

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/3/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00119 LOS OSOS CSD (BAYWOOD PARK) – Proposed minor use permit for a wireless communication facility installed on existing water tanks, including a 6-ft chain link fence with sun shade, concrete slab, and outdoor equipment; two GPS antennas; electrical meter with disconnect on new H-frame; six 6-ft tall panel antennas; six RRUs; and four raycaps. Site location is 1316 16th St, Los Osos. APN: 038-251-027

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

1. General APPLICATION fo

San Luis Obispo County Department of Planning and B

MINOR USE PERMIT

WIRELESS COMMUNICATION FACILITY ON EXISTING WATER TANKS INCLUDING 6' EST/ LSOS

AS LCP RSF

APPLICATION TYPE CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Los Osos CSD Daytime Phone _____
 Mailing Address 2122 9th St, Ste 102 Los Osos, CA Zip 93402
 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: 540 sq ft Assessor Parcel Number(s): 038-251-027
 Legal Description: 000. 14AC Tank Site
 Address of the project (if known): 1316 16th St. Los Osos CA
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: South Bay Blvd and 16th St.

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 6' Chain link fence, Sun shade and concrete slab, Outdoor equipment, Antenna mounts on existing water tanks. (2) GPS Antennas, (1) Electrical Meter w/disconnect on new H-frame, (6) 6' tall panel antennas, (6) RRUS, (4) Raycaps

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 3/23/15

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: none

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: RSF South: RSF
East: RSF West: RSF

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) 540 sq ft

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 _____

N/A 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

N/A 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

N/A 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

N/A 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: .14 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: 16th St.

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: _____
 back up batteries
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): Conditional Use 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)

* Note: This project went before LOCAR 4/24/14 as a pre-app meeting please refer to minutes for details

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: Los Osos CSD

Applicant: Tricia Knight

APN: 038-251-027

1. Is this the only transmitting facility proposed or permitted on this property?
 Yes No (please answer questions 7 - 9)
2. Structure type Freestanding Building/Roof mounted Other
3. Will the lowest point of the antenna be at least 10 meters above the ground? Yes No
4. Please indicate height above ground of lowest point of the antenna 38 ft
5. Indicate the estimated exposure from this facility .050 mW/cm2
6. What percent of the FCC guidelines does this represent? 5.0%

CUMULATIVE ANALYSIS

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

PROPOSED MITIGATION

see attached report

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.



BAYWOOD PARK PSL # 270012

1316 16TH ST
LOS OSOS, CA 93402

811
Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL), CALL USA NORTH 811 TOLL FREE 1-800-227-2600 OR www.usanorth811.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

REV.	DATE	DESCRIPTION	BY
0	09/29/14	90% ZONING	JD
1	12/05/14	90% ZONING	EC
2	03/05/15	100% ZONING	FA
3	03/11/15	LANDLORD COMMENTS	IM



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



**BAYWOOD PARK
PSL # 270012**
1316 16TH ST
LOS OSOS, CA 93402

SHEET TITLE:
TITLE SHEET

T-1

PROJECT TEAM

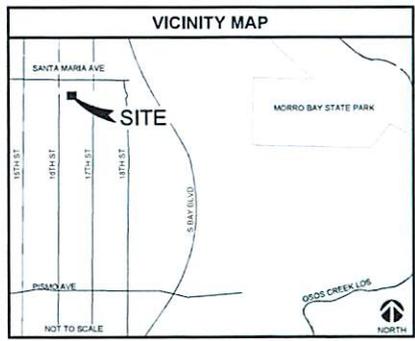
SITE ACQUISITION
SAC WIRELESS, LLC
211 EAST CARLETO STREET SUITE 201
SANTA BARBARA, CA 93101
CONTACT: JAY HIGGINS
TELEPHONE: (805) 931-5475
JAY.HIGGINS@SACW.COM

PLANNING
TEK CONSULTING INC.
PERMIT PROCESSING SERVICES
123 SEACLIFF DR
PISMO BEACH, CA 93440
CONTACT: TREGA KNIGHT
TELEPHONE: (805) 448-4221
FAX: (805) 448-2327
TEK-CONSULTING.NET

ARCHITECT:
SAC WIRELESS, LLC
NISTON POWPOWICH, AIA
5865 AVENIDA ENCINAS SUITE 142-B
CARLETO, CA 93009
CONTACT: CARLOS CASTELLANOS
TELEPHONE: (760) 795-9211
FAX: (760) 374-0698

SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 9126
BAKERSFIELD, CA 93340
CONTACT: GREG SMITH
TELEPHONE: (805) 393-1217

UTILITY COORDINATOR:
SAC WIRELESS, LLC
490 DEER CANYON ROAD
BUELLTON, CA 93427
CONTACT: KELLY MCJOURNEN
TELEPHONE: (805) 986-4733



PROJECT SUMMARY

APPLICANT/LESSEE
SAC WIRELESS
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 278-4000

ASSESSOR'S PARCEL NUMBER
APN: 036-251-027

APPLICANT'S REPRESENTATIVE
SAC WIRELESS, LLC
490 DEER CANYON ROAD
BUELLTON, CA 93427
CONTACT: KELLY MCJOURNEN
TELEPHONE: (805) 986-4039

PROPERTY OWNER:
OWNER: LOS OSOS CSD
ADDRESS: 2122 9TH STREET, STE 102
LOS OSOS, CA 93402
CONTACT: MARGARET FAULKNER
TELEPHONE: (805) 528-9370

PROPERTY INFORMATION:
SITE NAME: BAYWOOD PARK
SITE NUMBER: 270012
SITE ADDRESS: 1316 16TH ST
LOS OSOS, CA 93402
JURISDICTION: COUNTY OF SAN LUIS OBISPO

CONSTRUCTION INFORMATION
AREA OF CONSTRUCTION: 30'-0" x 18'-0" x 540 SQ FT
OCCUPANCY: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: RSP - RESIDENTIAL SINGLE FAMILY
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAPPED ACCESS NOT REQUIRED.

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	3
C-1	SITE SURVEY	3
C-2	SITE SURVEY	3
A-1	SITE PLAN & ENLARGED PLAN	3
A-2	EQUIPMENT & ANTENNA LAYOUT	3
A-3	SOUTH & EAST ELEVATIONS	3
A-4	NORTH & WEST ELEVATIONS	3
A-5	EQUIPMENT ELEVATIONS	3
A-6	DETAILS	3

- ### DRIVING DIRECTIONS
- FROM: 2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
- TO: 1316 16TH ST
LOS OSOS, CA 93402
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 865 RAMP TO OAKLAND/SAN JOSE
 6. MERGE ONTO I-865
 7. TAKE THE EXIT ONTO US-101 & TOWARD LOS ANGELES
 8. TAKE THE MORRO ROCK/CA-41 EXIT
 9. TURN RIGHT ONTO CA-41 S/MORRO RD
 10. TURN LEFT TO MERGE ONTO CA-5
 11. TAKE THE EXIT TOWARD BAYWOOD PARK/LOS OSOS
 12. TURN RIGHT ONTO S BAY BLVD
 13. TURN RIGHT ONTO PISMO AVE
 14. TURN RIGHT ONTO 16TH ST

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
CONSTRUCTION		
RADIO		
MICROWAVE		
TELECOM		
EQUIPMENT		
PROJECT ADMINISTRATOR		
WD ADMINISTRATOR		

- ### PROJECT DESCRIPTION
- THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:
- NEW VERIZON WIRELESS 30'-0" x 18'-0" LEASE AREA
 - NEW VERIZON WIRELESS 8'-0" HIGH CHARBARK FENCE
 - NEW VERIZON WIRELESS SUN SHADE & CONCRETE SLAB
 - NEW VERIZON WIRELESS OUTDOOR EQUIPMENT
 - NEW VERIZON WIRELESS ANTENNA MOUNTS ON EXISTING WATER TANKS
 - (2) NEW VERIZON WIRELESS GPS ANTENNAS
 - (1) NEW VERIZON WIRELESS ELECTRICAL METER W/ DISCONNECT ON NEW HFRAME
 - (6) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS
 - (8) NEW VERIZON WIRELESS RRU-42
 - (4) NEW VERIZON WIRELESS RAYCAPS

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

- ### CODE COMPLIANCE
- 2013 CALIFORNIA BUILDING CODE
 - 2013 CALIFORNIA ENERGY CODE
 - 2013 CALIFORNIA ELECTRICAL CODE
 - 2013 CALIFORNIA FIRE CODE
 - 2013 CALIFORNIA GREEN BUILDING CODE
 - 2013 CALIFORNIA MECHANICAL CODE

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
LANDLORD		

NOTES

OWNER(S): BAYWOOD PARK COUNTY WATER DISTRICT 978
 APN: 038-251-027

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: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4724785, DATED SEPTEMBER 10, 2014. WITHIN SAID TITLE REPORT THERE ARE EIGHT (8) EXCEPTIONS LISTED, NONE (0) OF EASEMENTS AND NONE (0) 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. 060304, PANEL NO. 1029G, 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 AS SHOWN BY GPS OBSERVATIONS.

ALPHA SECTOR:
 LAT. 35°19' 40.19" N. NAD 83
 LONG. 120°49' 30.57" W. NAD 83
 ELEV. 149.6 NAVD 88 (BASIS OF DRAWING)

BETA SECTOR:
 LAT. 35°19' 39.28" N. NAD 83
 LONG. 120°49' 30.46" W. NAD 83
 ELEV. 149.6 NAVD 88 (BASIS OF DRAWING)

GAMMA SECTOR:
 LAT. 35°19' 40.08" N. NAD 83
 LONG. 120°49' 30.80" W. NAD 83
 ELEV. 149.6 NAVD 88 (BASIS OF DRAWING)

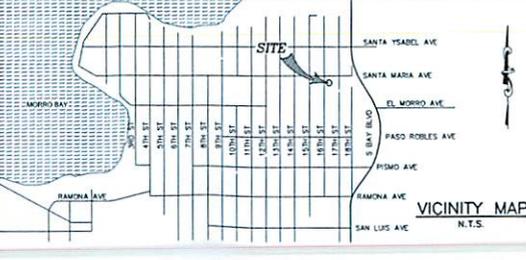
The information shown above meets or exceeds the requirements set forth in FAA order 8260.190 for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

