

# DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 3/31/2015

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

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

**PROJECT DESCRIPTION:** DRC2014-00121 BENNETT – Proposed conditional use permit for a wireless communication facility with a new 40-ft monopine, including a 24x24-ft lease area, chain link fence, ice bridge, prefabricated equipment shelter, two GPS antennas, standby diesel generator, concrete pad, electrical meter with disconnect on new H-frame, twelve 6-ft panel antennas, and four raycaps. Site location is 740 Manuela Way, Arroyo Grande. APN: 047-061-050

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 Building

CONDITIONAL USE PERMIT/  
WIRELESS COMMUNICATION FACILITY  
WITH NEW 40-FT MONOPINE, 24X24-FT  
SCSLB/ SCSLB  
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
- Plot Plan
- Minor Use Permit
- Variance

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

Landowner Name Tina Bennett Daytime Phone (805)4596578  
 Mailing Address 740 Manuela Way 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: 1346 sq ft Assessor Parcel Number(s): 047-061-050  
 Legal Description: PM 17/27 PAR C LESS 50% MIN RTS.  
 Address of the project (if known): 740 Manuela Way Arroyo Grande, AG 93420  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Branch Mill Rd., Ceechetti Rd., Lopez Dr.

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

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 24'-0x24'-0 Lease Areas, Chain-link fence,  
(1) Ice Bridge, (1) Prefabricated 11'-6 x 16'-10 1/2 equipment shelter, (2) GPS Antennas, (1) Standby diesel generator,  
6'x12' Concrete Pad, (1) Electrical Meter with disconnect on New H-Frame, (1) 40' high Monopine, (12) 6' Panel Antennas, (4) Raycaps

### LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 3/20/15

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# 2. LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  
 Recreational  Other

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

Describe existing and future access to the proposed project site: none

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site?: \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: RR South: RR  
East: RR West: RR

### 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) 1346 sq ft

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

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

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

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

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

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

N/A Fire Agency: - List the agency responsible for fire protection: \_\_\_\_\_

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

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

### For residential projects, answer the following:

N/A 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: 1346 sq ft \_\_\_\_\_ acres  
Moderate slopes of 10-30%: 0 \_\_\_\_\_ acres  
Steep slopes over 30%: 0 \_\_\_\_\_ 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: none \_\_\_\_\_
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?  Yes  No  
If yes, please describe: \_\_\_\_\_
- 3. Has an archaeological surface survey been done for the project site?  Yes  No  
If yes, please include **two** copies of the report with the application.

**Commercial/Industrial Project Information**

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

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

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

**Agricultural Information**

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

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

**Special Project Information**

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

**Energy Conservation Information**

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

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

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project: none proposed  
\_\_\_\_\_  
\_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Conditional Use Permit  
\_\_\_\_\_

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

# 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: Tina Bennett  
Applicant: Tricia Knight  
APN: 047-061-050

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

## CUMULATIVE ANALYSIS

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

## PROPOSED MITIGATION

None proposed

## FOR MORE INFORMATION

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

# verizon wireless

**LOPEZ DRIVE  
PSL # 285397**  
740 MANUELA WAY  
ARROYO GRANDE, CA 93420

**811**  
Know what's Below.  
Call before you dig.

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

CALIFORNIA STATUTE  
REQUIRES MIN. OF 2  
WORKING DAYS NOTICE  
BEFORE YOU EXCAVATE.

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	10/06/14	90% ZONING	EC
1	11/16/14	95% ZONING	AP
2	12/01/14	100% ZONING	ARM



**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

**LOPEZ DRIVE  
PSL # 285397**  
740 MANUELA WAY  
ARROYO GRANDE, CA 93420

SHEET TITLE:  
**T-1**

**PROJECT TEAM**

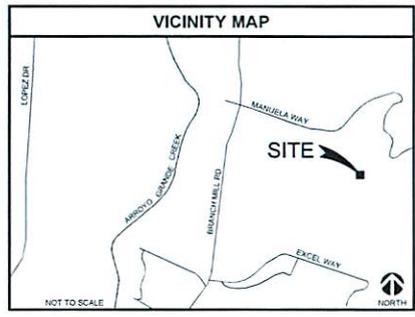
**SITE ACQUISITION**  
SAC WIRELESS, LLC  
315 MENDOZA ROAD #A105  
SANTA BARBARA, CA 93109  
CONTACT: DAVID MEBANE  
TELEPHONE: (805) 963-6552

**PLANNING**  
TEK CONSULTING INC.  
PERMIT PROCESSING SERVICES  
123 SEACREFF DR  
PRIMO BEACH, CA 93449  
CONTACT: TRICIA KOIGHT  
TELEPHONE: (805) 448-4221  
FAX: (805) 884-2627  
TEK-CONSULTING.NET

**ARCHITECT:**  
SAC WIRELESS, LLC  
NESTOR POPOWYCH, AIA  
585 AVENIDA ENCINAS SUITE 142-B  
CARLSBAD, CA 92008  
CONTACT: CARLOS CASTELLANOS  
TELEPHONE: (760) 795-3211  
FAX: (760) 931-0908

**ARCHITECT:**  
SMITHCO SURVEYING ENGINEERING  
P.O. BOX 81528  
BAKERSFIELD, CA 93390  
CONTACT: GREG SMITH  
TELEPHONE: (815) 393-1217

**UTILITY COORDINATOR:**  
SAC WIRELESS, LLC  
450 DEER CANYON ROAD  
BUELLTON, CA 93427  
CONTACT: KELLY MCCURRYN  
TELEPHONE: (805) 696-4039



**DRIVING DIRECTIONS**

FROM 2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598 TO 740 MANUELA WAY  
ARROYO GRANDE, CA 93420

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
2. TAKE THE 1ST LEFT ONTO OAK GROVE RD
3. TURN LEFT ONTO TREAT BLVD
4. TURN RIGHT ONTO N MAIN ST
5. TURN RIGHT ONTO THE INTERSTATE 480 S RAMP TO OAKLAND/SAN JOSE
6. MERGE ONTO I-480 S
7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
8. TAKE THE EXIT TOWARD MONTEREY ST
9. TURN LEFT ONTO BUENA VISTA AVE
10. SLIGHT LEFT ONTO GARFIELD ST
11. TURN RIGHT ONTO MONTEREY ST
12. TURN LEFT ONTO JOHNSON AVE
13. SLIGHT LEFT ONTO ORCUTT RD
14. TURN LEFT TO STAY ON ORCUTT RD
15. TURN LEFT ONTO LOPEZ DR
16. TAKE THE 1ST RIGHT ONTO TALLEY FARMING RD
17. CONTINUE ONTO BRANCH MILL RD
18. TURN LEFT ONTO MANUELA WAY

**PROJECT DESCRIPTION**

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

- NEW VERIZON WIRELESS 24'-2" x 24'-0" AND 35'-0" x 22'-0" LEASE AREAS
- NEW VERIZON WIRELESS 6'-2" HIGH CHAIN-LINK FENCE
- (1) NEW VERIZON WIRELESS ICE BRIDGE
- (1) NEW VERIZON WIRELESS FREE FABRICATED 11'-0" X 16'-10" 10' EQUIPMENT SHELTER
- (2) NEW VERIZON WIRELESS GPS ANTENNAS
- (1) NEW VERIZON WIRELESS 4000 GALLON (UL 142) DIESEL STANDBY GENERATOR ON A NEW 6'-2" x 12'-0" CONCRETE PAD
- (1) NEW VERIZON WIRELESS ELECTRICAL METER WITH DISCONNECT ON NEW 4" FRAME
- (1) NEW VERIZON WIRELESS 40'-0" HIGH MONOPOLE
- (1) NEW VERIZON WIRELESS 6'-0" TALL PANEL ANTENNAS
- (9) NEW VERIZON WIRELESS RIGS
- (4) NEW VERIZON WIRELESS RAYCAPS

**PROJECT SUMMARY**

**APPLICANT/LESSEE**  
Verizon Wireless  
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94599  
OFFICE: (925) 278-4000

**ASSESSOR'S PARCEL NUMBER**  
APN: 047-061-050

**APPLICANT'S REPRESENTATIVE**  
SAC WIRELESS, LLC  
450 DEER CANYON ROAD  
BUELLTON, CA 93427  
CONTACT: KELLY MCCURRYN  
TELEPHONE: (805) 696-4039

**PROPERTY OWNER:**  
OWNER: TINA BENNETT  
ADDRESS: 740 MANUELA WAY  
ARROYO GRANDE, CA 93420  
CONTACT: TINA BENNETT  
TELEPHONE: (805) 494-8478  
EMAIL: tbenett54@gmail.com

**PROPERTY INFORMATION:**  
SITE NAME: LOPEZ DRIVE  
SITE NUMBER: 285397  
SITE ADDRESS: 740 MANUELA WAY  
ARROYO GRANDE, CA 93420  
JURISDICTION: SAN LUIS OBISPO COUNTY

**CONSTRUCTION INFORMATION**  
AREA OF CONSTRUCTION: 24'-2" x 24'-0" (ANTENNA LEASE AREA) + 574 SQ FT  
35'-0" x 22'-0" (EQUIPMENT LEASE AREA) + 770 SQ FT  
TOTAL LEASE AREA = 1,345 SQ FT

OCCUPANCY: U  
TYPE OF CONSTRUCTION: V-B  
CURRENT ZONING: RR - RURAL RESIDENTIAL  
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION; HANDICAPPED ACCESS NOT REQUIRED.

