



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/25/2014

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00052 VERIZON – Proposed minor use permit for one new Verizon antenna mounted on JPA pole, an equipment cabinet on concrete slab, one GPS, two RRUs, and one meter. Site location is the corner of Mehlschau Rd and N Thompson Ave, Nipomo, adjacent to APN 090-151-017. APN: 000-000-000

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 form

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Joint Pole Assoc (Bow) Daytime Phone _____
 Mailing Address 1800 Sutter St. Concord CA Zip 94520
 Email Address: _____

Applicant Name Verizon Wireless Daytime Phone _____
 Mailing Address 2785 Mitchell Drive, Bldg 9 Walnut Creek, CA Zip 94598
 Email Address: _____

Agent Name Tricia Knight Daytime Phone (805) 448-4221
 Mailing Address 123 Seacliff Dr. Pismo Beach Zip 93449
 Email Address: triciaknight@charter.net

PROPERTY INFORMATION

Total Size of Site: 76 acres Assessor Parcel Number(s): 090-151-017
 Legal Description: RHO NIPOMO LTS 1 TO 4 6 7 8 11 12.
 Address of the project (if known): 525 N. Thompson Ave. Nipomo, CA 93444
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 101 South- Exit L Willow- R Thompson- site on L

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): (1) new Verizon antenna mounted on JPA pole,
(1) equipment cabinet on concrete slab, (1) GPS, (2) RRUs, and (1) meter.

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 _____ Date _____

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

2. LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: Commercial Industrial Residential
 Recreational Other

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

Describe existing and future access to the proposed project site: _____

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: Open Space

South: Open Space

East: Open Space

West: Open Space

For all projects answer the following:

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %

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

Total area of all paving and structures: n/a sq. feet acres

Total area of grading or removal of ground cover: n/a sq. feet acres

Number of parking spaces proposed: n/a Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

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

Proposed sewage disposal: Individual on-site system Other _____
 Community System -List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? Yes If yes, please submit copy No

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

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

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

For residential projects, answer the following:

Number of residential units: _____ **Number of bedrooms per unit:** _____

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

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

3. ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ 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
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: _____

N/A

Solid Waste Information

- 1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

N/A

Community Service Information

- 1. Name of School District: _____
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: _____
- 4. Location of nearest public transit stop: _____
- 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: _____

- 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 Hours of Operation: 24
- 2. How many people will this project employ? one / once a month
- 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: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
- 6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
-
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. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
-
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

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

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

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 proposed

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): building permit

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

6. SUMMARY SHEET - RF EXPOSURE

San Luis Obispo County Department of Planning and Building File No _____

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SUMMARY SHEET FOR RF EXPOSURE

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

Land Owner: Lucia Mar United School District
Applicant: Tricia Knight
APN: 090-151-017

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 31
5. Indicate the estimated exposure from this facility see RF reports
6. What percent of the FCC guidelines does this represent? see RF reports

CUMULATIVE ANALYSIS

7. Enter number of transmitting facilities on site: 1
8. Indicate the total estimated RF exposure from this site: see RF reports
9. What percent of the FCC guidelines does this represent? see RF reports

PROPOSED MITIGATION

None proposed

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.

NOTES:

OWNER(S): WITHIN PUBLIC RIGHT-OF-WAY

APN: N/A

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: XXXXXXXXXXXX TITLE COMPANY, ORDER NO. XXXXXXXXXXXX, DATED XXXXXX XX, XXXX, WITHIN SAID TITLE REPORT THERE ARE XXXX (XX) EXCEPTIONS LISTED, XXXXX (XX) OF WHICH ARE EASEMENTS, AND XXXXXX (XX) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06079C, PANEL NO. 1636G, DATED NOVEMBER 16, 2012, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

