



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: DRC2014-00122 PROMESA LLC – Proposed conditional use permit for a wireless communication facility with a new 100-ft monoecalyptus, 35x40-ft lease area, 8-ft chain link fence, prefabricated equipment cabinet, two GPS units, standby generator, electrical meter, twelve 6-ft panel antennas, nine RRHs, and four raycaps. Site location is 1049 Dawn Rd, Nipomo. APN: 091-232-030

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 Bui

CONDITIONAL USE PERMIT/
WIRELESS COMMUNICATION FACILITY
WITH NEW 100-FT MONOEUCALYPTUS,
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
- Minor Use Permit
- Variance
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Promesa LLC Daytime Phone 831-229-0229
 Mailing Address PO Box 3756 Salinas, CA Zip 93912
 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: 50 acres Assessor Parcel Number(s): 091-232-030
 Legal Description: RHO NIP POM DIV A PTN LT 70.
 Address of the project (if known): 1049 Dawn Rd. Nipomo, CA 93444
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 South- Exit R Tefft St.- Right Pomeroy- slight left to Dawn

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Verizon proposes installing the following: 8' chain link fence around 35 x 40 lease area, (1) prefab equipment cabinet, (2) GPS units, (1) standby generator, (1) electrical meter, (1) 100' Monoeucalyptus tree, (12) 6' panel antennas, (9) 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  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: 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: _____

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: Antennas mitigated by MonoEucalyptus 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 _____

SUMMARY SHEET FOR RF EXPOSURE

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

Land Owner: Promesa, LLC
Applicant: Tricia Knight
APN: 091-232-030

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 87'
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: 0
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

MonoEucalyptus Tree

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.

NOTES

OWNER(S): PROMESA LLC
 APN: 091-232-030

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. 4201-4788091, DATED DECEMBER 4, 2014. WITHIN SAID TITLE REPORT THERE ARE ELEVEN (11) EXCEPTIONS LISTED, TWO (2) OF EASEMENTS AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060304, PANEL NO. 18170, DATED NOVEMBER 18, 2014 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

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

LOT 70 IN DIVISION "A" OF POMEROY'S RESUBDIVISION OF A PART OF THE LOS BERROS TRACT, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED SEPTEMBER 26, 1903, IN BOOK A, PAGE 109 OF MAPS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT STAKE NO. 70, SET AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE COUNTY ROAD LYING ALONG THE NORTHERLY SIDE OF LOT 70 OF THE LOS BERROS LAND AND WATER CO. TRACT AS SHOWN BY SAID MAP, AND THE WESTERLY LINE OF THE COUNTY ROAD LYING ALONG THE EASTERLY SIDE OF SAID LOT 70; THENCE RUNNING FROM SAID POINT OF BEGINNING WEST 259.7 FEET ALONG THE SOUTHERLY LINE OF THE FIRST MENTIONED COUNTY ROAD TO A POINT; THENCE SOUTH 28 DEGREES 09 MINUTES EAST 2022.1 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD LYING ALONG THE SOUTHERLY SIDE OF SAID LOT 70; THENCE EAST 258.7 FEET ALONG THE NORTHERLY LINE OF THE LAST MENTIONED COUNTY ROAD TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE COUNTY ROAD LYING ALONG THE EASTERLY SIDE OF SAID LOT 70; THENCE NORTH 28 DEGREES 50 MINUTES EAST 1144.2 FEET ALONG THE WESTERLY LINE OF THE LAST MENTIONED COUNTY ROAD TO A STAKE MARKED 70; THENCE NORTH 29 DEGREES 53 MINUTES EAST 856.3 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

