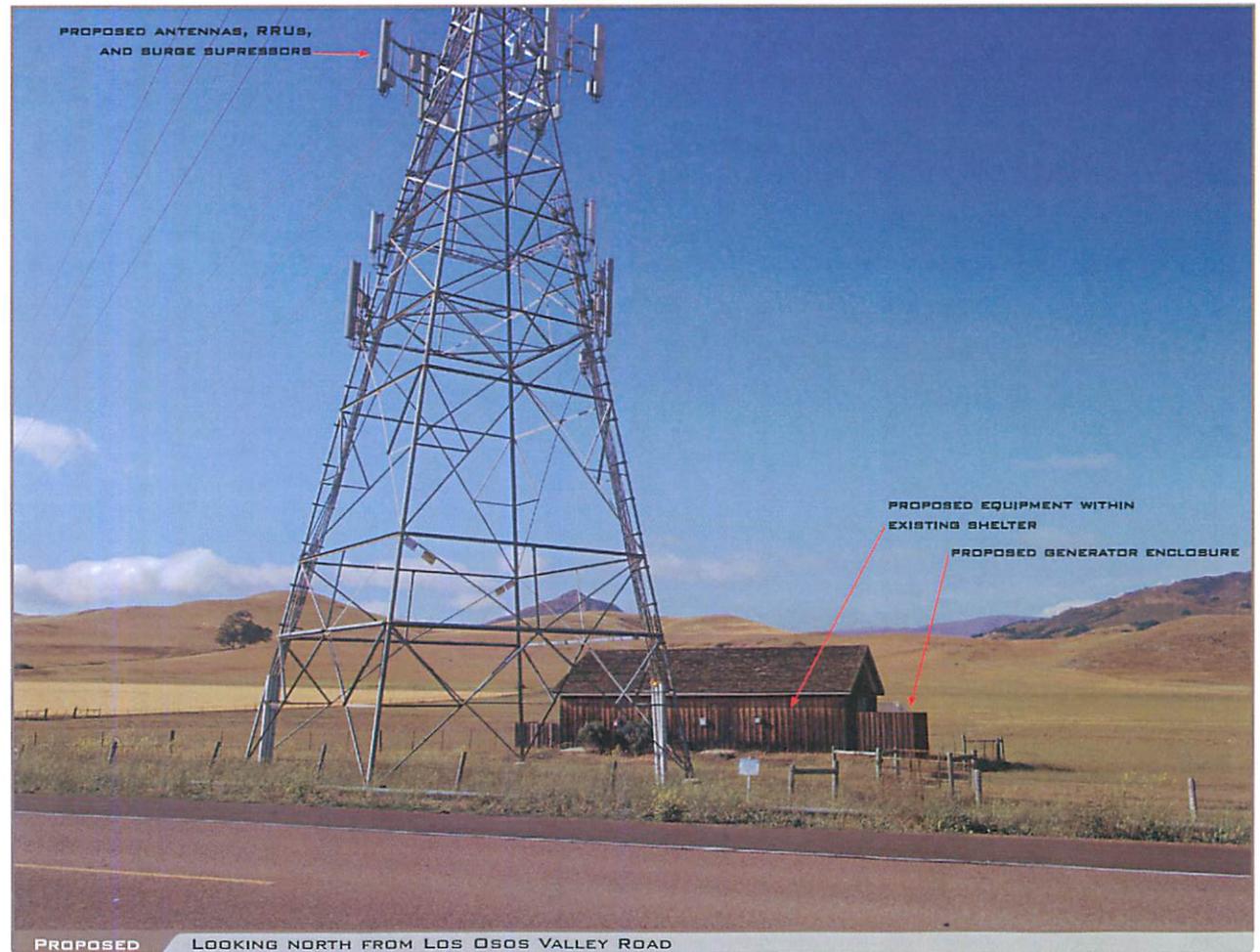


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTH FROM LOS OSOS VALLEY ROAD