**GENERAL CONTRACTOR NOTES**

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

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

**CODE COMPLIANCE**

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	2
C-1	SITE SURVEY	3
C-2	SITE SURVEY	3
A-1	SITE PLAN & ENLARGED PLAN	2
A-2	EQUIPMENT & ANTENNA LAYOUT	2
A-3	SOUTH & EAST ELEVATIONS	2
A-4	NORTH & WEST ELEVATIONS	2
A-5	EQUIPMENT ELEVATIONS	2
<b>ZONING DRAWINGS</b>		

**SAC WIRELESS SIGNATURE BLOCK**

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
LANDLORD		

**NOTES:**

OWNER(S): TINA BENNETT  
 APN: 047-061-050

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

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4788098, DATED DECEMBER 4, 2014. WITHIN SAID TITLE REPORT THERE ARE FIFTEEN (15) EXCEPTIONS LISTED, SIX (6) OF WHICH ARE EASEMENTS, AND FIVE (5) OF WHICH CAN NOT BE PLOTTED.

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060304, PANEL NO. 13700, 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°09' 18.47" N, NAD 83  
 LONG. 122°31' 20.37" W, NAD 83  
 ELEV. 545.7' NAVD 88 (BASIS OF DRAWING)

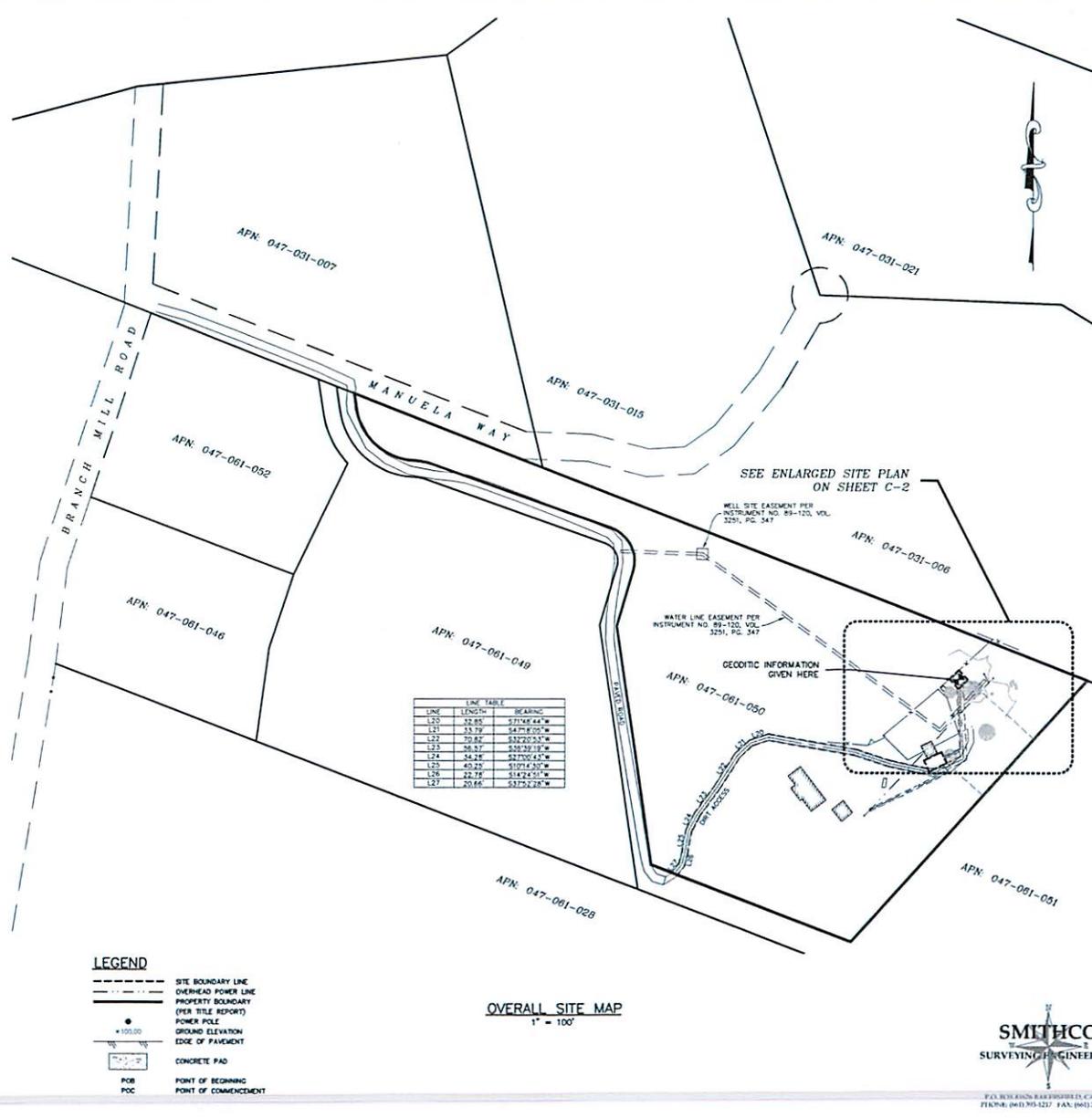
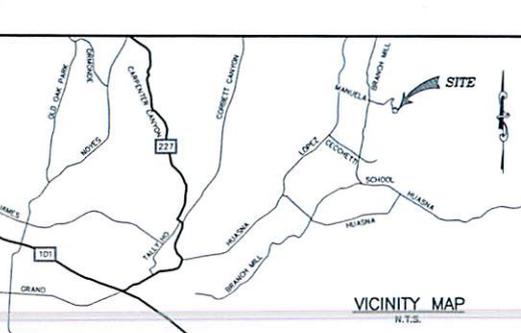
The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ( $\pm 20'$  horizontally and  $\pm 3'$  vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (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 C OF PARCEL MAP NO. CO-74-334, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, RECORDED FEBRUARY 27, 1975 IN BOOK 17, PAGE 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER MINERALS, IN, ON OR UNDER THE SURFACE OF SAID PREMISES, AS RESERVED BY FRED BELLIUS AND MARY E. BELLIUS, HIS WIFE, IN DEED DATED OCTOBER 5, 1954 AND FILED FOR RECORD OCTOBER 18, 1954 IN BOOK 776, PAGE 79 OF OFFICIAL RECORDS.

APN: 047-061-050

- EASEMENT(S) PER TITLE REPORT:**
- THE RIGHT TO CONSTRUCT A DAM SITE ON ARROYO GRANDE CREEK, IN THE SOUTHWEST CORNER OF PROPERTY DESCRIBED HEREIN, AND A RIGHT OF WAY, 10 FEET WIDE, FOR AN IRRIGATION DITCH OVER AND ACROSS THE SAME, AS GRANTED TO PRESTON T. STEWART, ET AL., BY DEED RECORDED OCTOBER 18, 1897 IN BOOK 245, PAGE 43 OF RECORDS.  
 \*\*\* NOT PLOTTABLE - RECORD DOCUMENT IS ILLEGIBLE \*\*\*
  - AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 2, 1977 AS BOOK 2030, PAGE 479 OF OFFICIAL RECORDS.  
 \*\*\* NOT PLOTTABLE - EXACT LOCATION WAS NOT DEFINED BY RECORD \*\*\*
  - AN EASEMENT FOR WELL SITE AND WATER LINES, TOGETHER WITH INGRESS AND EGRESS FOR THE PURPOSES OF MAINTENANCE AND REPAIRS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 3, 1989 AS INSTRUMENT NO. 89-120 OF OFFICIAL RECORDS.  
 \*\*\* PLOTTED AS SHOWN HEREON \*\*\*
  - AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 3, 1989 AS INSTRUMENT NO. 89-122 OF OFFICIAL RECORDS.  
 \*\*\* NOT PLOTTABLE - EXACT LOCATION WAS NOT DEFINED BY RECORD \*\*\*
  - AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 13, 1995 AS INSTRUMENT NO. 95-1795 OF OFFICIAL RECORDS.  
 \*\*\* NOT PLOTTABLE - EXACT LOCATION WAS NOT DEFINED BY RECORD \*\*\*
  - AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 31, 1995 AS INSTRUMENT NO. 95-4326 OF OFFICIAL RECORDS.  
 \*\*\* NOT PLOTTABLE - EXACT LOCATION WAS NOT DEFINED BY RECORD \*\*\*



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	10/06/14	PRELIMINARY	PAJ
1	11/03/14	LEASE/EASMENTS	SL
2	11/10/14	REVISE LEASE/ACCESS	SL
3	11/13/14	REVISE ACCESS	SL
4	12/24/14	TITLE REVIEW	SL

SMITHCO JOB NO. 82-312



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



2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

285397  
 LOPEZ DRIVE  
 740 MANUELA WAY,  
 ARROYO GRANDE CA  
 93420  
 SAN LUIS OBISPO  
 COUNTY

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

C-1



P.O. BOX 6036 SAN LUIS OBISPO, CA 95060  
 PHONE: (408) 763-4217 FAX: (408) 763-4228

**PROPOSED VERIZON WIRELESS DEMISED PREMISE 'A' DESCRIPTION:**

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

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 41°55'53" W, A DISTANCE OF 142.87 FEET; THENCE N 48°04'07" W, A DISTANCE OF 160.23 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE S 47°18'18" W, A DISTANCE OF 24.00 FEET;
  - COURSE 2) THENCE N 42°41'42" W, A DISTANCE OF 24.00 FEET;
  - COURSE 3) THENCE N 47°18'18" E, A DISTANCE OF 24.00 FEET;
  - COURSE 4) THENCE S 42°41'42" E, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.
- CONTAINING 576 SQUARE FEET, MORE OR LESS.