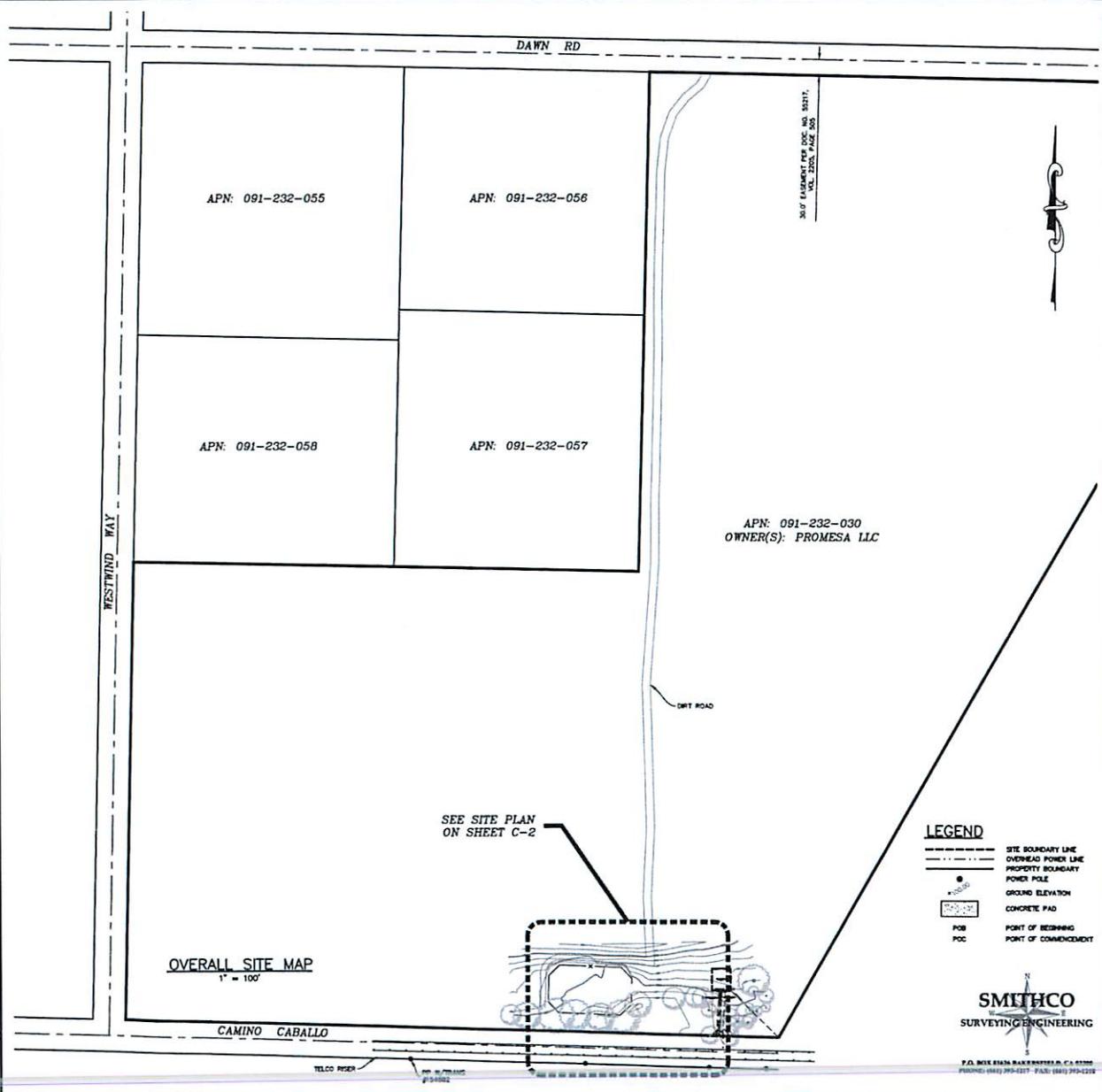
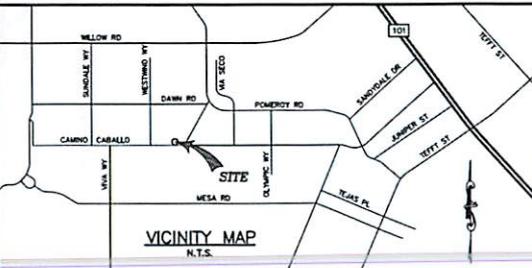
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 70, BEING THE INTERSECTION OF THE CENTER LINE OF THE UNNAMED ROAD, 80 FEET WIDE, ALONG THE NORTHERLY LINE OF SAID LOT, WITH CENTER LINE OF THE UNNAMED ROAD, 80 FEET WIDE, ALONG THE WESTERLY LINE OF SAID LOT, AS SAID ROADS ARE SHOWN ON SAID MAP; THENCE ALONG SAID LAST MENTIONED CENTER LINE, SOUTH 963.33 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, EAST 963.33 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID LOT, NORTH 963.33 FEET TO THE CENTER LINE OF SAID UNNAMED ROAD ALONG THE NORTHERLY LINE OF SAID LOT; THENCE ALONG SAID LAST MENTIONED CENTER LINE, WEST 963.33 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN ON A RECORD OF SURVEY RECORDED JANUARY 23, 1979 IN BOOK 33, PAGE 80 OF LICENSED SURVEYS.

APN: 091-232-030

EASEMENT(S) PER TITLE REPORT:

3. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR ROAD AND INCIDENTAL PURPOSES.
 *** PLOTTED AS SHOWN HEREON ***
4. AN EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 27, 1978 AS BOOK 2205, PAGE 505 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY AFFECTS: NORTHERLY 30 FEET
 *** PLOTTED AS SHOWN HEREON ***



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/19/14	PRELIMINARY	SL
1	11/25/14	ADD LEASE/EASEMENTS	SL
2	01/06/15	TITLE REVIEW	DA

