



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/1/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00108 ARROYO GRANDE – Proposed minor use permit for a wireless communication facility on an existing water tank, including 12 panel antennas, nine RRUs, three raycaps, and a prefabricated equipment shelter with a 30kw diesel standby generator. Site location is 805 Stagecoach Rd, Arroyo Grande. APN: 047-126-010

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 for

San Luis Obispo County Department of Planning and E

DRC2014-00108

ARROYO GRAND

MINOR USE PERMIT

(12) PANEL ANTENNAS, (9) RRU'S, (3) RAYCAPS, (1) PREFABRICATED 11'-6"X16'-10" SCSLB/ SCSLB

RS

APPLICATION TYPE CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name City of Arroyo Grande Daytime Phone 805-473-5420
 Mailing Address 300 East Branch St. Arroyo Grande CA Zip 93420
 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: 692,336 sq ft Assessor Parcel Number(s): 047-126-010

Legal Description: PM 23-19 PTN PAR D.

Address of the project (if known): 805 Stagecoach 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.: Corbett Canyon Rd, right on Paloma Pl, and then right on Stagecoach Rd

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): (12) Panel Antennas, (9) RRU's, (3) Raycaps,

(1) Prefabricated 11'-6"x16'-10 1/2" Equipment Shelter, (1) 30kw Diesel Standby Generator, (1) Hybrid cable to be installed, (12) 7/8" Coax

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 3/17/15
Author 2m team

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: existing and future access from Stagecoach 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: _____

N/A

Solid Waste Information

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

N/A

Community Service Information

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: _____

2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include **two** copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: ⁷ _____ Hours of Operation: ²⁴ _____
2. How many people will this project employ? one / once a month
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
 Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe _____

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): none
2. Will the development occur in phases? Yes No
 If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
 If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: _____

Energy Conservation Information

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

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: none proposed

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

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

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

6. SUMMARY SHEET - RF EXPOSURE

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

SUMMARY SHEET FOR RF EXPOSURE

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

Land Owner: City of Arroyo Grande
Applicant: Tricia Knight
APN: 044-511-023

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 33.7
5. Indicate the estimated exposure from this facility n/a
6. What percent of the FCC guidelines does this represent? n/a

CUMULATIVE ANALYSIS

7. Enter number of transmitting facilities on site: 1
8. Indicate the total estimated RF exposure from this site: .081 mW/cm2
9. What percent of the FCC guidelines does this represent? 15%

PROPOSED MITIGATION

Please see RF 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.



CORBETT CANYON RD PSL # 254531

805 STAGECOACH RD
ARROYO GRANDE CA, 93420

811 CALL 811
WWW.CALL811.COM

CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING

Know what's below.
Call before you dig.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/22/15	PLANNING SUBMITTAL	JD

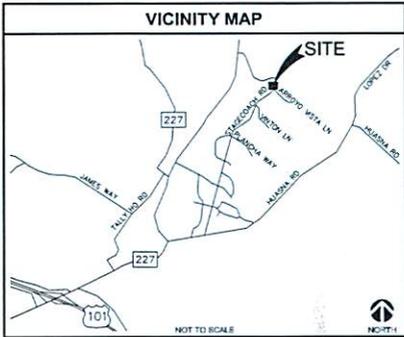


PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THESE DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN THAT RESULTING TO VERIZON WIRELESS IS STRICTLY PROHIBITED



PROJECT TEAM

SITE ACQUISITION SAC WIRELESS 315 MEDCS ROAD #4 105 SANTA BARBARA, CA 93109 CONTACT: DAVID MORGAN TELEPHONE: (805) 962-4752	PLANNING TEK CONSULTING INC. PERMIT PROCESSING SERVICES 122 SCAFFLET DR TEMO SEAC, CA 93449 CONTACT: THOMAS KONG TELEPHONE: (805) 466-4422 FAX: (805) 696-2007 TEKCONSULTING.NET
ARCHITECT: SAC WIRELESS, LLC NESTOR ROPCHY CIA, AIA 590 ANANDA INGENIERS SUITE 142B CARLSBAD, CA 92008 CONTACT: CARLOS CASTELLANOS TELEPHONE: (760) 796-5211 FAX: (760) 931-4000	SURVEYOR: SMT-HCO SURVEYING ENGINEERING P.O. BOX 81925 BAKERSFIELD, CA 93380 CONTACT: GREG SMITH TELEPHONE: (661) 333-1217
UTILITY COORDINATOR: SAC WIRELESS, LLC 493 DEER CANYON ROAD BUELLTON, CA 94627 CONTACT: KELLY MCCURRN TELEPHONE: (805) 696-4639	



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

TO: 805 STAGECOACH RD
ARROYO GRANDE CA, 93420

HEAD NORTH-EAST ON MITCHELL DR TOWARD OAK GROVE RD
TAKE THE 1ST LEFT ONTO OAK GROVE RD
TURN LEFT ONTO TRAIL BLVD
TURN RIGHT ONTO MAIN ST
TURN RIGHT ONTO INTERSTATE 980 S RAMP TO OAKLAND SAN JOSE MERCE CREDIT MALLS
TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
TAKE THE 2ND 27 GRAND AVE EXIT
TURN LEFT ONTO 2ND 27 NE GRAND AVE
CONTINUE STRAIGHT THROUGH STAGING AREA ONTO E BRANCH ST
CONTINUE ONTO CORBETT CANYON RD
TURN RIGHT ONTO PALOMA PL
TURN RIGHT ONTO STAGECOACH RD