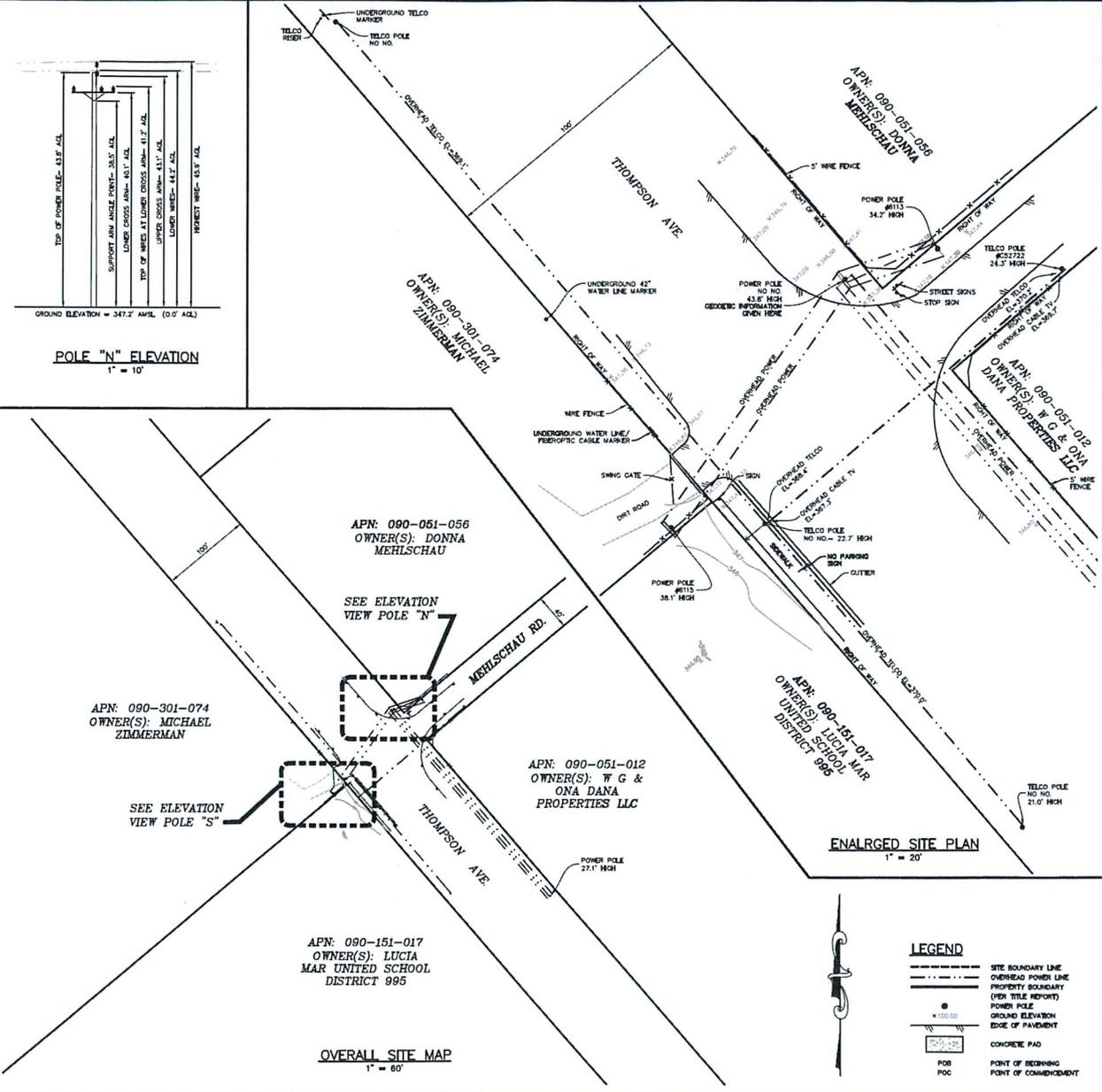
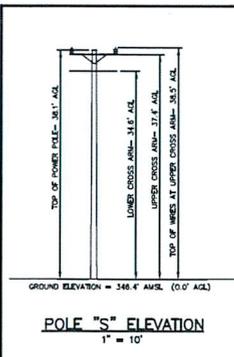
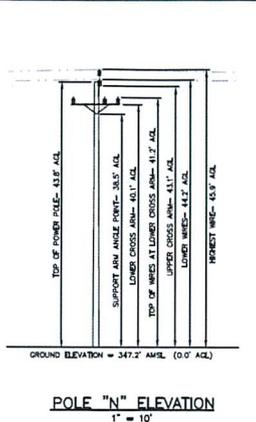
POWER POLE AT NORTH:

