



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/20/2015

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00090 COKER ELLSWORTH – Proposed conditional use permit for a new wireless telecommunications facility with a new 45-foot faux water tank to house nine panel antennas and a new pre-fabricated equipment shelter within a 1,050 sf lease area. Site location is 825 So Halcyon Rd, Arroyo Grande. APN: 075-011-041

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

CONDITIONAL USE PERMIT/

A REQUEST BY VERIZON WIRELESS FOR A NEW 45' FAUX WATER TANK TO HOUSE (9) SCSLB/ ARGR AMS

AR RMF

1. General APPLICATION fo

San Luis Obispo County Department of Planning and Bu

APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit, Zoning Clearance, Conditional Use Permit/Development Plan, Surface Mining/Reclamation Plan, Other, Tree Permit, Site Plan, Plot 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 Coker Ellsworth Development LLC, Daytime Phone 805-481-7071, Mailing Address 129 Bridge St., #B, Arroyo Grande, Zip 93420, Email Address: coker@cokerproperties.com

Applicant Name Verizon Wireless, Daytime Phone, Mailing Address 2785 Mitchell Dr., #9, Walnut Creek, Zip 94598, Email Address:

Sequoia Deployment Services, Inc., Agent Name Contact: Aaron M Anderson, Daytime Phone 562-485-8012, Mailing Address 22471 Aspan St., #290, Lake Forest, Zip 92630, Email Address: aaron.anderson@sequoia-ds.com

PROPERTY INFORMATION

Total Size of Site: 1.51 AC, Assessor Parcel Number(s): 075-011-041, Legal Description: Lot: 1 Map Ref: PM CO85-035 MB39PG99, Address of the project (if known): 825 S. Halcyon Rd., Arroyo Grande, CA 93420, Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Property located near the intersection of Temple St. and S. Halcyon Rd., Describe current uses, existing structures, and other improvements and vegetation on the property: Property is rawland.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New 45' faux water tank to house nine (9) panel antennas, new pre-fab equipment shelter, within an ~1,050 ft^2 lease area.

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 [Signature] Date 1-2-15

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): N/A

Describe existing and future access to the proposed project site: Access to project site from public right-of-way off of S. Halcyon Road.

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: Multi-Family Residential South: Agricultural
East: Agricultural West: Multi-Family Residential

For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1,050 sq. feet <1 % Landscaping: _____ sq. feet _____ %
Paving: 1,050 sq. feet <1 % Other (specify) _____
Total area of all paving and structures: 1,050 sq. feet acres
Total area of grading or removal of ground cover: 1,050 sq. feet acres
Number of parking spaces proposed: 0 Height of tallest structure: 45' AGL
Number of trees to be removed: 0 Type: N/A
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: 1,050 sq. feet acres
Total floor area of all structures including upper stories: N/A sq. feet

For residential projects, answer the following:

~~Number of residential units: _____ 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: ~1.55 acres
Moderate slopes of 10-30%: N/A acres
Steep slopes over 30%: N/A 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: Halcyon Rd. & Temple St.

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 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 _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? _____ 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

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: N/A
2. Location of nearest police station: N/A
3. Location of nearest fire station: N/A
4. Location of nearest public transit stop: N/A
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: N/A
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: 365 days/year Hours of Operation: 24 hours/day
2. How many people will this project employ? None. Unstaffed.
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: Exhaust from back-up diesel generator
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: Back-up diesel generator. Approximately 64dB.
(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: Lead-acid batteries, and diesel fuel.
-
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. 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: 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: N/A
-

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): N/A
-
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*: N/A

* 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: The antennas will be completely concealed within a faux water tank and the proposed equipment will be screened within a CMU block wall enclosure.
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): County of SLO building and electrical permits

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

6. SUMMARY SHEET - RF EXPOSURE

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

SUMMARY SHEET FOR RF EXPOSURE

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

Land Owner: Coker Ellsworth Development LLC

Applicant: Verizon Wireless

APN: 075-011-041

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 38.75 ft
5. Indicate the estimated exposure from this facility 0.048 mW/cm²
6. What percent of the FCC guidelines does this represent? 8.9%

CUMULATIVE ANALYSIS

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

PROPOSED MITIGATION

No mitigation measures 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.



HALCYON PIKE
 825 S HALCYON RD, ARROYO GRANDE, CA 93420
 LOCATION NUMBER: 295264

VERIZON WIRELESS EQUIPMENT ENGINEER: SIGNATURE _____ DATE _____	VERIZON WIRELESS REAL ESTATE: SIGNATURE _____ DATE _____
VERIZON WIRELESS CONSTRUCTION: SIGNATURE _____ DATE _____	VERIZON WIRELESS RF ENGINEER: SIGNATURE _____ DATE _____
PROPERTY OWNER: SIGNATURE _____ DATE _____	SEQUOIA DEVELOPMENT SERVICES - LEASING SIGNATURE _____ DATE _____
SEQUOIA DEVELOPMENT SERVICES - CONSTRUCTION SIGNATURE _____ DATE _____	SEQUOIA DEVELOPMENT SERVICES - ZONING SIGNATURE _____ DATE _____

HALCYON PIKE

 295264
 825 S HALCYON RD
 ARROYO GRANDE, CA 93420

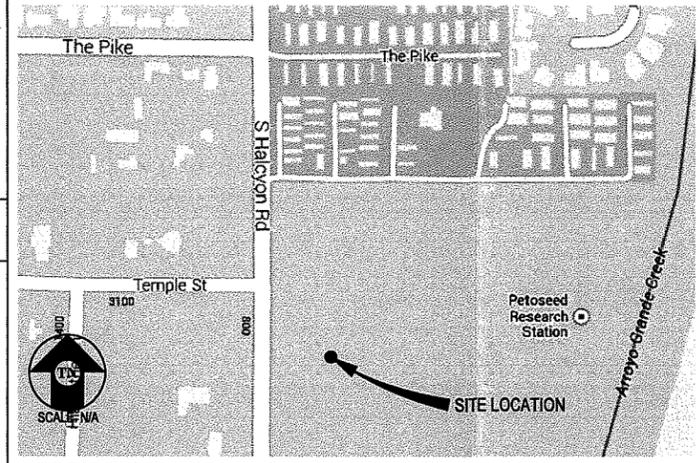


PROJECT DESCRIPTION

A (P) UNMANNED VERIZON WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A (P) 35'-0"X30'-0" (1050 SQ FT) LEASE AREA CONTAINING:

- (P) 11'-6"X16'-10 1/2" EQUIPMENT SHELTER
- (P) 45' TALL FRP FAUX WATER TANK
- (9) (P) 6' VERIZON WIRELESS ANTENNAS
- (9) (P) RRUS-12 UNITS W/ A2 MODULES
- (P) 30KW DIESEL STANDBY UL2200 LISTED GENERATOR
- (2) (P) RAY CAP 3315 SURGE SUPPRESSOR
- (2) (P) GPS ANTENNAS

VICINITY MAP



CODE COMPLIANCE

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

2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
 (2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
 (2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
 (2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
 (2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
 2013 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
 (2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

PROJECT INFORMATION

SITE NAME:	HALCYON PIKE	SITE #:	295264
COUNTY:	SAN LUIS OBISPO	JURISDICTION:	COUNTY OF SAN LUIS OBISPO
APN:	075-011-041	POWER:	PG&E
SITE ADDRESS:	825 S HALCYON RD ARROYO GRANDE, CA 93420	TELEPHONE:	AT&T
CURRENT ZONING:	AR, (AIRPORT REVIEW AREA) RMF, (RESIDENTIAL MULTI-FAMILY)		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	COKER ELLSWORTH DEVELOPMENT LLC 129 BRIDGE ST SUITE B ARROYO GRANDE, CA 93420 ATTN: COKER ELLSWORTH (805) 481-7071		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DR, BLDG 9 WALNUT CREEK, CA 94598		
LEASING CONTACT:	ATTN: THERESE GARCIA (949) 873-4271		
ZONING CONTACT:	ATTN: AARON ANDERSON (562) 485-8012		
CONSTRUCTION CONTACT:	ATTN: PETE SHUBIN (714) 478-3197		

DRIVING DIRECTIONS

FROM: 2785 MITCHELL DR, BLDG 9, WALNUT CREEK, CA 94598
 TO: 825 S HALCYON RD, ARROYO GRANDE, CA 93420

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD 30 FT
2. TURN RIGHT ONTO OAK GROVE RD 0.4 MI
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD 3.4 MI
4. YGNACIO VALLEY RD TURNS SLIGHTLY RIGHT AND BECOMES HILLSIDE AVE 0.1 MI
5. TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE 0.3 MI
6. MERGE ONTO I-680 S 45.6 MI
7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES 198 MI
8. TAKE THE HALCYON RD EXIT 436 FT
9. CONTINUE ONTO N HALCYON RD 1.3 MI

