



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2015

TO: _____

FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00126 AQUINO – Proposed conditional use permit for a wireless communication facility including a 45-ft monopine, 8-ft chainlink fence around a 31x37-ft lease area, prefab equipment shelter, two GPS units, one standby generator, one electrical meter, twelve 6-ft panel antennas, nine RRHs, and four raycaps. Site location is 514 Eucalyptus Rd, Nipomo. APN: 091-311-033

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

CONDITIONAL USE PERMIT/

CELL SITE: VERIZON PROPOSES
INSTALLING THE FOLLOWING: 8' CHAINLINK
SCSC/ NIPO

RS

1. General APPLICATION fo

San Luis Obispo County Department of Planning and B

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 David Aquino Daytime Phone 805-929-3285
 Mailing Address 594 Eucalyptus Rd. Nipomo Zip 93444
 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: 9 acres Assessor Parcel Number(s): 091-311-033
 Legal Description: RHO NIP RESUB PTN LT 10.
 Address of the project (if known): 594 Eucalyptus 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 S to Tefft- Exit R- R on Eucalyptus Rd. site on R.

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Verizon proposes installing the following: 8' chainlink
 fence around 31' x 37' lease area, (1) prefab equipment shelter, (2) GPS units, (1) standby generator, (1) electrical meter, (1)
 45' monopine, (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 3/26/15

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: Eucalyptus

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 _____

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: _____ 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 Monopine tree

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

Other Related Permits

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

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

6. SUMMARY SHEET - RF EXPOSURE

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

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SUMMARY SHEET FOR RF EXPOSURE

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

Land Owner: David Aquino
Applicant: Tricia Knight
APN: 091-311-033

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 27'
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

Monopine

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.

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



SOUTH NIPOMO
PSL # 273115
594 EUCALYPTUS RD.
NIPOMO, CA 93444

SOC
WIRELESS
ENGINEERING GROUP
5866 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92018
OFFICE (760) 795-5200



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



SOUTH NIPOMO
PSL # 273115
594 EUCALYPTUS RD.
NIPOMO, CA 93444

SDC
WIRELESS
ENGINEERING GROUP
5866 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 MONOPINE WITHIN NEW 31'-0" x 37'-0"
LEASE AREA

NEW VERIZON
WIRELESS 53'-0"
HIGH MONOPINE

EXISTING



PHOTOSIMULATION VIEW 2



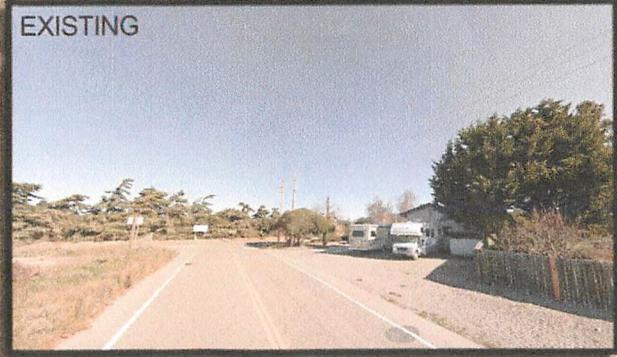
SOUTH NIPOMO
PSL # 273115
594 EUCALYPTUS RD.
NIPOMO, CA 93444

STC
WIRELESS
ENGINEERING GROUP
5666 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT SHELTER,
GENERATOR, ELECTRICAL METER / DISCONNECT ON
H-FRAME, AND MONOPINE WITHIN NEW 31'-0" x 37'-0"
LEASE AREA

NEW VERIZON
WIRELESS 53'-0"
HIGH MONOPINE



PHOTOSIMULATION VIEW 3

NEW



SOUTH NIPOMO
PSL # 273115
594 EUCALYPTUS RD.
NIPOMO, CA 93444



NOTE:
NEW VERIZON WIRELESS EQUIPMENT SHELTER,
GENERATOR, ELECTRICAL METER / DISCONNECT ON
H-FRAME, AND MONOPINE WITHIN NEW 31'-0" x 37'-0"
LEASE AREA.