LAT. 35° 03' 10.0" N, NAD 83
LONG. 120° 29' 11.7" W, NAD 83
ELEV. 347.2 NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8250.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

SMITHCO
SURVEYING ENGINEERING

P.O. BOX 81628 BAKERSFIELD, CA 93381
PHONE: (847) 965-2217 FAX: (847) 965-2218



LEGEND

	SITE BOUNDARY LINE
	OVERHEAD POWER LINE
	PROPERTY BOUNDARY
	POWER POLE
	GROUND ELEVATION
	EDGE OF PAVEMENT
	CONCRETE PAD
	POINT OF BEGINNING
	POINT OF COMMENCEMENT

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/14/14	PRELIMINARY	TL
1	05/20/14	UPDATE 1-A INFO.	TL
2	11/18/14	REVLINES	SL

SMITHCO JOB NO.: 82-246

WIRELESS
5885 AVENUE ENGLISH SUITE 100B
CARLSBAD, CA 92008
Office (760) 794-8000
Fax (760) 931-0000

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

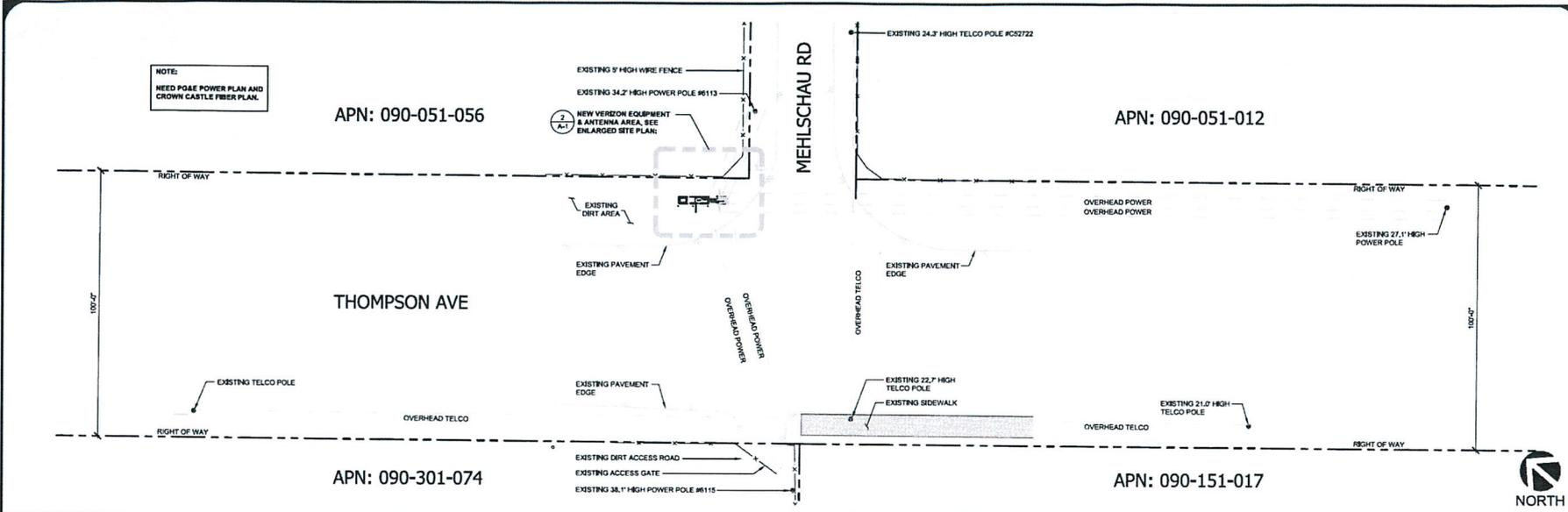
NIPOMO HIGH SCHOOL SC1

THOMPSON AVE. & MEHLSCHAU RD. NIPOMO, CA

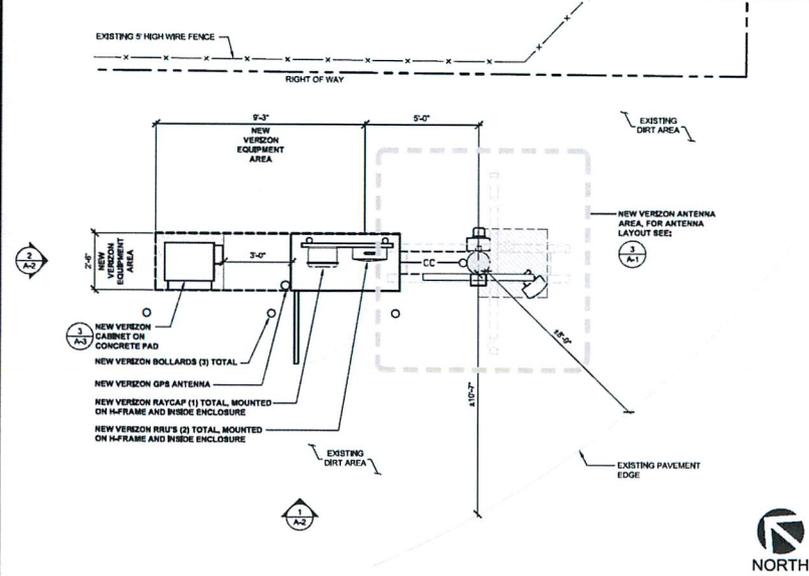
SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

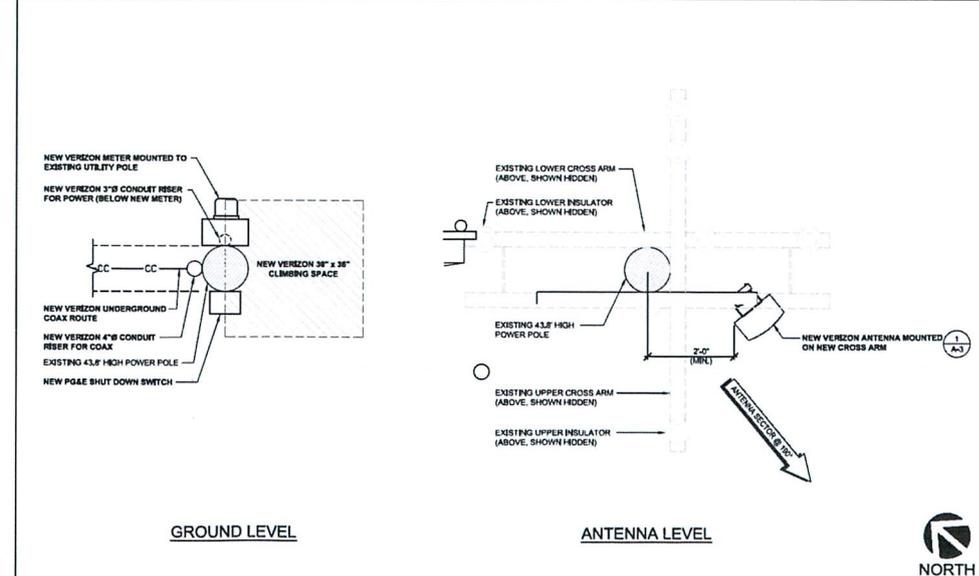
C-1



SITE PLAN SCALE: 1" = 20'-0" (24x36)
(OR) 1/2" = 20'-0" (11x17) **1**



ENLARGED SITE PLAN SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) **2**



ANTENNA LAYOUT SCALE: 3/4" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17) **3**

