



# DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 3/2/2015

TO: \_\_\_\_\_

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00100 WISE – Proposed conditional use permit for a wireless communications facility with an 8-ft chain link fence around a 24x48-ft lease area, one prefab equipment cabinet, two GPS units, one standby generator, one electrical meter, one 70-ft monopine tree, twelve 6-ft panel antennas, twelve RRHs, and four raycaps. Site location is 2286 So Halcyon Rd, Arroyo Grande. APN: 075-232-054

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.

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Date

Name

Phone

# 1. General APPLICATION for

San Luis Obispo County Department of Planning and Bu

CONDITIONAL USE PERMIT/  
CELL SITE

SCSC/ SCSC

RR

## 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
- Flood Plan
- Minor Use Permit
- Variance

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Karen Wise Daytime Phone 805-489-9678  
 Mailing Address 2266 S. Halcyon Rd. Arroyo Grande, CA Zip 93420  
 Email Address: KWISEFIVE@AOL.COM

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: 5 acres Assessor Parcel Number(s): 075-232-054  
 Legal Description: PM 60/51-53 PAR 1.  
 Address of the project (if known): 2286 S. Halcyon Rd. Arroyo Grande, CA  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 1- exit L on S. Halcyon Rd- site on left

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

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Verizon proposes installing the following: 8' chain link fence around 24' x 48' lease area, (1) prefab equipment cabinet, (2) GPS units, (1) standby generator, (1) electrical meter, (1) 70' Monopine tree, (12) 6' panel antennas, (12) RRHs, and (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 see Attached Date 2/11/15  
Anthonaben

## 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: Dawn Rd.

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: South Halcyon Rd. Arroyo Grande, CA



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: <sup>7</sup>\_\_\_\_\_ Hours of Operation: <sup>24</sup>\_\_\_\_\_
2. How many people will this project employ? <sup>one / once a month</sup>\_\_\_\_\_
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: Backup batteries for proposed project
- 
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: Antennas mitigated by Monopine Tree  
\_\_\_\_\_  
\_\_\_\_\_
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: Karen Wise  
Applicant: Tricia Knight  
APN: 075-232-054

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 56'
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

Monopine Tree

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## FOR MORE INFORMATION

For questions, contact Airlin Singewald, County Planner, at (805) 781-5198 or by email: [asingewald@co.slo.ca.us](mailto: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): KAREN WISE  
 APN: 075-232-054

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR MEAN 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. 4201-4686025, DATED JULY 9, 2014. WITHIN SAID TITLE REPORT THERE ARE TWELVE (12) EXCEPTIONS LISTED, FOUR (4) OF WHICH ARE 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. 06C304, PANEL NO. 1804G, 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.

LAT. 35°04' 26.17" N, NAD 83  
 LONG. 120°24' 25.03" W, NAD 83  
 ELEV. 280.2' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8250.190 for 1-A accuracy ( $\pm 20'$  horizontally and  $\pm 3'$  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:**

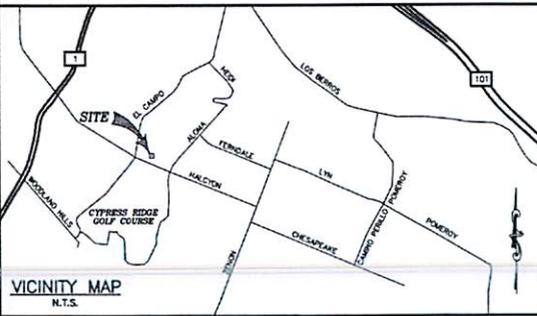
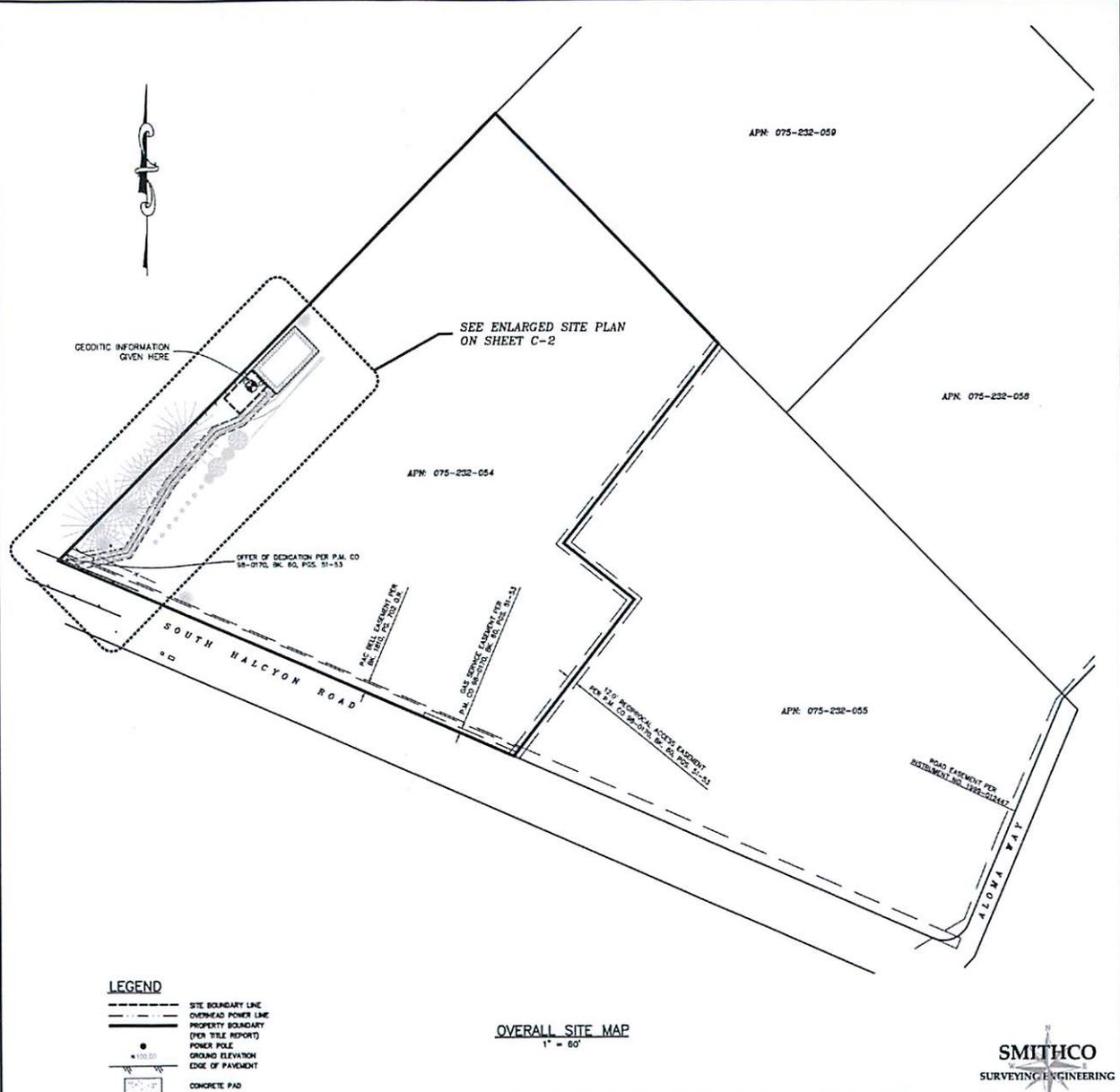
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP CO-98-0170 AS SHOWN ON THE MAP FILED ON FEBRUARY 27, 2004 IN BOOK 60 AT PAGES 51 TO 53 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN LUIS OBISPO COUNTY, CALIFORNIA.