NEW VERIZON
WIRELESS 53'-0"
HIGH MONOPINE

EXISTING



NOTES

OWNER(S): DAVID & SHERRIE AQUINO/CHARLES & PATRICIA COOPER
 APN: 091-311-033

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. 4201-478009, DATED DECEMBER 4, 2014. WITHIN SAID TITLE REPORT THERE ARE EIGHT (8) EXCEPTIONS LISTED, ONE (1) OF WHICH IS AN EASEMENT 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. 1619F, DATED AUGUST 28, 2008 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 10 ACCORDING TO THE MAP ENTITLED MAP OF LOS BERROS TRACT, SHOWN SUBDIVISION OF LOTS 15, 19 AND 20 OF THE NIPOMO RANCHO, SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA; LOTS 19 AND 20 SURVEYED NOVEMBER 1887 BY LOUIE CASTRO, C.E. FOR C.R. CALLENDER AND J.W. SMITH; LOT 15 SUBDIVISION BY A.H. ARMSTRONG, MAY 1888, A COPY OF WHICH MAP IS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; SAID LOT 10 BEING RESUBDIVISION OF SAID LOT 15 OF SAID RANCHO NIPOMO, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, STATE OF CALIFORNIA.

EXCEPTING THE MOBILE HOME LOCATED ON SAID LAND.

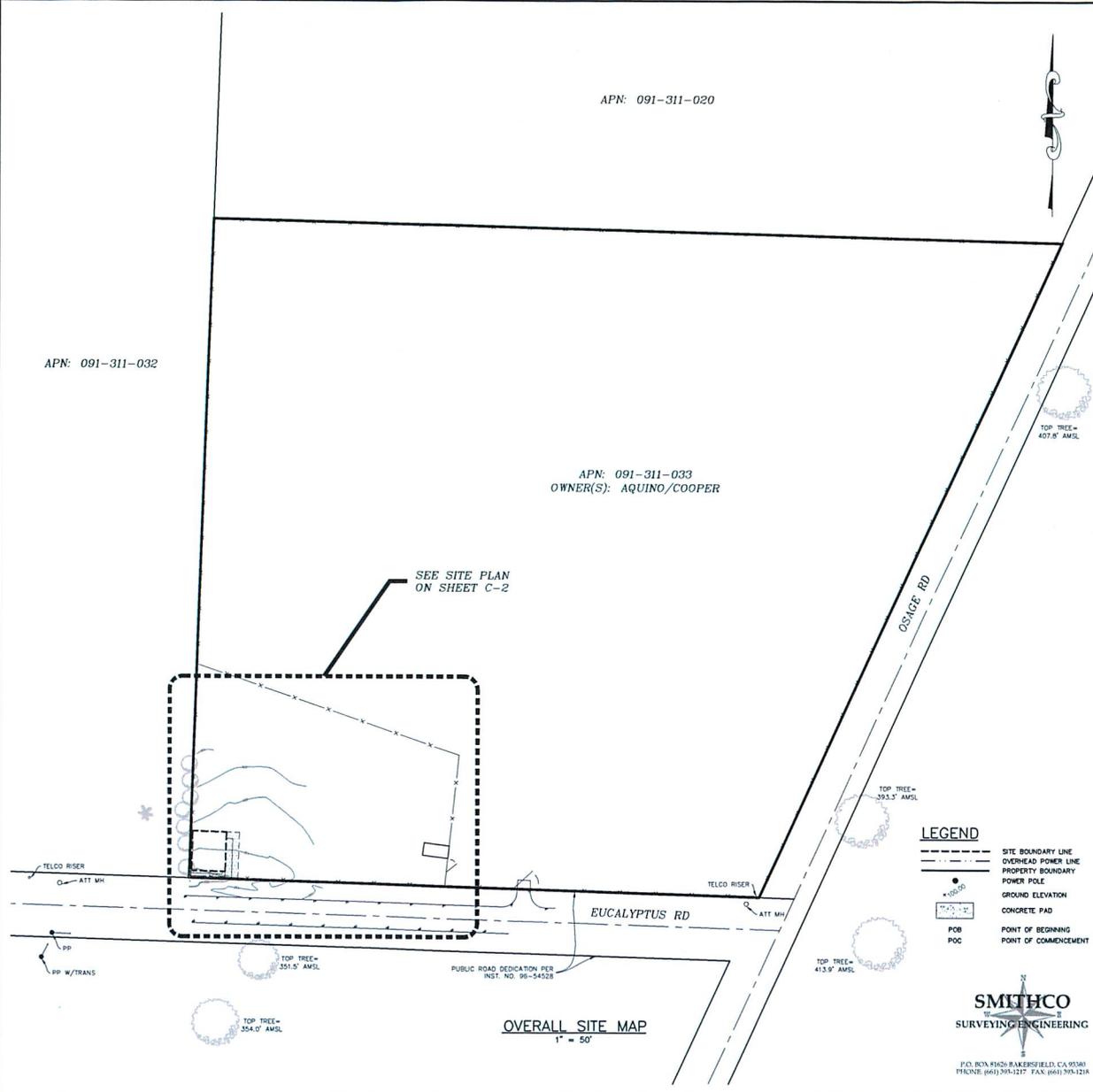
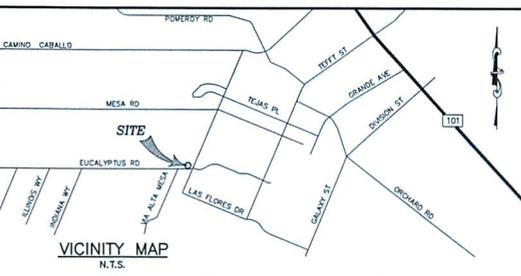
ALSO EXCEPT ALL OIL, MINERALS, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER REAL PROPERTY HERINAFORE DESCRIBED, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY FRANK N. SILVA, JR., LOUIS FLORENCE, HILBERT SILVA, WILLIAM FRANK SILVA AND MARIE LOUISE BURTON, ALSO KNOWN AS MARIE LOUISE SILVA, IN DEED RECORDED JANUARY 28, 1975 UNDER RECORDER'S SERIES NUMBER 2656 AND BARBARA PARRISH, AS EXECUTRIX OF THE ESTATE OF VIRGINIA SILVERIA PEREIRA, DECEASED, IN DEED RECORDED JANUARY 29, 1975 IN BOOK 1615, PAGE 596 OF OFFICIAL RECORDS.