END AT: 825 S HALCYON RD, ARROYO GRANDE, CA 93420
 ESTIMATED TIME: 3 HOURS 46 MINUTES ESTIMATED DISTANCE: 249 MILES

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.4

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	ENLARGED SITE PLAN	-
A-3	EQUIPMENT PLAN	-
A-4	ANTENNA PLAN & DETAILS	-
A-5	ELEVATION	-
A-6	ELEVATION	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
VERIZON

Streamline Engineering and Design Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
 Contact: Larry Houghtby Phone: 916-276-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

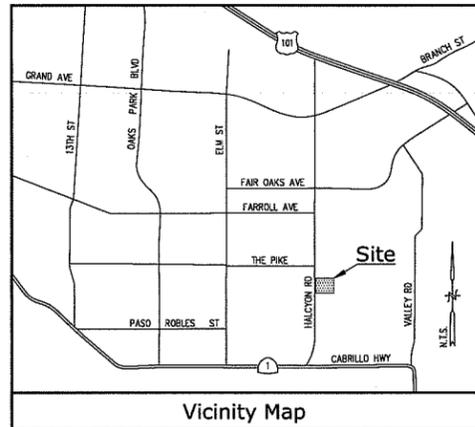
THIS PLAN AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN INC. NO PART OF THIS PLAN OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM STREAMLINE ENGINEERING AND DESIGN INC. ALL RIGHTS RESERVED.

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/08/14	ZD 70%	D.G.
	09/10/14	ZD 80%	D.G.
	10/14/14	ZD 90%	D.G.
	12/05/14	ZD 100%	M.D.
	-	-	-
	-	-	-

DRAWN BY: D. GARCIA
 CHECKED BY: L. HOUGHTBY
 APPROVED BY: -
 DATE: 12/05/14

SHEET TITLE:
 TITLE
SHEET NUMBER:
 T-1



Title Report

PREPARED BY: FIRST AMERICAN TITLE COMPANY
 ORDER NO.: 0901-4675509
 DATED: JUNE 19, 2014

Legal Description

PARCEL 1 OF PARCEL MAP NO. C085-035, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED SEPTEMBER 19, 1989 IN BOOK 39, PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel No.

075-011-041

Easements

- ① EASEMENT TO COKER ELLSWORTH, INC. FOR SEWER LINE AND UTILITIES RECORDED APRIL 23, 1985 AS INST. NO. 21841 IN BOOK 2698, PAGE 261, O.R. (PLOTTED HEREOIN)
- 7. DOCUMENT ENTITLED "WELL AGREEMENT" RECORDED OCTOBER 7, 2005 AS INST. NO. 2005-084627, O.R. (CANNOT LOCATE FROM RECORD)

Access Route/Lease Area/Utility Routes

AS SHOWN.

Geographic Coordinates at Proposed Faux Water Tank

1983 DATUM: LATITUDE 35° 05' 16.42" N, LONGITUDE 120° 35' 28.91" W
 ELEVATION = 67.0 FEET ABOVE MEAN SEA LEVEL.

CERTIFICATION:

THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 5.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P516", ELEVATION = 978.80 FEET (NAVD 88).

Date of Survey

JULY 15, 2014

Streamline Engineering
 and Design, Inc.

8445 SIERRA COLLEGE BLVD.,
 SUITE E, GRANITE BAY, CA 95746
 Contact: Larry Houghton Phone: 916-660-1930
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

CONSULTANT

CALVADA

SURVEYING, INC.

411 JERICHO CIR., SUITE 205, CORONA, CA 92689
 Phone: 951-260-8800 Fax: 951-260-8748
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 14732

PREPARED FOR



APPROVALS

R.F.	DATE
SAC AND ZONING	DATE
CM	DATE
VZW CM	DATE
OWNER APPROVAL	DATE

PROJECT NAME

HALCYON PIKE

825 S. HALCYON ROAD
 ARROYO GRANDE, CA 93420
 SAN LUIS OBISPO COUNTY

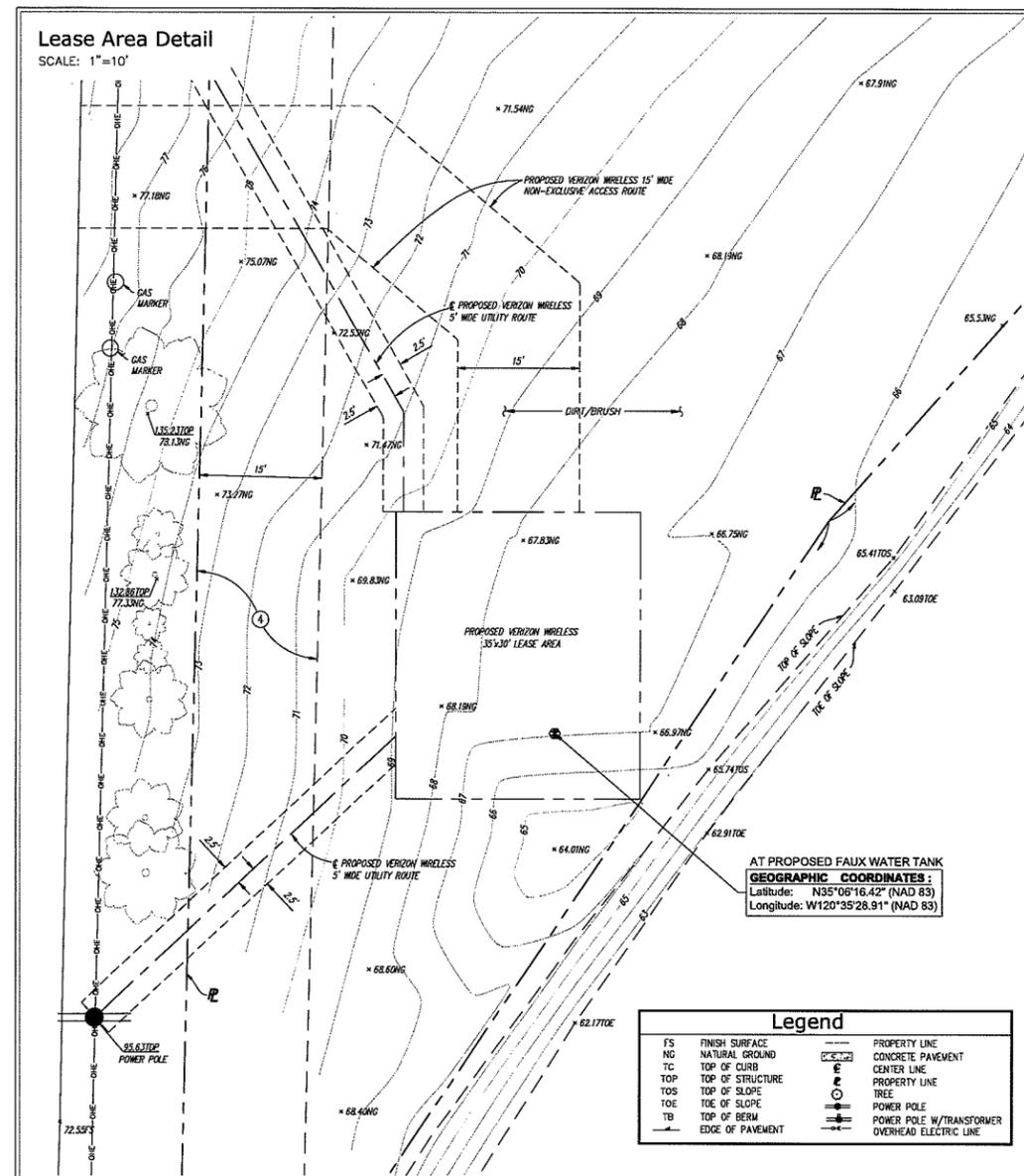
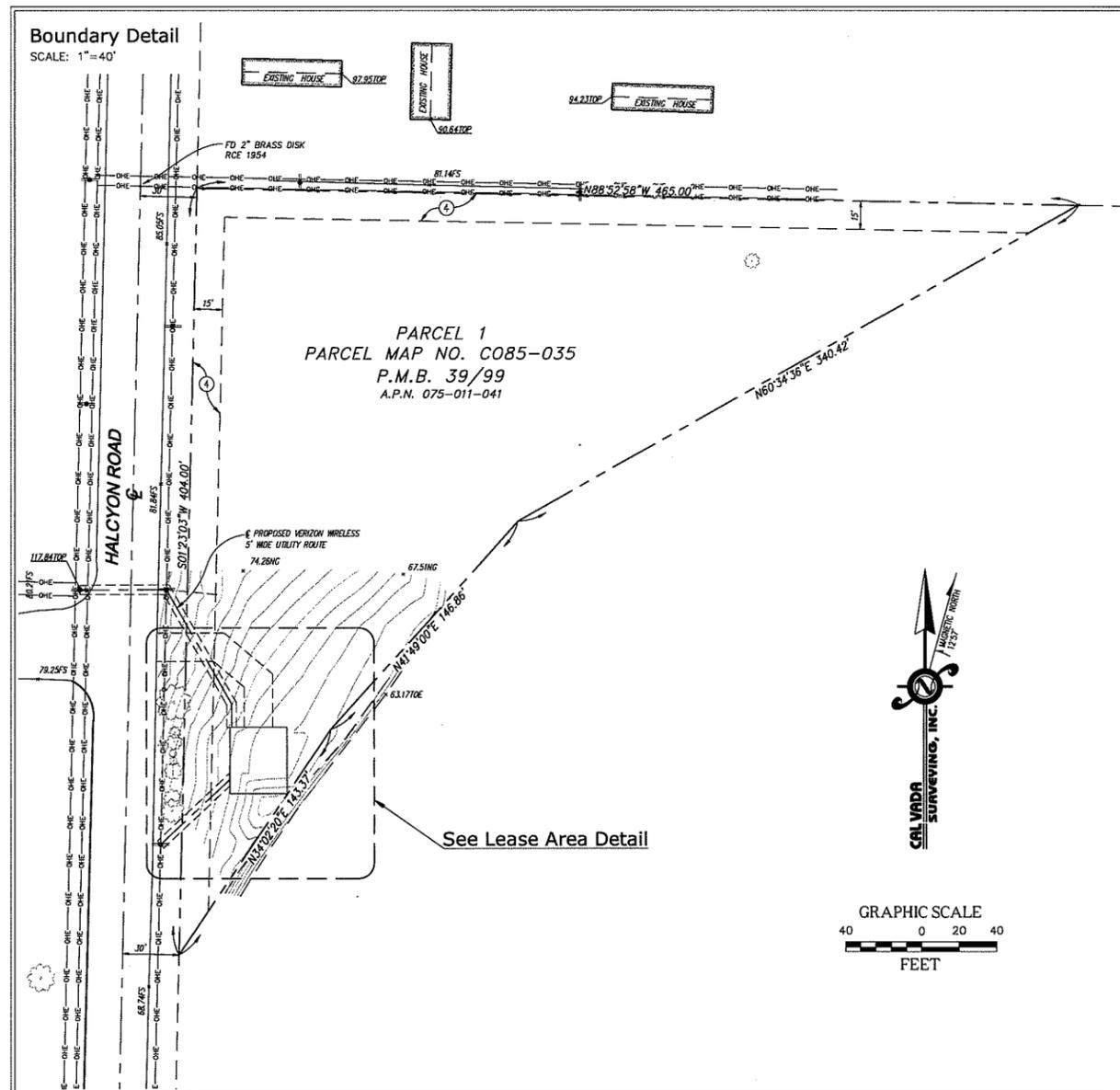
DATE	DESCRIPTION	BY
7/24/14	SUBMITTAL	AV
10/14/14	FINAL	RAS