APN: 075-232-054

**EASEMENT(S) PER TITLE REPORT:**

4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION INCLUDING BUT NOT LIMITED TO: 12' RECIPROCAL ACCESS EASEMENT; GAS SERVICE EASEMENT; OFFER OF ROAD DEDICATION AND INCIDENTAL PURPOSES AFFECTING SAID LAND.  
 \*\*\* PLOTTED AS SHOWN HEREON \*\*\*
5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 20, 1974 AS BOOK 1810, PAGE 702 OF OFFICIAL RECORDS.  
 \*\*\* PLOTTED AS SHOWN HEREON \*\*\*
6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 18, 1983 AS BOOK 2549, PAGE 860 OF OFFICIAL RECORDS.  
 \*\*\* PLOTTED AS SHOWN HEREON \*\*\*
7. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 99-86" RECORDED FEBRUARY 19, 1999 AS INSTRUMENT NO. 99-12447 OF OFFICIAL RECORDS.  
 \*\*\* PLOTTED AS SHOWN HEREON \*\*\*



ISSUE STATUS		
REV	DATE	DESCRIPTION
0	09/22/14	PRELIMINARY
1	09/23/14	UTILITIES
2	11/03/14	TITLE/EASE/EMNTS
3	02/17/15	REVISE LEASE

SMITHCO JOB NO.: 82-310

**WIRELESS**  
 2845 AVENIDA ENCHINAS, SUITE 1420  
 CARLSBAD, CA 92008  
 Office (760) 796-5206  
 Fax (760) 933-0908

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

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

249603  
**MESA VIEW DRIVE**

2286 SOUTH HALCYON ROAD  
 ARROYO GRANDE, CA 93420

SAN LUIS OBISPO COUNTY

SHEET TITLE:  
**SITE SURVEY**  
 FOR EXAMINATION ONLY

**C-1**

**SMITHCO**  
 SURVEYING ENGINEERING

P.O. BOX 8204 BAKERSFIELD, CA 93302  
 PHONE: (805) 395-1237 FAX: (805) 395-1238

**PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:**

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

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 45°09'45" E, A DISTANCE OF 253.04 FEET; THENCE S 44°50'15" E, A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE N 45°09'45" E, A DISTANCE OF 42.00 FEET;
  - COURSE 2) THENCE S 44°50'15" E, A DISTANCE OF 24.00 FEET;
  - COURSE 3) THENCE S 45°09'45" W, A DISTANCE OF 6.00 FEET TO POINT 'A';
  - COURSE 4) THENCE CONTINUING S 45°09'45" W, A DISTANCE OF 36.00 FEET;
  - COURSE 5) THENCE N 44°50'15" W, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.
- CONTAINING 1,008 SQUARE FEET, MORE OR LESS.