SMITHCO JOB NO: 82-304

WIRELESS
 2885 AVENUE ENCHILAS BLVD 1428
 CARLSBAD, CA 92008
 Office (760) 794-8200
 Fax (760) 833-0888

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

285354
**POMEROY
 NIPOMO**

1049 DAWN RD
 NIPOMO, CA 93444

SAN LUIS OBISPO
 COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

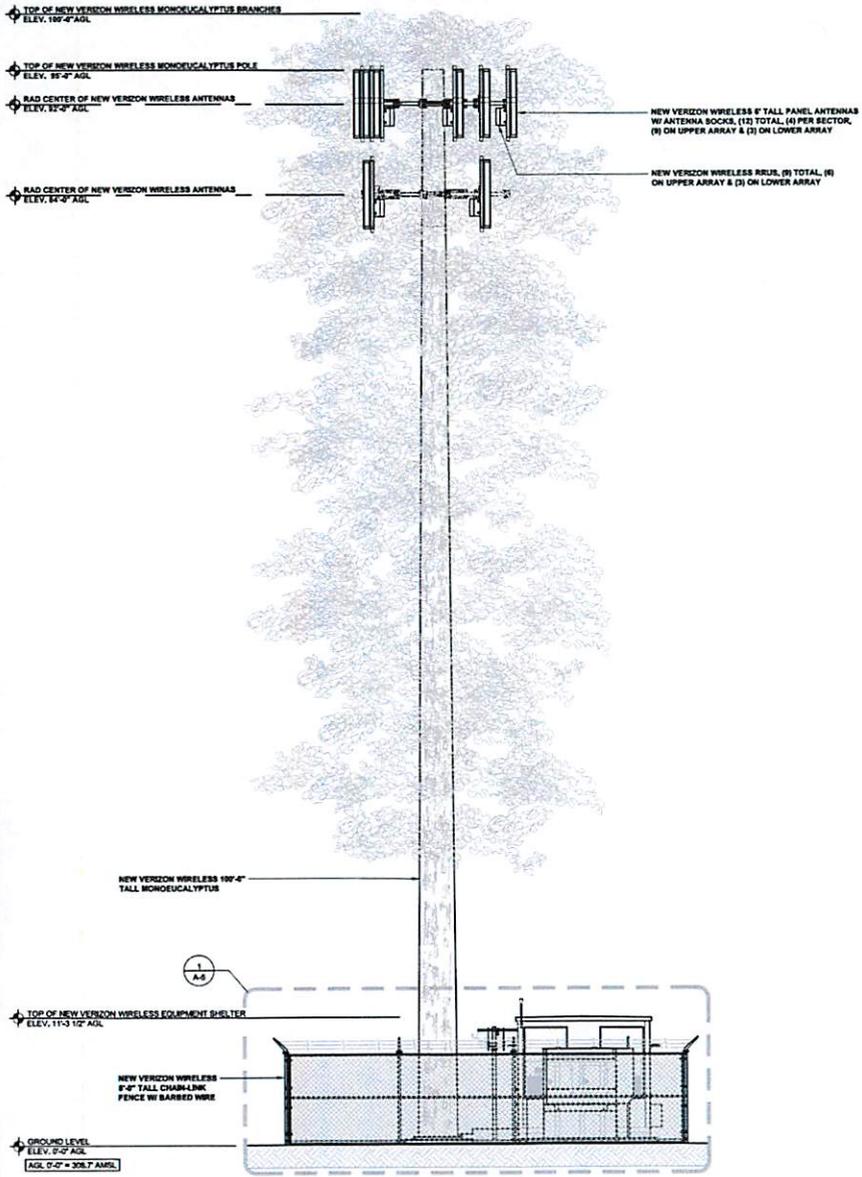
C-1

LEGEND

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

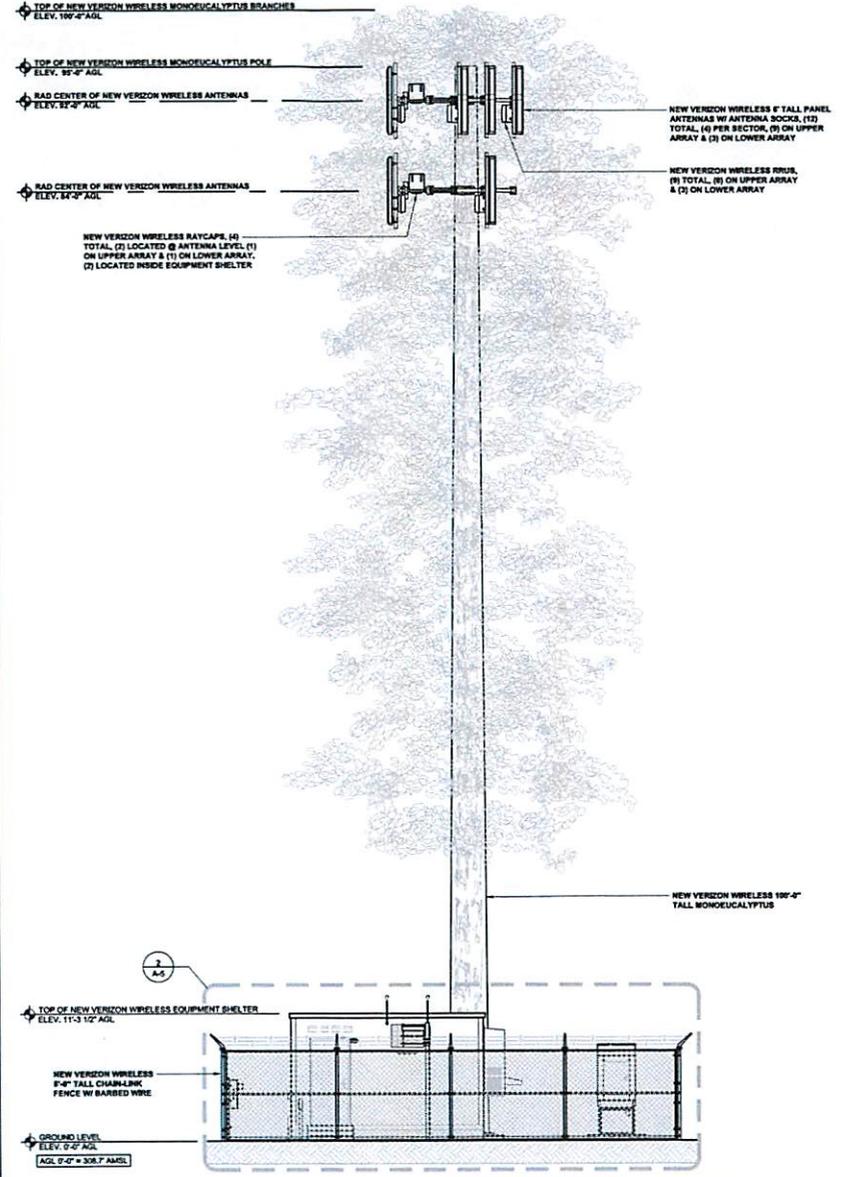
SMITHCO
 SURVEYING ENGINEERING

P.O. BOX 8248 SAN RAFAEL, CA 94568
 PHONE: (415) 499-8227 FAX: (415) 499-8228



NORTH ELEVATION

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



EAST ELEVATION

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

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/27/2015	PLANNING SUBMITTAL	CM