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1



HALCYON PIKE

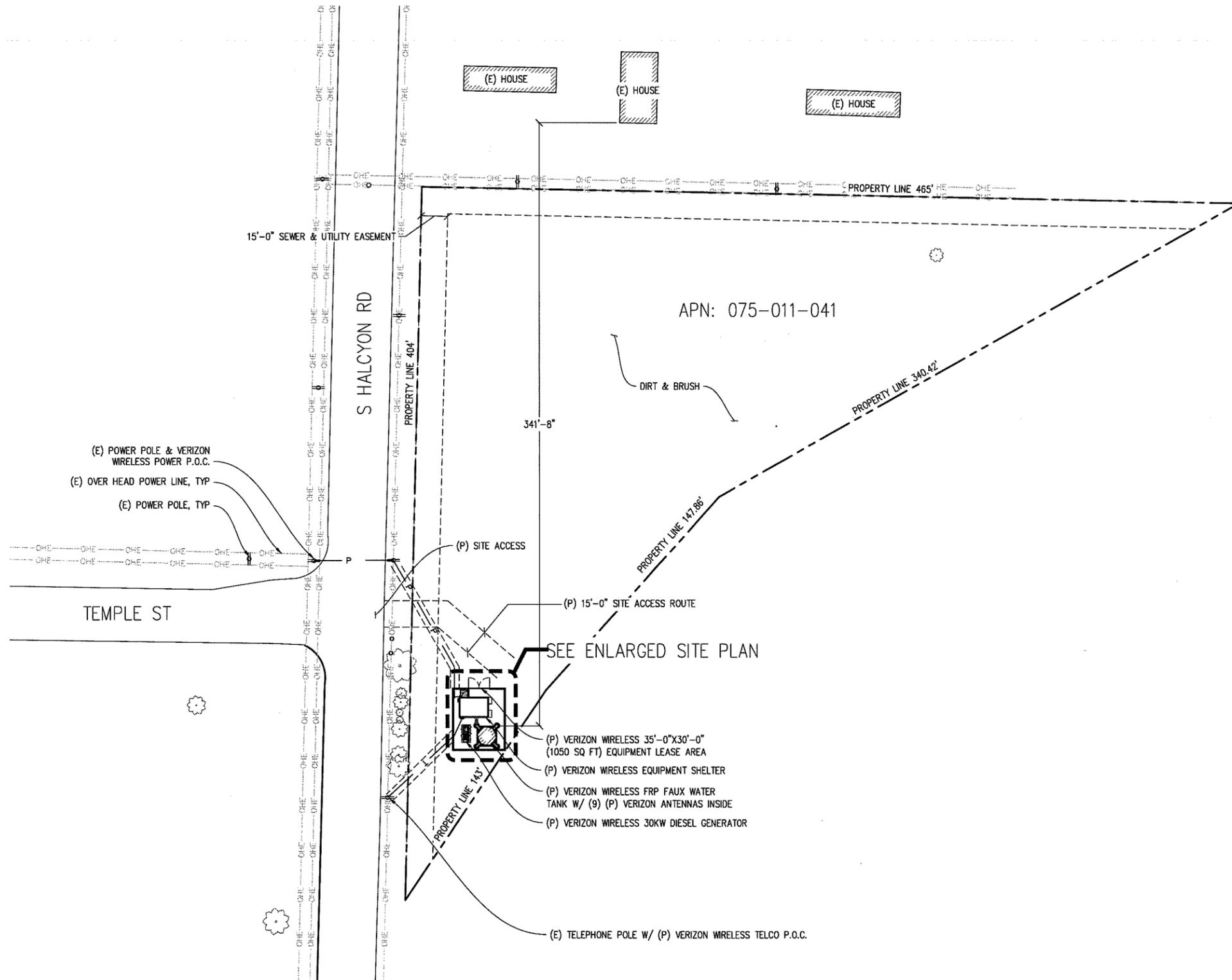
295264
825 S HALCYON RD
ARROYO GRANDE, CA 93420



2785 MITCHELL DR, BLDG 9
WALNUT CREEK, CA 94598

Streamline Engineering and Design Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-276-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-7941

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- (P) VERIZON WIRELESS 35'-0"X30'-0" (1050 SQ FT) EQUIPMENT LEASE AREA
- (P) VERIZON WIRELESS EQUIPMENT SHELTER
- (P) VERIZON WIRELESS FRP FAUX WATER TANK W/ (9) (P) VERIZON ANTENNAS INSIDE
- (P) VERIZON WIRELESS 30KW DIESEL GENERATOR



SITE PLAN

1"=30'-0"



ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/08/14	ZD 70%	D.G.
	09/10/14	ZD 80%	D.G.
	10/14/14	ZD 90%	D.G.
	12/05/14	ZD 100%	M.D.
	-	-	-

DRAWN BY: D. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 12/05/14

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
A-1

HALCYON PIKE

295264
825 S HALCYON RD
ARROYO GRANDE, CA 93420

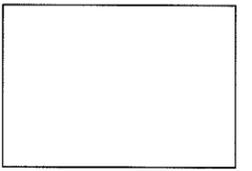


2785 MITCHELL DR, BLDG 9
WALNUT CREEK, CA 94598

Streamline Engineering and Design Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-276-4160
E-Mail: larry@streamlineeng.com Fax: 916-860-1941