**PROPOSED VERIZON WIRELESS ACCESS & UTILITY ROUTE DESCRIPTION:**

A 12.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

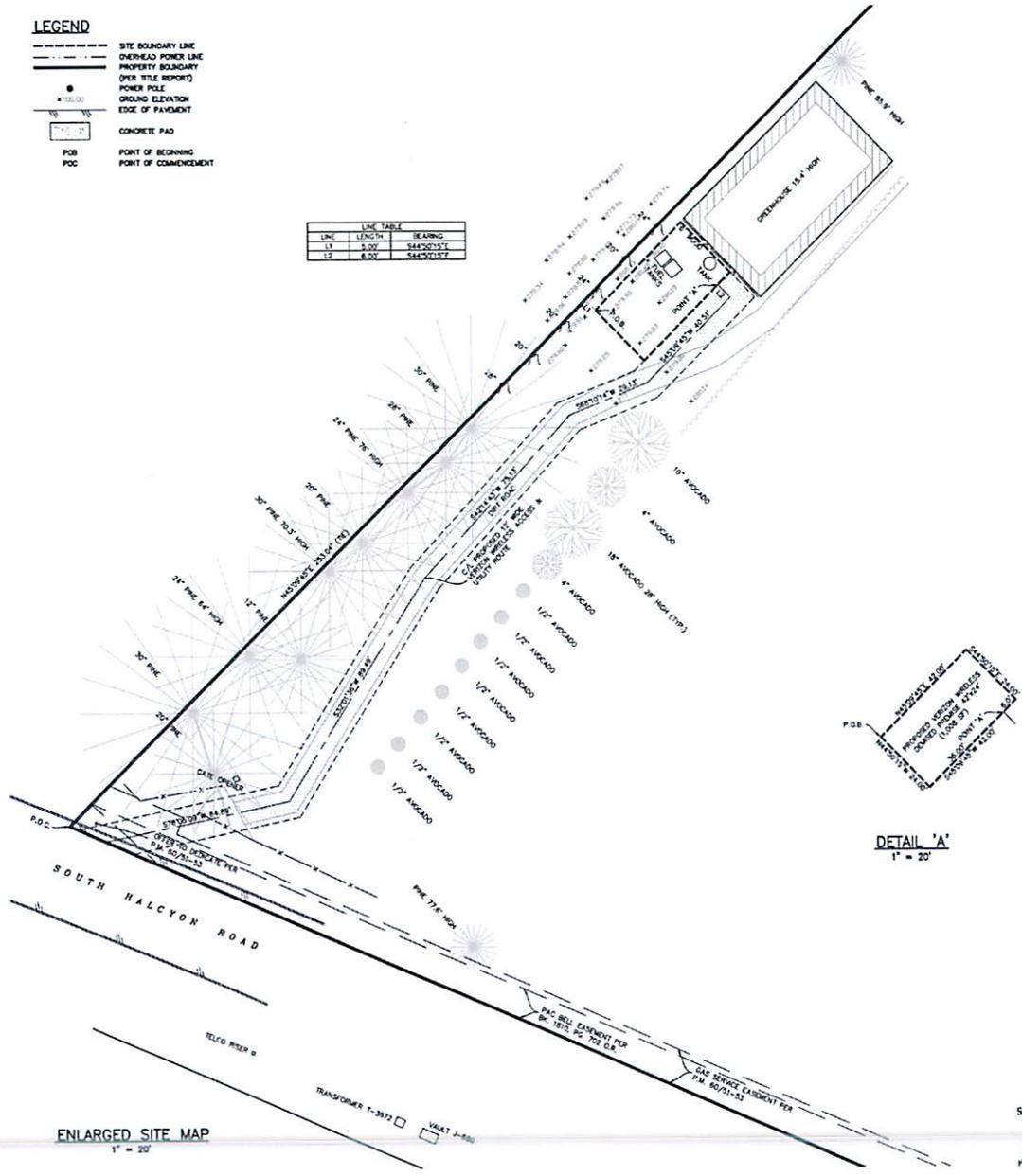
BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- COURSE 1) THENCE S 44°50'15" E, A DISTANCE OF 6.00 FEET;
- COURSE 2) THENCE S 45°09'45" W, A DISTANCE OF 40.51 FEET;
- COURSE 3) THENCE S 68°10'14" W, A DISTANCE OF 20.13 FEET;
- COURSE 4) THENCE S 42°14'43" W, A DISTANCE OF 75.13 FEET;
- COURSE 5) THENCE S 32°01'36" W, A DISTANCE OF 89.49 FEET;
- COURSE 6) THENCE S 78°05'09" W, A DISTANCE OF 64.89 FEET TO THE NORTH LINE OF SOUTH HALCYON ROAD AND THE TERMINUS OF THIS DESCRIPTION.

**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- PCB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

LINE	LENGTH	BEARING
L1	5.00'	S44°50'15"E
L2	6.00'	S44°50'15"E



**ENLARGED SITE MAP**  
1" = 20'

**DETAIL 'A'**  
1" = 20'

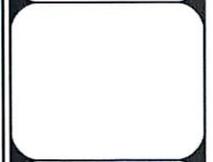
ISSUE STATUS		
REV	DATE	DESCRIPTION
0	09/22/14	PRELIMINARY
1	09/22/14	UTILITIES
2	11/03/14	TITLE/LEASE/ESSENTS
3	02/17/15	REVISE LEASE