APN: 091-311-033

EASEMENT(S) PER TITLE REPORT:

4. AN OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1996 AS INSTRUMENT NO. 96-54528 OF OFFICIAL RECORDS.

TO: COUNTY OF SAN LUIS OBISPO
 *** PLOTTED AS SHOWN HEREON ***



APN: 091-311-020

APN: 091-311-033
 OWNER(S): AQUINO/COOPER

- LEGEND**
- SITE BOUNDARY LINE
 - OVERHEAD POWER LINE
 - PROPERTY BOUNDARY
 - POWER POLE
 - GROUND ELEVATION
 - CONCRETE PAD
 - P.O.B.
 - P.O.C.

SMITHCO
 SURVEYING ENGINEERING
 P.O. BOX #124 BAKERSFIELD, CA 93301
 PHONE: (805) 303-1217 FAX: (805) 395-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/26/14	PRELIMINARY	SL
1	11/11/14	LEASE/ACCESS/UTILITY	SL
2	12/22/14	TITLE REVIEW	SL

SMITHCO JOB NO.: 82-313

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.

273115
 SOUTH NIPOMO

594 EUCALYPTUS RD.
 NIPOMO, CA 93444
 SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-1

WITH THE ORIGINAL USE OF THIS DRAWING THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE LOCAL AND STATE AGENCIES.