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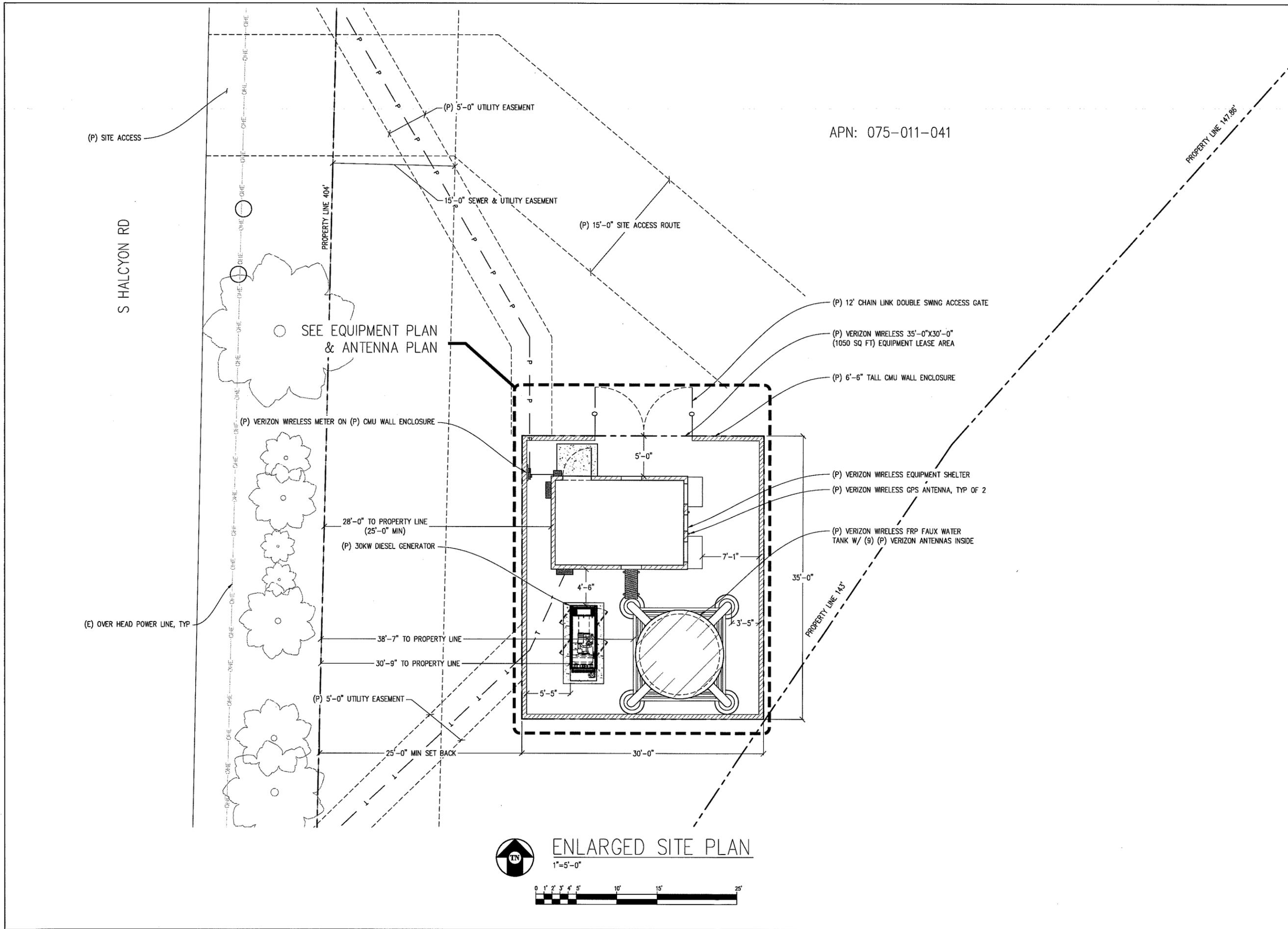


ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV.
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	09/10/14	ZD 80%	D.G.
	10/14/14	ZD 90%	D.G.
	12/05/14	ZD 100%	M.D.
	-	-	-
	-	-	-

DRAWN BY: D. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 12/05/14

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



ENLARGED SITE PLAN
1"=5'-0"

**HALCYON
PIKE**

295264
825 S HALCYON RD
ARROYO GRANDE, CA 93420

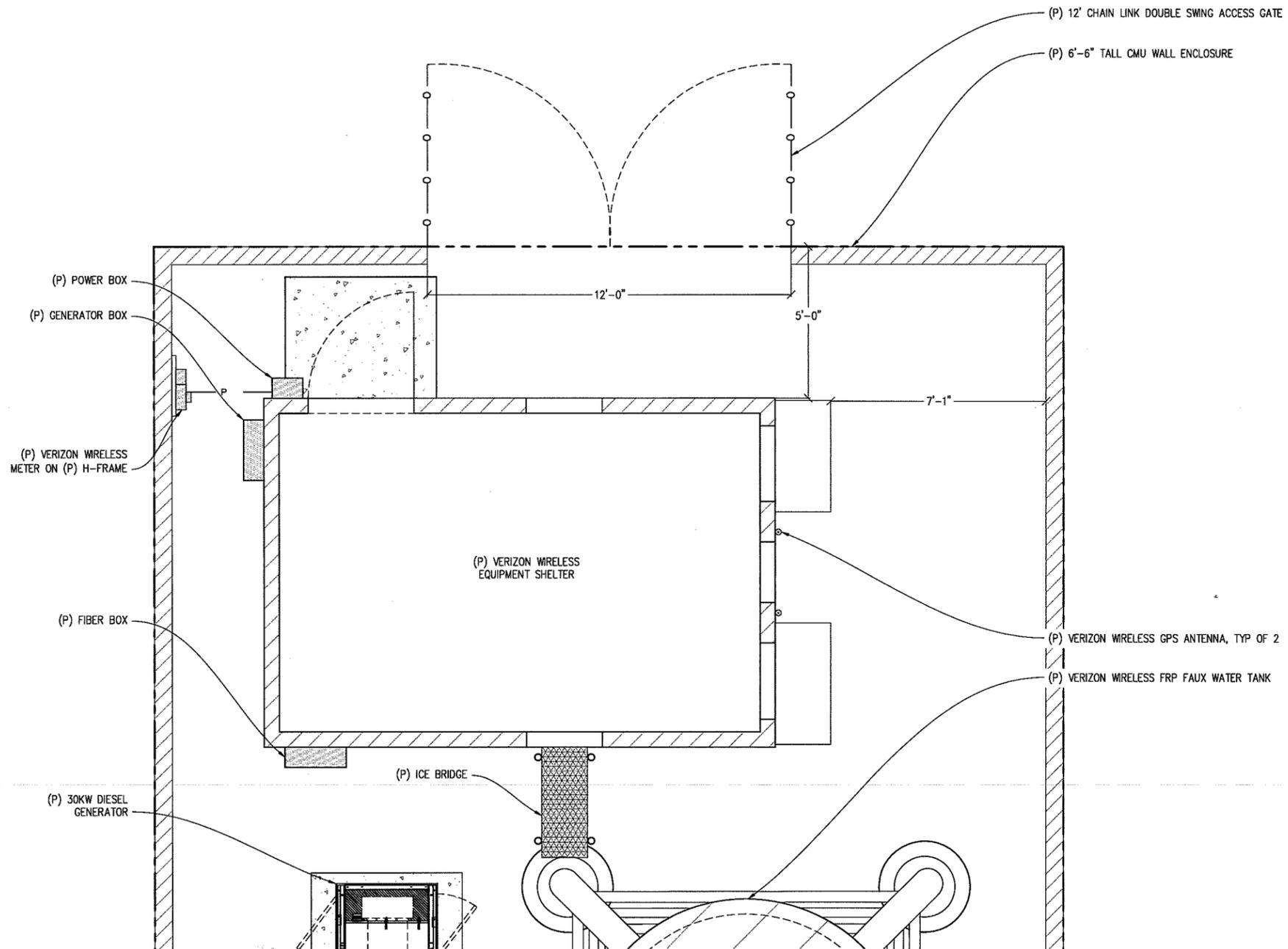
verizon wireless

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**Streamline Engineering
and Design Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-860-1941

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EQUIPMENT PLAN
1/2" = 1'-0"