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNLICENSED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- (1) TWO NEW VERIZON WIRELESS TOWER ANTENNAS TO BE INSTALLED
- (1) NEW VERIZON WIRELESS PUSLS TO BE INSTALLED
- (1) NEW VERIZON WIRELESS RAYCAPS TO BE INSTALLED
- (1) NEW VERIZON WIRELESS PRE-FABRICATED 11'4" X 16'-0" 12' EQUIPMENT SHELTER
- (1) NEW VERIZON WIRELESS 30KW 12 GALLON (A-42) DIESEL STANDBY GENERATOR
- (1) ACCELERATED BRICKLAYER WITH DIESEL WATER/OIL 4" X 9" TRENCH
- (1) NEW VERIZON WIRELESS 16-30 CABLE TO BE INSTALLED
- (1) NEW VERIZON WIRELESS 16-30 CABLE TO BE INSTALLED
- (1) NEW VERIZON WIRELESS 16-30 CABLE TO BE INSTALLED

PROJECT SUMMARY

APPLICANT/LESSEE
 Verizon
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598
 OFFICE: (925) 276-6000

ASSESSOR'S PARCEL NUMBER
 A7M047-26470

GEODETIC COORDINATES
 LAT: 35° 06' 35.97" N (NAD 83)
 LONG: 120° 33' 25.57" W (NAD 83)
 ELEVATION: 411.8' (NAVD 83)
 (BASED ON 304VIRMS)

APPLICANT'S REPRESENTATIVE
 SAC WIRELESS, LLC
 493 DEER CANYON ROAD
 BUELLTON, CA 94627
 CONTACT: KELLY MCCURRN
 PHONE: (805) 696-4639

PROPERTY OWNER:
 OWNER: CITY OF ARROYO GRANDE
 ADDRESS: 305 EAST BRANCH STREET
 ARROYO GRANDE, CA 93420
 CONTACTS: KELLY MCCURRN
 TELEPHONE: (805) 475-4420

PROPERTY INFORMATION:
 SITE NAME: CORBETT CANYON RD
 SITE NUMBER: 254531
 SITE ADDRESS: 805 STAGECOACH RD
 ARROYO GRANDE CA, 93420
 JURISDICTION: SAN LUIS OBISPO

CONSTRUCTION INFORMATION
 AREA OF CONSTRUCTION: 20'-0" X 34'-7" = 692.336 SQ FT
 OCCUPANCY: U
 TYPE OF CONSTRUCTION: V-B
 CURRENT ZONING: RS - RESIDENTIAL SUBURBAN
 HANDBOOK REQUIREMENTS: FACILITY IS UNARMED AND NOT FOR HUMAN HABITATION - HANDBOOK ACCESS NOT REQUIRED.

GENERAL CONTRACTOR NOTES

(10) NOT SCALE DRAWINGS (IF NOT 5/16" SCALE (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

- 2015 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2015 CALIFORNIA GREEN BUILDING CODE (NEW)
- 2013 CALIFORNIA METEOROLOGICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:	ED GOOSPEY	05/10/14
CONSTRUCTION:	JIM G.	05/20/14
RADIO:	DEWAYNE BORNHAM	05/10/14
MICROWAVE:		
TELCO:		
EQUIPMENT:	ALEXANDRIAM	
PROJECT ADMINISTRATOR:		
WD ADMINISTRATOR:		

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
D-1	SITE SURVEY	1
D-2	SITE SURVEY	1
A-1	SITE PLAN	0
A-2	ENLARGED SITE PLAN	0
A-3	EQUIPMENT & ANTENNA LAYOUT	0
A-4	NORTH-WEST & NORTH-EAST ELEVATIONS	0
A-5	SOUTH-EAST & SOUTH-WEST ELEVATIONS	0

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:	KELLY MCCURRN	05/19/14
LANDLORD:		

**CORBETT
CANYON RD
PSL # 254531**

805 STAGECOACH RD
ARROYO GRANDE CA, 93420

SHEET TITLE:
TITLE SHEET

T-1

NOTES

OWNER(S): CITY OF ARROYO GRANDE
 APN: 047-126-010

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 CONDITION OF TITLE REPORT BY: XXXX TITLE COMPANY, ORDER NO. XXX, DATED XXX X, 2013. WITHIN SAID TITLE REPORT THERE ARE XXXX (XX) EXCEPTIONS LISTED, XXX (X) OF WHICH ARE EASEMENTS AND XXX (X) OF WHICH CAN NOT BE PLOTTED.