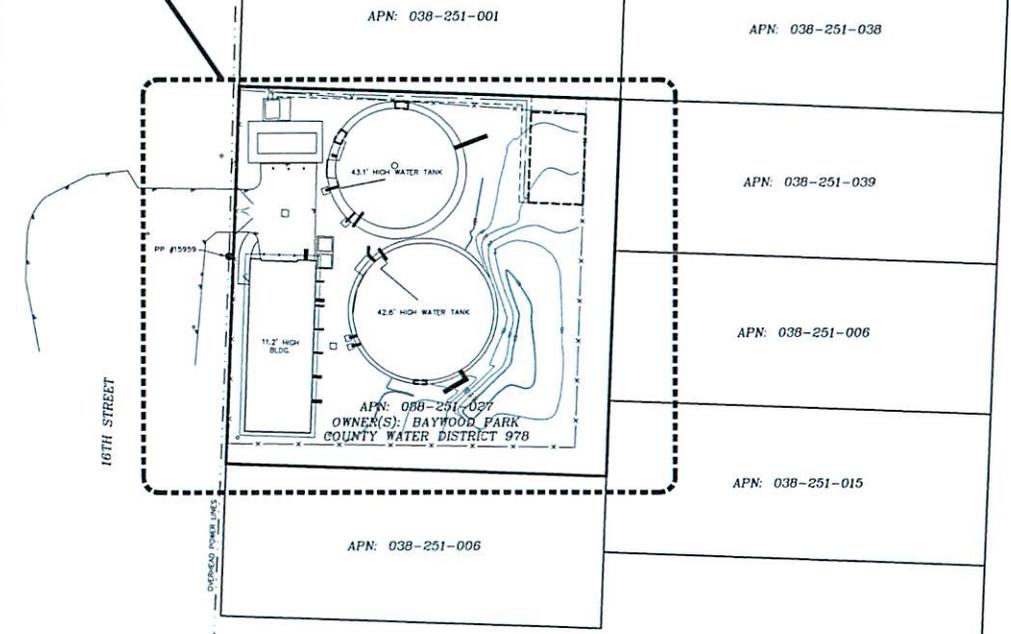
LOTS 42, 43, 44, 45 AND 46 IN BLOCK 50 OF THE TOWN OF EL MORO, ACCORDING TO WOODS' REVISED MAP OF EL MORO FILED FOR RECORD FEBRUARY 11, 1901 IN BOOK A AT PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 038-251-027

EASEMENT(S) PER TITLE REPORT:
 6. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 91, PAGE 63 OF RECORD OF SURVEYS
 *** PLOTTED AS SHOWN HEREON ***



SEE SITE PLAN ON SHEET C-2



LEGEND

	SITE BOUNDARY LINE
	OVERHEAD POWER LINE
	PROPERTY BOUNDARY
	POWER POLE
	GROUND ELEVATION
	CONCRETE PAD
	POB
	POC
	POINT OF BEGINNING
	POINT OF COMMENCEMENT



P.O. BOX 8424 SAN LUIS OBISPO, CA 95088
 PHONE: (805) 885-2222 FAX: (805) 885-2222

OVERALL SITE MAP
 1" = 20'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/26/14	PRELIMINARY	SL
1	09/26/14	NAME CHANGE	SL
2	10/07/14	TITLE REVIEW	SL
3	12/05/14	LEASE/UTILITY	SL
4	03/12/15	ANTENNA LOCATIONS	SL

SMITHCO JOB NO.: 82-306



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



270012
 BAYWOOD PARK
 1316 16TH STREET
 LOS OSOS, CA 93402
 SAN LUIS OBISPO COUNTY

SHEET TITLE:
 SITE SURVEY
 FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS DEEMED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 88°01'45" W, A DISTANCE OF 21.18 FEET; THENCE S 01°58'15" W, A DISTANCE OF 15.23 FEET TO THE TRUE POINT OF BEGINNING;

- THENCE 1) S 01°52'13" W, A DISTANCE OF 30.00 FEET;
 - THENCE 2) N 88°07'47" W, A DISTANCE OF 18.00 FEET;
 - THENCE 3) N 01°52'13" E, A DISTANCE OF 1.50 FEET TO POINT 'A';
 - THENCE 4) CONTINUING N 01°52'13" E, A DISTANCE OF 28.50 FEET;
 - THENCE 5) S 88°07'47" E, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.
- CONTAINING 540 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS UTILITY ROUTE DESCRIPTION:

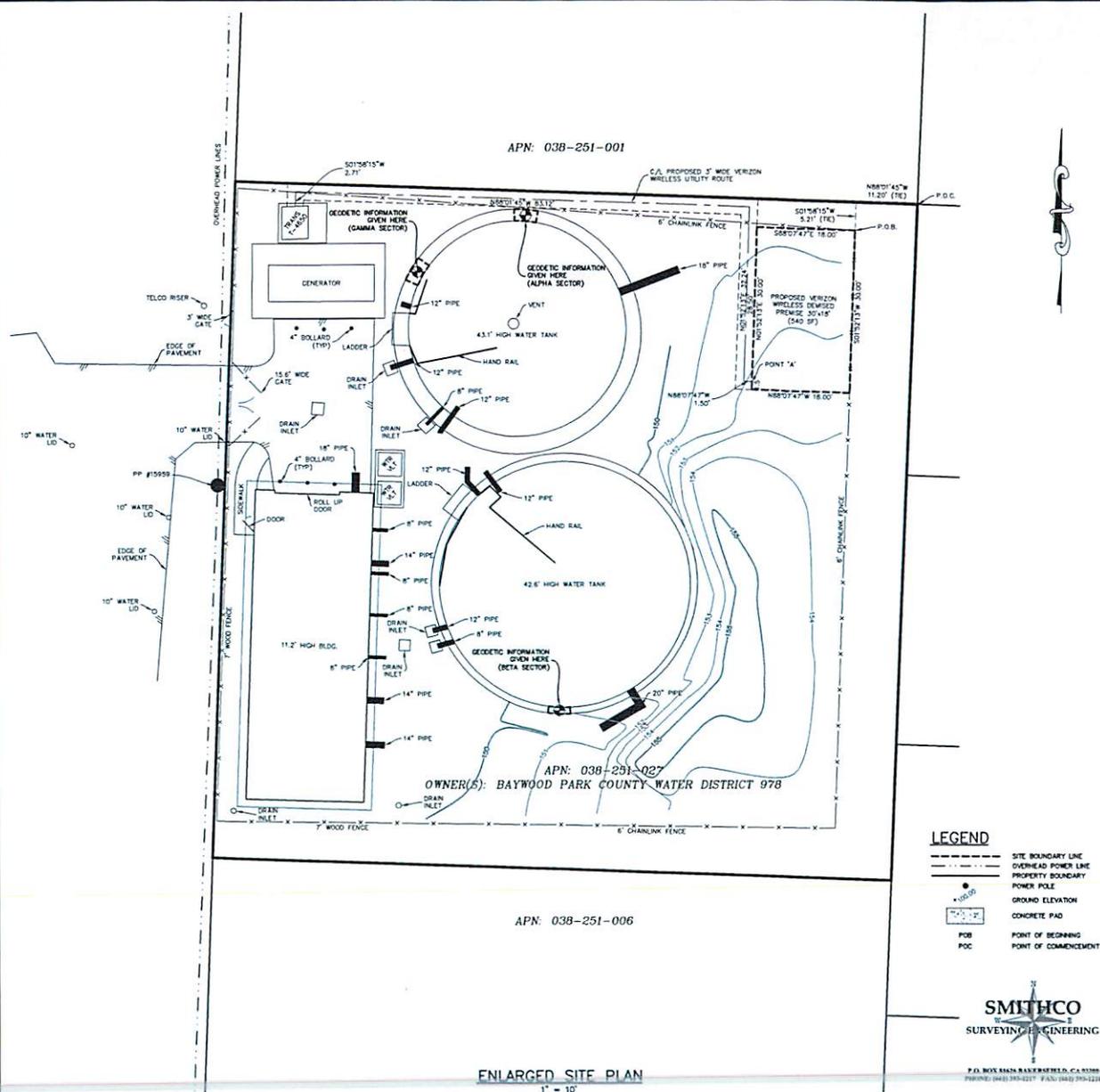
A 3.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- THENCE 1) N 88°07'47" W, A DISTANCE OF 1.50 FEET;
- THENCE 2) N 01°52'13" E, A DISTANCE OF 32.24 FEET;
- THENCE 3) N 88°01'45" W, A DISTANCE OF 83.12 FEET;
- THENCE 4) S 01°58'15" W, A DISTANCE OF 2.71 FEET TO THE TERMINUS OF THIS DESCRIPTION.

PROPOSED VERIZON WIRELESS ACCESS ROUTE DESCRIPTION:

T.B.D.



LEGEND

- SITE BOUNDARY LINE
- - - OVERHEAD POWER LINE
- PROPERTY BOUNDARY
- POWER POLE
- GROUND ELEVATION
- CONCRETE PAD
- POB
- POC



ENLARGED SITE PLAN
1" = 10'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/26/14	PRELIMINARY	SL
1	09/26/14	NAME CHANGE	SL
2	10/09/14	TITLE REVIEW	SL
3	12/05/14	LEASE/UTILITY	SL
4	03/12/15	ANTENNA LOCATIONS	SL