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/08/14	ZD 70%	D.G.
	09/10/14	ZD 80%	D.G.
	10/14/14	ZD 90%	D.G.
	12/05/14	ZD 100%	M.D.
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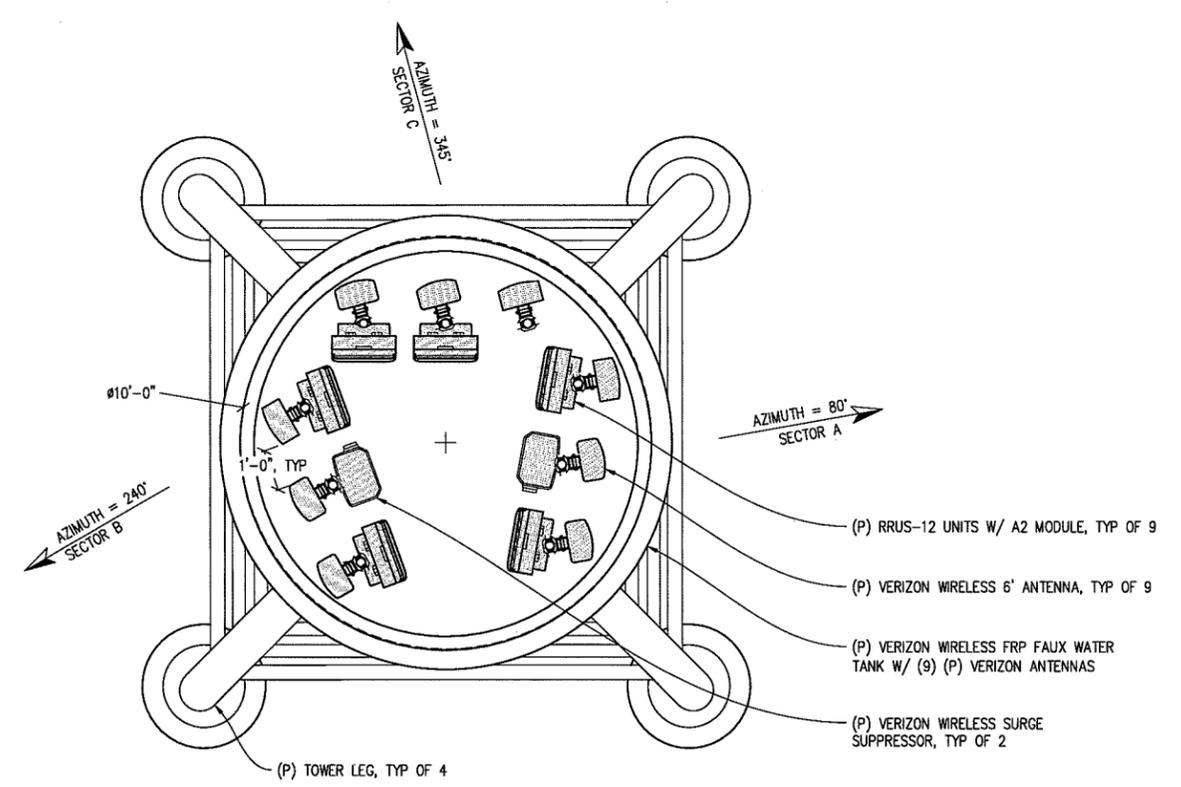
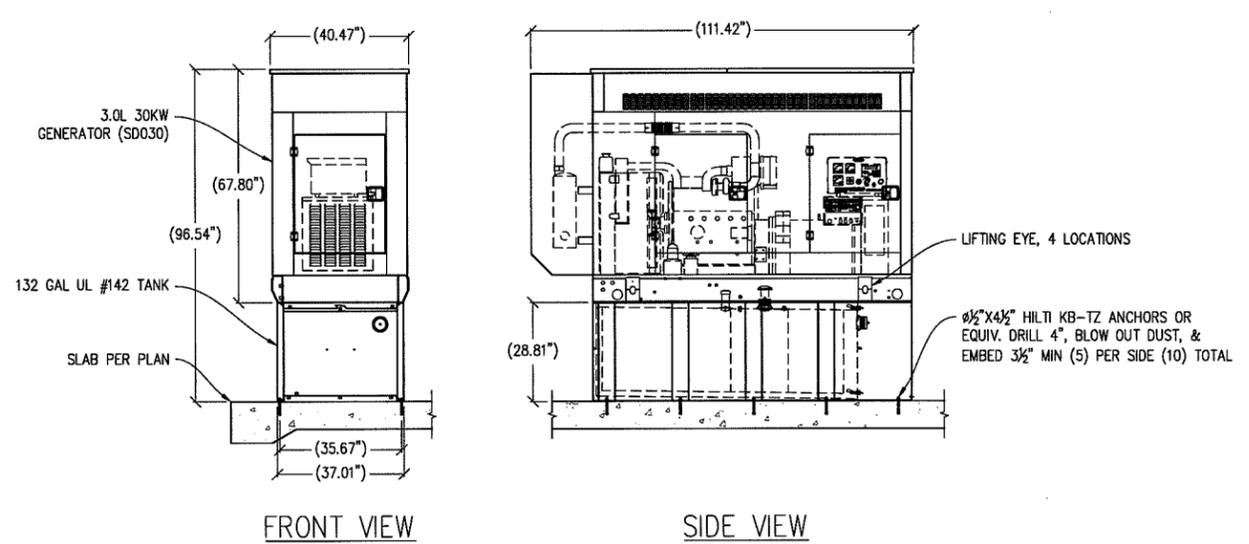
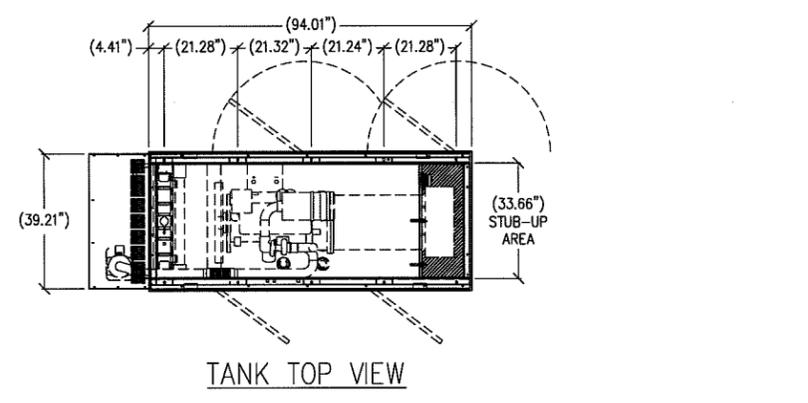
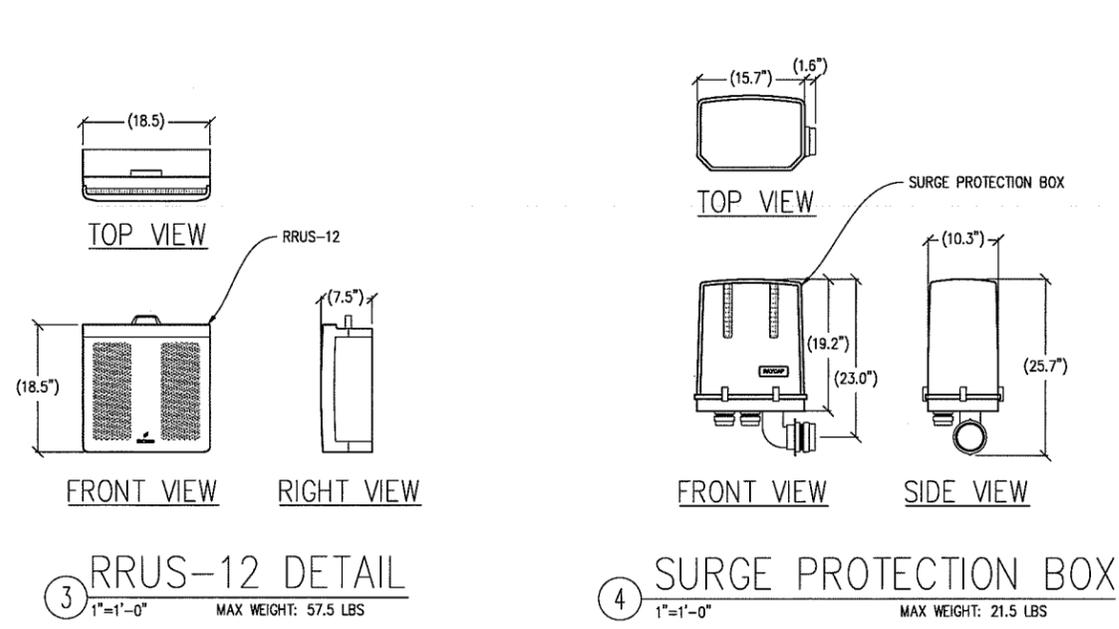
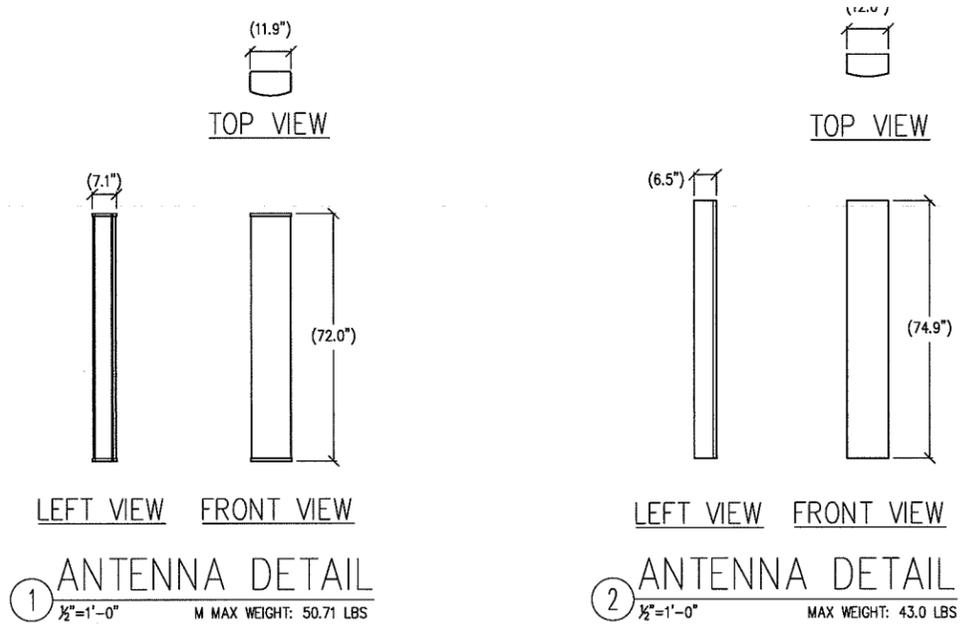
DRAWN BY: D. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 12/05/14