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06079C, PANEL NO. 1368G, 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° 08' 35.0" N, NAD 83
 LONG. 120° 33' 25.5" W, NAD 83
 ELEV. 411.8 NAVD 88 (BASIS OF DRAWING)

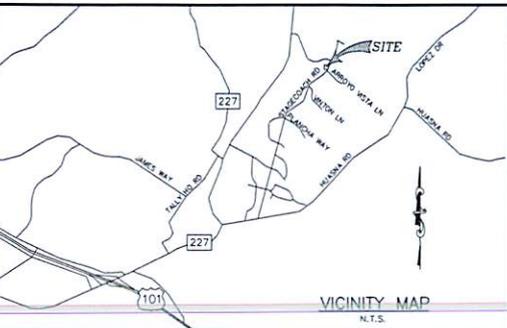
The information shown above meets or exceeds the requirements set forth in FAA order 8260.190 for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest tenth of a second. The vertical datum (heights)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

LESSOR'S PROPERTY LEGAL DESCRIPTION (PER TITLE REPORT):

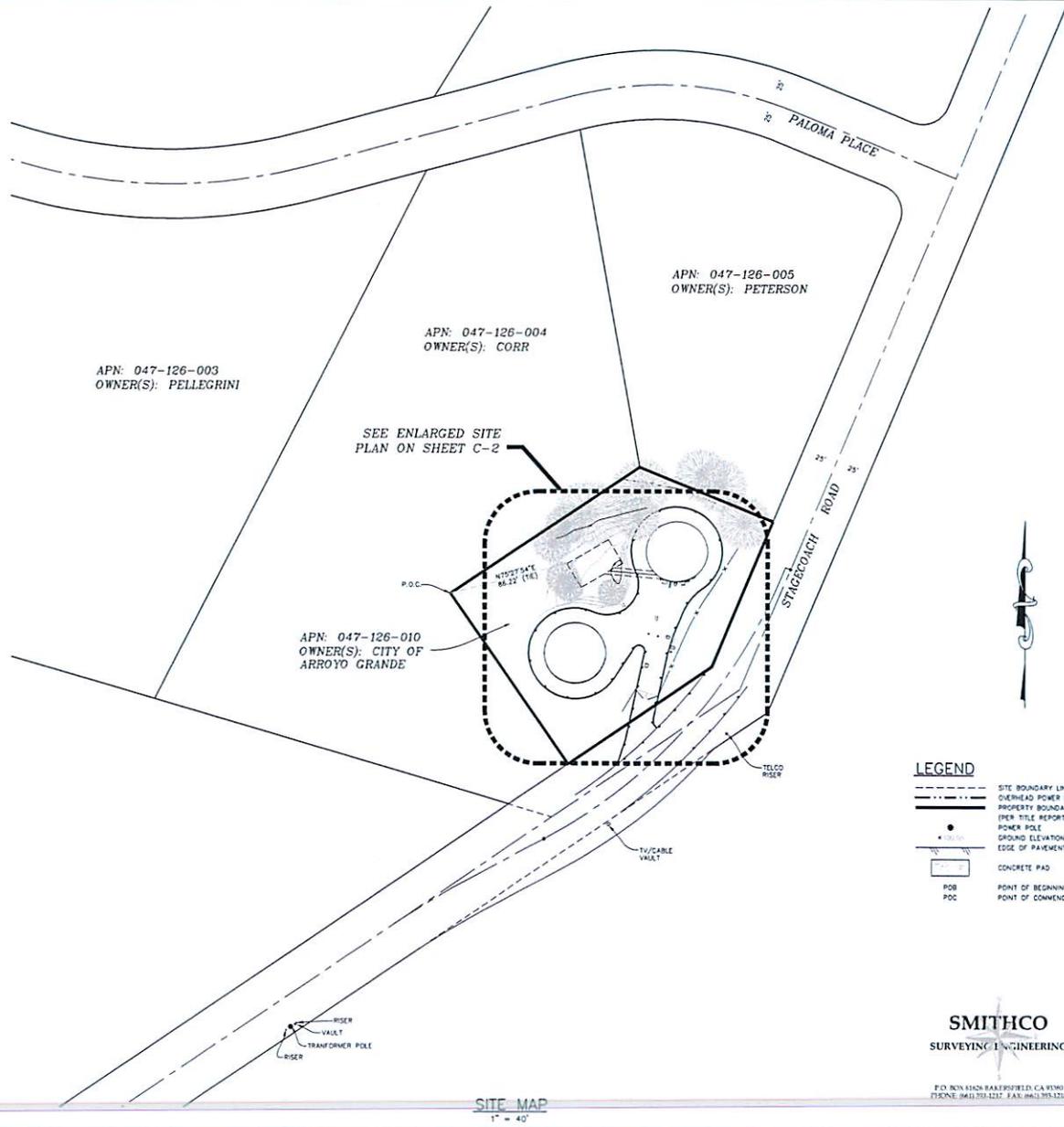
TBD

EASEMENTS PER TITLE REPORT:

TBD



VICINITY MAP
 N.T.S.



SITE MAP
 1" = 40'

LEGEND

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

SMITHCO
 SURVEYING ENGINEERING

P.O. BOX 4326 BAKERSFIELD, CA 93309
 PHONE: (805) 333-1212 FAX: (805) 333-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/09/14	PRELIMINARY	DL
1	11/18/14	LEASE/EASEMENTS	SL

SMITHCO JOB NO. 82-209



WIRELESS
 8889 AVENIDA ENRIQUEZ, SUITE 1425
 GARDEN GROVE, CA 92640
 OFFICE: (714) 794-2200
 FAX: (714) 831-0508

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS.

NO USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS IS STRICTLY PROHIBITED.