**PROPOSED VERIZON WIRELESS DEMISED PREMISE 'W' DESCRIPTION:**

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

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 41°55'53" W, A DISTANCE OF 279.91 FEET; THENCE N 48°18'39" W, A DISTANCE OF 88.26 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE S 63°50'28" W, A DISTANCE OF 6.00 FEET TO POINT 'A';
  - COURSE 2) THENCE CONTINUING S 63°50'28" W, A DISTANCE OF 29.00 FEET;
  - COURSE 3) THENCE N 26°09'32" W, A DISTANCE OF 22.00 FEET;
  - COURSE 4) THENCE N 63°50'28" E, A DISTANCE OF 35.00 FEET;
  - COURSE 5) THENCE S 26°09'32" E, A DISTANCE OF 11.00 FEET TO POINT 'B';
  - COURSE 6) THENCE CONTINUING S 26°09'32" E, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.
- CONTAINING 770 SQUARE FEET, MORE OR LESS.

**PROPOSED VERIZON WIRELESS NON-EXCLUSIVE ACCESS ROUTE DESCRIPTION:**

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

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- COURSE 1) THENCE S 26°09'32" E, A DISTANCE OF 6.00 FEET TO POINT 'C';
- COURSE 2) THENCE S 63°50'28" W, A DISTANCE OF 22.56 FEET;
- COURSE 3) THENCE N 77°56'47" W, A DISTANCE OF 81.26 FEET;
- COURSE 4) THENCE N 71°53'56" W, A DISTANCE OF 63.54 FEET;
- COURSE 5) THENCE N 80°06'35" W, A DISTANCE OF 158.49 FEET;
- COURSE 6) THENCE S 71°48'44" W, A DISTANCE OF 32.85 FEET;
- COURSE 7) THENCE S 47°18'05" W, A DISTANCE OF 33.79 FEET;
- COURSE 8) THENCE S 32°07'53" W, A DISTANCE OF 70.82 FEET;
- COURSE 9) THENCE S 36°39'19" W, A DISTANCE OF 56.57 FEET;
- COURSE 10) THENCE S 27°04'43" W, A DISTANCE OF 34.28 FEET;
- COURSE 11) THENCE S 10°14'30" W, A DISTANCE OF 40.25 FEET;
- COURSE 12) THENCE S 14°24'51" W, A DISTANCE OF 22.78 FEET;
- COURSE 13) THENCE S 37°52'28" W, A DISTANCE OF 20.66 FEET TO THE SOUTH LINE OF SAID LESSOR'S PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

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

BEGINNING AT THE ABOVE DESCRIBED POINT 'C';

- COURSE 1) THENCE N 63°50'28" E, A DISTANCE OF 36.66 FEET;
- COURSE 2) THENCE N 02°44'08" W, A DISTANCE OF 129.22 FEET TO THE TERMINUS OF THIS DESCRIPTION.

**PROPOSED VERIZON WIRELESS UTILITY ROUTE DESCRIPTION:**

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

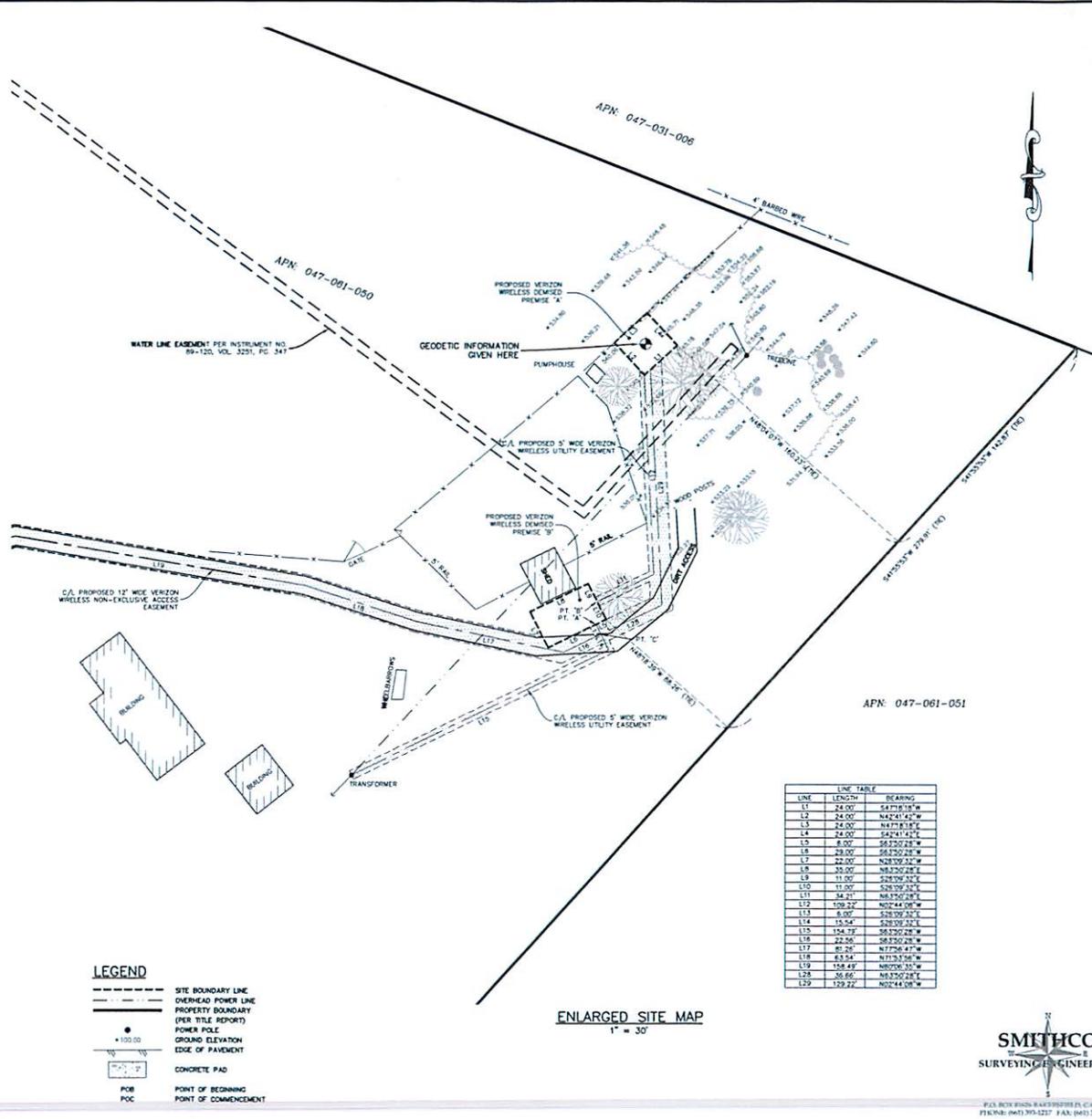
BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- COURSE 1) THENCE S 26°09'32" E, A DISTANCE OF 15.54 FEET;
- COURSE 2) THENCE S 63°50'28" W, A DISTANCE OF 154.79 FEET TO THE TERMINUS OF THIS DESCRIPTION.

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

BEGINNING AT THE ABOVE DESCRIBED POINT 'B';

- COURSE 1) THENCE N 63°50'28" E, A DISTANCE OF 34.21 FEET;
- COURSE 2) THENCE N 02°44'08" W, A DISTANCE OF 109.22 FEET TO THE TERMINUS OF THIS DESCRIPTION.



LINE	LENGTH	BEARING
L1	24.00	S47°18'18"W
L2	24.00	N42°41'42"W
L3	24.00	N47°18'18"E
L4	24.00	S42°41'42"E
L5	6.00	S63°50'28"W
L6	29.00	S63°50'28"W
L7	22.00	N26°09'32"E
L8	35.00	N63°50'28"E
L9	11.00	S26°09'32"E
L10	11.00	S26°09'32"E
L11	34.21	N63°50'28"E
L12	109.22	N02°44'08"W
L13	6.00	S63°50'28"E
L14	15.54	S26°09'32"E
L15	154.79	S63°50'28"W
L16	22.56	S63°50'28"W
L17	81.26	N77°56'47"W
L18	63.54	N71°53'56"W
L19	158.49	N80°06'35"W
L20	32.85	S71°48'44"E
L21	33.79	S47°18'05"W
L22	129.22	N02°44'08"W

REV	DATE	DESCRIPTION	BY
0	10/08/14	PRELIMINARY	HJ
1	11/03/14	LEASE/COMMENTS	DL
2	11/10/14	REVISE LEASE	DL
3	11/13/14	REVISE ACCESS	DL
4	12/24/14	TITLE REVIEW	DL