ISSUE STATUS				
REV.	DATE	DESCRIPTION	BY	
0	05/03/14	90% ZONING	JE	
1	07/02/14	95% ZONING	JE	
2	11/18/14	100% ZONING	BR	



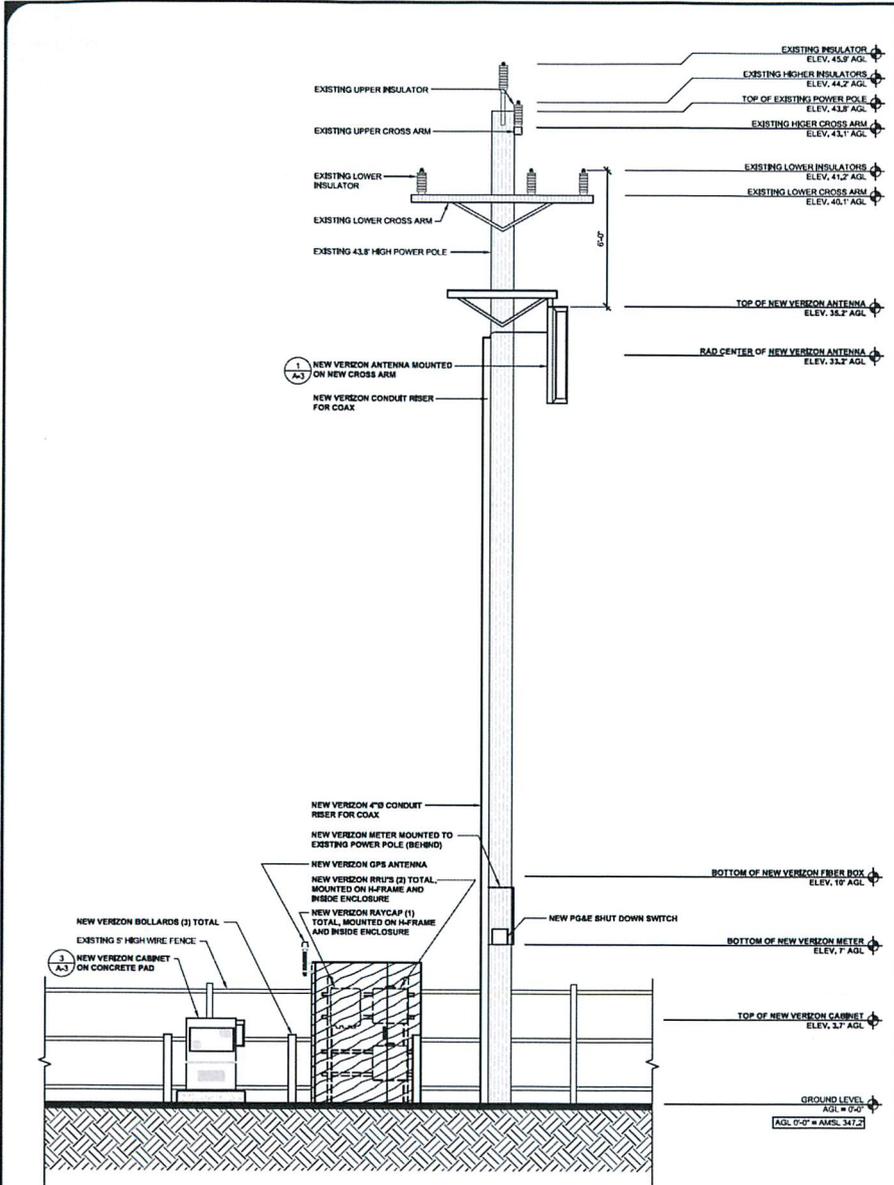
PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS ENGINEERING GROUP.
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS ENGINEERING IS STRICTLY PROHIBITED.