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

PRELIMINARY

254531
**CORBETT
 CANYON RD**
 805 STAGECOACH RD
 ARROYO GRANDE
 CA 93420
 SAN LUIS OBISPO
 COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS DEMISED PREMISES DESCRIPTION:

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

COMMENCING AT THE WESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 75°27'54" E, A DISTANCE OF 86.22 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE N 59°13'34" E, A DISTANCE OF 34.58 FEET;
 - COURSE 2) THENCE S 30°46'28" E, A DISTANCE OF 20.00 FEET;
 - COURSE 3) THENCE S 59°13'34" W, A DISTANCE OF 11.00 FEET TO POINT 'A';
 - COURSE 4) THENCE CONTINUING S 59°13'34" W, A DISTANCE OF 23.58 FEET;
 - COURSE 5) THENCE N 30°46'28" W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
- CONTAINING 962 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS UTILITY ROUTE DESCRIPTION:

A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- COURSE 1) THENCE S 85°06'20" E, A DISTANCE OF 34.32 FEET TO THE TERMINUS OF THIS DESCRIPTION.

APN: 047-126-010
OWNER(S): CITY OF ARROYO GRANDE

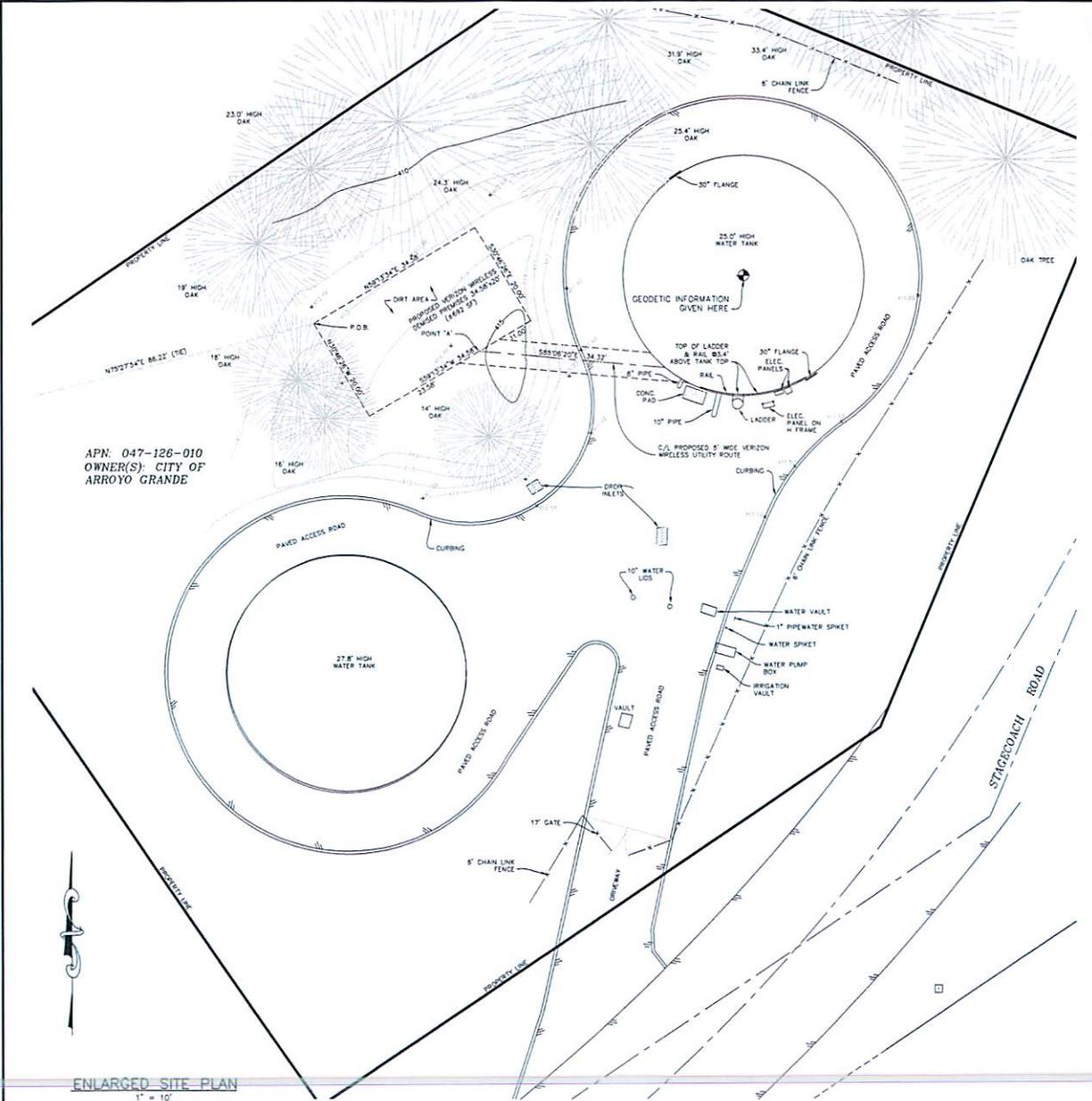
LEGEND

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

SMITHCO
SURVEYING ENGINEERING

P.O. BOX 8126 BAKERSFIELD, CA 93306
PHONE: (805) 393-1217 FAX: (805) 393-1218

ENLARGED SITE PLAN
1" = 10'



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
01	01/29/14	PRELIMINARY	DL
02	11/18/14	LEASE/ESMNTS	SL

SMITHCO JOB NO.: 82-209

Wireless
8885 ARROYO GRANDE BLVD #1428
CARLSBAD, CA 92008
OFFICE: (760) 794-8200
FAX: (760) 794-8208

PROPRIETARY INFORMATION
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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS WIRELESS IS STRICTLY PROHIBITED.