SMITHCO JOB NO.: 82-312

SMITHCO WIRELESS  
2400 AVENUE ENCINAS, SUITE 1428  
CARLSBAD, CA 92008  
Office (760) 754-3200  
Fax (760) 531-0008

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

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

285397  
LOPEZ DRIVE

740 MANUELA WAY,  
ARROYO GRANDE CA  
93420

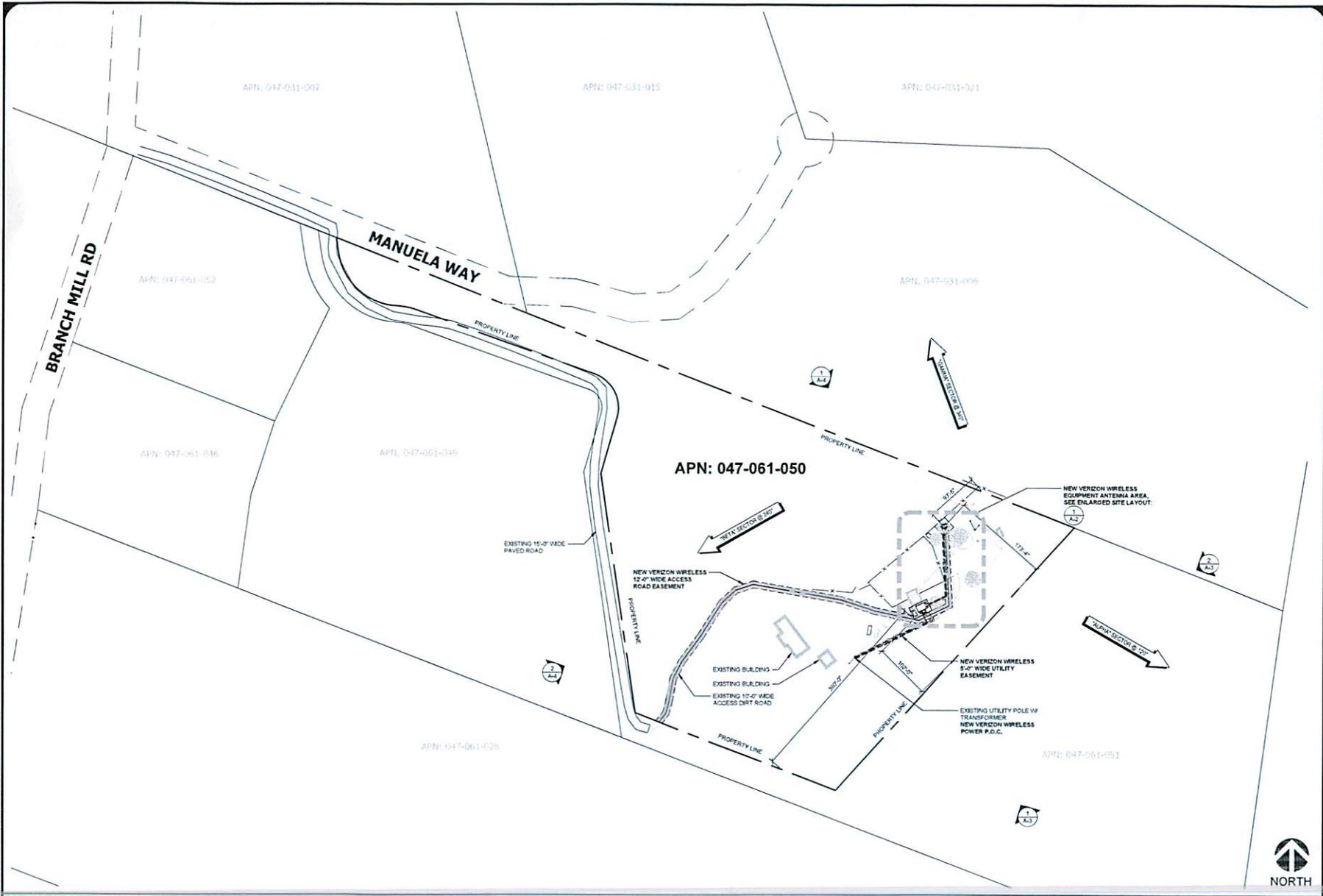
SAN LUIS OBISPO  
COUNTY

SHEET TITLE:  
SITE SURVEY  
FOR EXAMINATION ONLY

C-2

SMITHCO  
SURVEYING & ENGINEERING

P.O. BOX 9126, SUITE 200, FLORISSANT, MO 63031  
PHONE: (636) 370-1217 FAX: (636) 370-1218



**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	10/06/14	30% ZONING	ED
1	11/16/14	95% ZONING	AP
2	12/01/14	100% ZONING	ARM

**SCS WIRELESS ENGINEERING GROUP**  
 5885 AVENIDA ENCINAS  
 CARLSBAD, CA 92008  
 WWW.SCS-CA.COM  
 760.736.8200

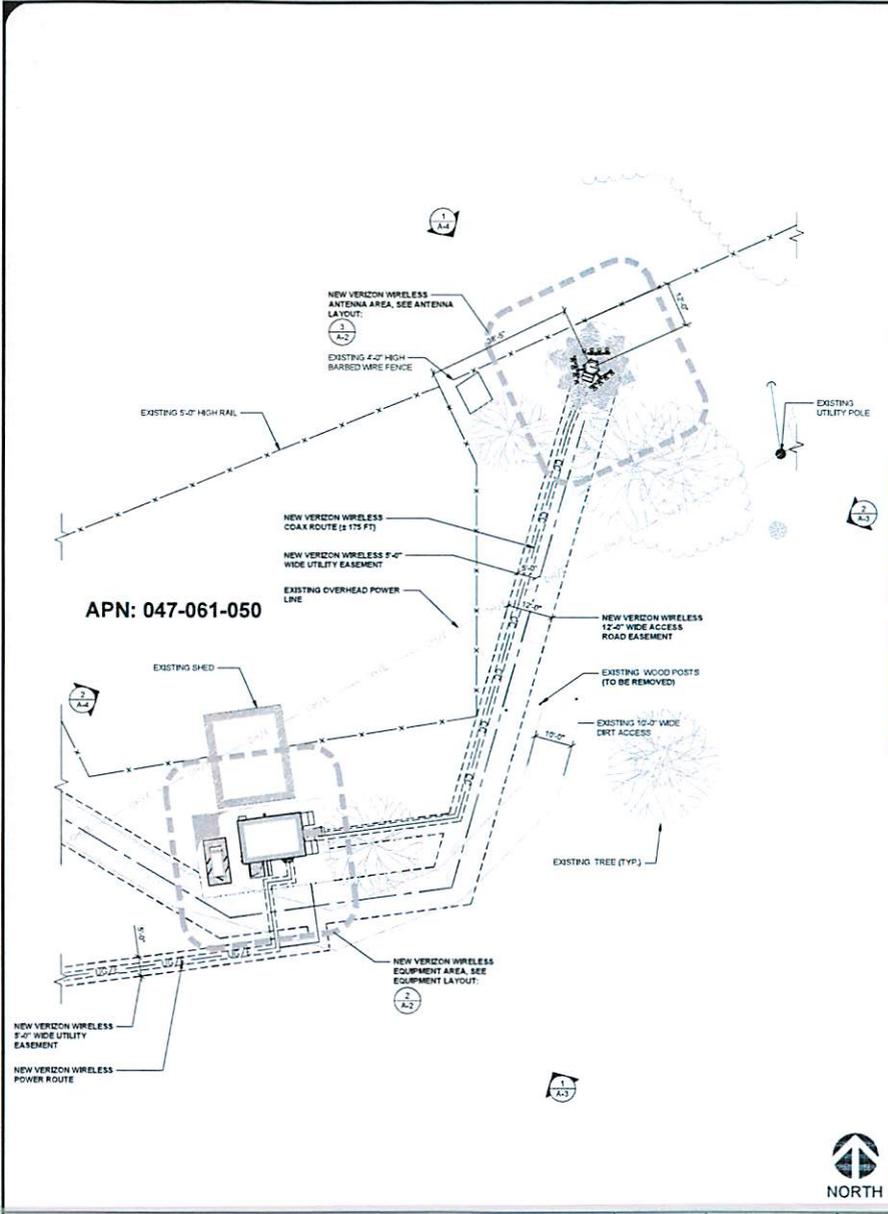
**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.  
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATED TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

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

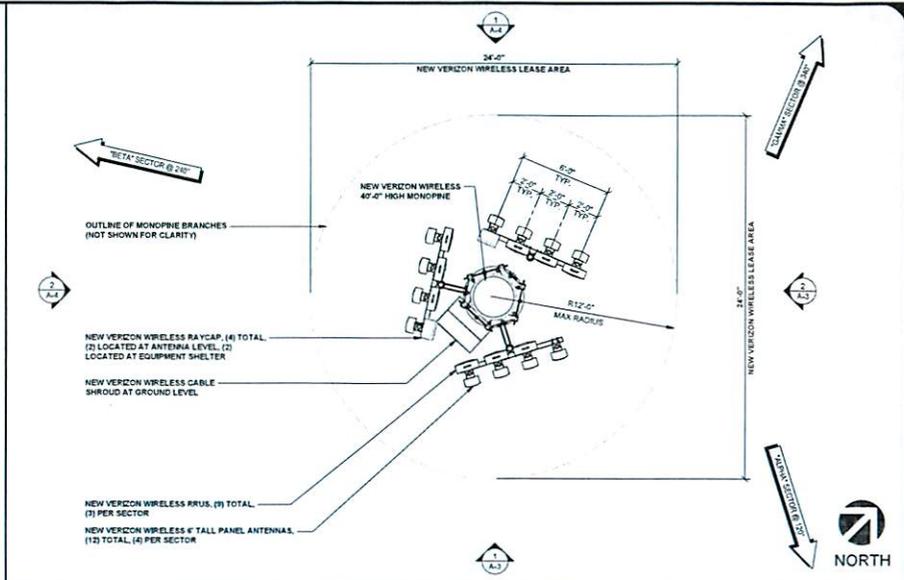
**LOPEZ DRIVE**  
**PSL # 285397**  
 740 MANUELA WAY  
 ARROYO GRANDE, CA 93420