SMITHCO JOB NO. 02-306

WIRELESS
5815 AVENUE ENCLAVE SUITE 1428
CARLSBAD, CA 92008
OFFICE (760) 734-5200
FAX (760) 833-0088

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

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

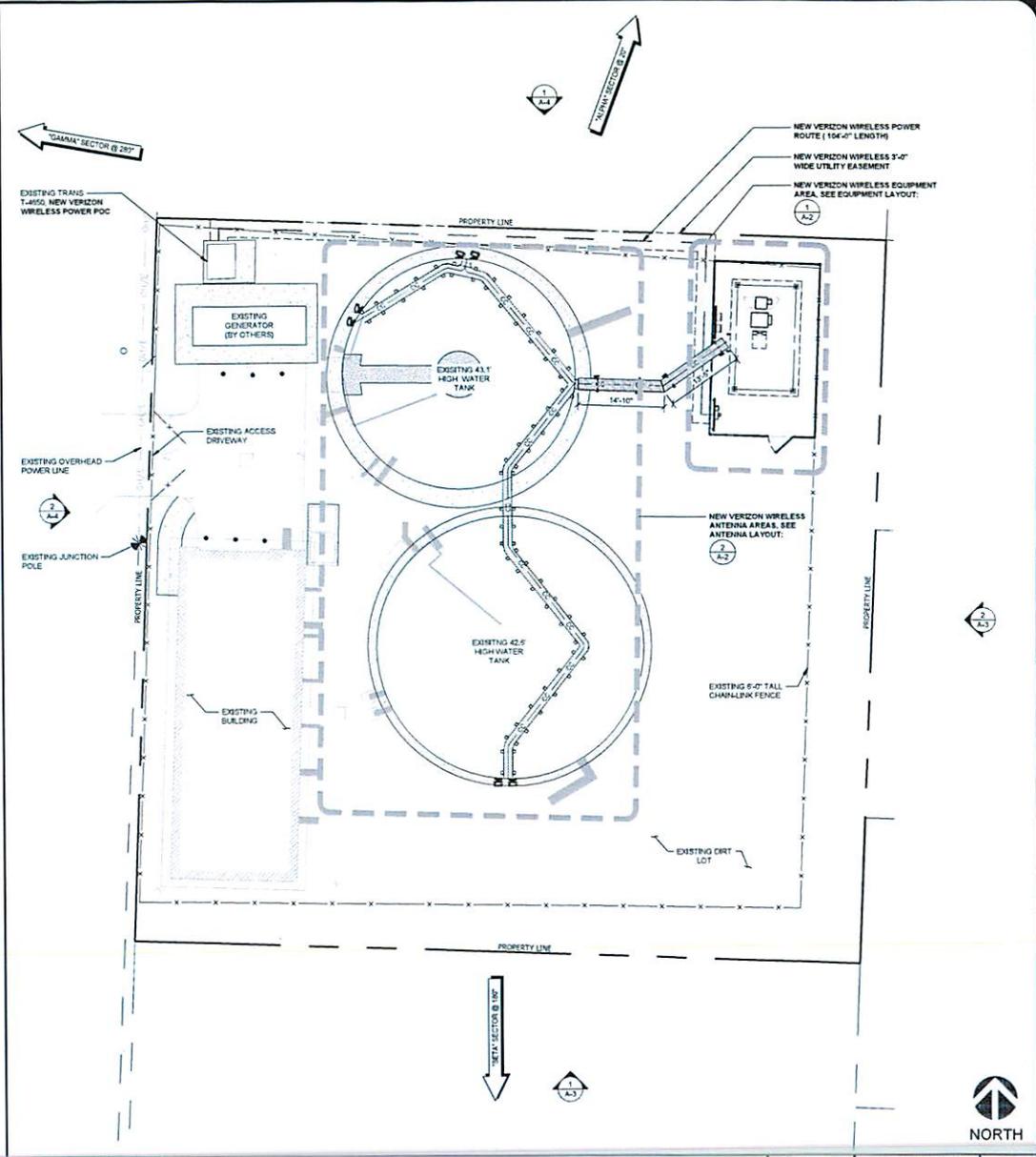
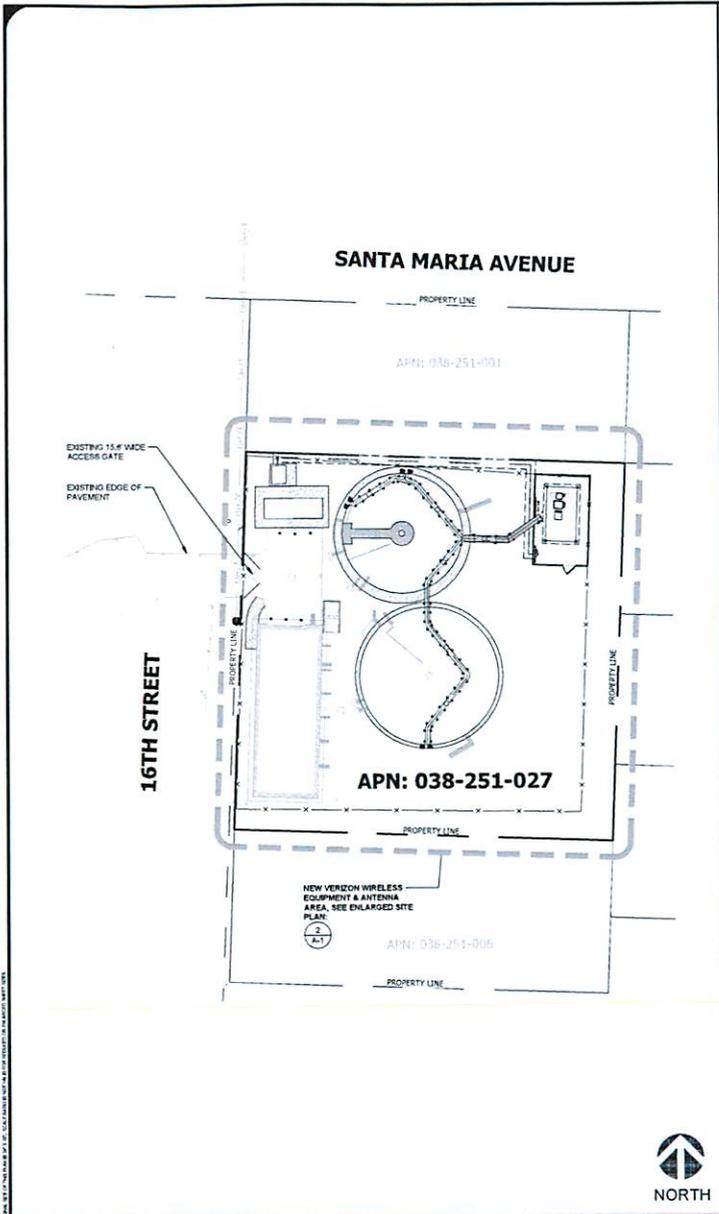
270012
BAYWOOD PARK

1316 16TH STREET
LOS OSOS, CA 93402

SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	08/29/14	90% ZONING	JD
1	12/09/14	90% ZONING	EC
2	03/09/15	1524 ZONING	TA
3	03/11/15	LANDLORD COMMENTS	EM



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



BAYWOOD PARK
PSL # 270012
 1316 16TH ST
 LOS OSOS, CA 93402

SHEET TITLE:
SITE PLAN & ENLARGED SITE PLAN

A-1

SITE PLAN

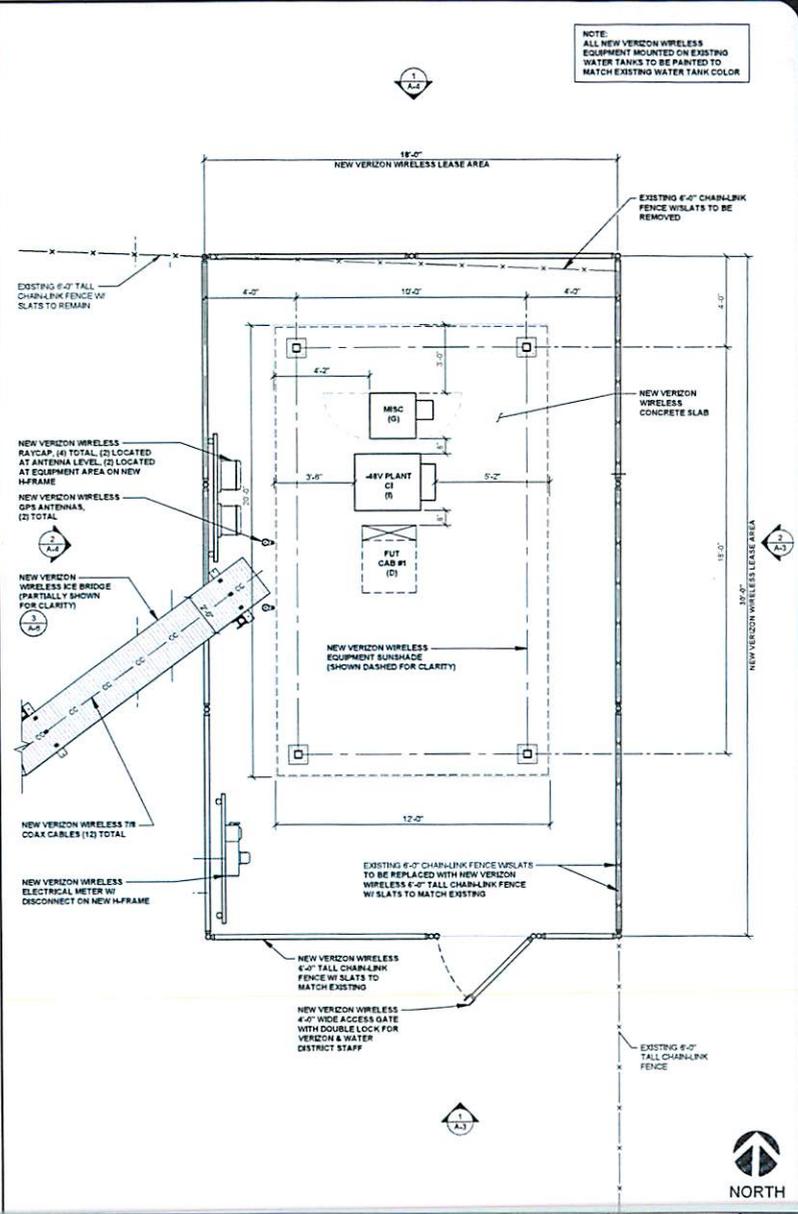
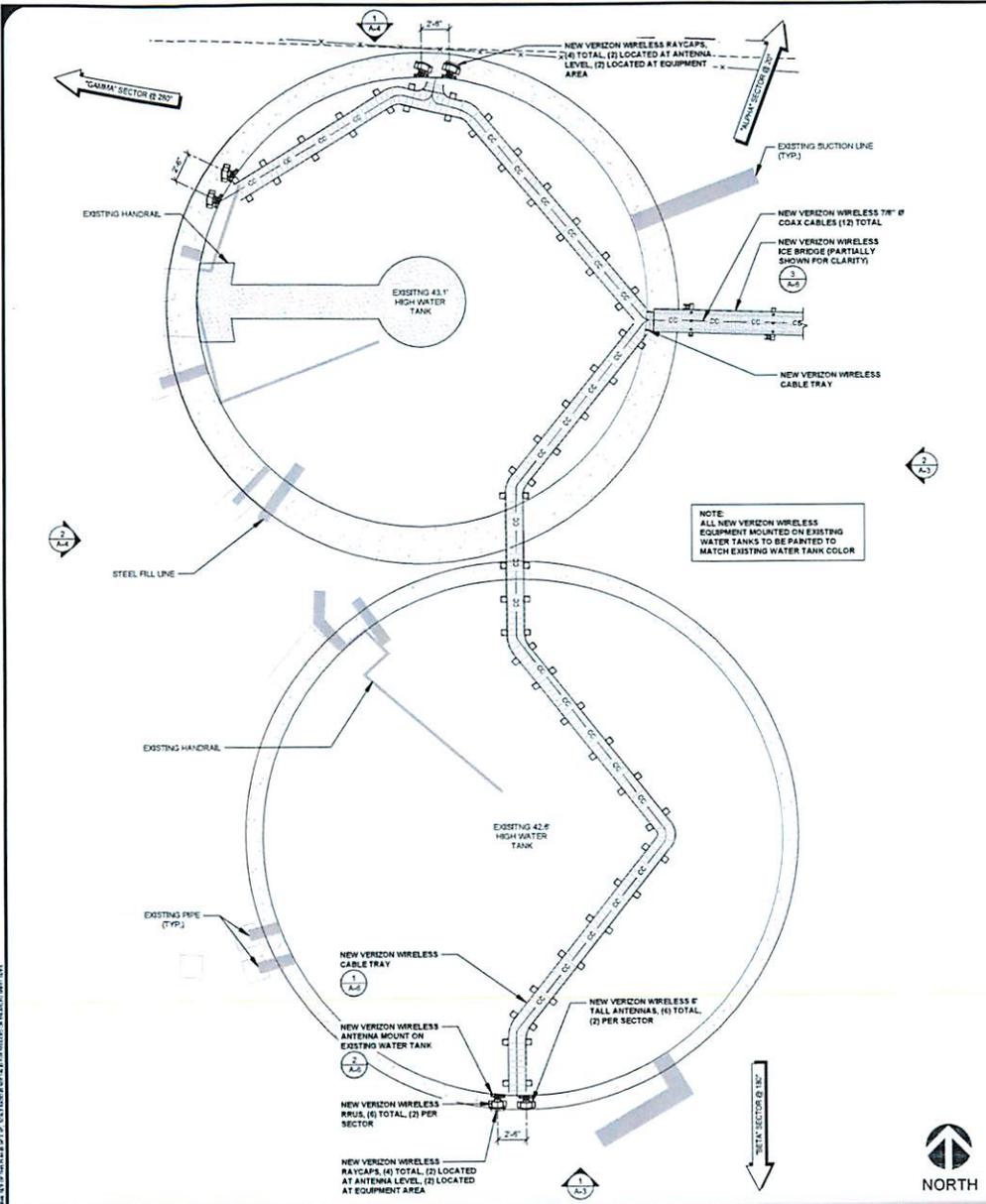
SCALE: 1" = 20'-0" (24436)
 (OR) 1/2" = 20'-0" (11417)