THOMPSON AVE. & MEHLSCHAU RD.
NIPOMO, CA 93444

SHEET TITLE:
SITE PLAN, ENLARGED SITE PLAN & ANTENNA LAYOUT

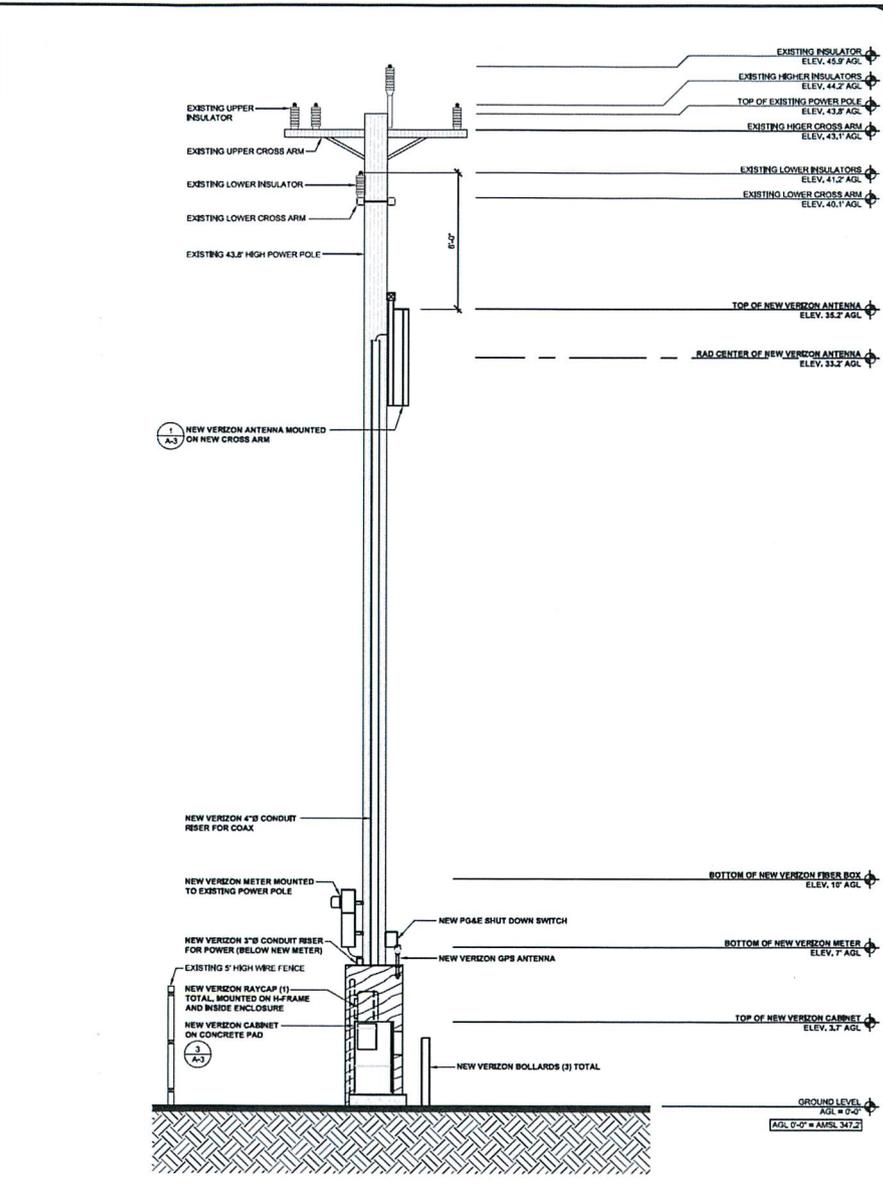
A-1



SOUTH ELEVATION

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1



WEST ELEVATION

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

2