SMITHCO JOB NO.: 82-310

**WIRELESS**  
5800 AVENUE ENCHINAS, SUITE 1420  
CARLSBAD, CA 92008  
Office (760) 796-5206  
Fax (760) 933-0808

**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.

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



249603  
**MESA VIEW DRIVE**

2286 SOUTH HALCYON ROAD  
ARROYO GRANDE, CA 93420

SAN LUIS OBISPO COUNTY

SHEET TITLE:  
**SITE SURVEY**  
FOR EXAMINATION ONLY

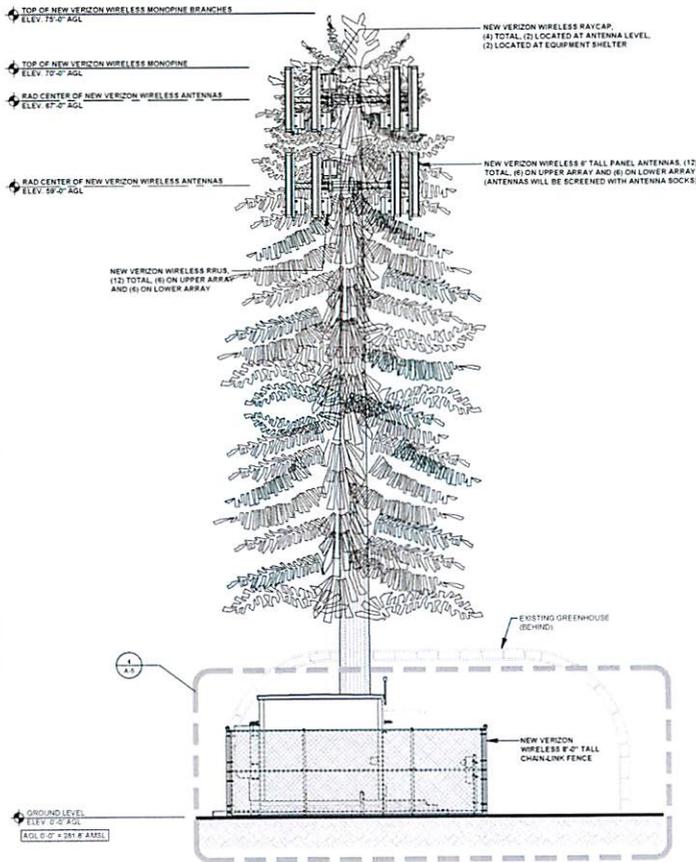
**C-2**

**SMITHCO**  
SURVEYING ENGINEERING

P.O. BOX 1540 BAKERSFIELD, CA 93300  
PHONE: (805) 395-1217 FAX: (805) 395-1218



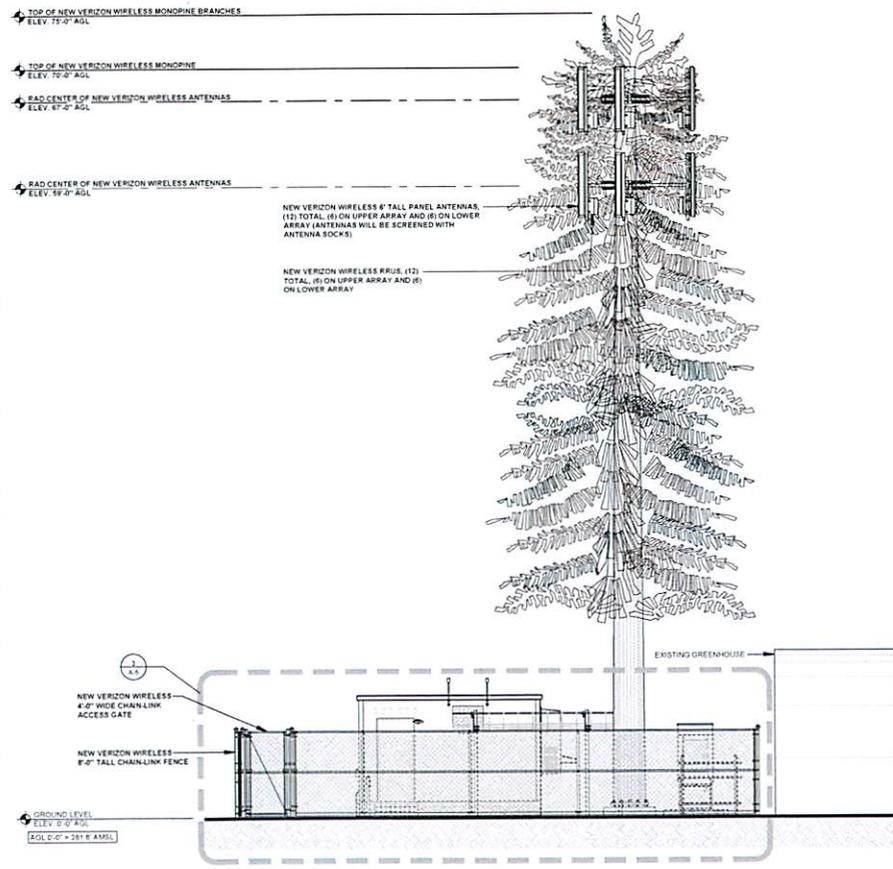




**SOUTHWEST ELEVATION**

SCALE: 3/16" = 1'-0" (24x36)  
 (DIM. 3/32" = 1/8" (11x17))

**1**



**SOUTHEAST ELEVATION**

SCALE: 3/16" = 1'-0" (24x36)  
 (DIM. 3/32" = 1/8" (11x17))

**2**

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	02/18/15	FOR SUBMITTAL	JD



**PROPRIETARY INFORMATION**  
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**MESA VIEW DR**  
**PSL # 249603**  
 2286 SOUTH HALCYON RD  
 ARROYO GRANDE, CA 93420

SHEET TITLE:  
**SOUTHWEST & SOUTHEAST**

**A-3**

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY	CD
0	02/16/15	FOR SUBMITTAL		



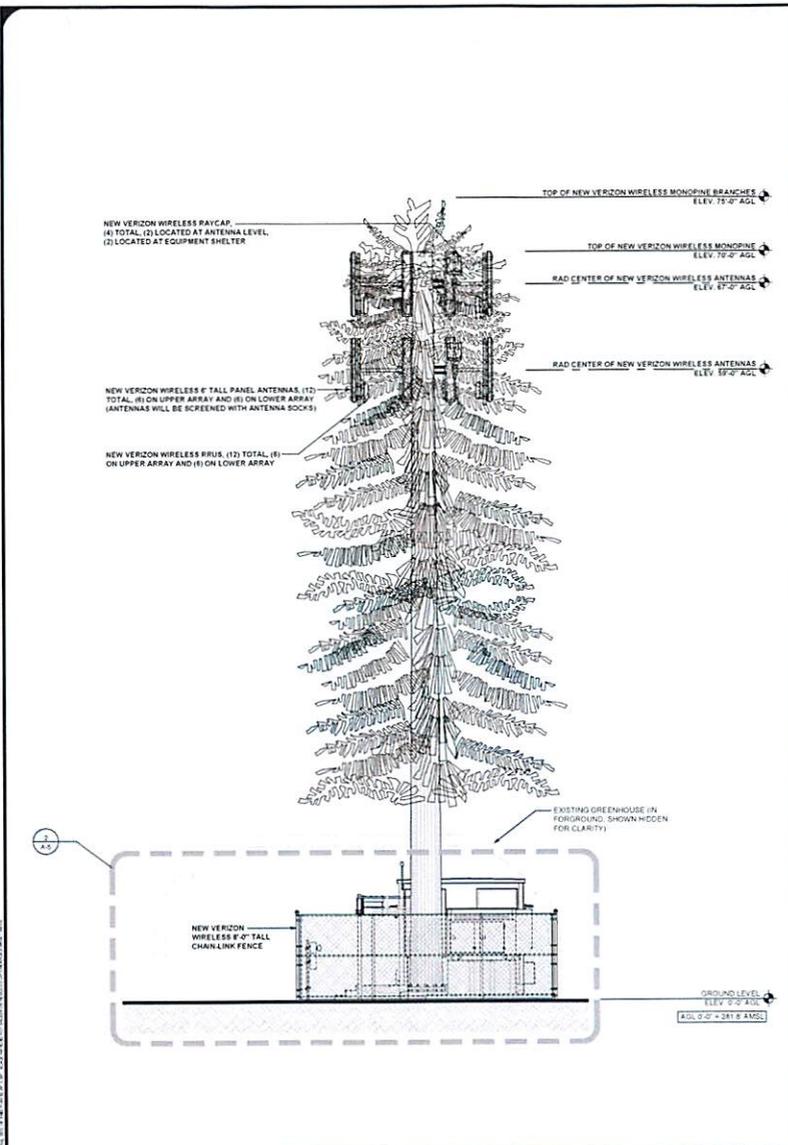
**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS ENGINEERS GROUP.  
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS ENGINEERS GROUP IS STRICTLY PROHIBITED.