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



LOVR

8000 LOS OSOS VALLEY ROAD SAN LUIS OBISPO CA 93405

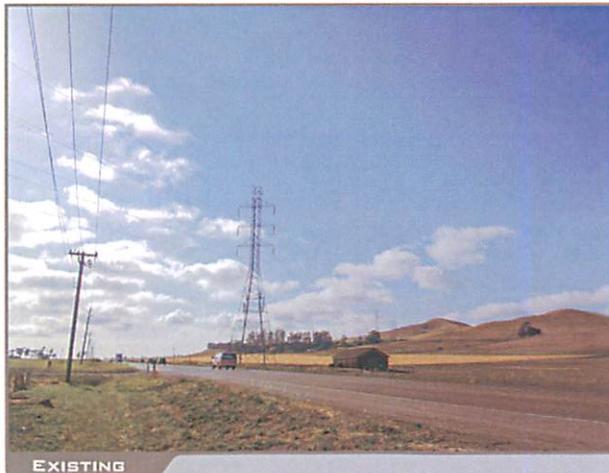


VIEW 4

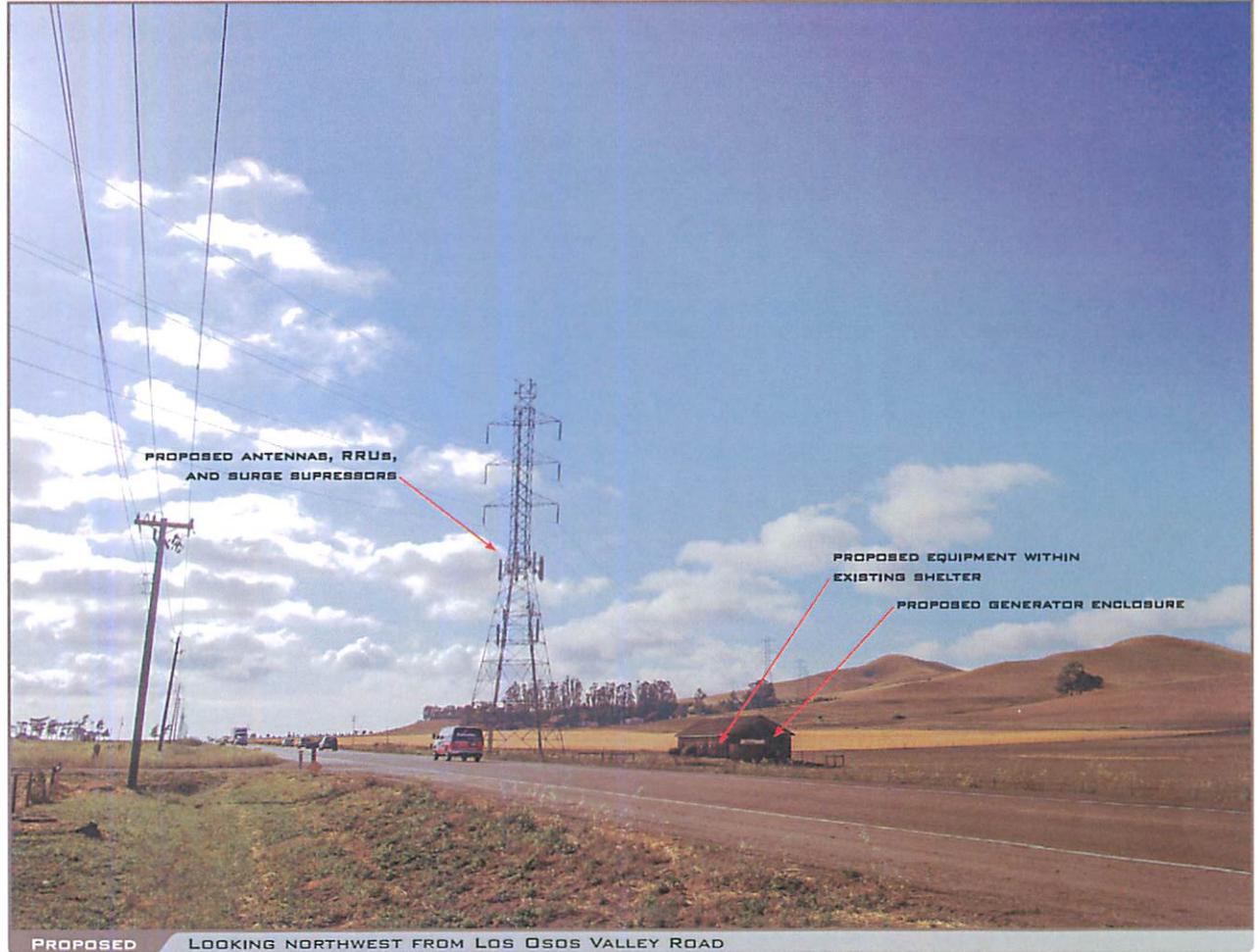


LOCATION

©2014 Google Maps



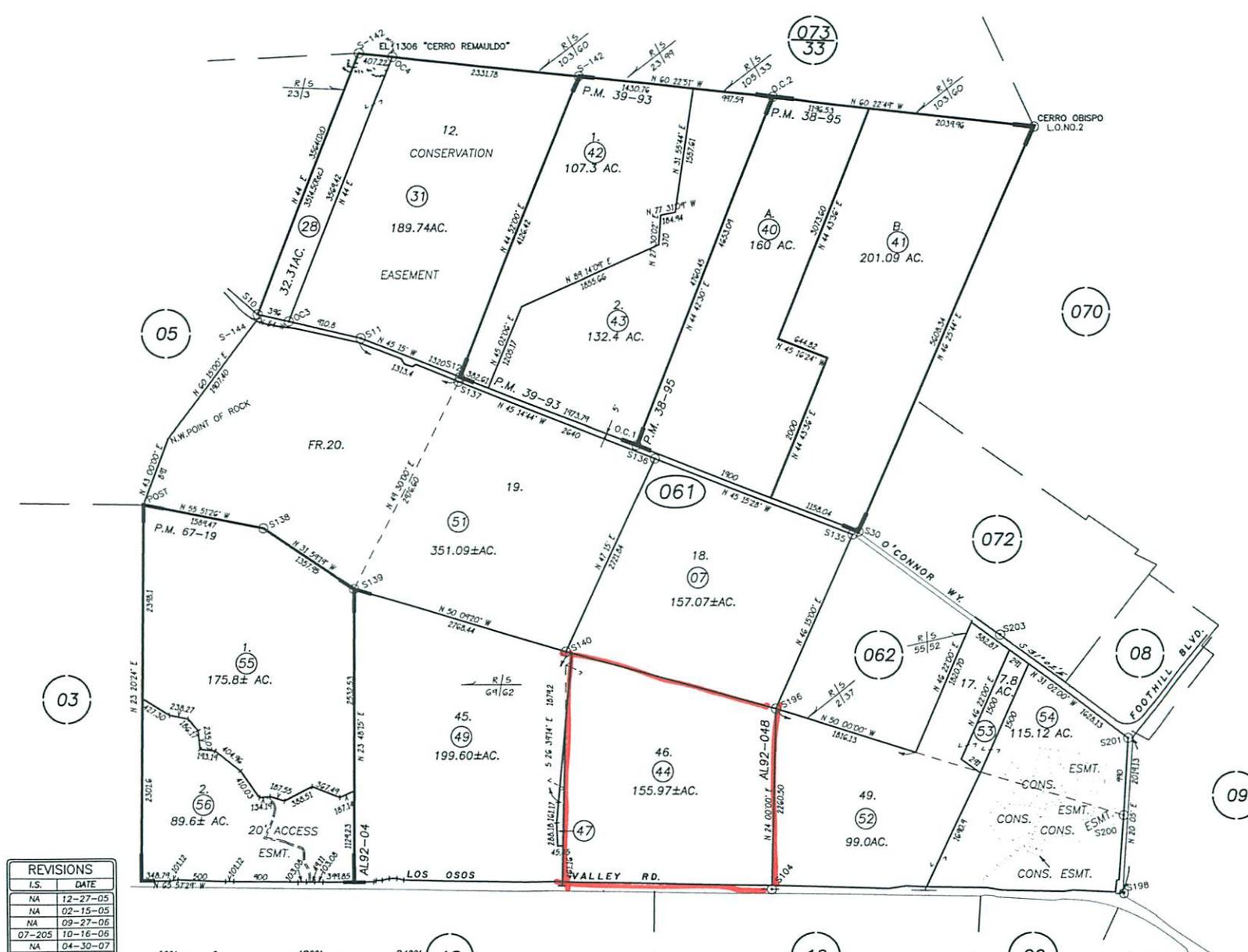
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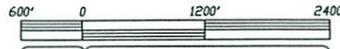
PROPOSED

LOOKING NORTHWEST FROM LOS OSOS VALLEY ROAD

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



REVISIONS	
I.S.	DATE
NA	12-27-05
NA	02-15-05
NA	09-27-06
07-205	10-16-06
NA	04-30-07
NA	12-12-11
NA	01-20-12



GB 12-27-05 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

San Luis Obispo County Planning Department



Planning and Building Department County of San Luis Obispo Thu Nov 13 2014 10:49:25 AM.