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

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

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 01°57'38" E, A DISTANCE OF 6.90 FEET; THENCE S 88°02'22" E, A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 01°57'38" E, A DISTANCE OF 37.00 FEET;
 COURSE 2) THENCE S 88°02'22" E, A DISTANCE OF 31.00 FEET;
 COURSE 3) THENCE S 01°57'38" W, A DISTANCE OF 6.00 FEET TO POINT 'A';
 COURSE 4) THENCE CONTINUING S 01°57'38" W, A DISTANCE OF 31.00 FEET;
 COURSE 5) THENCE N 88°02'22" W, A DISTANCE OF 2.50 FEET TO POINT 'B';
 COURSE 6) THENCE CONTINUING N 88°02'22" W, A DISTANCE OF 28.50 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1,147 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS ACCESS ROUTE DESCRIPTION:

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

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

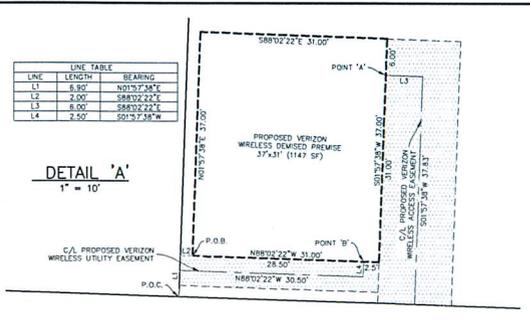
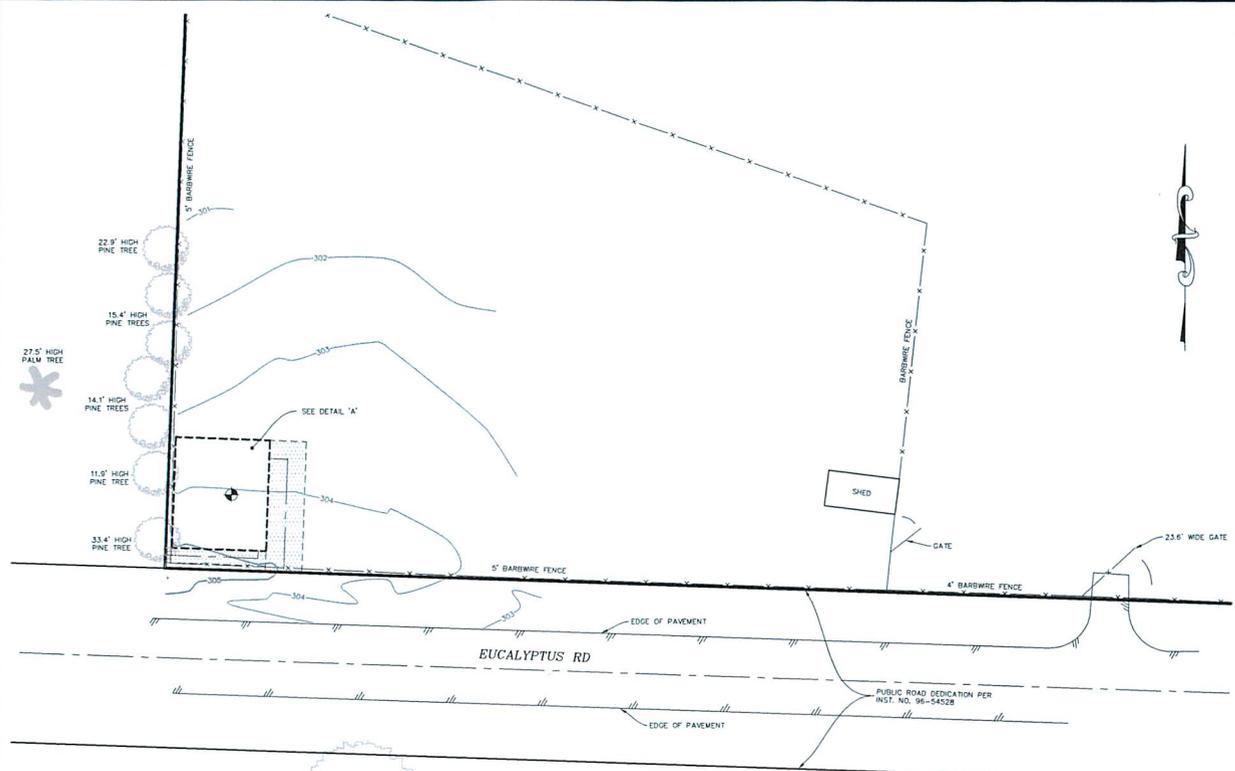
COURSE 1) THENCE S 88°02'22" E, A DISTANCE OF 6.00 FEET;
 COURSE 2) THENCE S 01°57'38" W, A DISTANCE OF 37.83 FEET TO THE NORTH LINE OF EUCALYPTUS AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