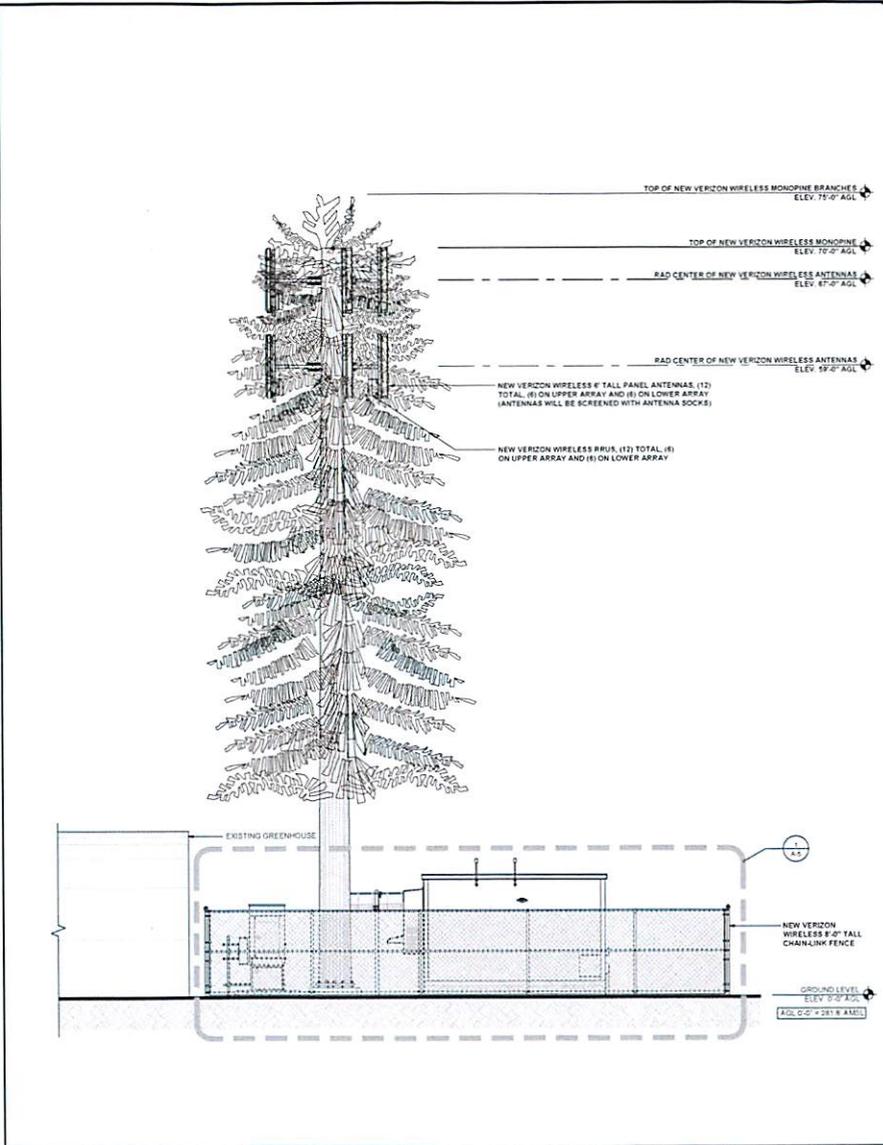
**MESA VIEW DR**  
**PSL # 249603**  
 2286 SOUTH HALCYON RD  
 ARROYO GRANDE, CA 93420

SHEET TITLE:  
**NORTHEAST & NORTHWEST**

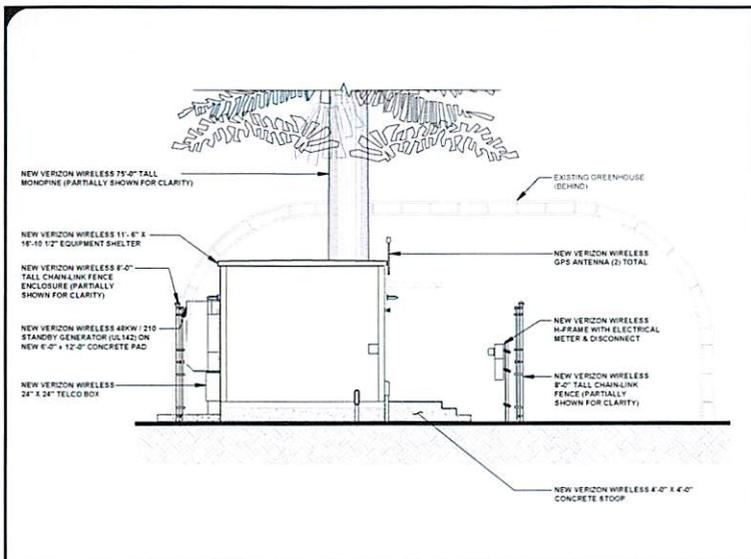
**A-4**



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



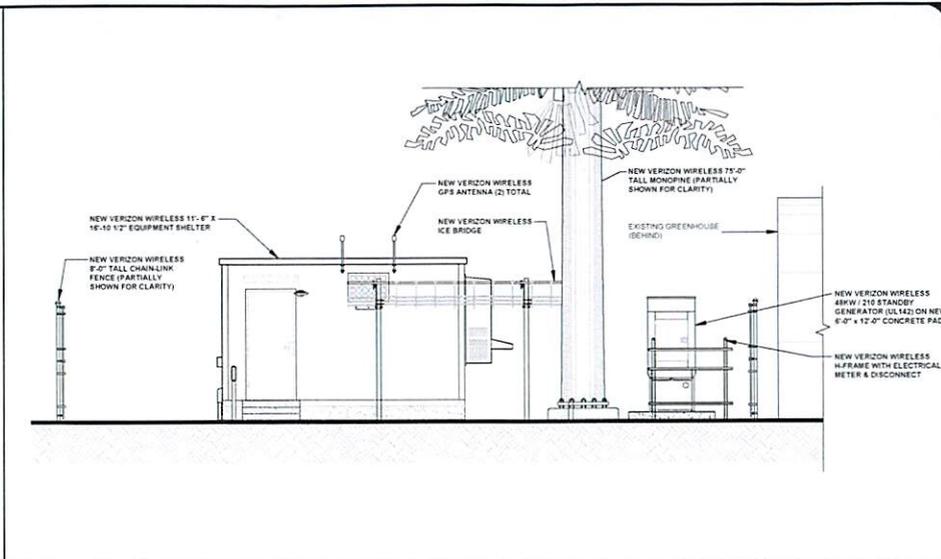
**NORTHWEST ELEVATION**      0 1'-0" 3'-0"      SCALE: 3/16" = 1'-0" (24x36)      2      (OR) 3/32" = 1'-0" (11x17)