SHEET TITLE:  
**SITE PLAN**

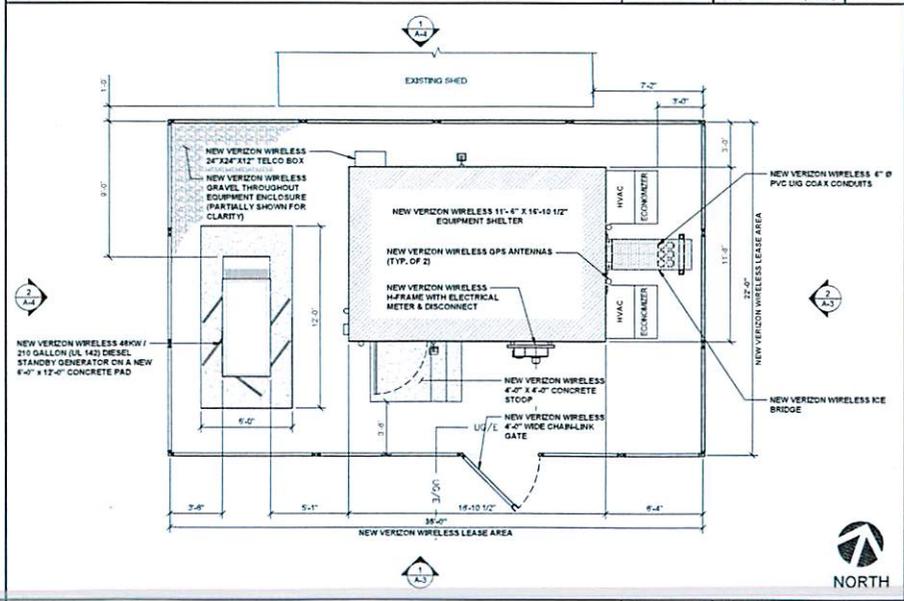
**A-1**



**ENLARGED SITE PLAN** SCALE: 1/16" = 1'-0" (24x36) (OR) 1/32" = 1'-0" (11x17) **1**



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



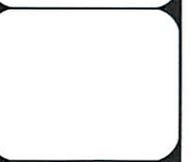
**EQUIPMENT LAYOUT** SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17) **2**

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	10/06/14	90% ZONING	EC
1	11/16/14	95% ZONING	AD
2	12/01/14	100% ZONING	ARM



**PROPRIETARY INFORMATION**  
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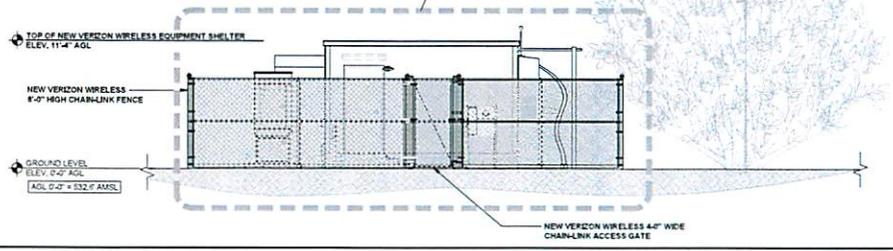
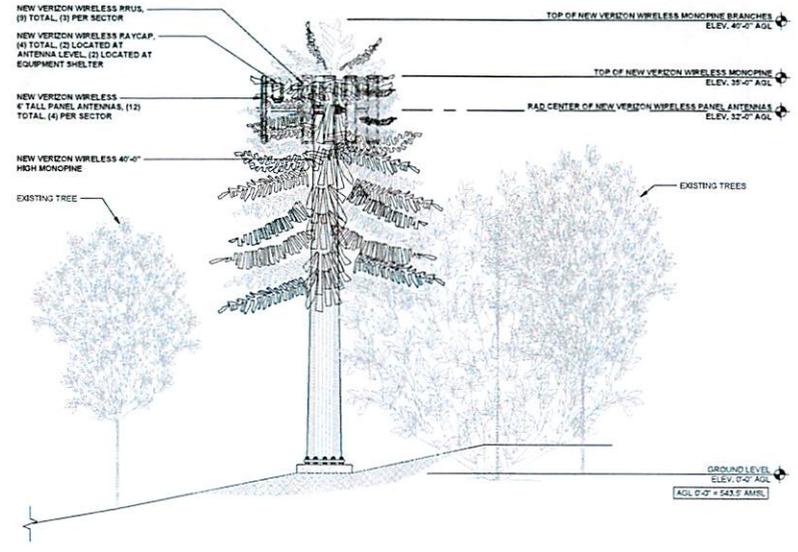
**LOPEZ DRIVE**  
**PSL # 285397**  
740 MANUELA WAY  
ARROYO GRANDE, CA 93420

SHEET TITLE:  
**EQUIPMENT & ANTENNA LAYOUT**

**A-2**

**NOTE:**  
NEW VERIZON WIRELESS ANTENNAS TO BE PAINTED TO MATCH NEW VERIZON WIRELESS 40'-0" HIGH MONOPINE

NEW VERIZON WIRELESS RRUS (2) TOTAL, (1) PER SECTOR  
NEW VERIZON WIRELESS RA/CA/P (4) TOTAL, (2) LOCATED AT ANTENNA LEVEL, (2) LOCATED AT EQUIPMENT SHELTER  
NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS, (12) TOTAL (4) PER SECTOR  
NEW VERIZON WIRELESS 40'-0" HIGH MONOPINE  
EXISTING TREE

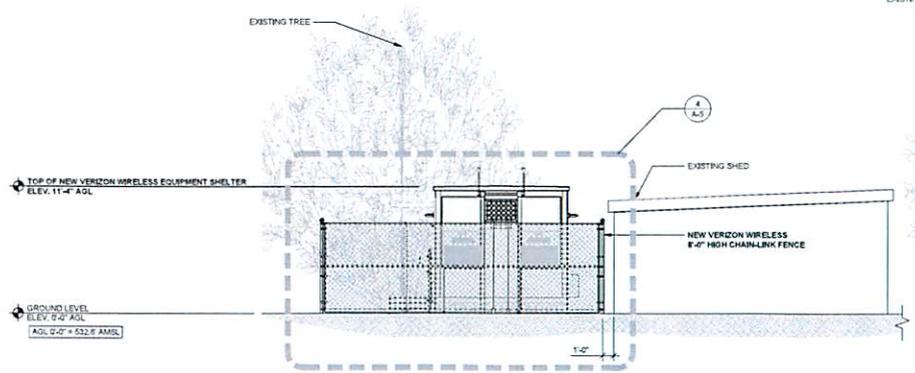
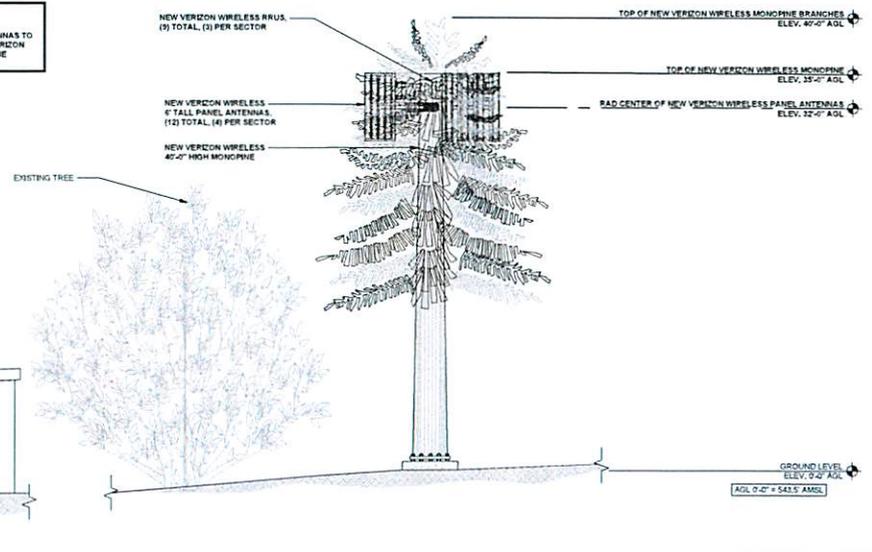


**SOUTH ELEVATION**

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

**NOTE:**  
NEW VERIZON WIRELESS ANTENNAS TO BE PAINTED TO MATCH NEW VERIZON WIRELESS 40'-0" HIGH MONOPINE

NEW VERIZON WIRELESS RRUS (2) TOTAL, (1) PER SECTOR  
NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS, (12) TOTAL, (4) PER SECTOR  
NEW VERIZON WIRELESS 40'-0" HIGH MONOPINE  
EXISTING TREE



**EAST ELEVATION**

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

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	10/06/14	30% ZONING	EC
1	11/16/14	95% ZONING	AP
2	12/31/14	100% ZONING	ADM