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 'B';

COURSE 1) THENCE S 01°57'38" W, A DISTANCE OF 2.50 FEET;
 COURSE 2) THENCE N 88°02'22" W, A DISTANCE OF 30.50 FEET TO THE WEST LINE OF SAID LESSOR'S PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.



LINE	LENGTH	BEARING
L1	6.90'	N01°57'38"E
L2	2.00'	S88°02'22"E
L3	6.00'	S01°57'38"W
L4	2.50'	S01°57'38"W

ENLARGED SITE PLAN
 1" = 20'

LEGEND

- SITE BOUNDARY LINE
- - - OVERHEAD POWER LINE
- - - PROPERTY BOUNDARY
- - - POWER POLE
- GROUND ELEVATION
- CONCRETE PAD
- P.O.B.
- P.O.C.

SMITHCO
 SURVEYING ENGINEERING

113 RON KUSH BARRISTERELLA CA 93360
 PLEASANTON (925) 393-1217 FAX: (925) 393-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/26/14	PRELIMINARY	SL
1	11/11/14	LEASE/ACCESS/UTILITY	SL
2	12/22/14	TITLE REVIEW	SL

SMITHCO JOB NO.: 82-313

WIRELESS
 5915 AVENUE ENCINAS, SUITE 142B
 CARLSBAD, CA 92008
 Office (760) 736-0200
 Fax (760) 531-0006

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

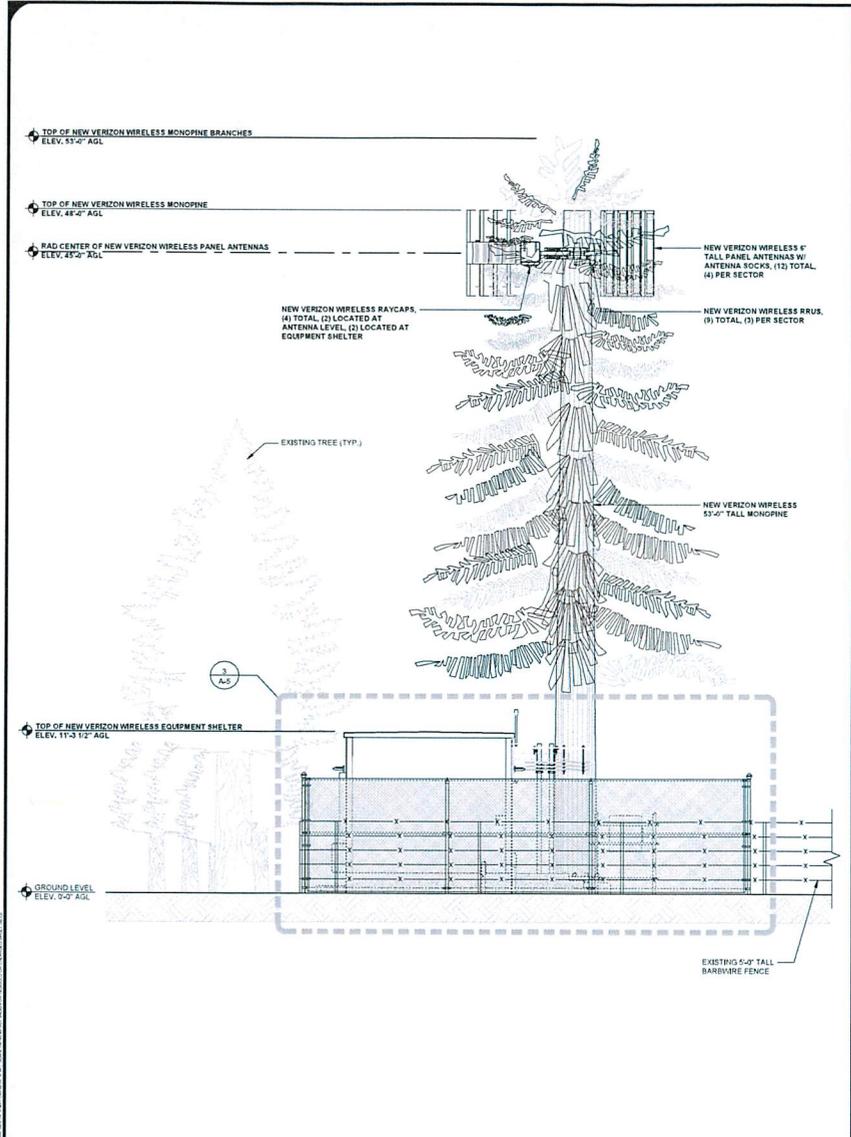
verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