SOUTHWEST ELEVATION

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

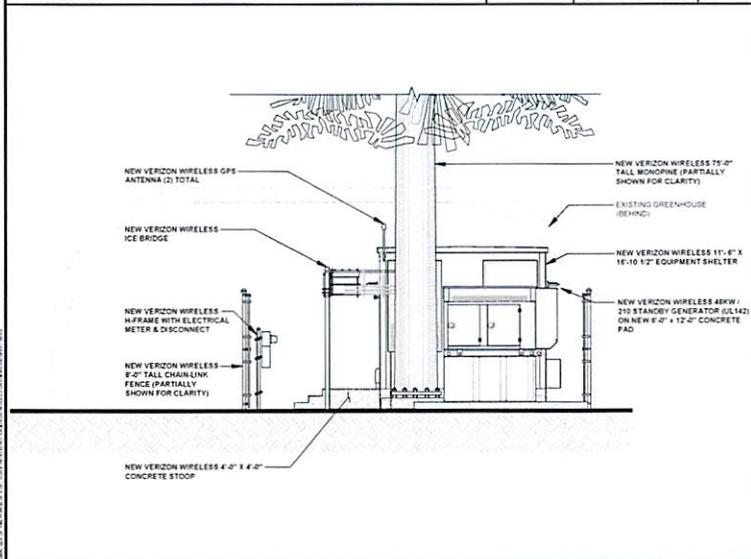
4



SOUTHEAST ELEVATION

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

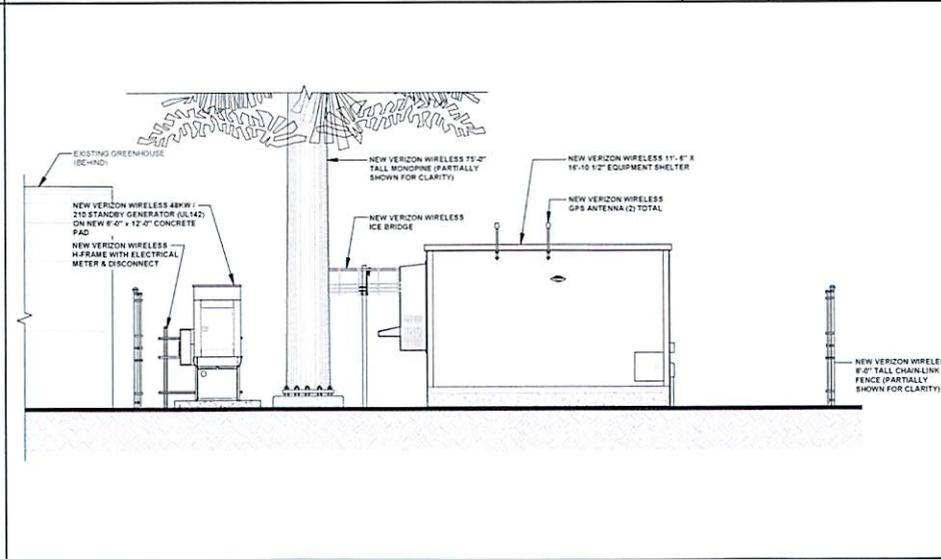
3



SOUTHWEST ELEVATION

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

2



SOUTHEAST ELEVATION

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

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/18/15	FOR SUBMITTAL	JDS



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



MESA VIEW DR  
 PSL # 249603  
 2285 SOUTH HALCYON RD  
 ARROYO GRANDE, CA 93420

SHEET TITLE:  
 EQUIPMENT  
 ELEVATIONS

A-5

**VICINITY MAP**  
**PHOTOSIMULATION VIEWPOINTS**



MESA VIEW DR.  
PSL # 249603  
2286 SOUTH HALCYON RD.  
ARROYO GRANDE, CA 93420



**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



MESA VIEW DR.  
PSL # 249603  
2286 SOUTH HALCYON RD.  
ARROYO GRANDE, CA 93420



NEW

NOTE:  
NEW VERIZON WIRELESS EQUIPMENT SHELTER,  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
H-FRAME, AND MONOPINE WITHIN NEW 24'-0" x 48'-6"  
LEASE AREA

NEW VERIZON WIRELESS  
75'-0" HIGH MONOPINE



PHOTOSIMULATION VIEW 2



MESA VIEW DR.  
PSL # 249603  
2286 SOUTH HALCYON RD.  
ARROYO GRANDE, CA 93420



NEW

NOTE:  
NEW VERIZON WIRELESS EQUIPMENT SHELTER,  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
H-FRAME, AND MONOPINE WITHIN NEW 24'-0" x 48'-6"  
LEASE AREA