**WIRELESS ENGINEERING GROUP**  
5855 AVENIDA ENRIQUE  
CARLSBAD, CA 92008  
949.435.1000  
761.798.5200

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

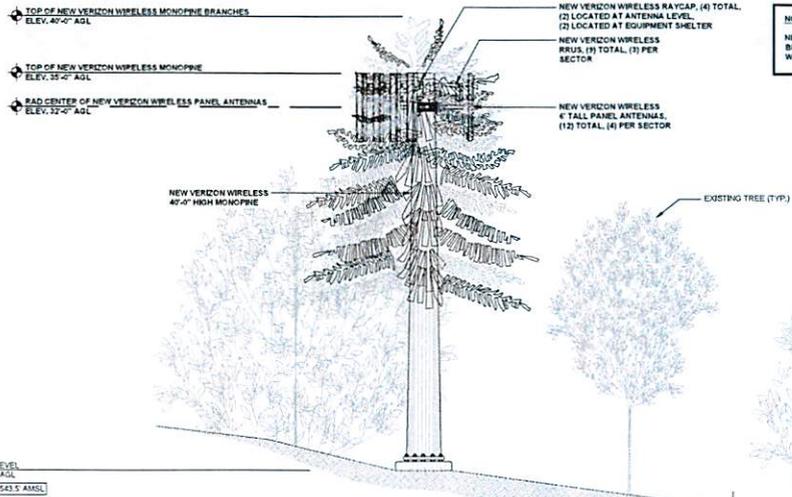
**verizon wireless**  
2785 MITCHELL DRIVE, BLDG. 9  
WALNUT CREEK, CA 94598

**LOPEZ DRIVE**  
**PSL # 285397**  
740 MANUELA WAY  
ARROYO GRANDE, CA 93420

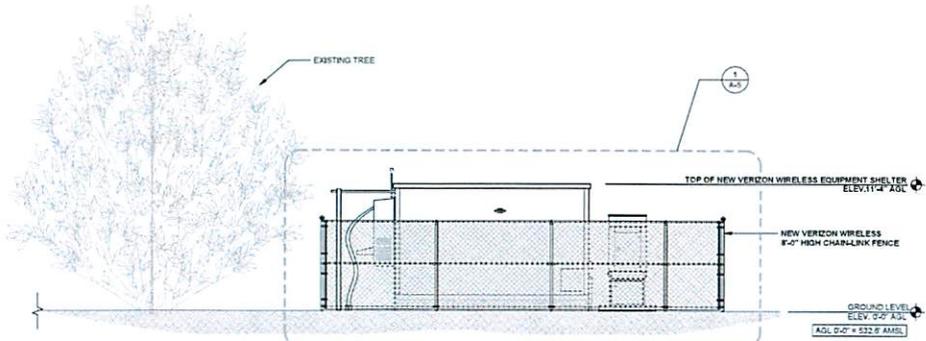
**LOPEZ DRIVE**  
**PSL # 285397**  
740 MANUELA WAY  
ARROYO GRANDE, CA 93420

SHEET TITLE:  
**SOUTH & EAST ELEVATIONS**

**A-3**

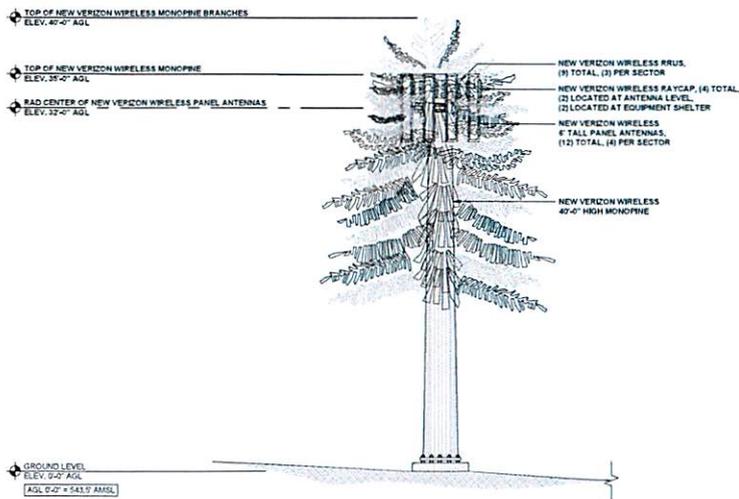


**NOTE:**  
NEW VERIZON WIRELESS ANTENNAS TO BE PAINTED TO MATCH NEW VERIZON WIRELESS 47'-0" HIGH MONOPHIE

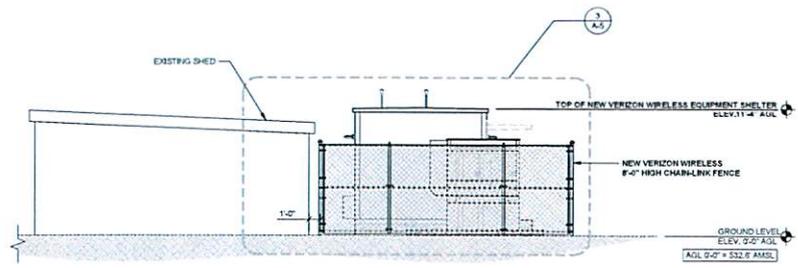


**NORTH ELEVATION**

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



**NOTE:**  
NEW VERIZON WIRELESS ANTENNAS TO BE PAINTED TO MATCH NEW VERIZON WIRELESS 47'-0" HIGH MONOPHIE



**WEST ELEVATION**

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

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	10/06/14	90% ZONING	EC
1	11/15/14	95% ZONING	AP
2	12/31/14	100% ZONING	ARM



**PROPRIETARY INFORMATION**  
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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS EXPRESSLY PROHIBITED



**LOPEZ DRIVE**  
**PSL # 285397**  
740 MANUELA WAY  
ARROYO GRANDE, CA 93420

**SHEET TITLE:**  
**NORTH & WEST ELEVATION**

**A-4**

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	10/06/14	30% ZONING	EC
1	11/16/14	85% ZONING	AP
2	12/31/14	100% ZONING	ARM



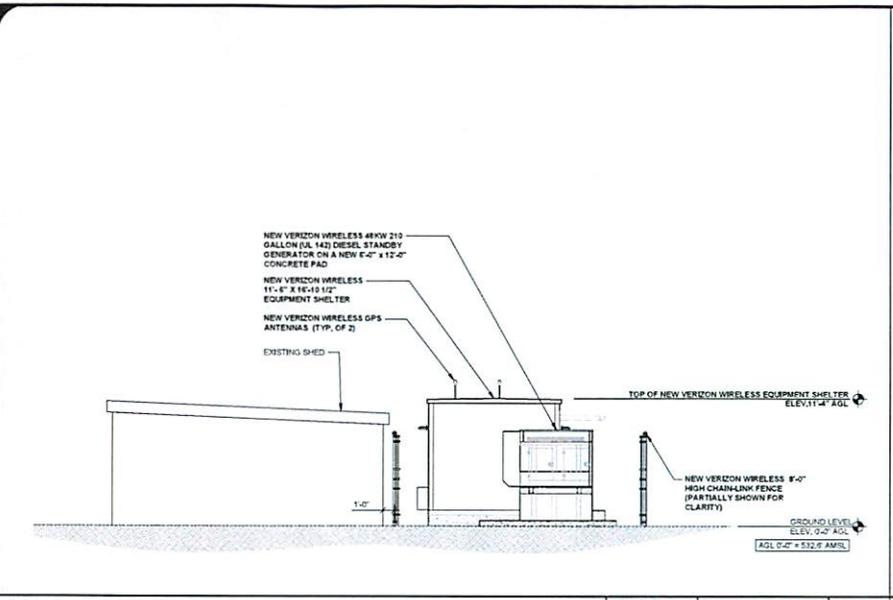
**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS ENGINEERING GROUP.  
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS ENGINEERING GROUP IS STRICTLY PROHIBITED.



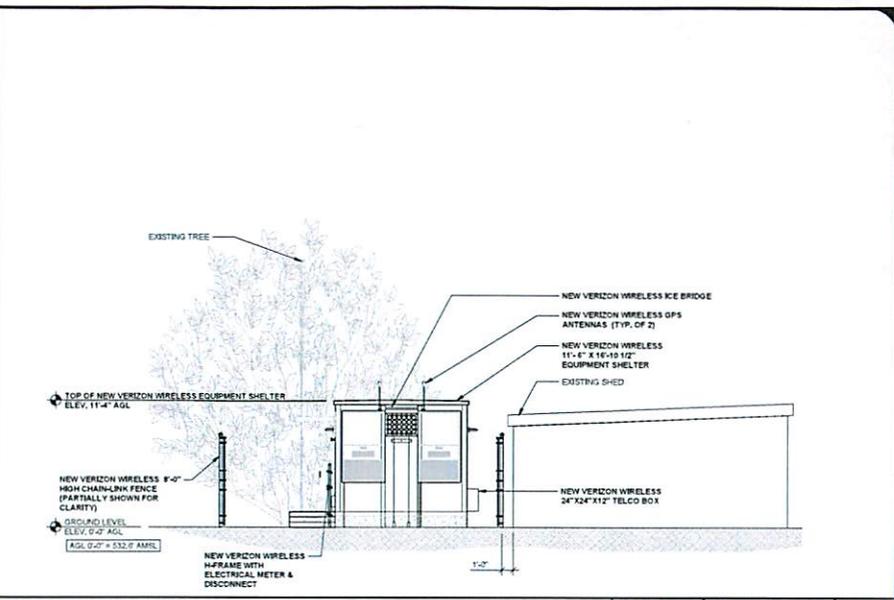
**LOPEZ DRIVE**  
**PSL # 285397**  
 740 MANUELA WAY  
 ARROYO GRANDE, CA 93420