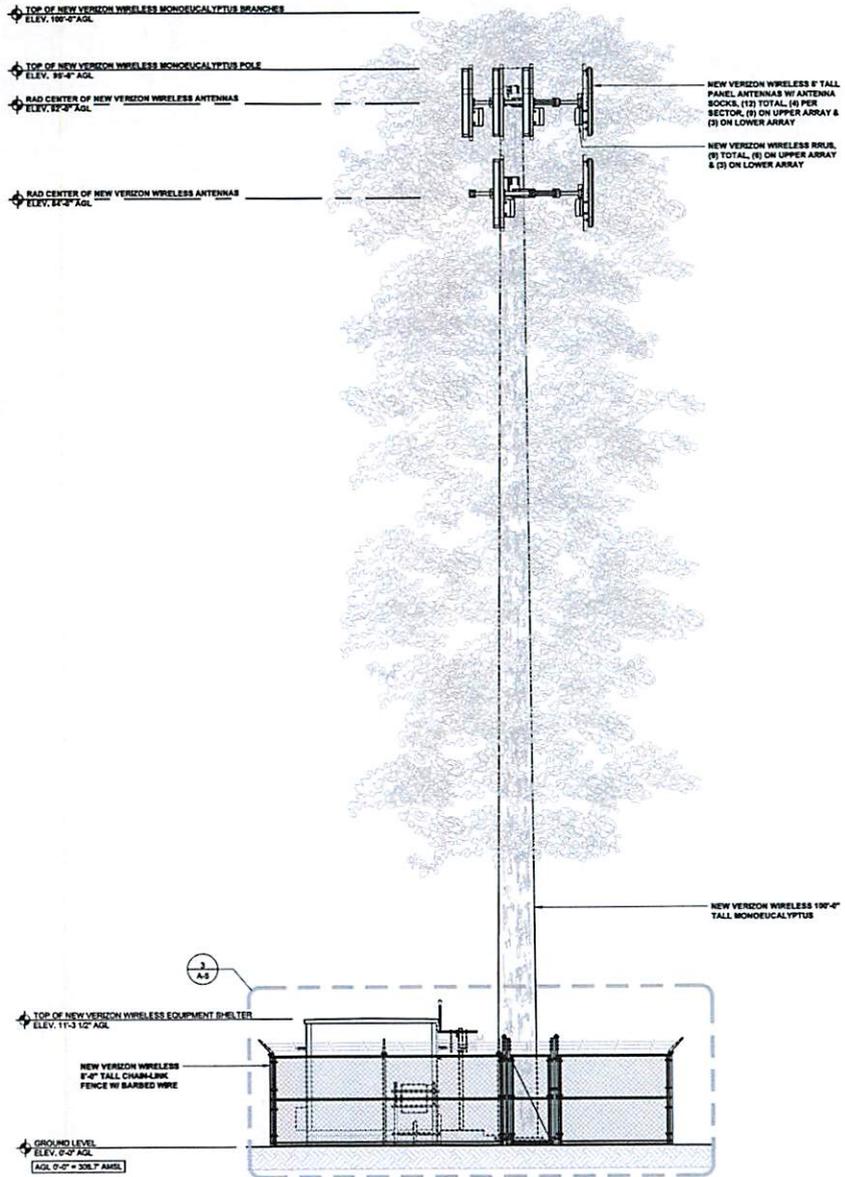
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**POMEROY
 NIPOMO
 PSL # 285354**
 1049 DAWN RD
 NIPOMO, CA 93444

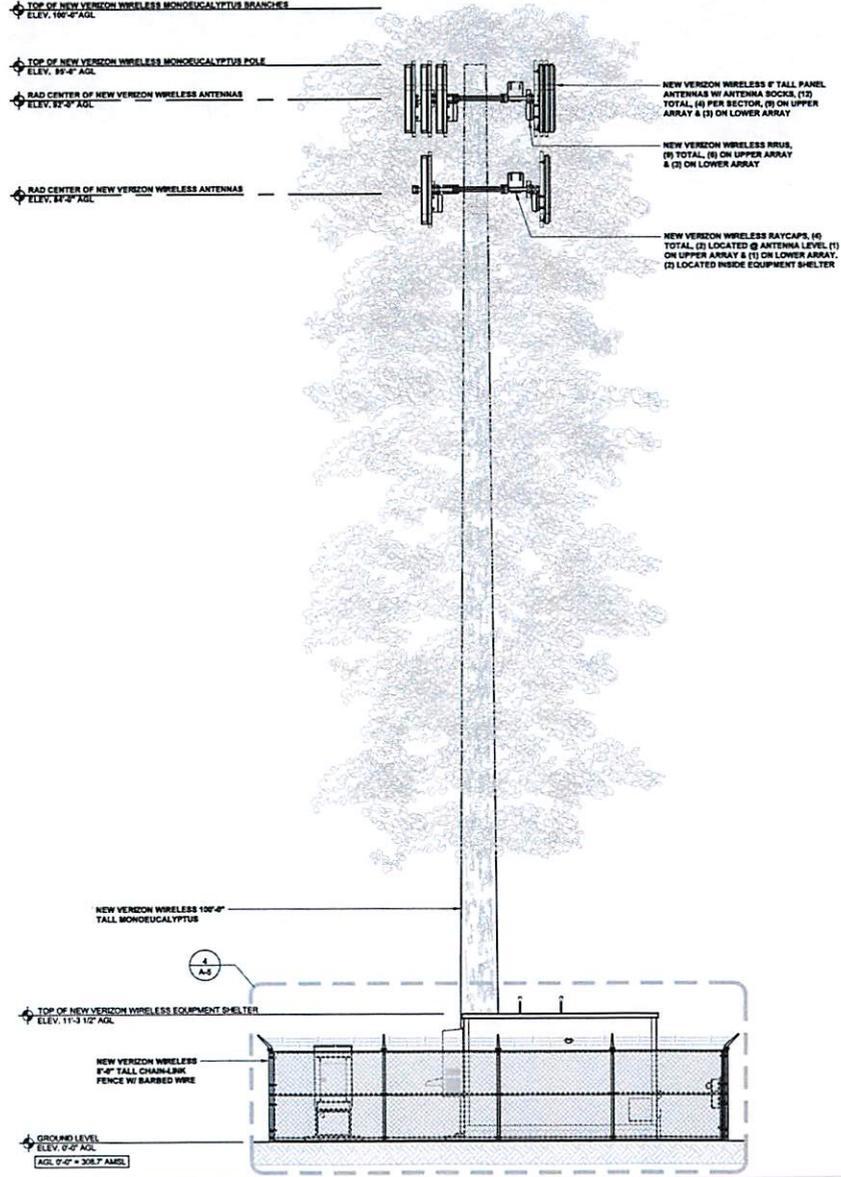
SHEET TITLE:
**NORTH & EAST
 ELEVATIONS**