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-3



HALCYON PIKE

295264
 825 S HALCYON RD
 ARROYO GRANDE, CA 93420

verizon wireless

2785 MITCHELL DR, BLDG 9
 WALNUT CREEK, CA 94598

Streamline Engineering and Design Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
 Contact: Larry Houghtby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/08/14	ZD 70%	D.G.
	09/10/14	ZD 80%	D.G.
	10/14/14	ZD 90%	D.G.
	12/05/14	ZD 100%	M.D.
	-	-	-
	-	-	-

DRAWN BY: D. GARCIA
 CHECKED BY: L. HOUGHTBY
 APPROVED BY: -
 DATE: 12/05/14

SHEET TITLE:
 ANTENNA PLAN & DETAILS
 SHEET NUMBER:
A-4

**HALCYON
PIKE**

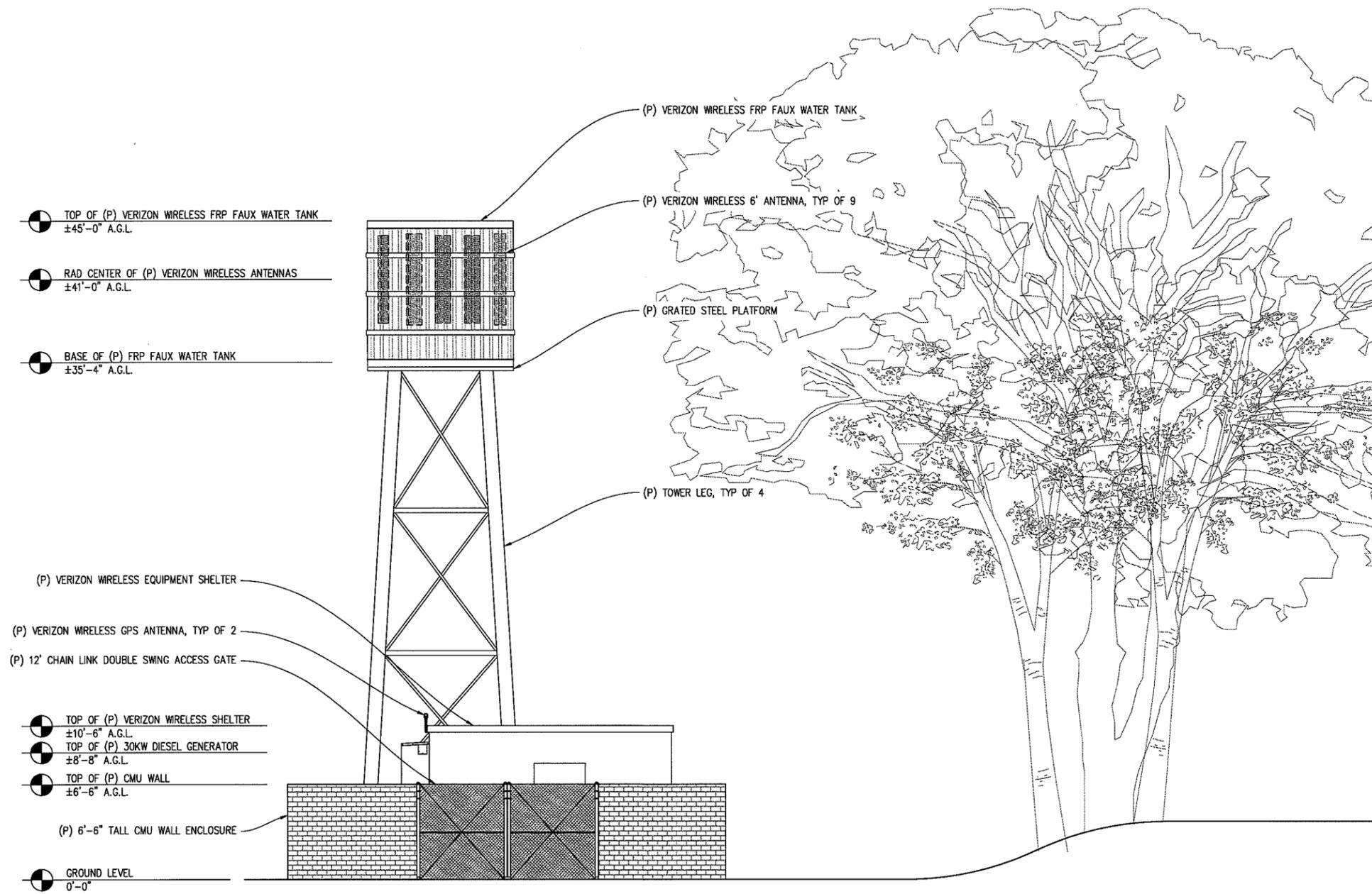
295264
825 S HALCYON RD
ARROYO GRANDE, CA 93420



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WALNUT CREEK, CA 94598

Streamline Engineering and Design Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-273-4180
E-Mail: larry@streamlineeng.com Fax: 916-600-1941

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- TOP OF (P) VERIZON WIRELESS FRP FAUX WATER TANK
±45'-0" A.G.L.
- RAD CENTER OF (P) VERIZON WIRELESS ANTENNAS
±41'-0" A.G.L.
- BASE OF (P) FRP FAUX WATER TANK
±35'-4" A.G.L.
- (P) VERIZON WIRELESS EQUIPMENT SHELTER
- (P) VERIZON WIRELESS GPS ANTENNA, TYP OF 2
- (P) 12' CHAIN LINK DOUBLE SWING ACCESS GATE
- TOP OF (P) VERIZON WIRELESS SHELTER
±10'-6" A.G.L.
- TOP OF (P) 30KW DIESEL GENERATOR
±8'-8" A.G.L.
- TOP OF (P) CMU WALL
±6'-6" A.G.L.
- (P) 6'-6" TALL CMU WALL ENCLOSURE
- GROUND LEVEL
0'-0"

- (P) VERIZON WIRELESS FRP FAUX WATER TANK
- (P) VERIZON WIRELESS 6' ANTENNA, TYP OF 9
- (P) GRATED STEEL PLATFORM
- (P) TOWER LEG, TYP OF 4

NORTH ELEVATION
1/8"=1'-0"

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/08/14	ZD 70%	D.G.
	09/10/14	ZD 80%	D.G.
	10/14/14	ZD 90%	D.G.
	12/05/14	ZD 100%	M.D.
	-	-	-