1

ENLARGED SITE PLAN

SCALE: 1" = 10'-0" (24436)
 (OR) 1/2" = 10'-0" (11417)

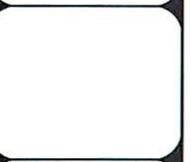
2



REV	DATE	DESCRIPTION	BY
0	05/20/14	90% ZONING	JD
1	12/26/14	90% ZONING	EC
2	03/26/15	100% ZONING	FA
3	03/11/15	LANDLORD COMMENTS	BM



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



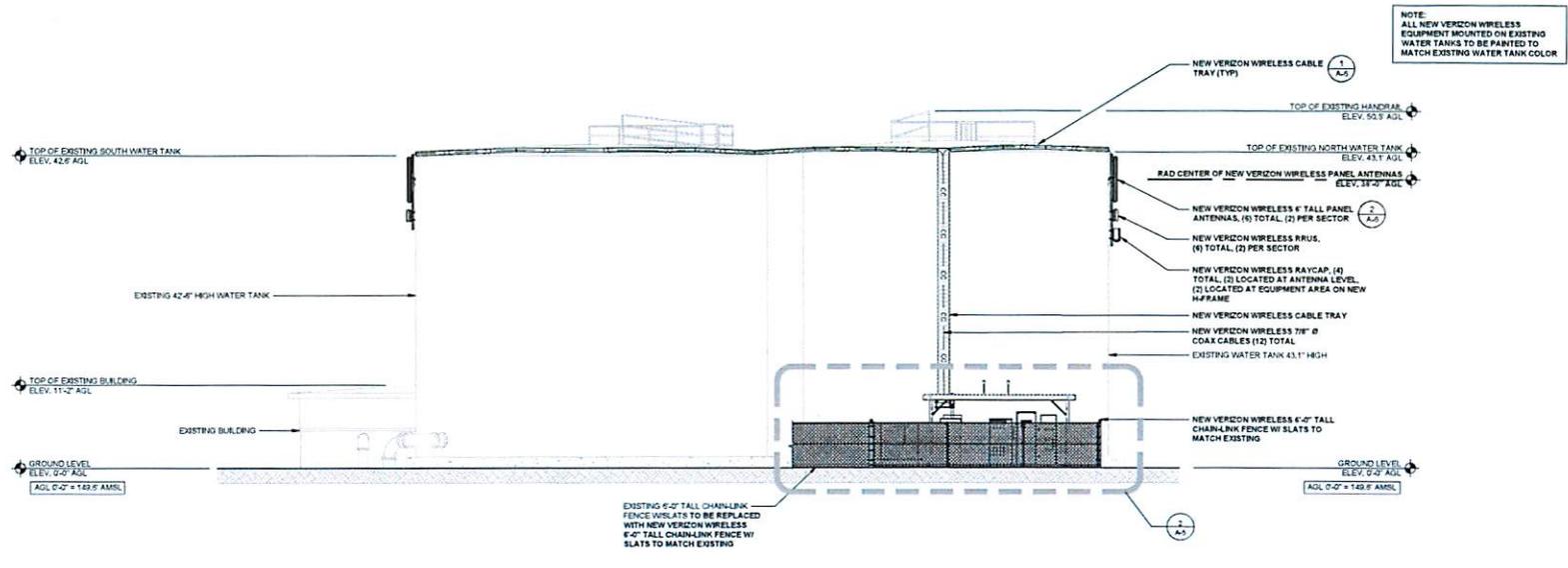
BAYWOOD PARK
PSL # 270012
 1316 16TH ST
 LOS OSOS, CA 93402

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT

A-2

ANTENNA LAYOUT SCALE: 3/16" = 1'-0" (24x36) (OR) 3/32" = 1'-0" (11x17) **2**

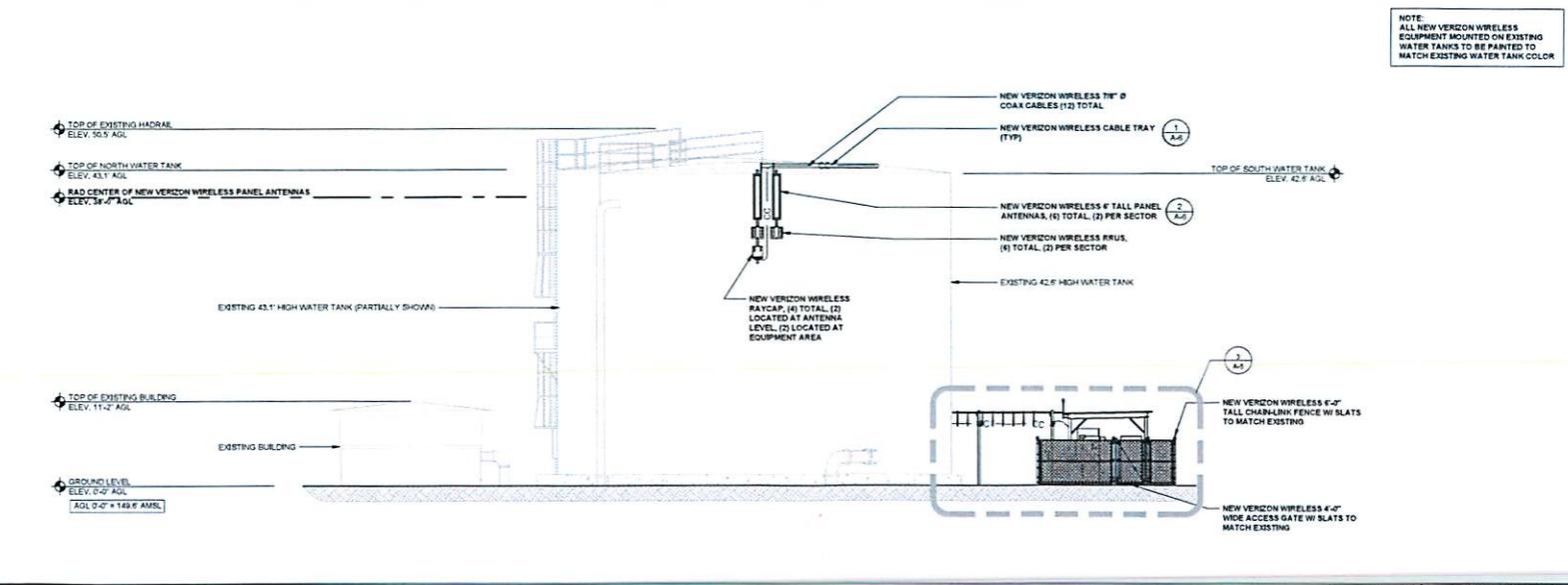
EQUIPMENT LAYOUT SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **1**



NOTE:
ALL NEW VERIZON WIRELESS EQUIPMENT MOUNTED ON EXISTING WATER TANKS TO BE PAINTED TO MATCH EXISTING WATER TANK COLOR

EAST ELEVATION

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



NOTE:
ALL NEW VERIZON WIRELESS EQUIPMENT MOUNTED ON EXISTING WATER TANKS TO BE PAINTED TO MATCH EXISTING WATER TANK COLOR

SOUTH ELEVATION

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/20/14	90% ZONING	JD
1	12/09/14	95% ZONING	EC
2	03/06/15	100% ZONING	FA
3	03/11/15	LANDLORD COMMENTS	BM



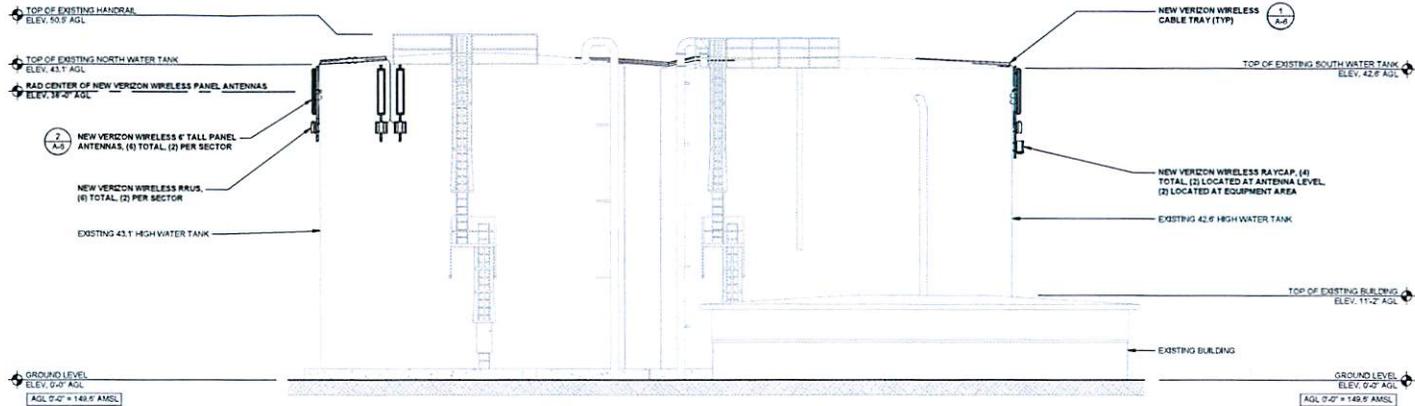
PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR REPRODUCTION OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