REV.	DATE	DESCRIPTION	BY
0	06/03/14	90% ZONING	JE
1	07/02/14	95% ZONING	JE
2	11/18/14	100% ZONING	BR



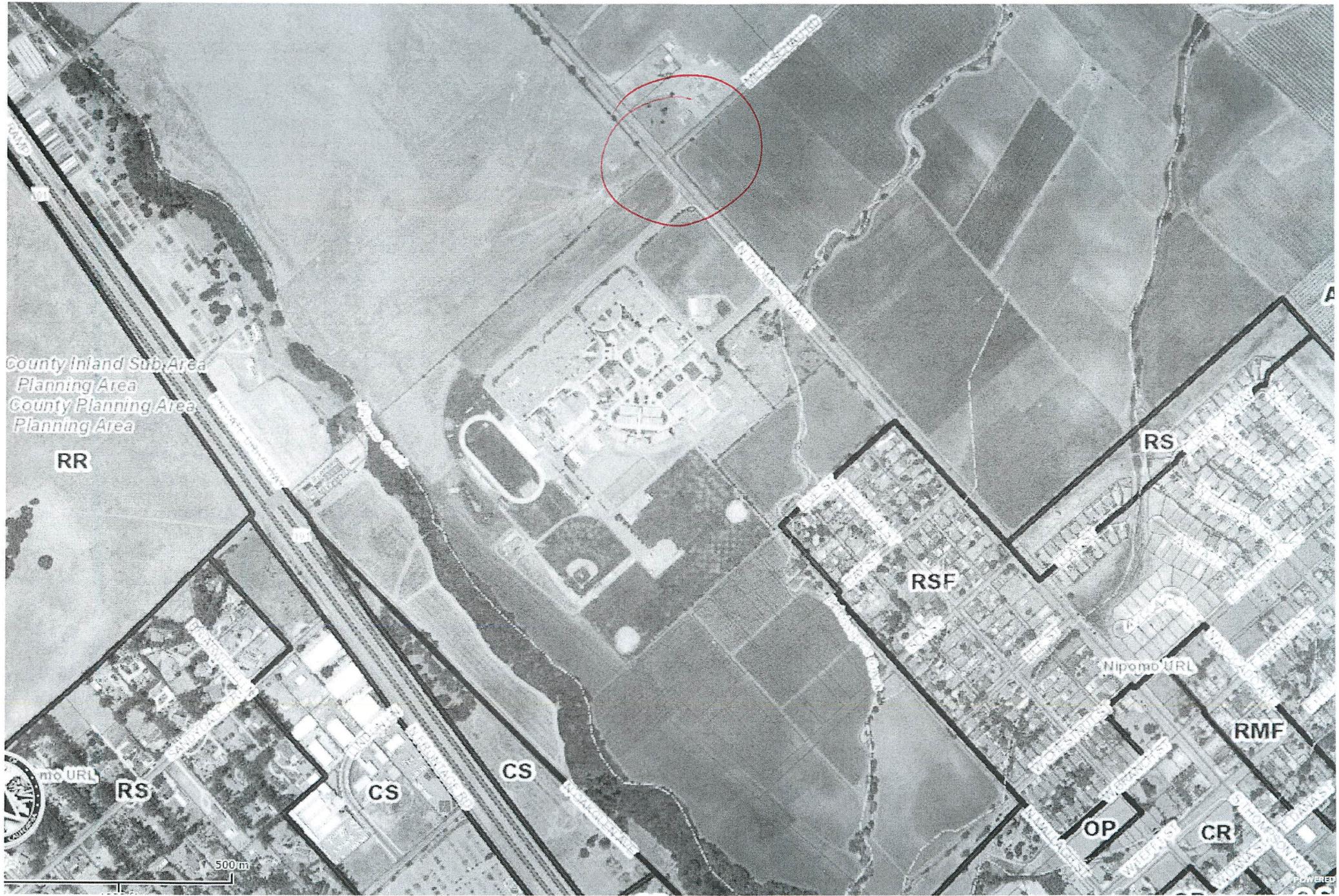
PROPRIETARY INFORMATION
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NIPOMO HIGH SCHOOL SC1
PSL # 277251
THOMPSON AVE. & MEHLSCHAU RD.
NIPOMO, CA 93444