NEW VERIZON WIRELESS  
75'-0" HIGH MONOPINE

EXISTING



PHOTOSIMULATION VIEW 3



MESA VIEW DR.  
PSL # 249603  
2286 SOUTH HALCYON RD.  
ARROYO GRANDE, CA 93420

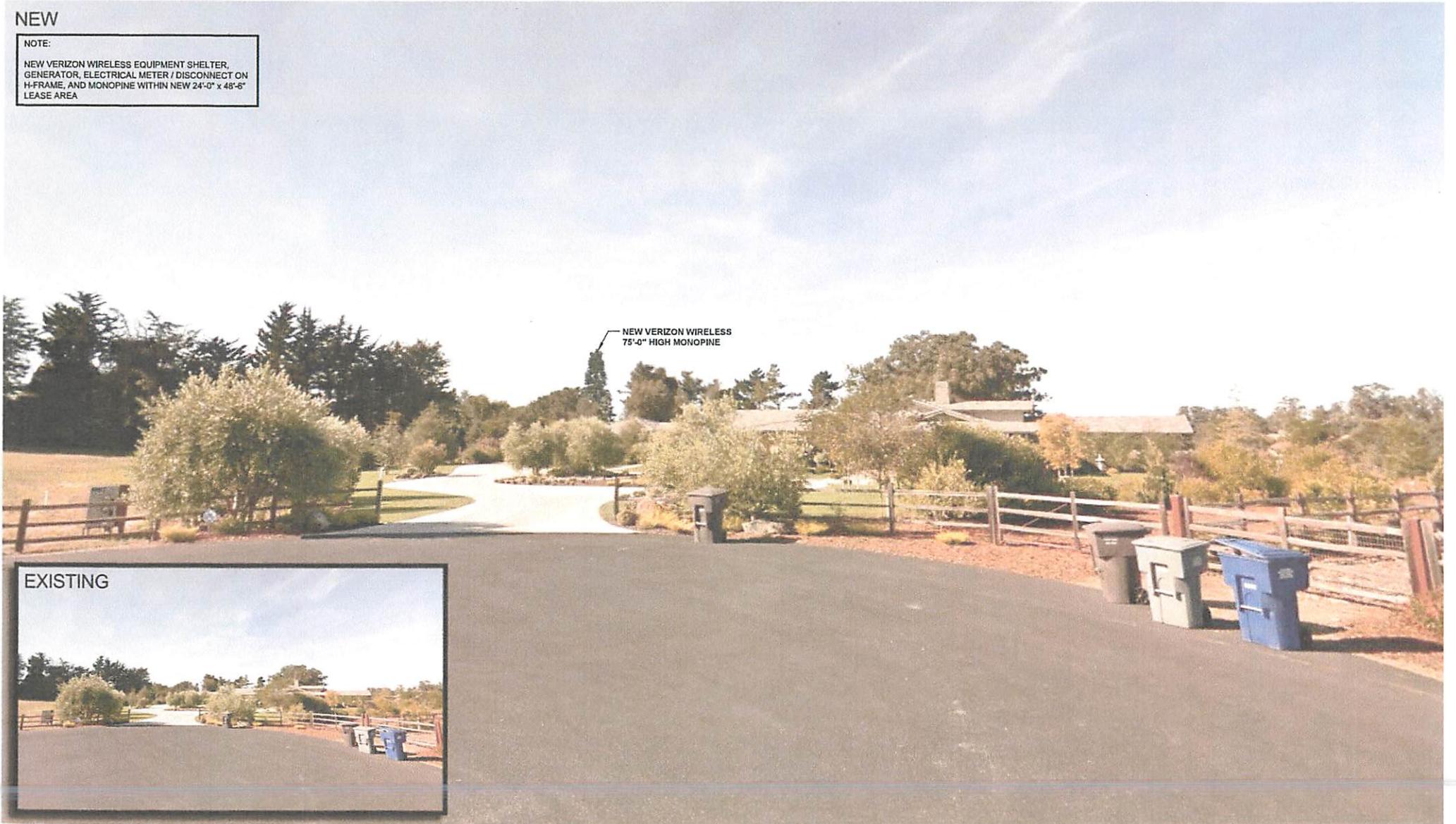


NEW

NOTE:  
NEW VERIZON WIRELESS EQUIPMENT SHELTER,  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
H-FRAME, AND MONOPINE WITHIN NEW 24'-0" x 48'-6"  
LEASE AREA