A-3



SOUTH ELEVATION

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



WEST ELEVATION

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

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/27/2015	PLANNING SUBMITTAL	DM



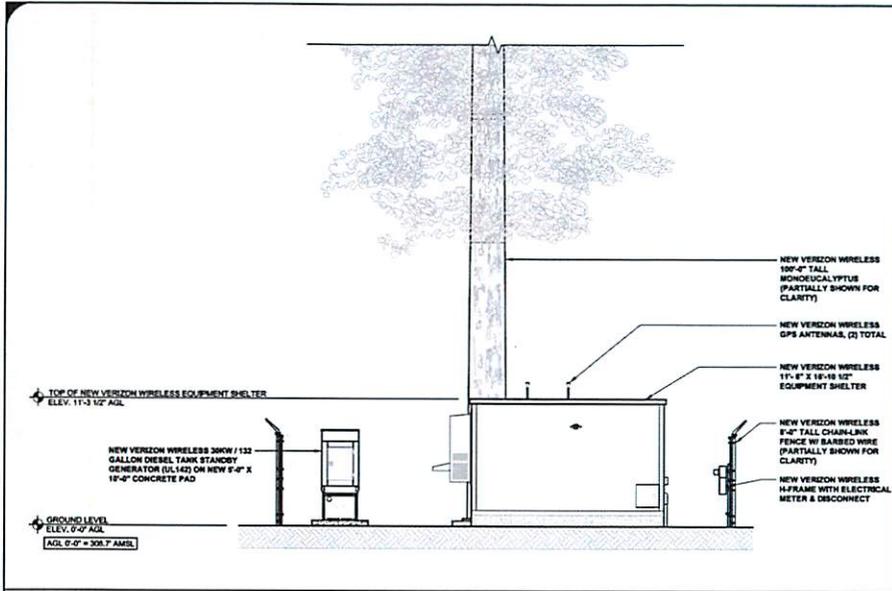
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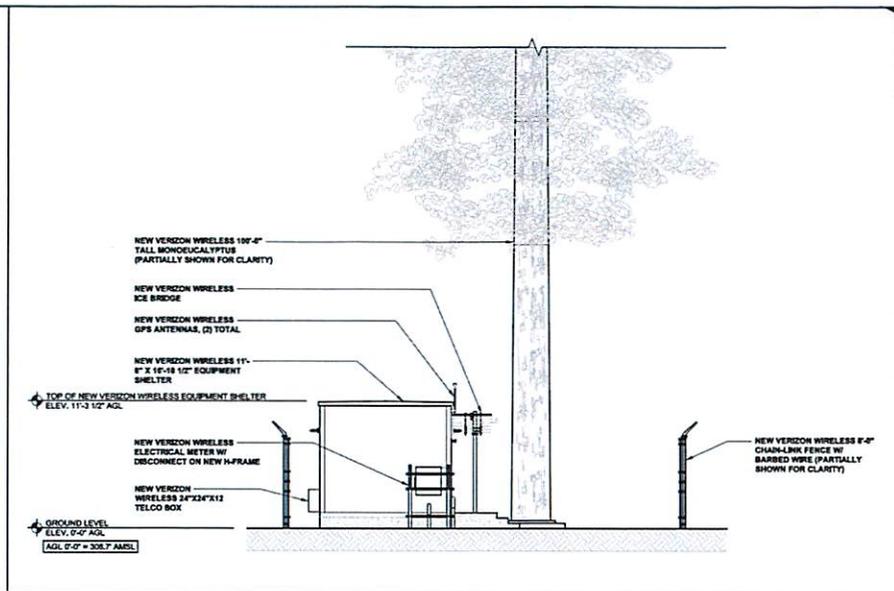
**POMEROY
 NIPOMO
 PSL # 285354**
 1049 DAWN RD
 NIPOMO, CA 93444