SHEET TITLE:  
**EQUIPMENT ELEVATIONS**

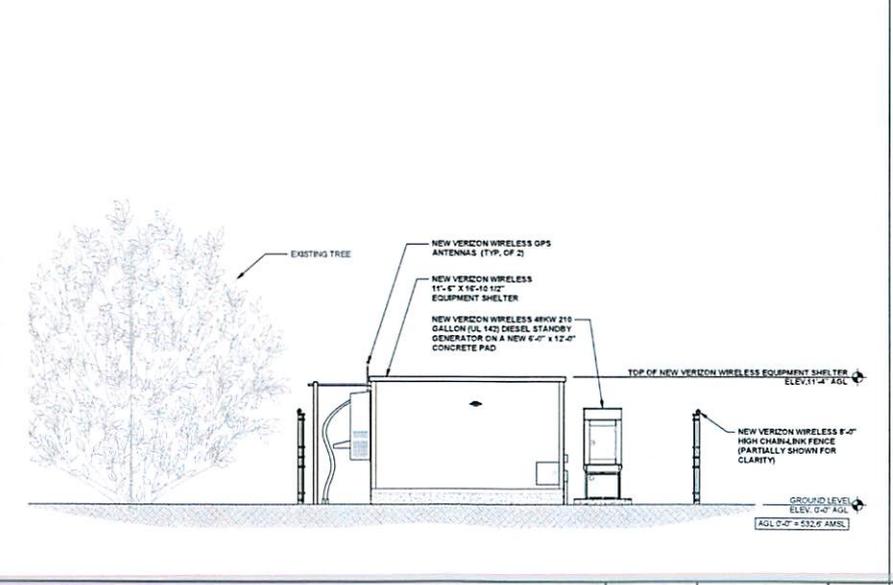
**A-5**



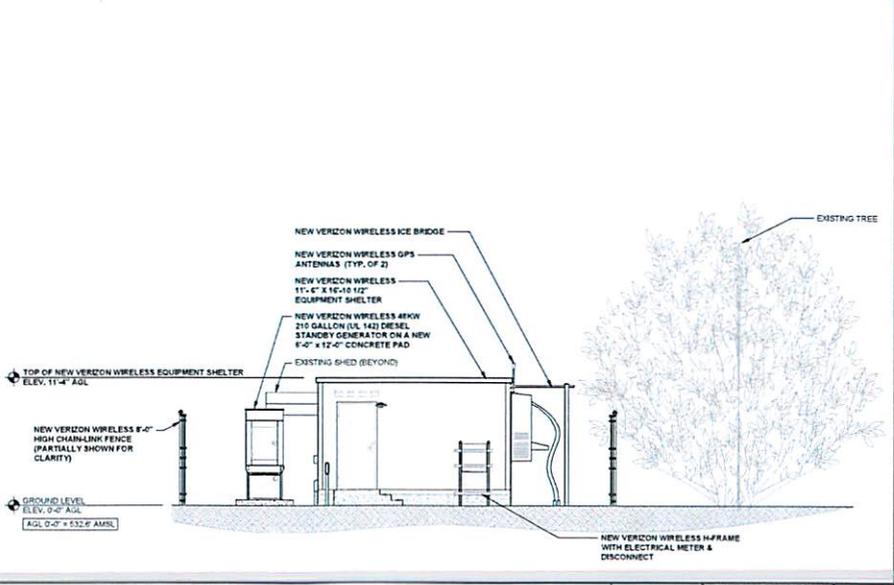
**WEST ELEVATION** SCALE: 3/16" = 1'-0" (24x36) (OR) 3/32" = 1'-0" (11x17) **3**



**EAST ELEVATION** SCALE: 3/16" = 1'-0" (24x36) (OR) 3/32" = 1'-0" (11x17) **4**



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



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

**VICINITY MAP**  
PHOTOSIMULATION VIEWPOINTS



LOPEZ DRIVE  
PSL # 285397  
740 MANUELA WAY  
ARROYO GRANDE, CA 93420

**SDC**  
WIRELESS  
ENGINEERING GROUP  
5865 AVENIDA ENRIQUES, SUITE 142B  
CARLSBAD, CA 92008  
OFFICE: (760) 795-6200



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

PHOTOSIMULATION VIEW 1



LOPEZ DRIVE  
PSL # 285397  
740 MANUELA WAY  
ARROYO GRANDE, CA 93420

SDC  
WIRELESS  
ENGINEERING GROUP  
5860 AVENIDA ENCINAS, SUITE 142B  
CAYLE, SBAD, CA 92008  
OFFICE (760) 795-6200

NEW

NEW VERIZON WIRELESS  
40'-0" HIGH MONOPINE



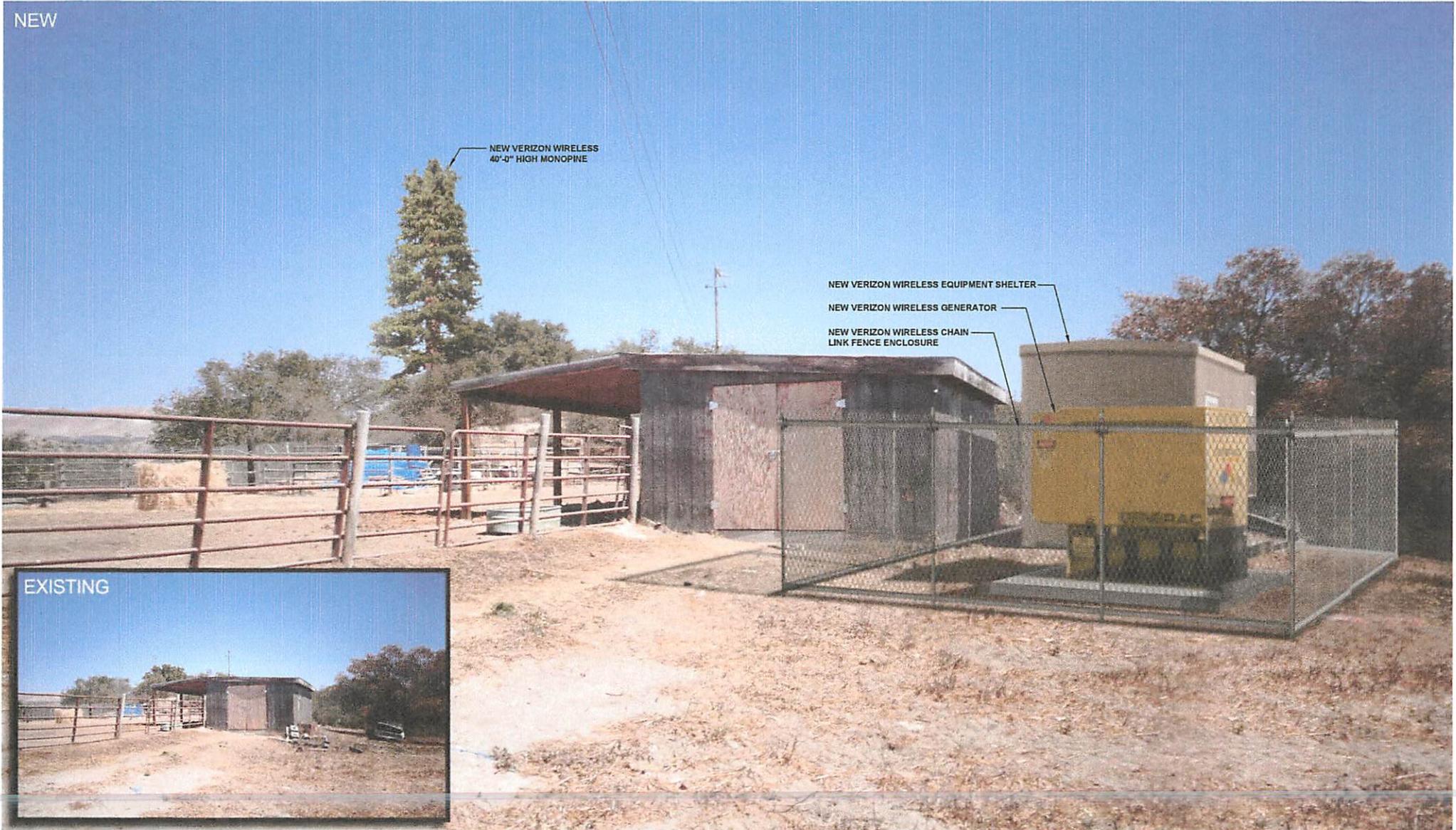
PHOTOSIMULATION VIEW 2



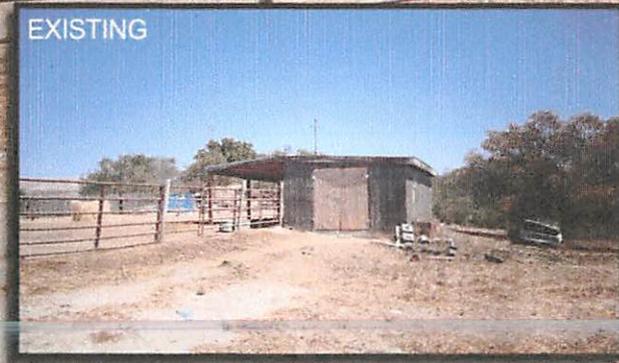
LOPEZ DRIVE  
PSL # 285397  
740 MANUELA WAY  
ARROYO GRANDE, CA 93420