NEW VERIZON WIRELESS  
75'-0" HIGH MONOPINE

EXISTING



24

25

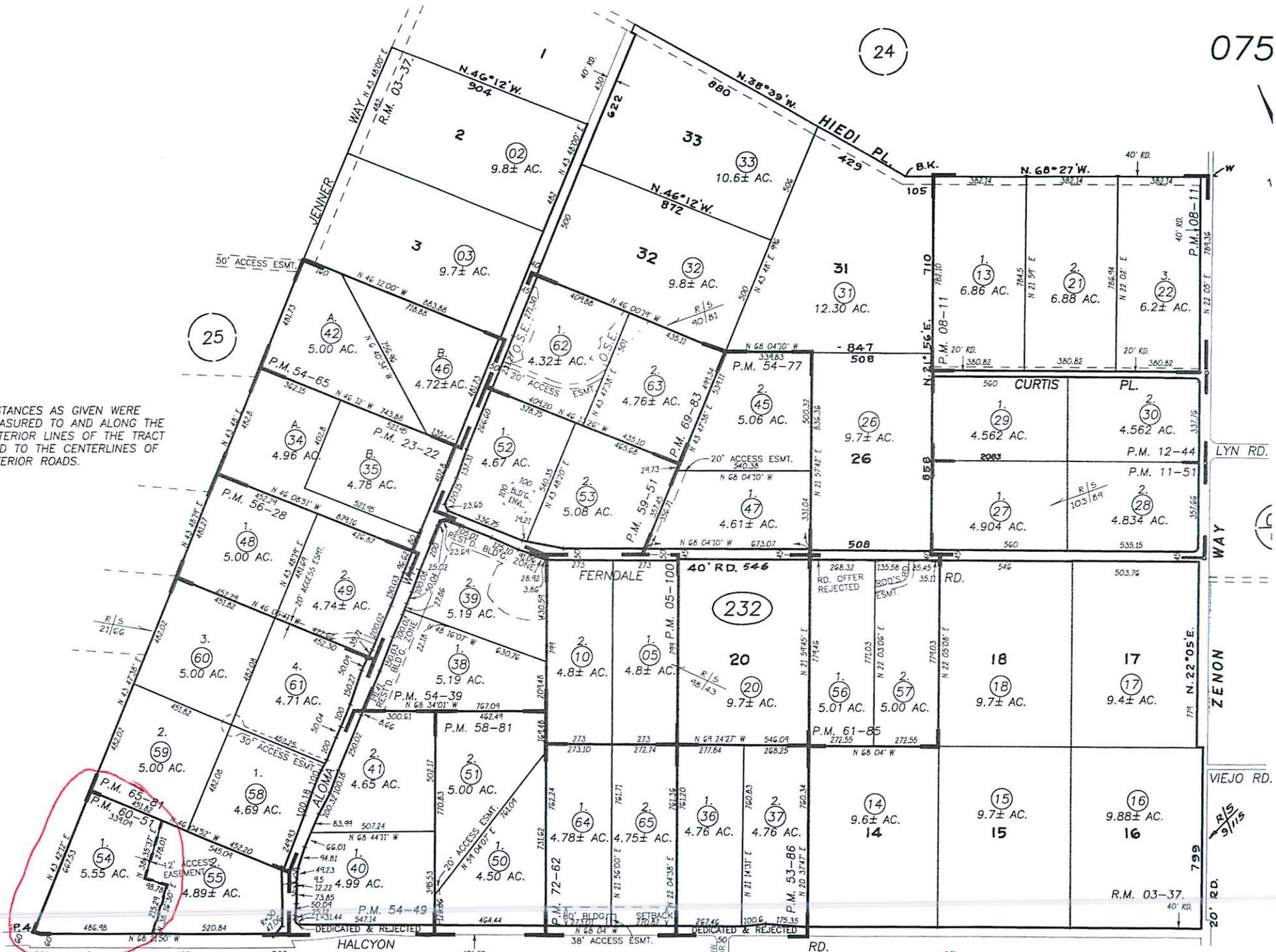
400

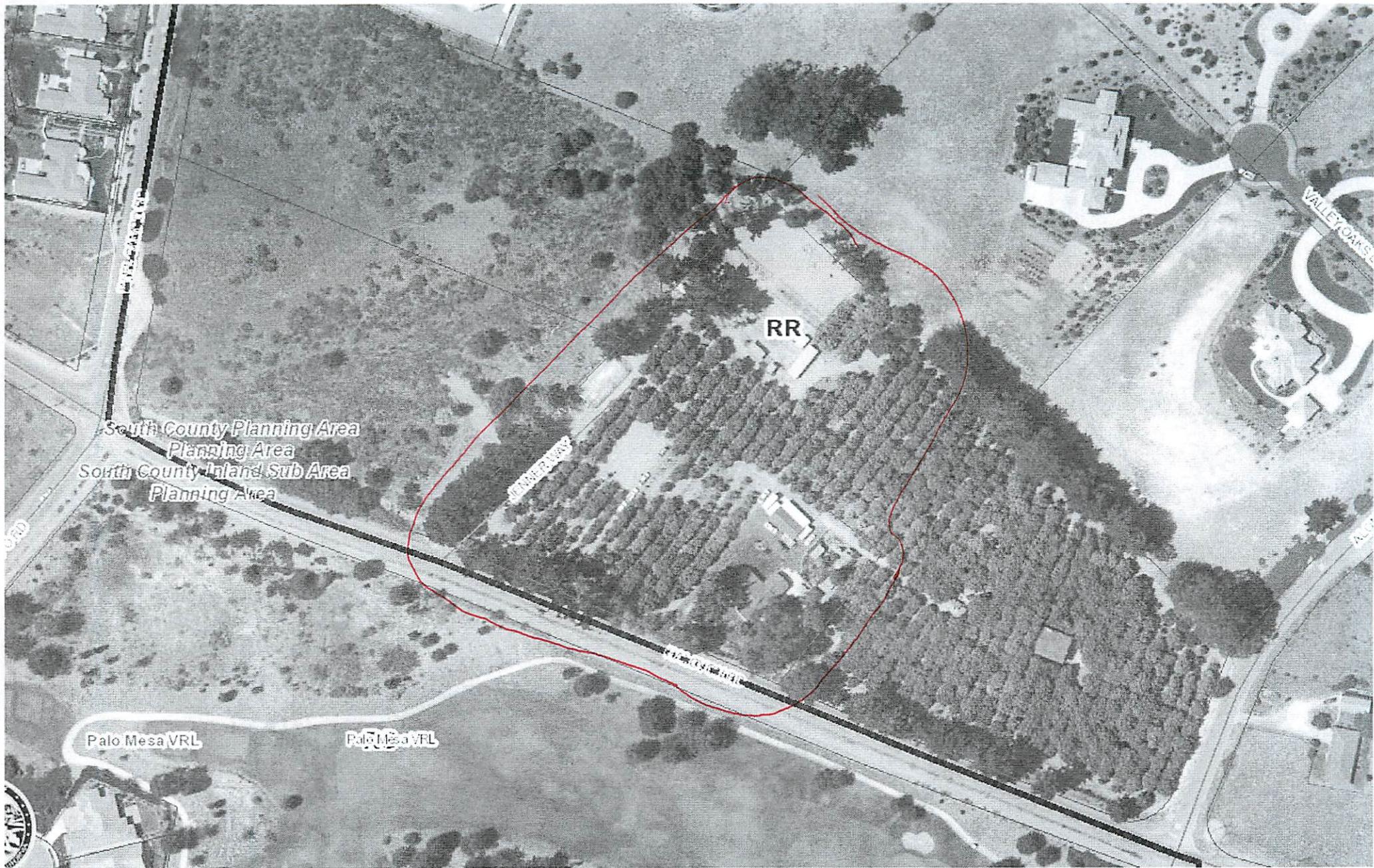
353

DISTANCES AS GIVEN WERE MEASURED TO AND ALONG THE EXTERIOR LINES OF THE TRACT AND TO THE CENTERLINES OF INTERIOR ROADS.

SIONS	DATE
11-21-03	
11-25-03	
01-26-04	
06-30-04	
01-24-05	
03-29-05	
06-15-06	
11-16-07	
08-05-09	

GB 11-17-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.







# Parcel Summary Report For Parcel # 075-232-054

2/27/2015  
1:45:11PM

## 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    WISE KAREN J  
          PO BOX 573 ARROYO GRANDE CA 93421-0573  
OWN    WISE KAREN J SEPARATE PROPERTY TRUS

### Address Information

Status        Address  
P                02276 HALCYON RD SCSC  
P                02286 HALCYON RD SCSC

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO98-	170	0001	South Cty. Plan	South County I RR				Y	S2	

### Parcel Information

Status    Description  
Active    PM 60/51-53 PAR 1

### Notes

### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
AREA NO. 21  
SAN LUIS  
NO. 04  
ARROYO GRANDE  
COASTAL SAN LUIS



# Parcel Summary Report For Parcel # 075-232-054

2/27/2015  
1:45:11PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

DRC2014-00100 REC Primary Parcel

**Description:**

CELL SITE

PMT2010-01746 FNL Primary Parcel

**Description:**

SECONDARY DWELLING - 1,200 SF W/ ATT GAR 528 SF & COV PORCH 672 SF

PMT2011-00396 FNL Primary Parcel

**Description:**

FIRE SPRINKLERS FOR 2ND DWELLING AND GARAGE PMT2010-01746/NFPA 13D 2010 EDITION/ PIPING CPVC/ SPRINKLERS RELIABLE  
PENDENT RFC43 RA0612/ BOOSTER PUMP GOULDS 33GB10 BY OWNERS

S980220P RDD Primary Parcel

**Description:**

PROP 2 LOT DIVISION

ZON2004-00663 APV Primary Parcel

**Description:**

BUS LIC/HANDYMAN