SHEET TITLE:
**SOUTH & WEST
 ELEVATIONS**

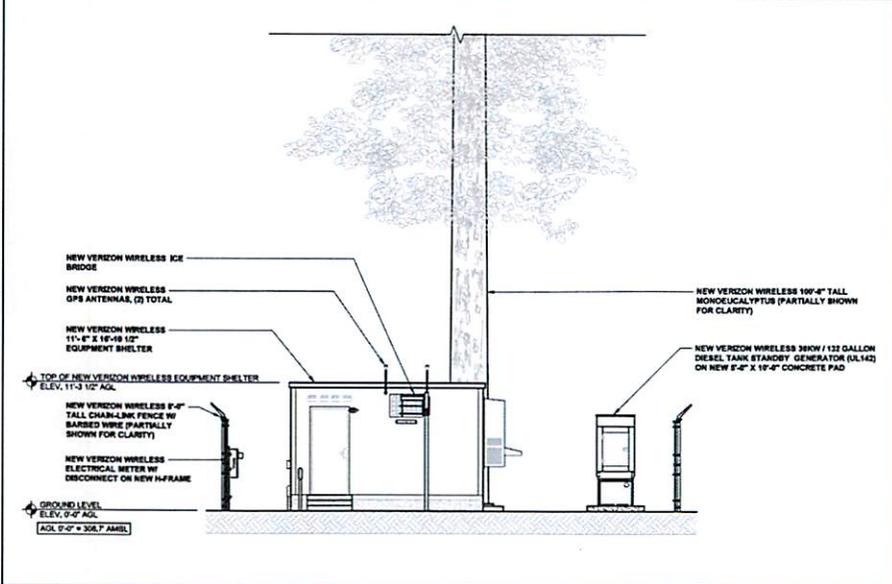
A-4



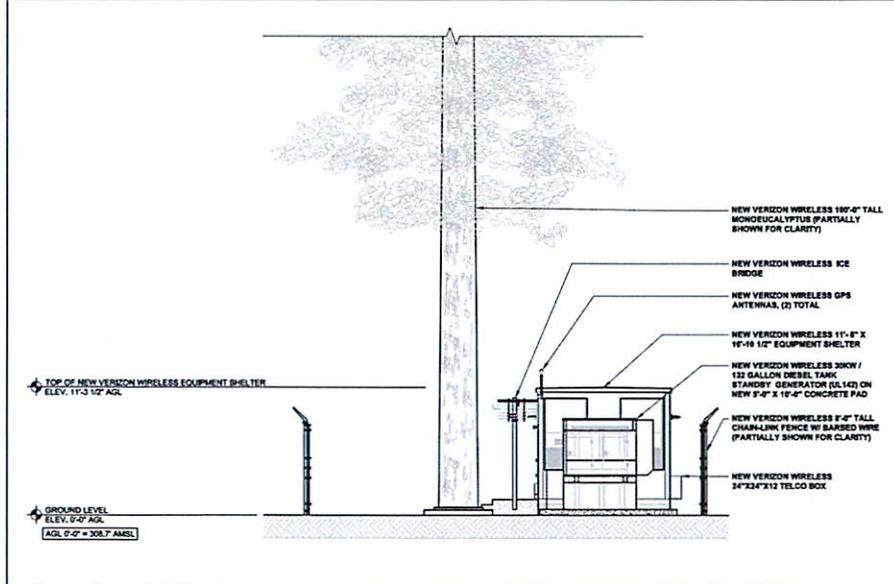
WEST EQUIPMENT ELEVATION SCALE: 3/16" = 1'-0" (24x30) (OR) 3/32" = 1'-0" (11x17) **4**



SOUTH EQUIPMENT ELEVATION SCALE: 3/16" = 1'-0" (24x30) (OR) 3/32" = 1'-0" (11x17) **3**



EAST EQUIPMENT ELEVATION SCALE: 3/16" = 1'-0" (24x30) (OR) 3/32" = 1'-0" (11x17) **2**



NORTH EQUIPMENT ELEVATION SCALE: 3/16" = 1'-0" (24x30) (OR) 3/32" = 1'-0" (11x17) **1**

REV	DATE	DESCRIPTION	BY
0	03/27/2019	PLANNING SUBMITTAL	CM

WIRELESS ENGINEERING GROUP
 588 AVENUE ENINAS
 CARLSBAD, CA 92008
 760.466.0088
 760.795.5000

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 WALNUT CREEK, CA 94598

POMEROY NIPOMO PSL # 285354
 1049 DAWN RD
 NIPOMO, CA 93444

SHEET TITLE:
EQUIPMENT ELEVATIONS

A-5

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



POMEROY NIPOMO
PSL # 283354
1049 DAWN RD
NIPOMO, CA 93444

STC
WIRELESS
ENGINEERING GROUP
5665 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 760-5200