Parcel Summary Report For Parcel # 067-061-044

11/13/2014
11:08:52AM

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 OREILLY LELAND P
 PO BOX 12560 SLO CA 93406-2560
 OWN OREILLY LELAND P 2002 TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	08000 LOS OSOS VALLEY RD SLOSLO
P	08008 LOS OSOS VALLEY RD SLOSLO
P	08010 LOS OSOS VALLEY RD SLOSLO

Lot Information:

<u>Tract / Township</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>
067061	044	0001	SLO Planning A	San Luis Obis	FH			N	VP	E030186
COAL92-	048	2P	SLO Planning A	San Luis Obis	AG	SRA	GS	Y	MP / MS / L2 / ZP	M80070713

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO LS OSOS & LL PTN LT 46

Notes

Tax Districts
 SAN LUIS COASTAL
 COUNTY-ZONE NO. 09
 NO. 02
 AREA NO. 21
 SAN LUIS OBISPO JT(27,40)



Parcel Summary Report For Parcel # 067-061-044

11/13/2011
11:08:53AM

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:

88228 FNL Primary Parcel

Description:

UPGRANDE ELECTRICAL TO 200A SERVICE

97071 FNL Primary Parcel

Description:

INSTALL ELECTRIC METER FOR AG WELL

A920009A AGC Primary Parcel

Description:

ESTABLISH AG PRESERVE (LOS OSOS VAL #22)

C8806 FNL Primary Parcel

Description:

CELL TOWER COMERCIAL BUILDING FOR CELL SITE -CINGULAR, FORMERLY ATT

D020026P APP Primary Parcel

Description:

BARN SHELTER AND 6 PANEL ANTENNAS ON TRANSMISSION TOWER-NEW CINGULAR

DRC2007-00012 WIT Primary Parcel

Description:

WITHDRAWN - CELL SITE - SPRINT/NEXTEL - CELL SITE CO-LOCATION

DRC2008-00032 APV Primary Parcel

Description:

INSTALL 4 ANTENNAS TO 6' EXTENSION TO AN EXISTING 124' PG&E TOWER. INSTALL EQUIPMENT IN EXISTING SHELTER, 1GPS & 1 MICROWAVE ANTENNA ATTACHED TO SHELTER

DRC2014-00046 REC Primary Parcel

Description:

A REQUEST BY VERIZON WIRELESS FOR A MINOR USE PERMIT TO INSTALL 9 NEW PANEL ANTENNAS ON A NEW 12-FOOT "TOP HAT" ON A 135-FOOT PG&E TOWER AND INSTALL ASSOCIATED GROUND EQUIPMENT AND UTILITIES.

PMT2002-11968 WIT Primary Parcel

Description:

INSTALL EQUIPMENT SHELTER AND 4 ANTENNAS D000148P WITHDRAWN WER (WITHDRAWN)

PMT2007-00717 WIT Primary Parcel

Description:

WITHDRAWN - SPRINT-NEXTEL, 2 ANTENNAS ON PG&E TOWER & RELATED EQUIPMENT IN EXISTING SHELTER



Parcel Summary Report For Parcel # 067-061-044

11/13/2011
11:08:53AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2009-00165 FNL Primary Parcel

Description:

AT&T - REPLACE 2 ANTENNAS (ON PG&E TOWER) & RELATED EQUIPMENT AT EXISTING CELL SITE

PMT2009-00291 FNL Primary Parcel

Description:

METRO PCS - ADD 6 ANTENNAS TO PG&E TOWER, 1 MICROWAVE ANTENNA AND RELATED EQUIPMENT TO EXISTING SHELTER

PMT2012-01312 FNL Primary Parcel

Description:

AT&T - REPLACE 2 ANTENNAS ON PG&E TOWER & RELATED EQUIPMENT AT EXISTING CELL SITE #SBL004 (DRC2008-00032)

PMT2013-00484 FNL Primary Parcel

Description:

AT&T - ADD 2 PANEL ANTENNAS & 4 RRU'S ON EXISTING PG&E LATTICE TOWER, ADD EQUIPMENT RACK & CABINET WITHIN EXISTING EQUIPMENT BUILDING. (D020026P) AT&T #SBL004 / CLU1276