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

PRELIMINARY

254531
CORBETT
CANYON RD
805 STAGECOACH RD
ARROYO GRANDE
CA 93420
SAN LUIS OBISPO
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/22/15	PLANNING SUBMITTAL	JG



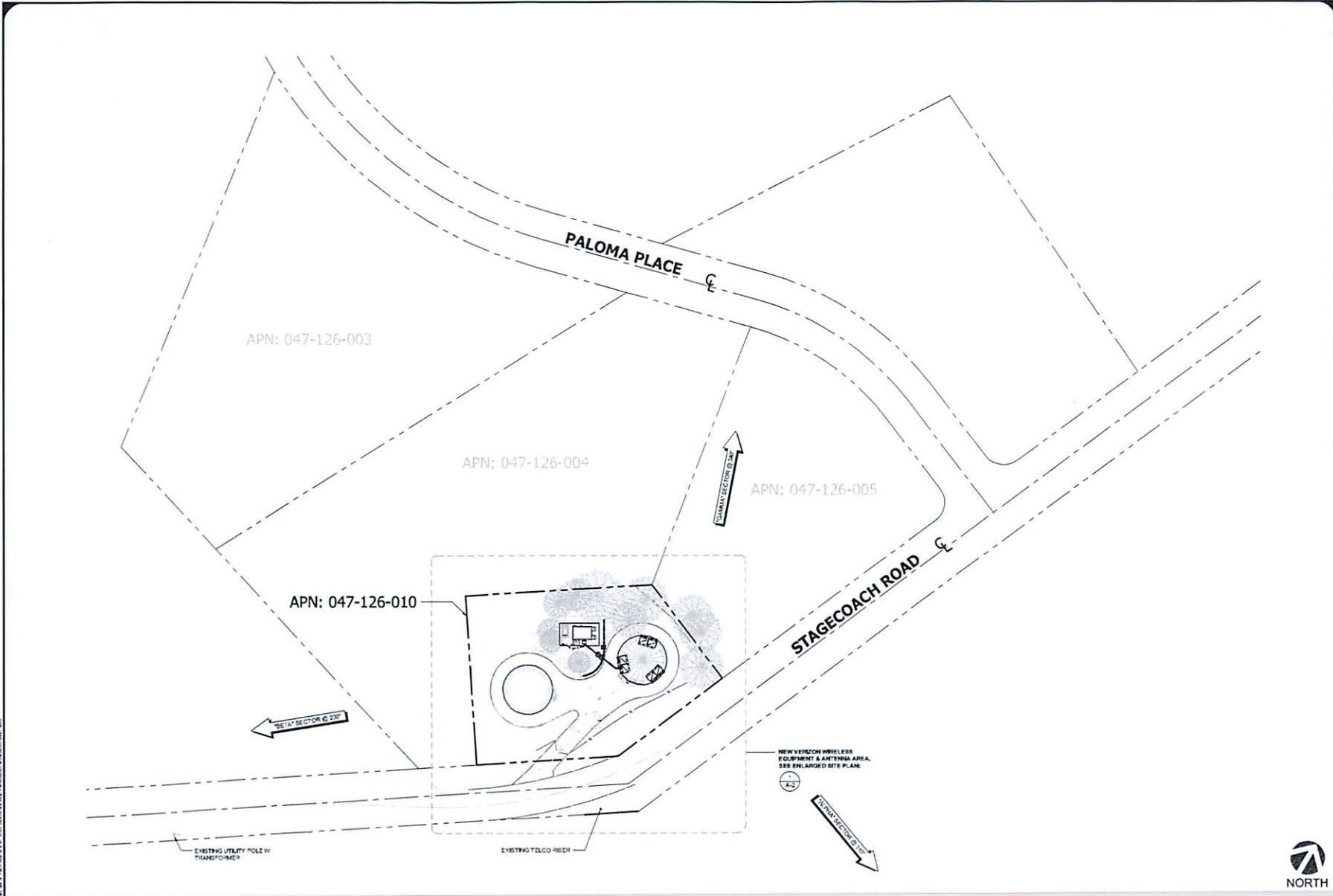
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CORBETT
CANYON RD
PSL # 254531
 805 STAGECOACH RD
 ARROYO GRANDE CA, 93420

SHEET TITLE:
SITE PLAN

A-1



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/22/15	PLAN # 03 SUBMITTAL	JD