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



POMEROY NIPOMO
PSL # 283354
1049 DAWN RD
NIPOMO, CA 93444

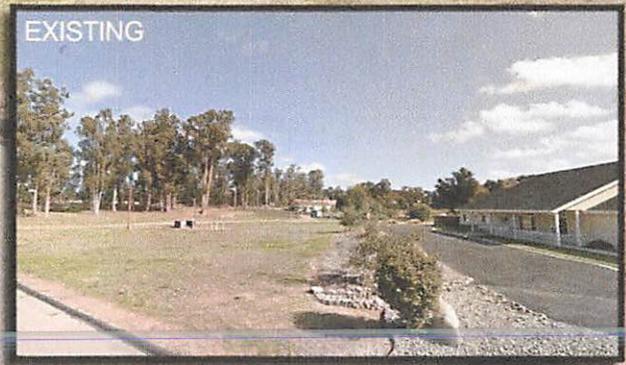
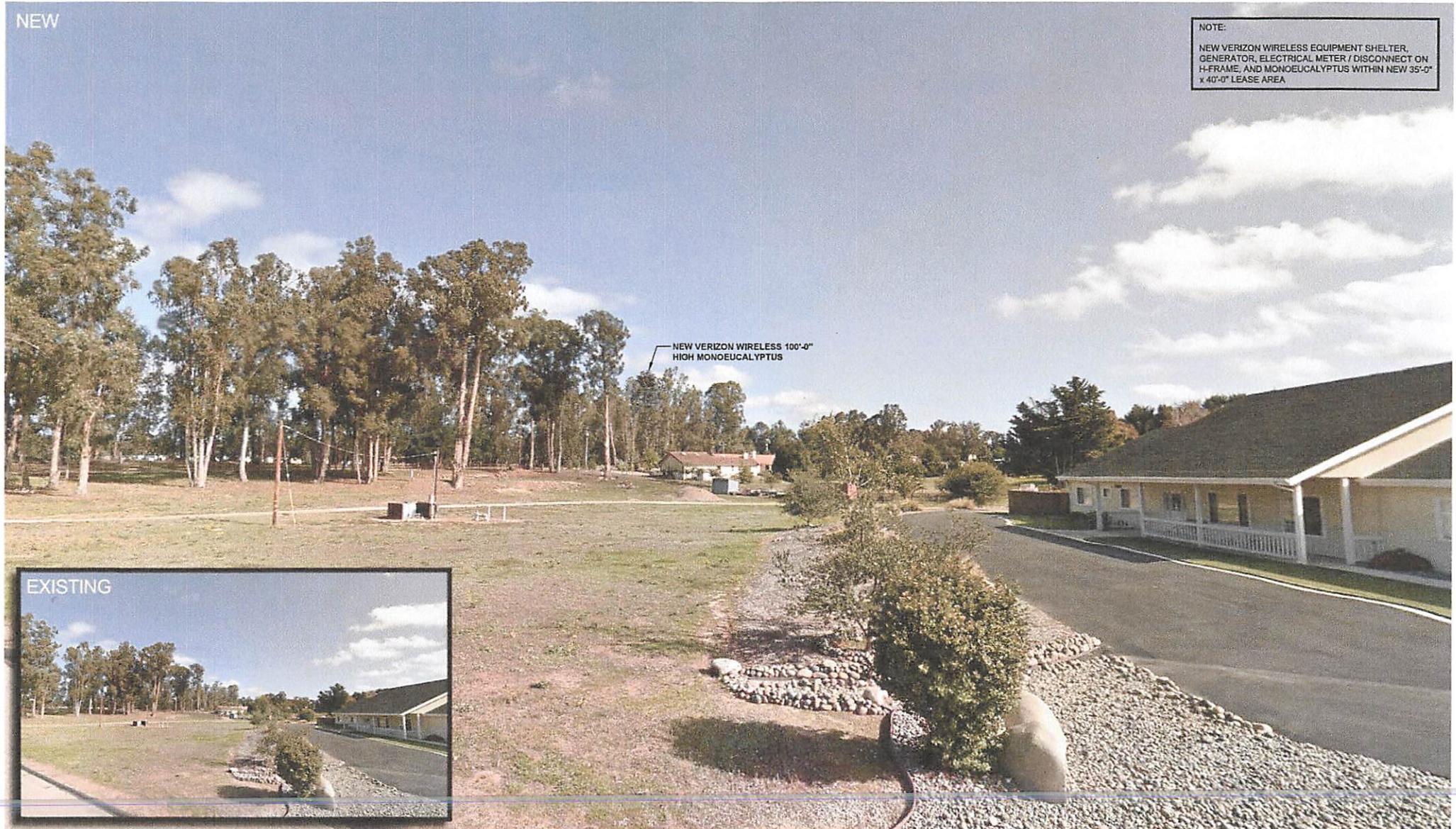


NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT SHELTER,
GENERATOR, ELECTRICAL METER / DISCONNECT ON
H-FRAME, AND MONOEUCALYPTUS WITHIN NEW 35'-0"
x 40'-0" LEASE AREA

NEW VERIZON WIRELESS 100'-0"
HIGH MONOEUCALYPTUS

EXISTING



PHOTOSIMULATION VIEW 2



POMEROY NIPOMO
PSL # 283354
1049 DAWN RD
NIPOMO, CA 93444

SD
WIRELESS
ENGINEERING GROUP
5565 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-6200

NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT SHELTER,
GENERATOR, ELECTRICAL METER / DISCONNECT ON
H-FRAME, AND MONOEUCALYPTUS WITHIN NEW 35'-0"
x 40'-0" LEASE AREA