SHEET TITLE:
SOUTH & EAST ELEVATIONS

A-3



NOTE:
ALL NEW VERIZON WIRELESS EQUIPMENT MOUNTED ON EXISTING WATER TANKS TO BE PAINTED TO MATCH EXISTING WATER TANK COLOR

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/29/14	90% ZORNG	JD
1	12/08/14	95% ZORNG	EC
2	03/05/15	100% ZORNG	FA
3	03/11/15	LANDLORD COMMENTS	BM

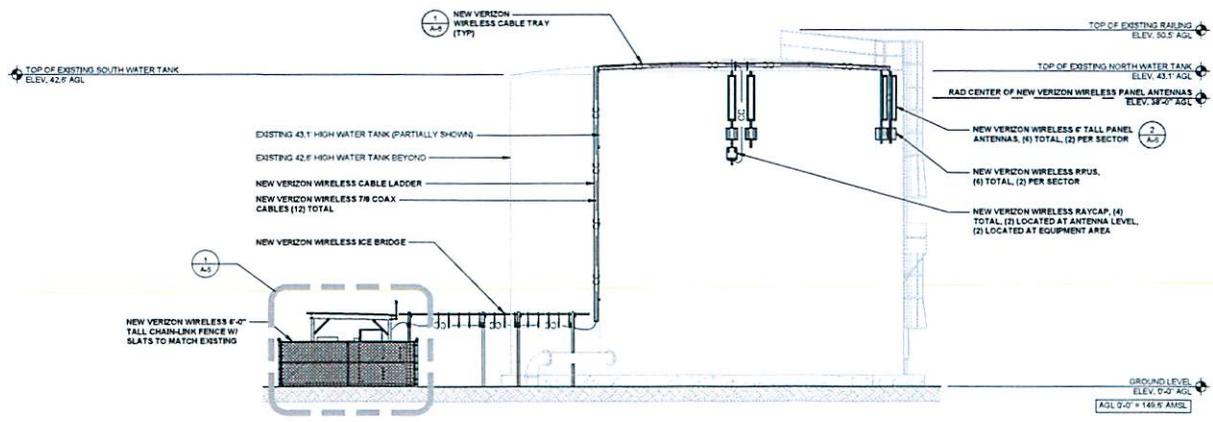


PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



WEST ELEVATION

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



NOTE:
ALL NEW VERIZON WIRELESS EQUIPMENT MOUNTED ON EXISTING WATER TANKS TO BE PAINTED TO MATCH EXISTING WATER TANK COLOR

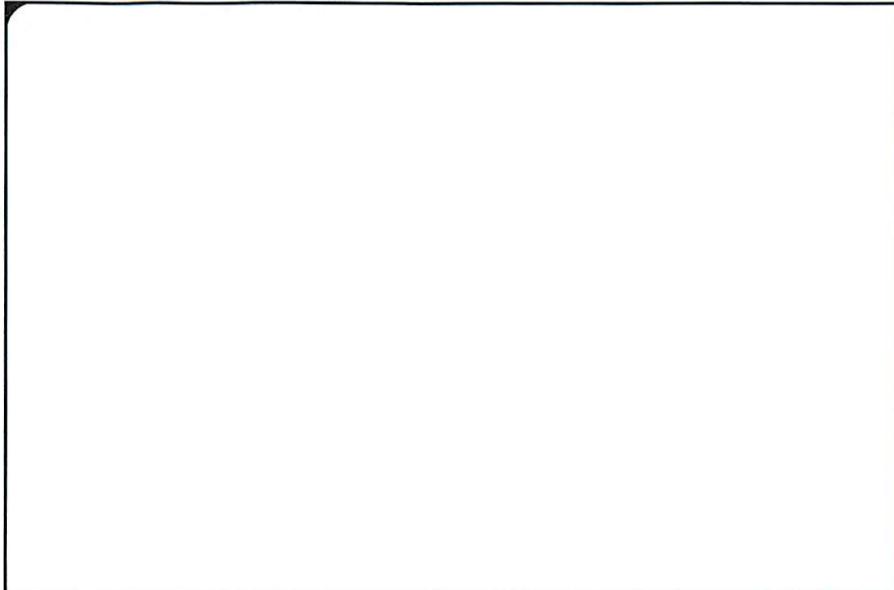
NORTH ELEVATION

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

BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

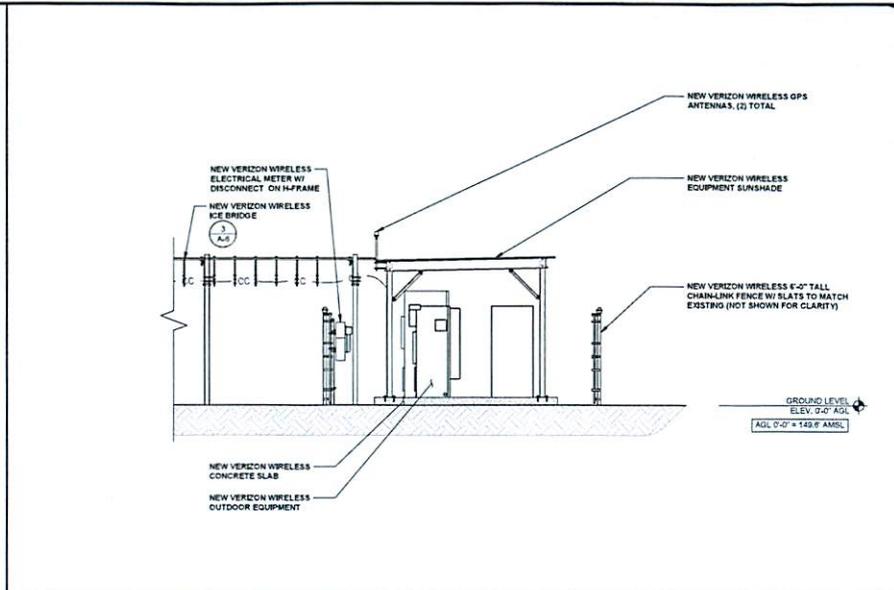
SHEET TITLE:
NORTH & WEST ELEVATIONS

A-4



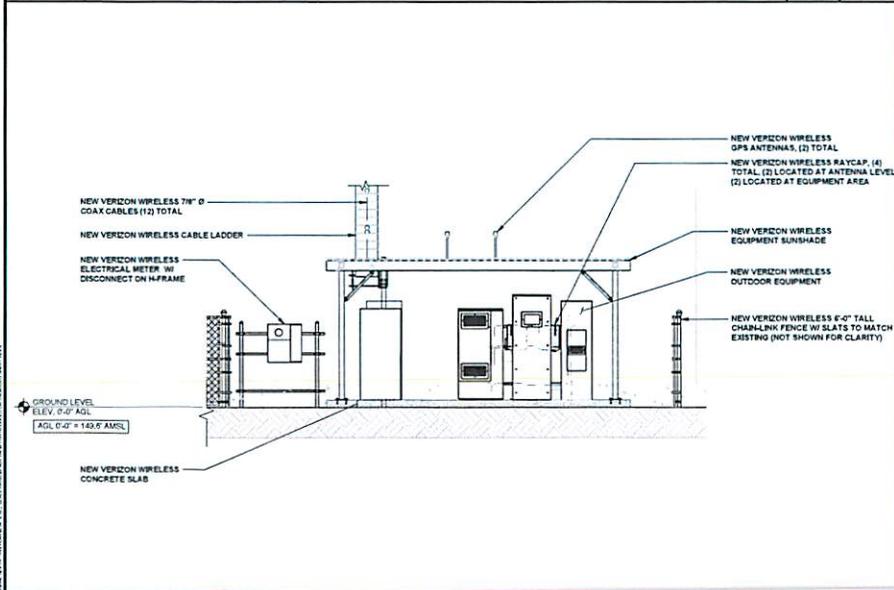
NOT USED

SCALE: 4
N.T.S.



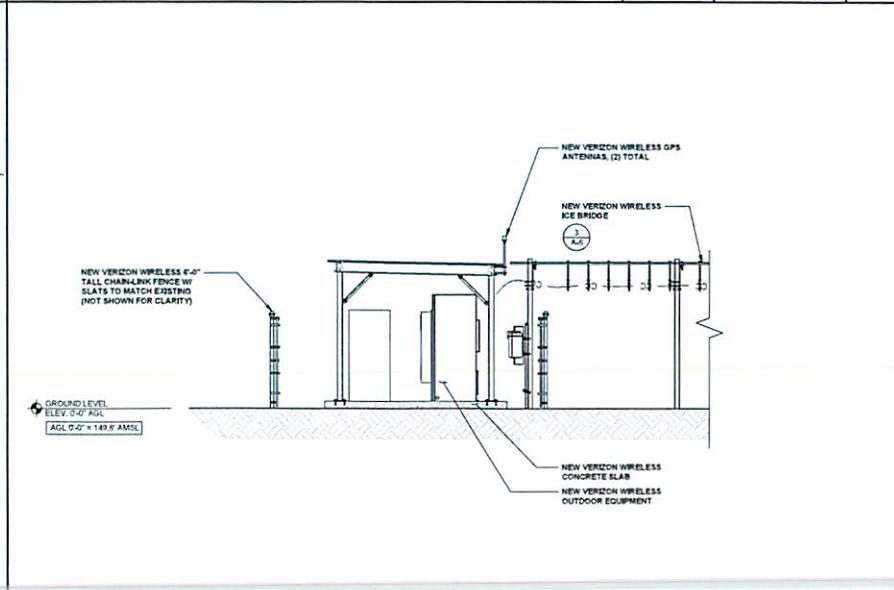
SOUTH EQUIPMENT ELEVATION

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



EAST EQUIPMENT ELEVATION

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17) 2



NORTH EQUIPMENT ELEVATION

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

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/20/14	90% ZONING	JD
1	12/08/14	95% ZONING	EC
2	03/06/15	100% ZONING	FA
3	03/11/15	LANDLORD COMMENTS	BM

WIRELESS
ENGINEERING GROUP
585 AVENUE EVANS
CARLSBAD, CA 92008
WWW.WEG.COM
761.724.5200

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

verizon wireless
2755 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

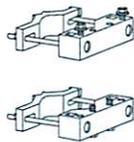
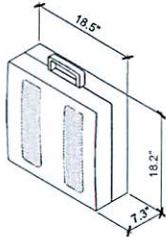
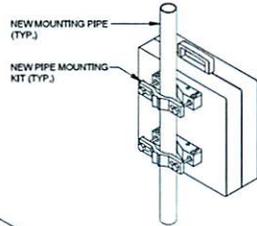
BAYWOOD
PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

SHEET TITLE:
EQUIPMENT
ELEVATIONS

A-5

ERICSSON
RRUS-12

LENGTH: 18.2"
WIDTH: 18.5"
DEPTH: 7.3"
WEIGHT: 57.3 LBS



SSK 125 02441

SSK 125 02441 PIPE MOUNT (PROVIDED W/ RRUS12)

TECHNICAL SPECIFICATIONS:

CLAMP MOUNTING RANGE:
MINIMUM 1.38 X 1.38 IN.
MAXIMUM 3.54 X 3.54 IN.