273115
 SOUTH NIPOMO

594 EUCALYPTUS RD.
 NIPOMO, CA 93444
 SAN LUIS OBISPO COUNTY

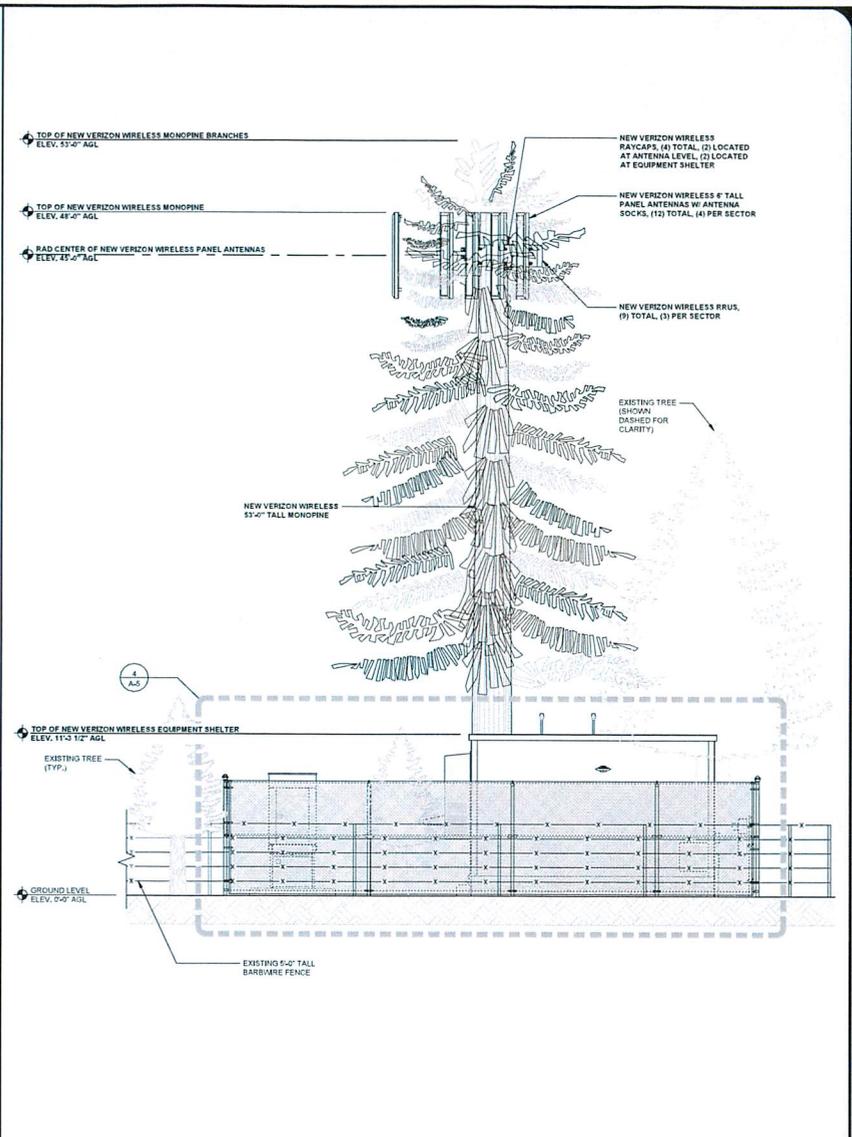
SHEET TITLE:
 SITE SURVEY
 FOR EXAMINATION ONLY