DRAWN BY: D. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 12/05/14

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-5

**HALCYON
PIKE**

295264
825 S HALCYON RD
ARROYO GRANDE, CA 93420

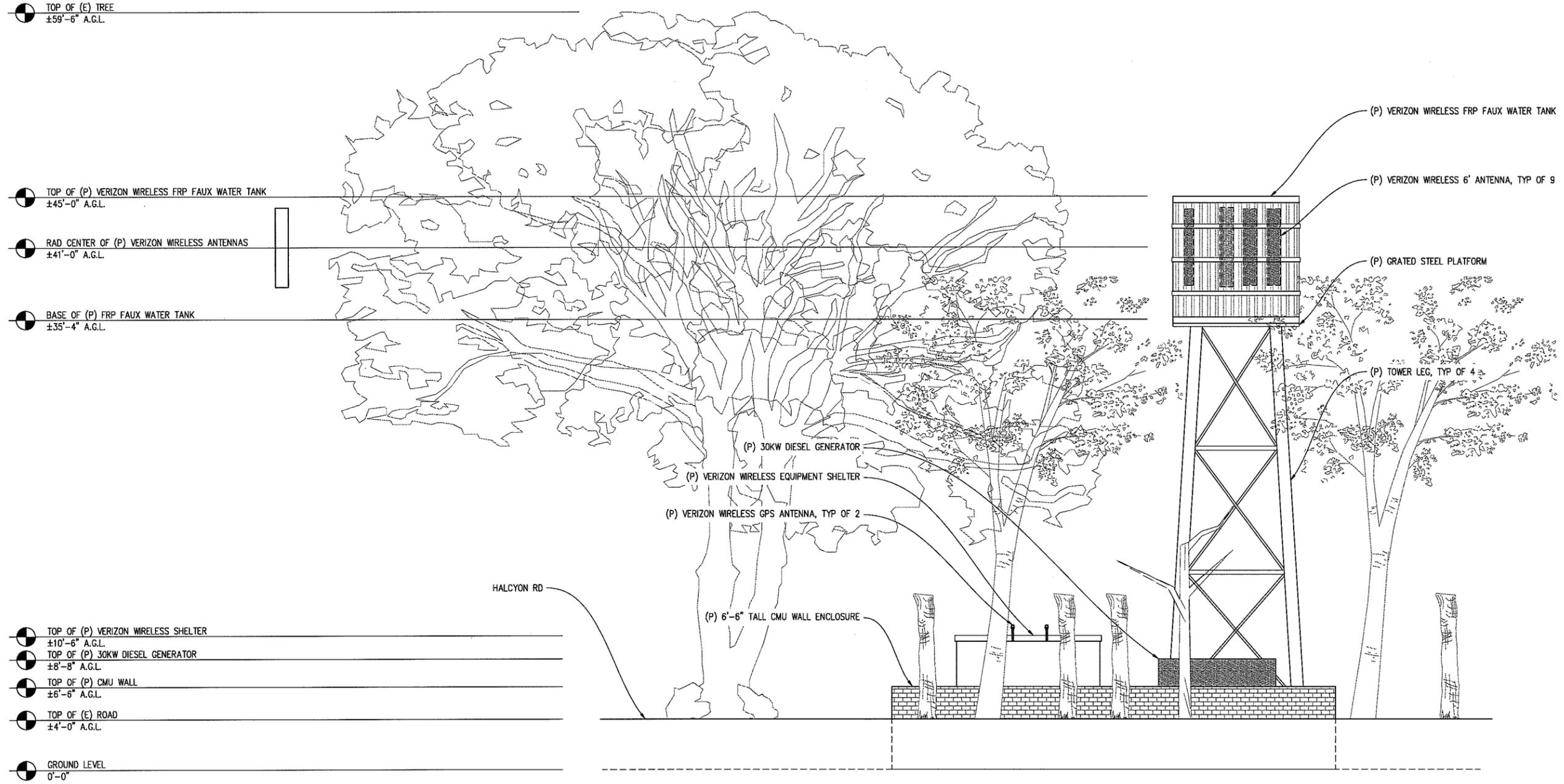
verizon wireless

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and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-276-4180
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WEST ELEVATION
1/8"=1'-0"

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	08/08/14	ZD 70%	D.G.
	09/10/14	ZD 80%	D.G.
	10/14/14	ZD 90%	D.G.
	12/05/14	ZD 100%	M.D.
	-	-	-
	-	-	-