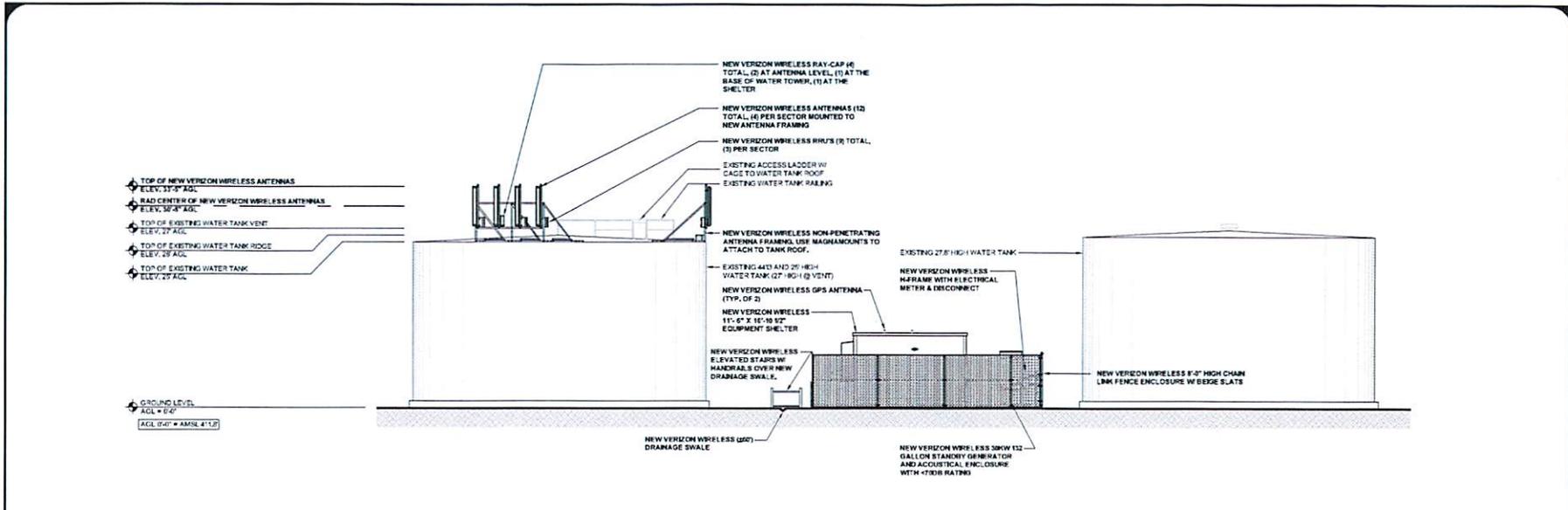
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**CORBETT
CANYON RD
PSL # 254531
805 STAGECOACH RD
ARROYO GRANDE CA, 93420**

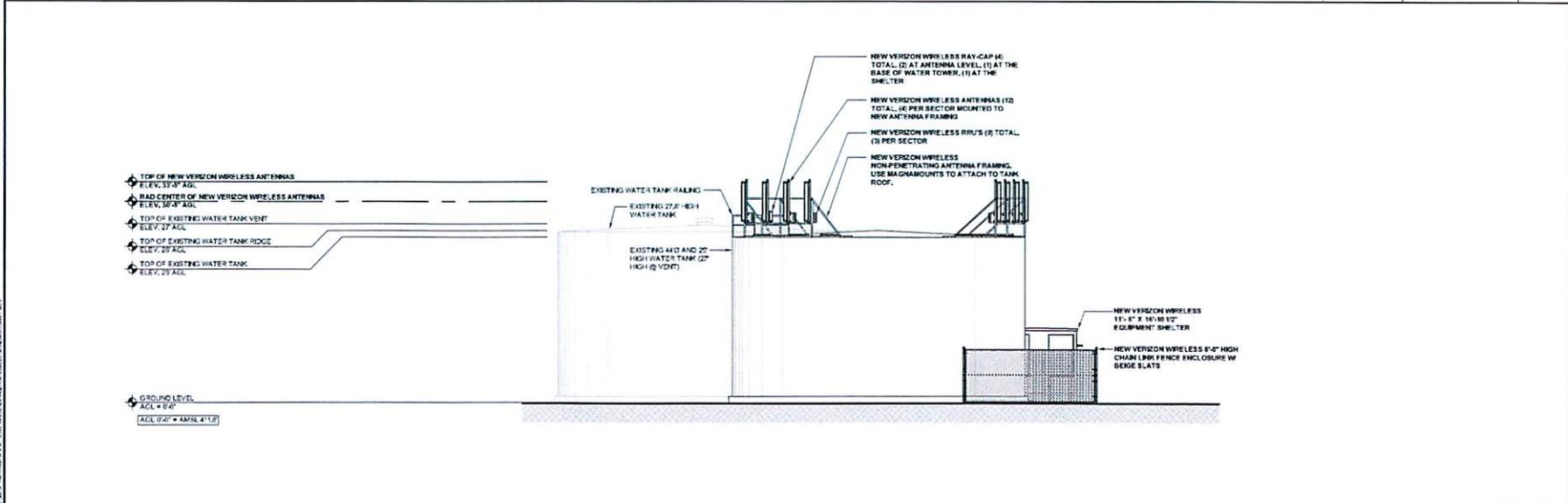
SHEET TITLE:
**NORTHWEST &
NORTHEAST ELEVATION**