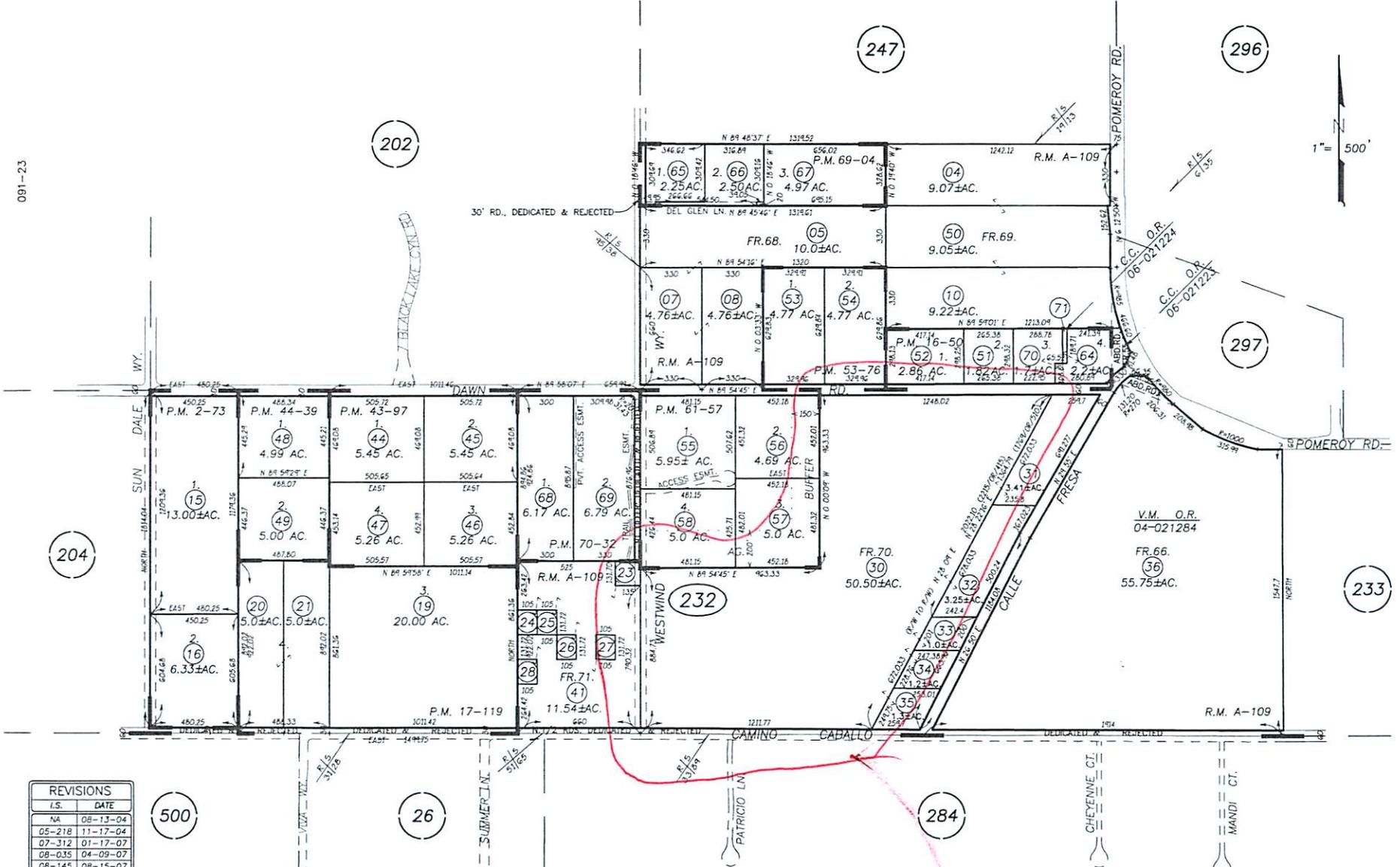
NEW VERIZON WIRELESS 100'-0"
HIGH MONOEUCALYPTUS

EXISTING

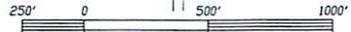




091-23



REVISIONS	
I.S.	DATE
NA	08-13-04
05-218	11-17-04
07-312	01-17-07
08-035	04-09-07
08-145	08-15-07
08-208	09-19-07
08-367	01-25-08
NA	05-18-11
13-077	01-31-13



LZ 09-01-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

POMEROY'S RESUB. OF THE LOS BERROS TR., R.M. Bk. A , Pg. 109.

NIPOMO ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 091 PAGE 232





North County Planning Area
Planning Area
North County Inland Sub Area
Planning Area

RR

DAWN RD

AG

RS

Nipomo URL

LAKY WAY

DAWN RD

DAWN RD

DAWN RD

DAWN RD

GEOFF SWAY

DAWN RD



Parcel Summary Report For Parcel # 091-232-030

3/27/2015
2:27:20PM

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 PROMESA LLC
PO BOX 3756 SALINAS CA 93912-3756

Address Information

Status Address
P 01049 DAWN 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>
091232	030	0001	South Cty. Plan	South County I				N		D890598S / D890488S
POMDIV	A	70P	South Cty. Plan	South County I RR				Y	RF	P83063002 / D870352

Parcel Information

Status Description
Active RHO NIP POM DIV A PTN LT 70

Notes
LEGAL PARCEL PER DEED 1538 OR 65. JSM

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

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 091-232-030

3/27/2015
2:27:20PM

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Telephone: (805) 781-5600

83383 FNL Primary Parcel

Description:

CONST GREENHOUSE

87396 FNL Primary Parcel

Description:

CONTRUCT GREENHOUSE

88148 FNL Primary Parcel

Description:

ELECT FOR 200-400A PANEL FOR GREENHOUSES

88149 FNL Primary Parcel

Description:

ELECTRICAL FOR GREENHOUSES

D910019S APP Primary Parcel

Description:

AG GREENHOUSE/UTILITY

DRC2014-00122 REC Primary Parcel

Description:

WIRELESS COMMUNICATION FACILITY WITH NEW 100-FT MONOEUCALYPTUS, 30X40-FT LEASE AREA, 8-FT CHAIN LINK FENCE, PREFABRICATED EQUIPMENT CABINET, TWO GPS UNITS, STANDBY GENERATOR, ELECTRICAL METER, TWELVE 6-FT PANEL ANTENNAS, NINE RRHS, AND FOUR RAYCAPS.

PMT2003-00974 FNL Primary Parcel

Description:

UPGRADE ELECTRICAL SERVICE FOR GREENHOUSES.

PRE2006-00042 REC Primary Parcel

Description:

50 ACRES

SUB2007-00152 ACC Primary Parcel

Description:

SUB DIVIDE 52.21 ACRE LOT INTO 10 RESIDENTIAL RURAL LOTS.