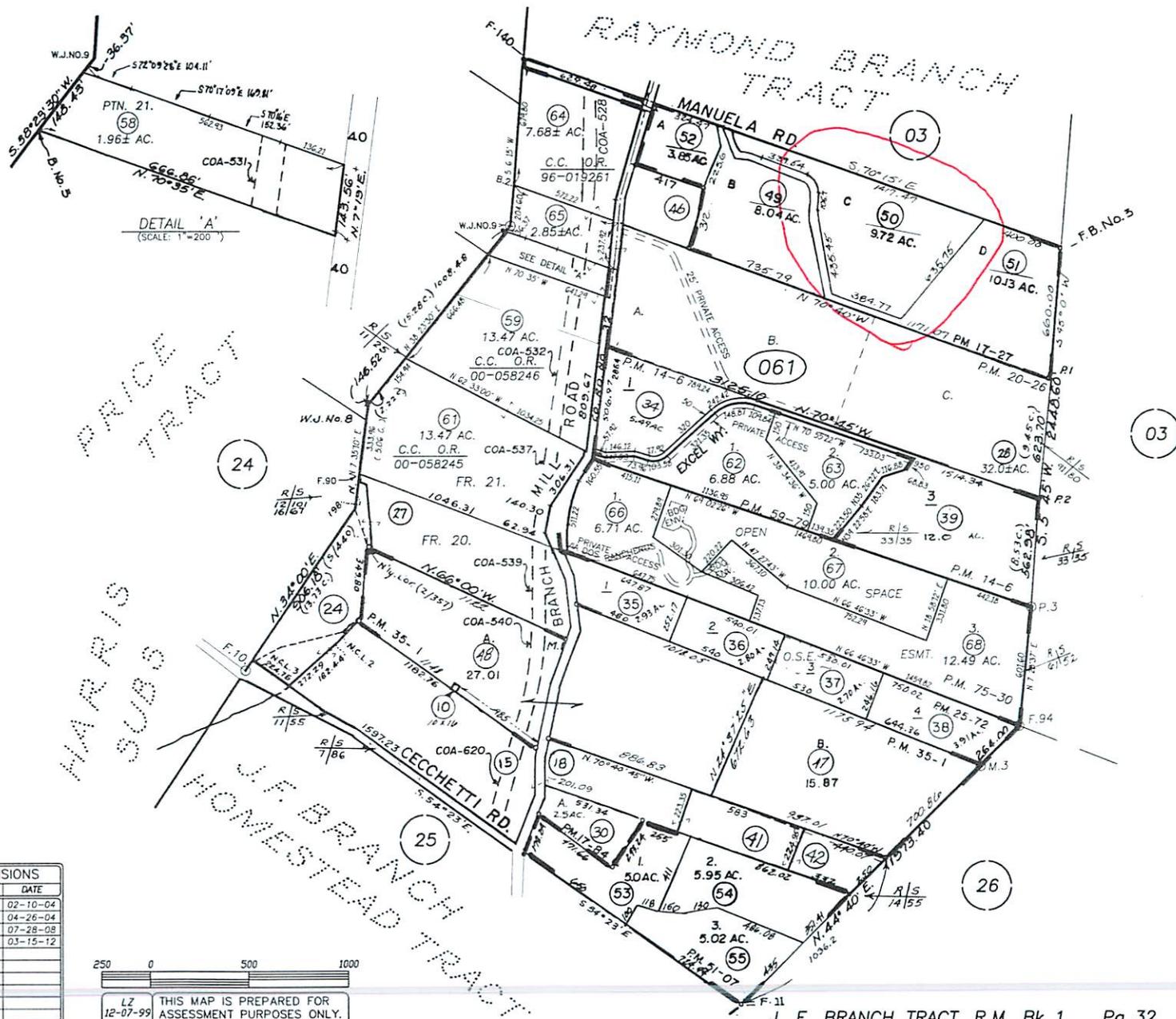
SD  
WIRELESS  
ENGINEERING GROUP  
5865 AVENIDA ENCINAS, SUITE 142B  
CARLSBAD, CA 92008  
OFFICE (760) 796-0200

NEW



EXISTING





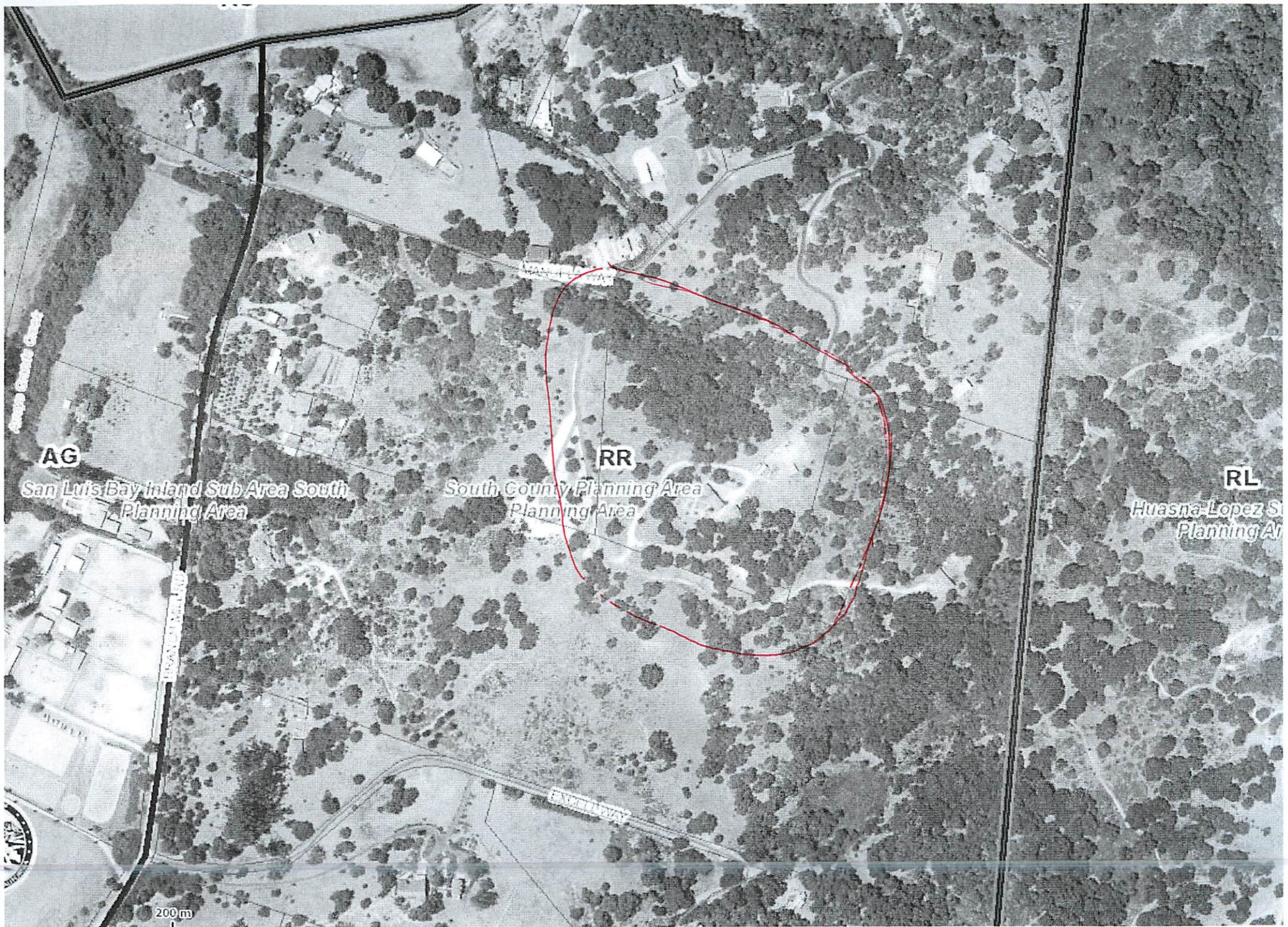
HARRIS PRICE TRACT  
SUBD

J.F. BRANCH TRACT  
HOMESTEAD TRACT

REVISIONS	
I.S.	DATE
04-328	02-10-04
04-NA	04-26-04
09-120	07-28-08
12-148	03-15-12



LZ THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



**AG**

San Luis Bay Inland Sub Area South  
Planning Area

**RR**

South County Planning Area  
Planning Area

**RL**

Huasna-Lopez S  
Planning Ar

200m



# Parcel Summary Report For Parcel # 047-061-050

3/27/2015  
1:40:25PM

## 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    BENNETT TINA M  
740 MANUELA WAY    ARROYO GRANDE CA 93420-6108

### Address Information

<u>Status</u>	<u>Address</u>
P	00740 MANUELA WY    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>
CO74-	334	C	South Cty. Plan	South County I RR				Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 17/27 PAR C    LESS 50% MIN RTS

### Notes

#### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
ARROYO GRANDE  
COASTAL SAN LUIS  
COUNTY-ZONE NO. 03  
SAN LUIS  
NO. 04  
AREA NO. 21



# Parcel Summary Report For Parcel # 047-061-050

3/27/2015  
1:40:25PM

## 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:**

73079 FNL Primary Parcel

**Description:**

CONST GARAGE

DRC2014-00121 REC Primary Parcel

**Description:**

WIRELESS COMMUNICATION FACILITY WITH NEW 40-FT MONOPINE, 24X24-FT LEASE AREA WITH CHAIN LINK FENCE, ICE BRIDGE, PREFABRICATED EQUIPMENT SHELTER, TWO GPS ANTENNAS, STANDBY DIESEL GENERATOR, CONCRETE PAD, ELECTRICAL METER WITH DISCONNECT ON NEW H-FRAME, TWELVE 6-FT PANEL ANTENNAS AND FOUR RAYCAPS.

PRE2004-00248 REC Primary Parcel

**Description:**

USING TDCS

ZON2009-00568 APV Primary Parcel

**Description:**

HOME OFFICE