A-4



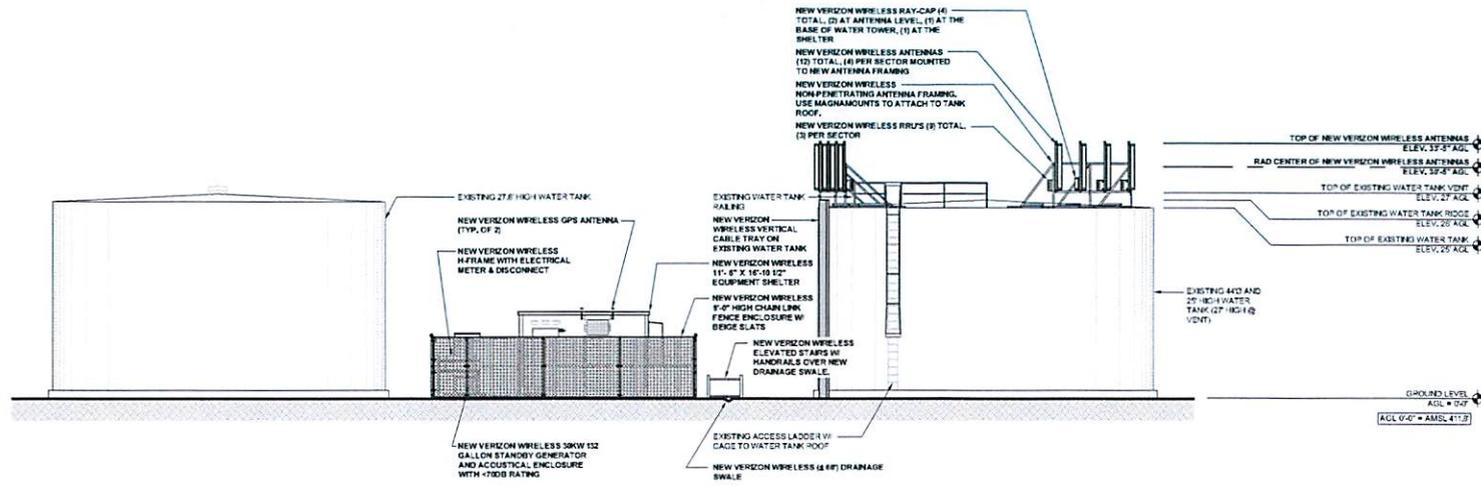
NORTHWEST ELEVATION

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



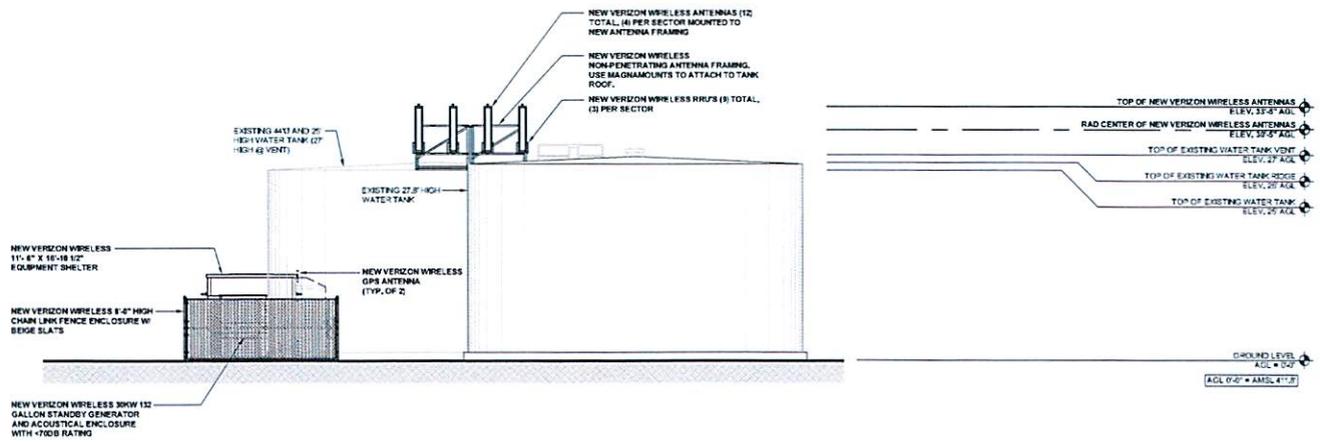
NORTHEAST ELEVATION

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



SOUTHEAST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) 1
 (OR) 1/16" = 1'-0" (11x17)



SOUTHWEST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) 2
 (OR) 1/16" = 1'-0" (11x17)

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01-22-15	PLANNING SUBMITTAL	JD



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CORBETT
 CANYON RD
 PSL # 254531
 805 STAGECOACH RD
 ARROYO GRANDE CA, 93420

SHEET TITLE:
 SOUTHEAST &
 SOUTHWEST ELEVATION

A-5

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



CORBETT CANYON RD
PSL # 254531
805 STAGECOACH RD
ARROYO GRANDE, CA 93420

SDC
WIRELESS
ENGINEERING GROUP
1866 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-0200



PHOTOSIMULATION VIEW 1



CORBETT CANYON RD
PSL # 254531
805 STAGECOACH RD
ARROYO GRANDE, CA 93420



NEW



EXISTING



PHOTOSIMULATION VIEW 2

NEW

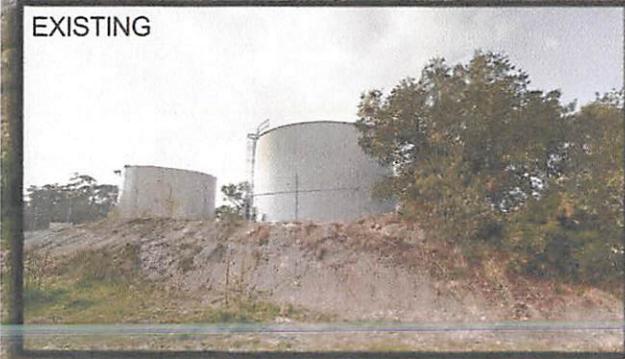


CORBETT CANYON RD
PSL # 254531
805 STAGECOACH RD
ARROYO GRANDE, CA 93420



NEW VERIZON ANTENNAS
(12) TOTAL ON ANTENNA
FRAME MOUNTS
(TYP. OF 3)