DRAWN BY: D. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 12/05/14

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-6



HALCYON PIKE

825 SOUTH HALCYON ROAD ARROYO GRANDE CA 93420

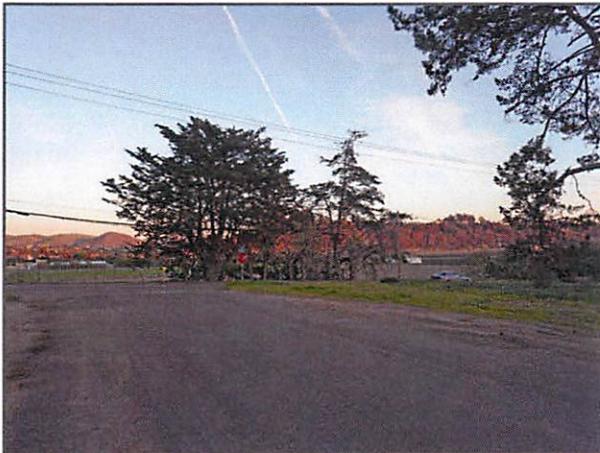


VIEW 1

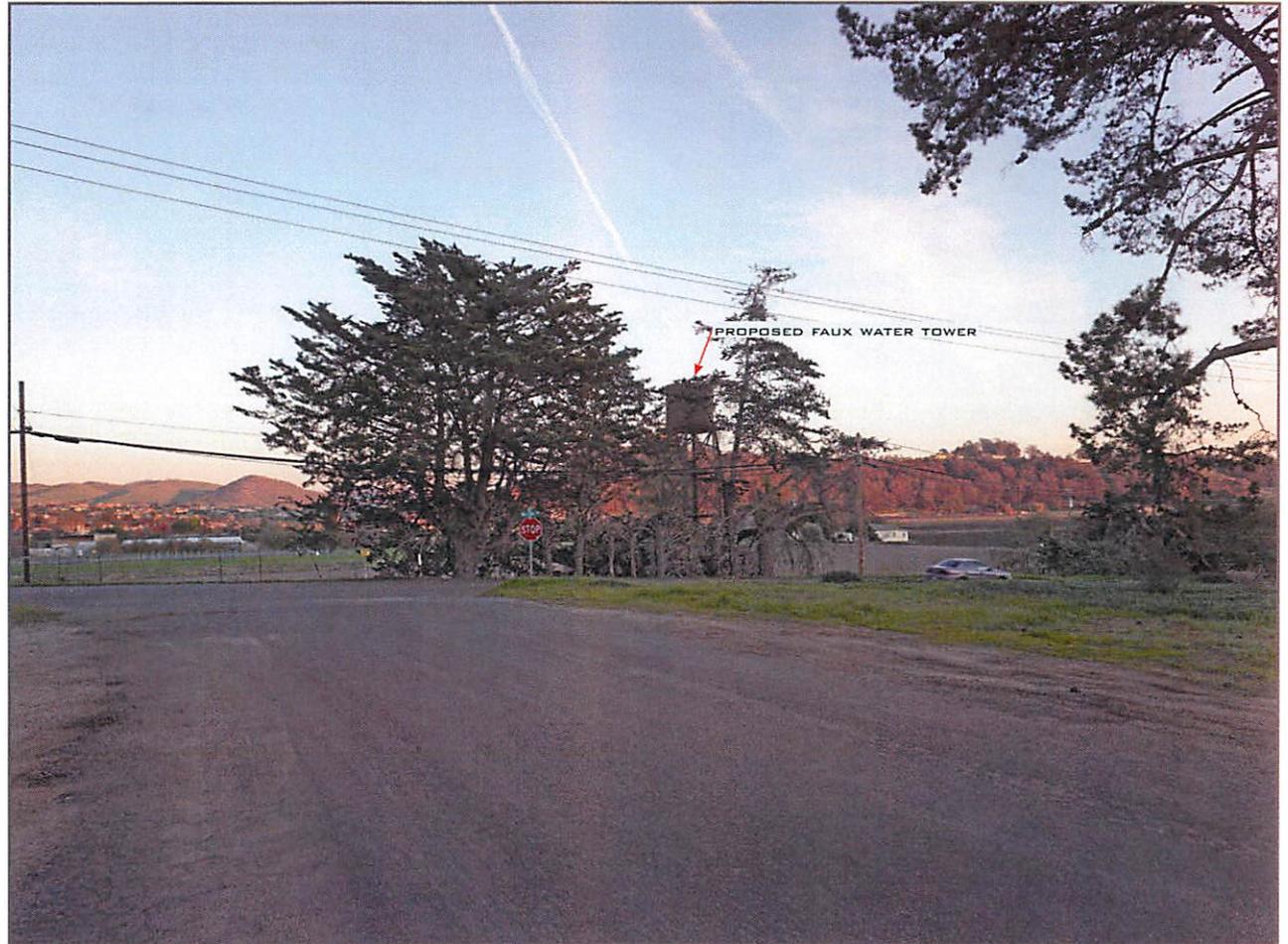


LOCATION

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EXISTING



PROPOSED

LOOKING SOUTHEAST FROM TEMPLE STREET

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



HALCYON PIKE

825 SOUTH HALCYON ROAD ARROYO GRANDE CA 93420

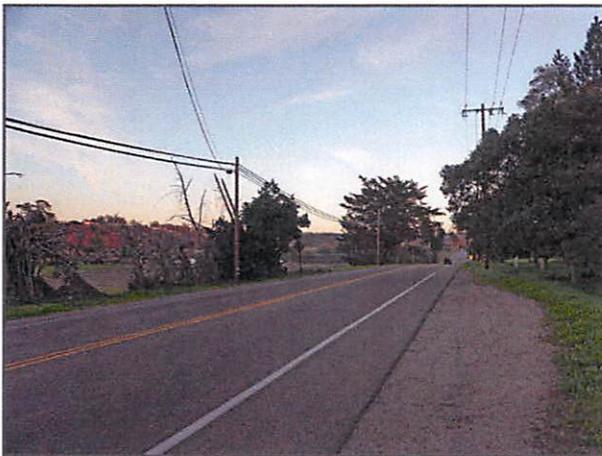


VIEW 2



LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM TEMPLE STREET

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



HALCYON PIKE

825 SOUTH HALCYON ROAD ARROYO GRANDE CA 93420



VIEW 3



LOCATION

©2015 Google Maps



EXISTING



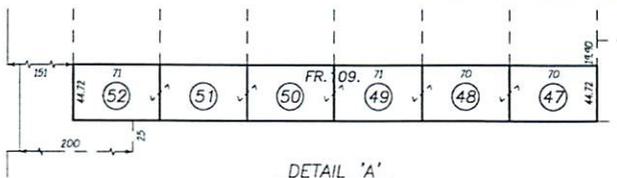
PROPOSED

LOOKING SOUTHWEST FROM ADJACENT PROPERTY

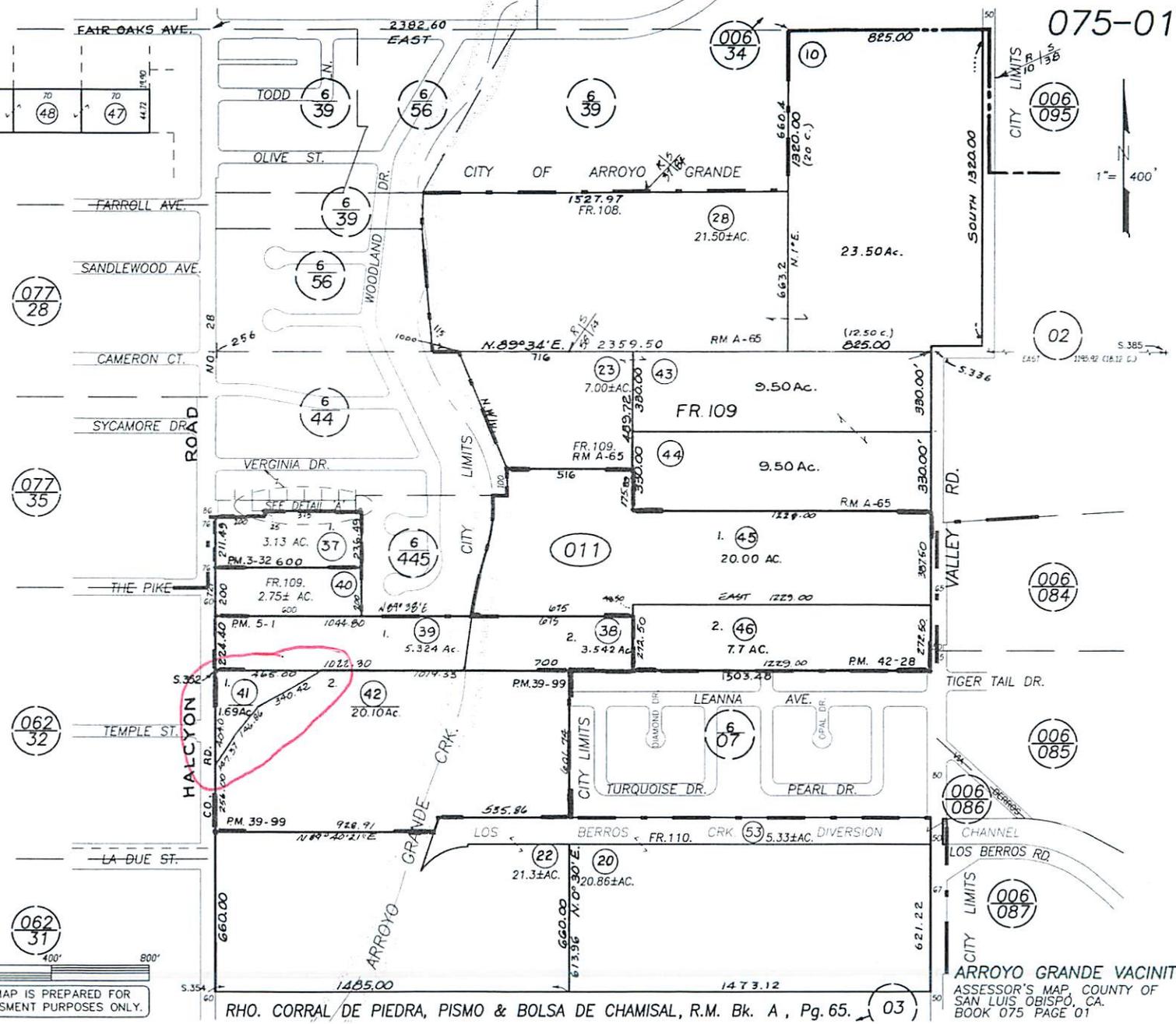
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

075-01

HALCYON RD.



DETAIL 'A'
(SCALE: 1"=100')



REVISIONS	
I.S.	DATE
NA	03-14-05
NA	06-01-05
08-37	01-28-08



City of
Arroyo Grande

UNNAMED RD

Arroyo Grande URL

RMF

UNNAMED RD

San Luis Bay Inland Sub Area South
Planning Area

South County Planning Area
Planning Area

TEMPLE ST
Oceano URL

DCP
Oceano URL

AG





Parcel Summary Report For Parcel # 075-011-041

2/20/2015
7:53:13AM

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 COKER ELLSWORTH DEVELOPMENT LLC
129 BRIDGE ST STE B ARROYO GRANDE CA 93420-3364
OWN COKER ELLSWORTH DEVELOPMENT LLC A C

Address Information

Status Address
00825 SO HALCYON RD ARGR

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>
CO85-	035	0001	Arroyo Grande	South County I	RMF	AR		Y		

Parcel Information

Status Description
Active PM 39/99 PAR 1

Notes
THIS PROJECT IS IN PROCESS FOR A 23 UNIT SUBDIVISION

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



Parcel Summary Report For Parcel # 075-011-041

2/20/2015
7:53:13AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2014-00090

REC

Primary Parcel

Description:

A REQUEST BY VERIZON WIRELESS FOR A NEW 45' FAUX WATER TANK TO HOUSE (9) PANEL ANTENNAS AND A PRE-FAB EQUIPMENT SHELTER WITHIN 1050 SQ FT LEASE AREA.

G030019F

Primary Parcel

Description:

LAFCO 8-R-03 ANNEX NO 4 OCEANO CSD

S000307U

WIT

Primary Parcel

Description:

SUBDIVIDE PARCEL

SUB2004-00160

PTX

Primary Parcel

Description:

SUBDIVIDE EXISTING 1.69 ACRE PARCEL INTO NINE PARCELS AS PART OF A PLANNED DEVELOPMENT. 7 LOTS: RESIDENTIAL; 1 LOT: MINI-STORAGE; 1 LOT: COMMONLY-OWNED NON-BUILDABLE PARCEL. DEVELOPMENT: 7 TWO-STORY TOWNHOUSE UNITS (1,240 SQFT TO 1,522 SQFT) W/ ATTACHED GARAGES (494 TO 519 SQFT); 2 MINI-STORAGE BUILDINGS: ONE SINGLE-STORY, ONE TWO-STORY (TOTAL STRUCTURAL AREA: 23,342 SQFT); REDUCED AGRICULTURAL BUFFER OF 120-FEET -- NO HABITABLE SPACE WITHIN THE BUFFER AREA (MINI-STORAGE OKAY); GRADING EXCEEDING AN ACRE: RETAINING WALLS OF UP TO 3.5 FEET ALONG THE PARCEL'S NORTHERN BOUNDARY AND UP TO 6.5 FEET ALONG THE PARCEL'S SOUTHERN BOUNDARY -- ON-SITE ROADS, DRAINAGE IMPROVEMENTS, A RETENTION BASIN, AND IMPROVEMENTS TO HALCYON ROAD ALSO PROPOSED.