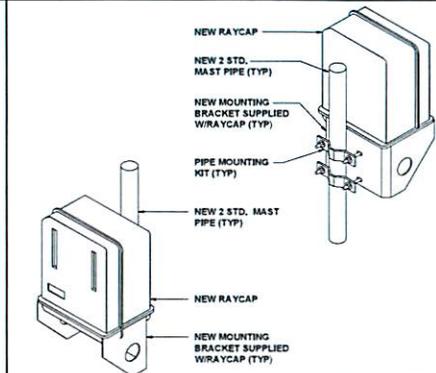
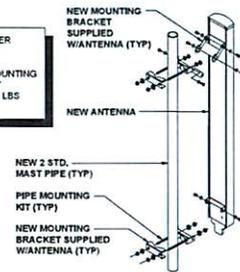
MECHANICAL SPECIFICATION:
CLAMP ALUMINUM, NATURE ANOZODIZED ZINC
FASTENERS ACID PROOF STAINLESS STEEL A4

NOT USED

MANUFACTURER
RFS

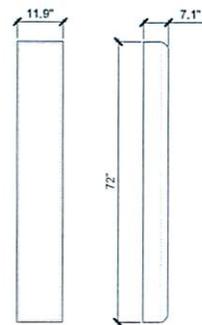
MODEL: MOUNTING
KIT

WEIGHT: 2.8 LBS



ANDREW
SB204-1D65B

LENGTH: 72.0"
WIDTH: 11.9"
DEPTH: 7.1"
WEIGHT: 40.6 LBS



NEW RRUS-12

SCALE
N.T.S. 7

ANTENNA MOUNTING KIT

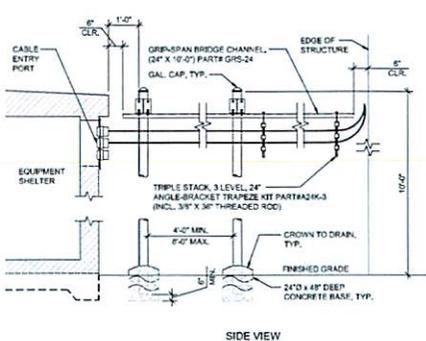
SCALE
N.T.S. 6

RAYCAP MOUNTING KIT

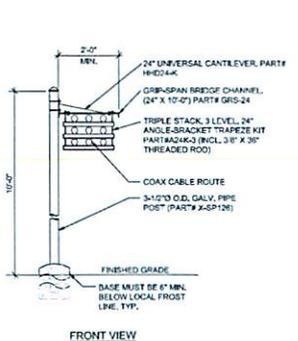
SCALE
N.T.S. 5

NEW ANTENNA

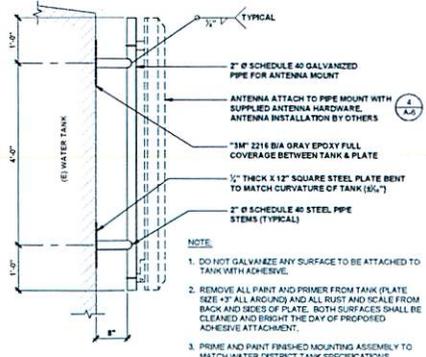
SCALE
N.T.S. 4



SIDE VIEW



FRONT VIEW



- NOTE:
- DO NOT GALVANIZE ANY SURFACE TO BE ATTACHED TO TANK WITH ADHESIVE.
 - REMOVE ALL PAINT AND PRIMER FROM TANK (PLATE SIZE 4" X 4" ALL AROUND) AND ALL RUST AND SCALE FROM BACK AND SIDES OF PLATE. BOTH SURFACES SHALL BE CLEANED AND BRIGHT THE DAY OF PROPOSED ADHESIVE ATTACHMENT.
 - PRIME AND PAINT FINISHED MOUNTING ASSEMBLY TO MATCH WATER DISTRICT TANK SPECIFICATIONS.

SCALE
N.T.S. 3

ANTENNA MOUNT DETAIL

SCALE
N.T.S. 2

CABLE TRAY DETAIL

SCALE
N.T.S. 1

ICE BRIDGE DETAIL

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/29/14	90% ZONING	JD
1	12/05/14	90% ZONING	EC
2	03/06/15	100% ZONING	FA
3	05/11/15	LANDLORD COMMENTS	TM



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS ENGINEERING GROUP.
NO USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS ENGINEERING GROUP IS STRICTLY PROHIBITED.



BAYWOOD
PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

SHEET TITLE:
DETAILS

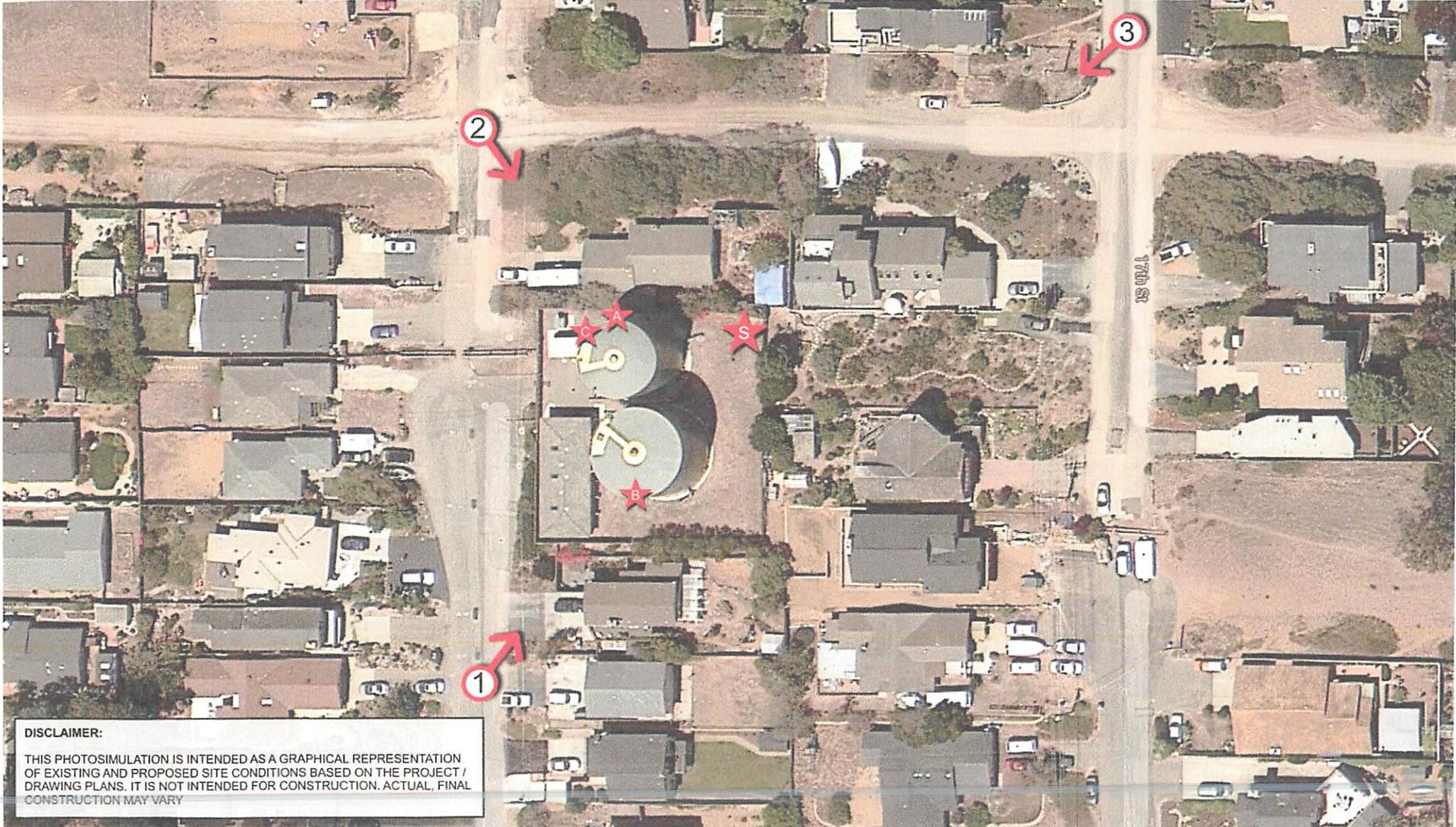
A-6

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

SEC
WIRELESS
ENGINEERING GROUP
5966 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 730-6200