EXISTING



PHOTOSIMULATION VIEW 3

NEW



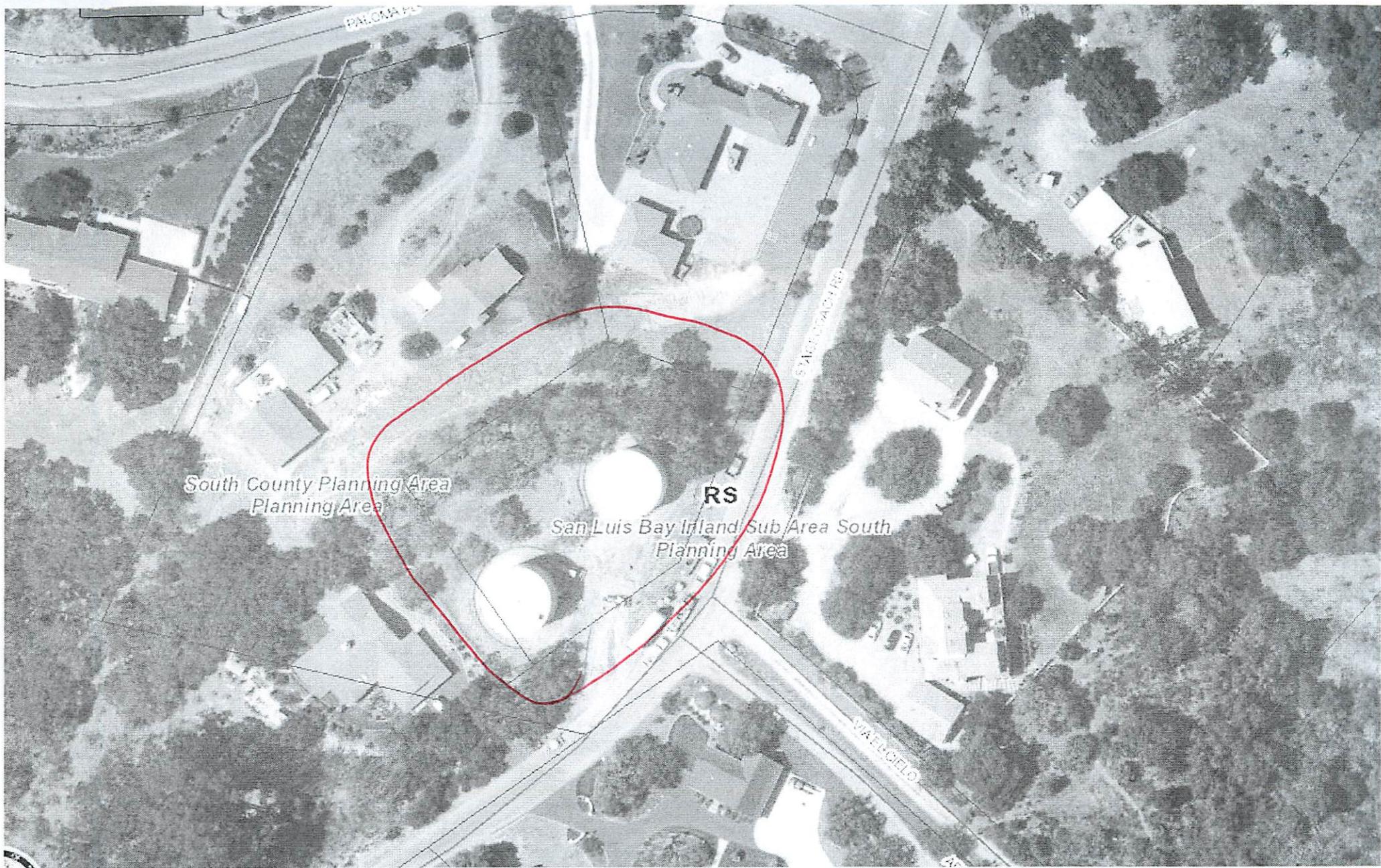
CORBETT CANYON RD
PSL # 254531
805 STAGECOACH RD
ARROYO GRANDE, CA 93420

SD
WIRELESS
ENGINEERING GROUP
5665 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE (760) 796-6200



EXISTING





South County Planning Area
Planning Area

San Luis Bay Inland Sub Area South
Planning Area

RS

PALOMA PL

SANTA FE ST

VALLE CIELO



Parcel Summary Report For Parcel # 047-126-010

3/20/2015
9:10:03AM

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 ARROYO GRANDE CITY OF

Address Information

Status Address

P 00805 STAGECOACH RD SCSLB

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>
CO76-	048	D	South Cty. Plan	South County I				Y		

Parcel Information

Status Description

Active PM 23-19 PTN PAR D

Notes

PER EMAIL REQUEST BY CITY OF AG PLANNING (RYAN FOSTER), ASSOCIATED ADDRESS 805 STAGECOACH RD OFR PARCEL AND CITY OWNED WATER TANK. 10/18/11-PCS

Tax Districts

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

Case Information

Case Number:

Case Status:



Parcel Summary Report For Parcel # 047-126-010

3/20/2015
9:10:03AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2014-00108

REC

Primary Parcel

Description:

(12) PANEL ANTENNAS, (9) RRU'S, (3) RAYCAPS, (1) PREFABRICATED 11'-6"X16'-10 1/2" EQUIPMENT SHELTER, (1) 30 KW DIESEL STANDBY GENERATOR, (1) HYBRID CABLE TO BE INSTALLED, (12) 7/8" COAX