SHEET TITLE:
SOUTH & WEST ELEVATION

A-2



County Inland Sub-Area
Planning Area
County Planning Area
Planning Area

RR

RS

RSF

Nipomo URL

RMF



mo URL

RS

CS

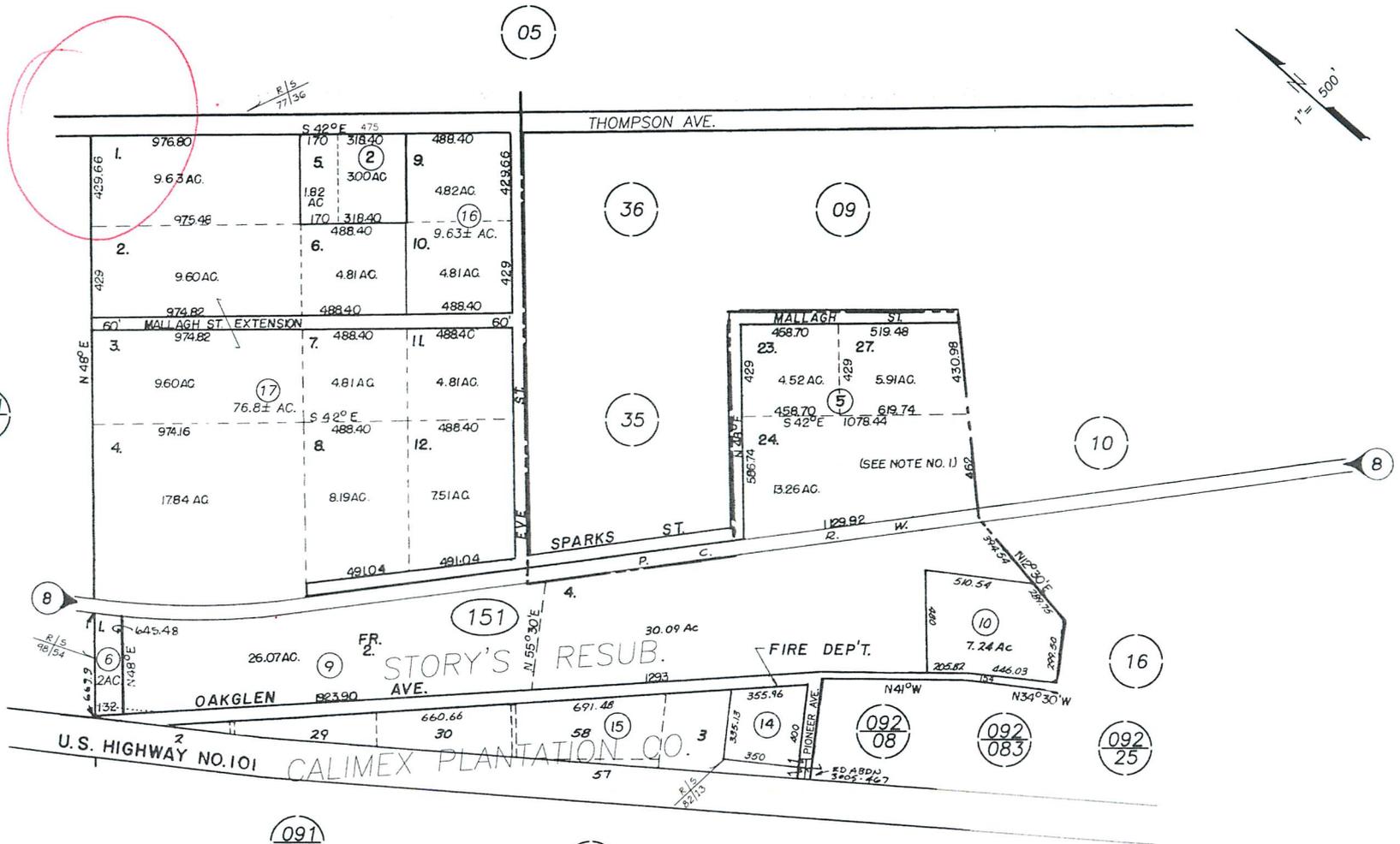
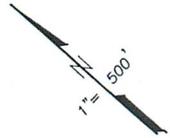
CS

OP

CR

500 m

POWERED
CC



091
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151

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092
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091
327

091
325

REVISIONS	
I.S.	DATE
NA	10-03-03

250 0 500 1000

GH 08-29-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CALIMEX PLANT. CO. NIPOMO TR. "A" RESUB., R.M. Bk. 1 , Pg. 23
 STORY'S RESUB. OF WARD'S RESUB., R.M. Bk. A , Pg. 20
 H.C. WARD'S RESUB. RHO. NIP., R.M. Bk. A , Pg. 15
 RANCHO NIPOMO, R.M. Bk. A , Pg. 13

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
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