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEW 1



BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

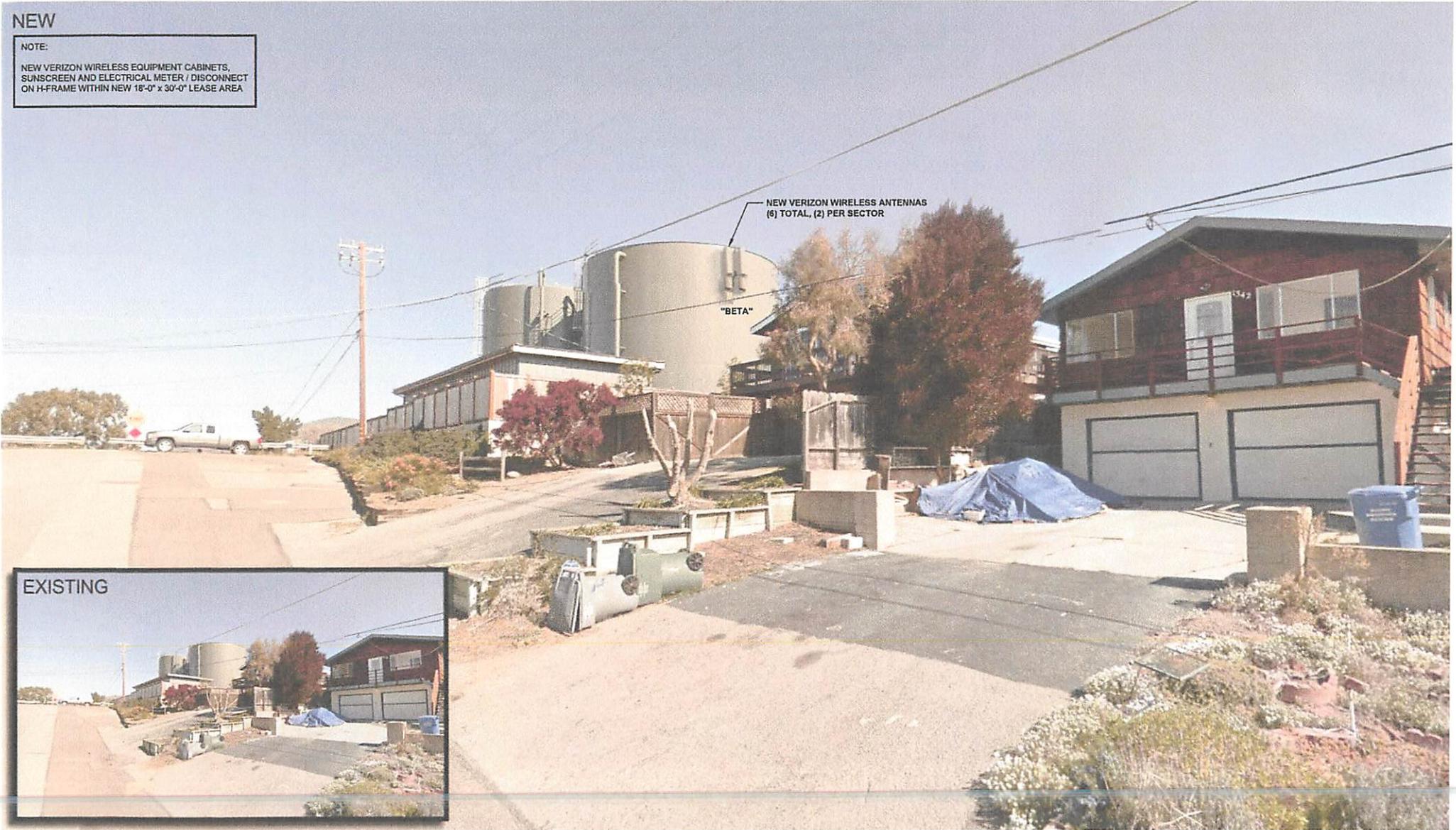
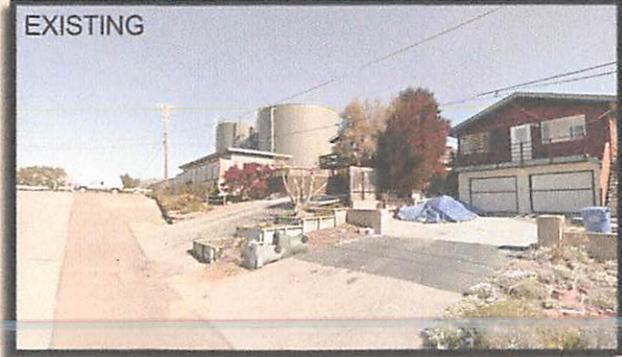


NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT CABINETS,
SUNSCREEN AND ELECTRICAL METER / DISCONNECT
ON H-FRAME WITHIN NEW 18'-0" x 30'-0" LEASE AREA

NEW VERIZON WIRELESS ANTENNAS
(6) TOTAL, (2) PER SECTOR

"BETA"



PHOTOSIMULATION VIEW 2



BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

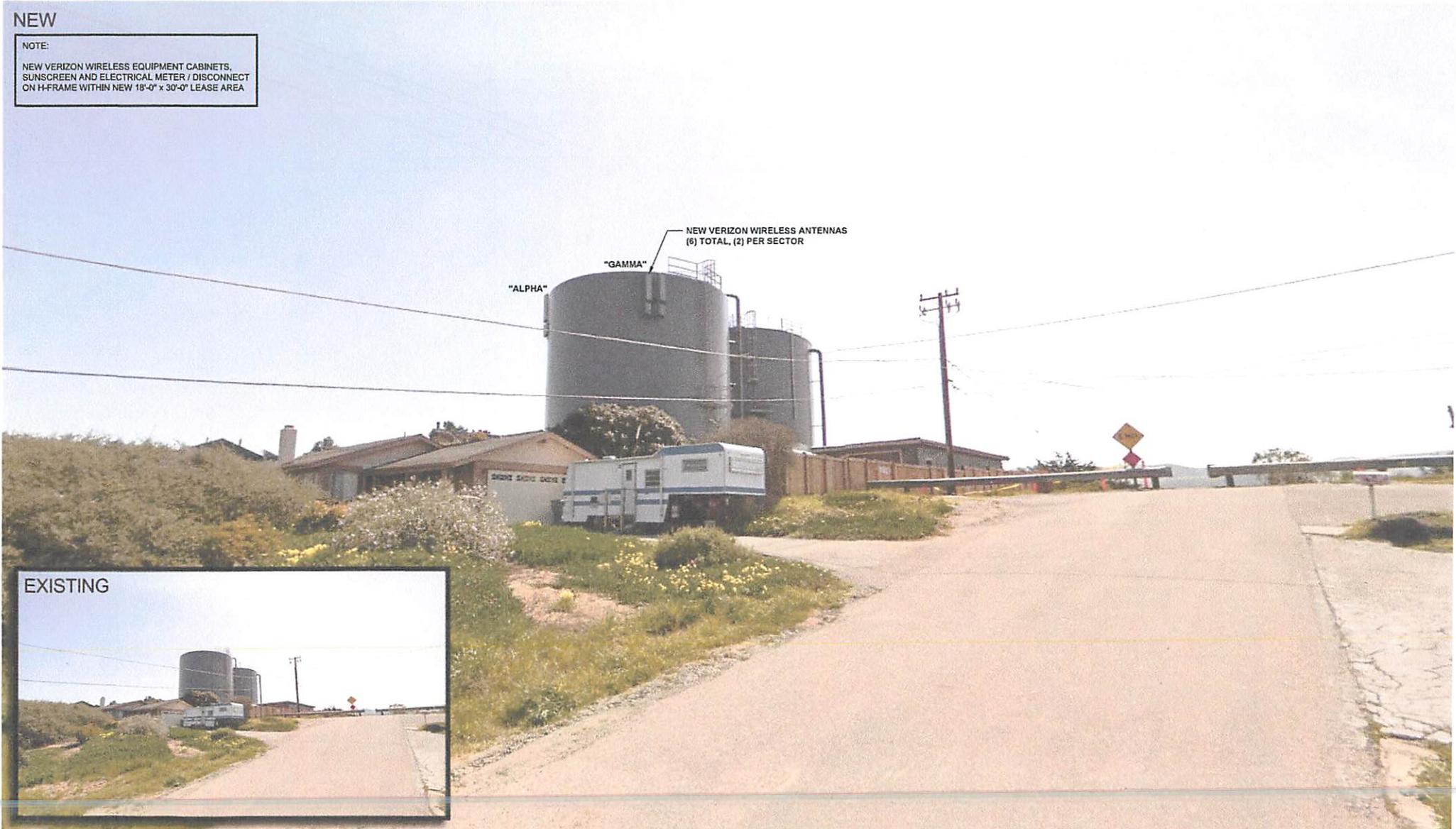
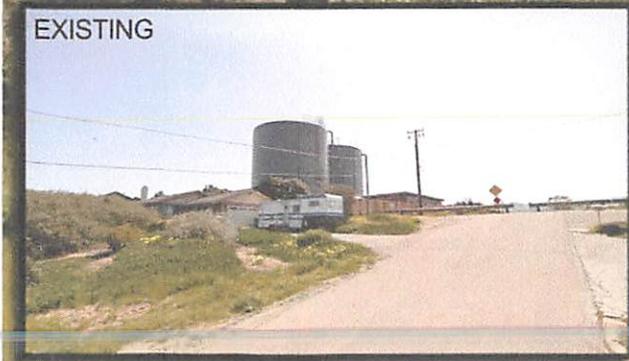


NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT CABINETS,
SUNSCREEN AND ELECTRICAL METER / DISCONNECT
ON H-FRAME WITHIN NEW 18'-0" x 30'-0" LEASE AREA

"ALPHA"
"GAMMA"
NEW VERIZON WIRELESS ANTENNAS
(6) TOTAL, (2) PER SECTOR

EXISTING



PHOTOSIMULATION VIEW 3



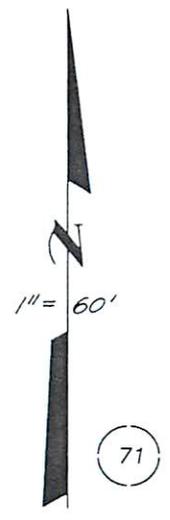
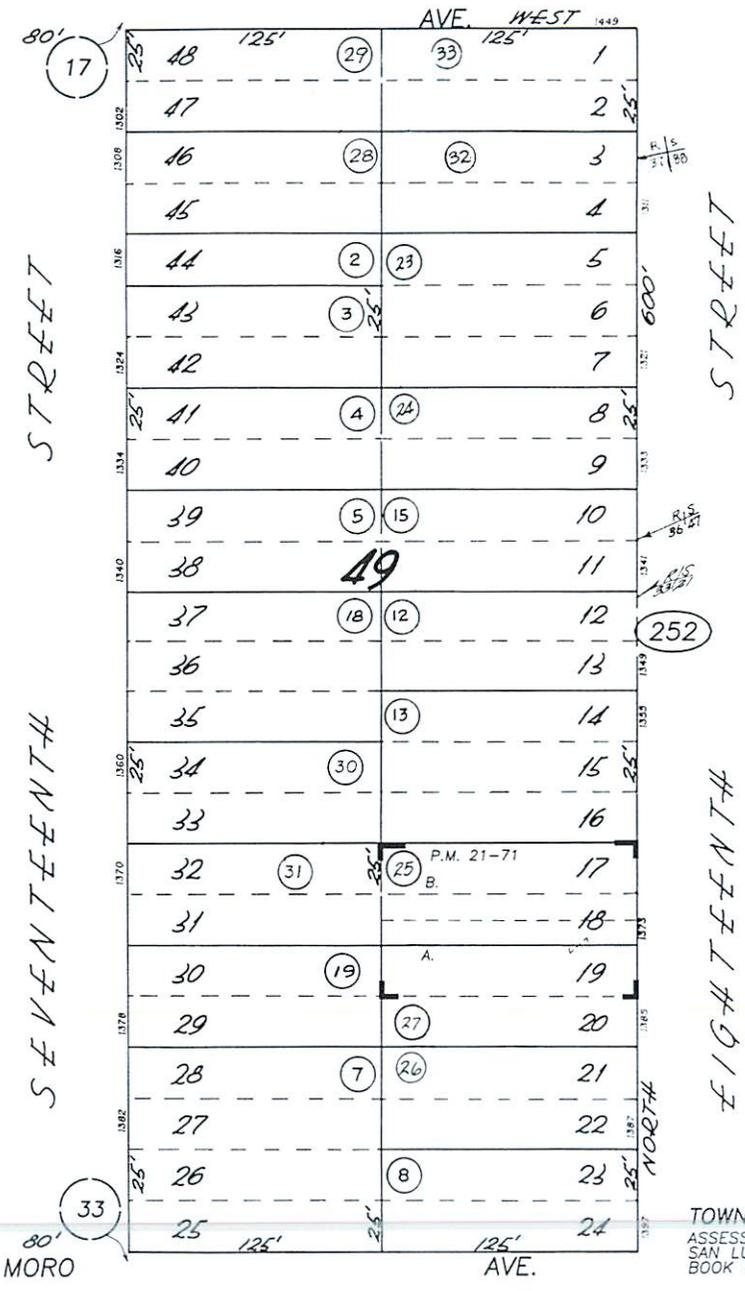
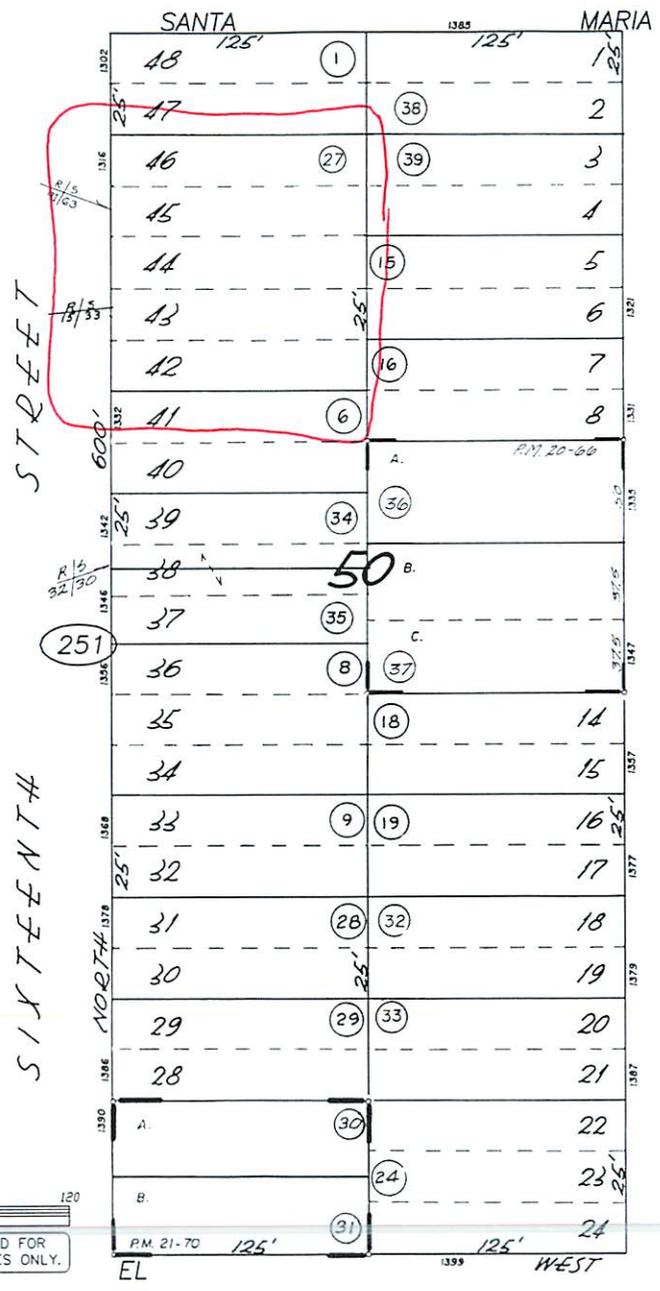
BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402



NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT CABINETS,
SUNSCREEN AND ELECTRICAL METER / DISCONNECT
ON H-FRAME WITHIN NEW 18'-0" x 30'-0" LEASE AREA

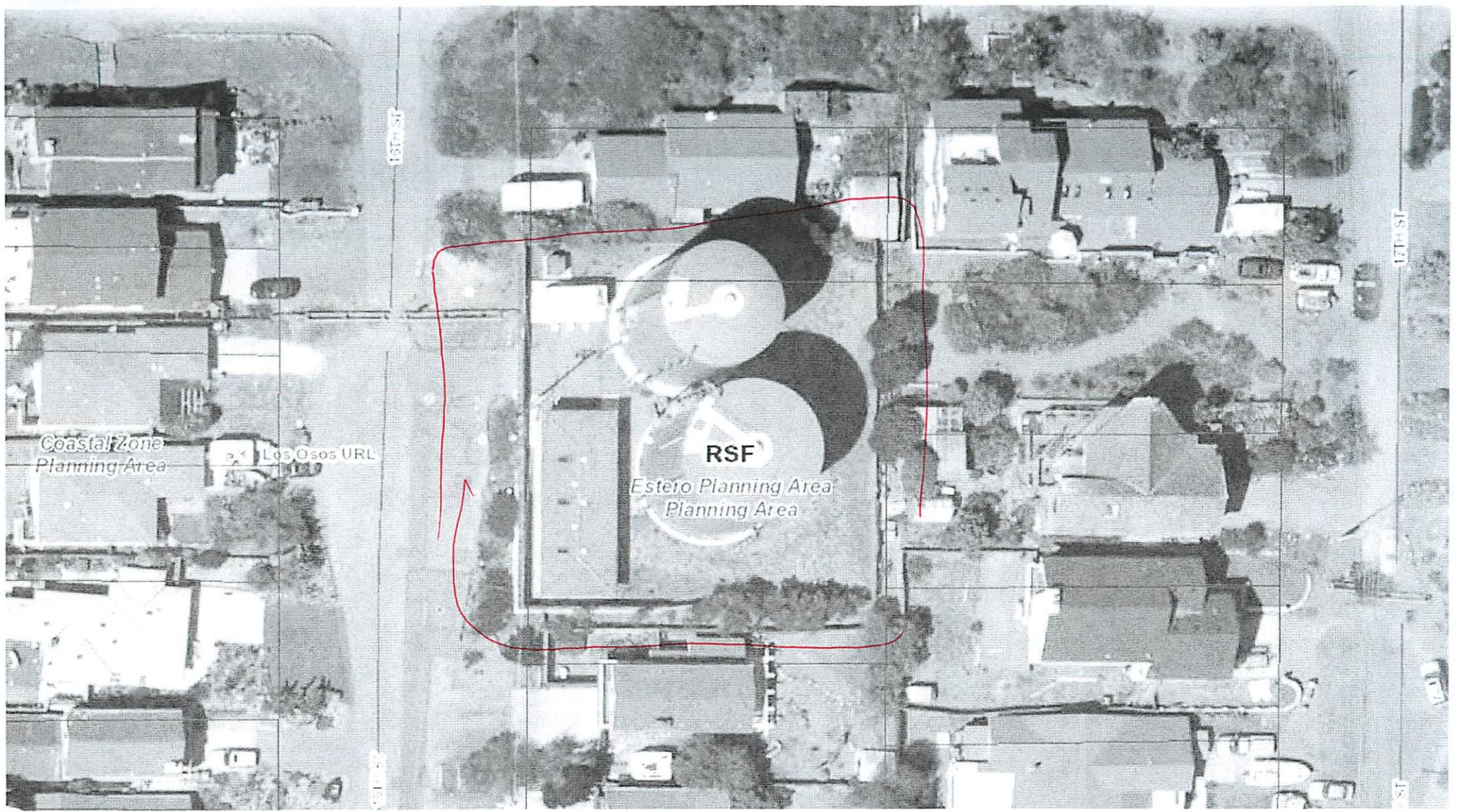




REVISIONS	
I.S.	DATE
	01-31-90
	08-19-03

30 0 60 120

GB 07-30-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.





Parcel Summary Report For Parcel # 038-251-027

3/27/2015
12:00:56PM

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 BAYWOOD PARK CO WATER DIST

Address Information

Status Address

P 01316 16TH ST LSOS

Lot Information:

<u>Tract / Townshp</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>
ELMORO	0050	0042	Los Osos	Estero Plannin	RSF	LCP	AS	Y	L3	
ELMORO	0050	0043	Los Osos	Estero Plannin				Y	L3	
ELMORO	0050	0044	Los Osos	Estero Plannin				Y	L3	
ELMORO	0050	0045	Los Osos	Estero Plannin	RSF	LCP	AS	Y	L2	
ELMORO	0050	0046	Los Osos	Estero Plannin				Y	L2	

Parcel Information

Status Description

Active 000.14AC TANK SITE

Notes

Tax Districts

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

NO. 02

LOS OSOS, ZONE A

LOS OSOS, ZONE B

AREA NO. 21



Parcel Summary Report For Parcel # 038-251-027

3/27/2015
12:00:56PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE J
LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:

Case Status:

DRC2006-00098 APV Primary Parcel

Description:

CUP & VARIANCE CONSTRUCT A NEW PUMP STATION WITHIN A 1200 SQ FT ENCLOSED BUILDING TO MEET FIRE FLOW REQUIREMENTS AND STATE/FEDERAL SAFETY STANDARDS

DRC2007-00027 APV Primary Parcel

Description:

VARIANCE TO LOCATE BOOSTER STATION IN FRONT SET BACK (SEE DRC2006-00098)

DRC2014-00119 REC Primary Parcel

Description:

WIRELESS COMMUNICATION FACILITY ON EXISTING WATER TANKS INCLUDING 6' CHAIN LINK FENCE, SUN SHADE AND CONCRETE SLAB, OUTDOOR EQUIPMENT, ANTENNA MOUNTS ON EXISTING WATER TANKS. (2) GPS ANTENNAS, (1) ELECTRICAL METER W/DISCONNECT ON NEW H-FRAME, (6) 6' TALL PANEL ANTENNAS, (6) RRUS, (4) RAYCAPS