C-2



SOUTH ELEVATION

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



WEST ELEVATION

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

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	03/15/15	PLANNING SUBMITTAL	SR

WIRELESS ENGINEERING GROUP
 5845 AVENIDA ENCINAS
 CALLEADA, CA 92008
 WWW.WEGROUP.COM
 760.795.5200

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 IS STRICTLY PROHIBITED.

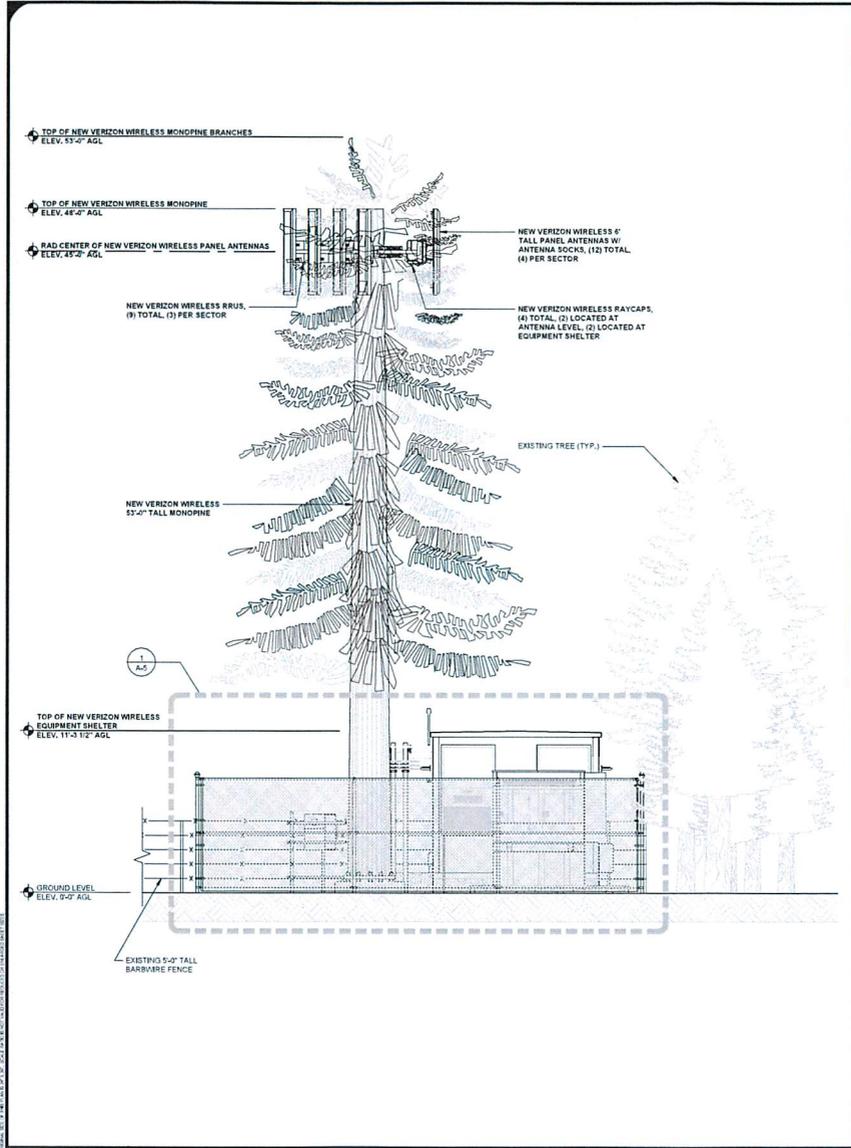
verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

SOUTH NIPOMO PSL # 273115

594 EUCALYPTUS RD
 NIPOMO, CA 93444

SHEET TITLE:
SOUTH & WEST ELEVATIONS

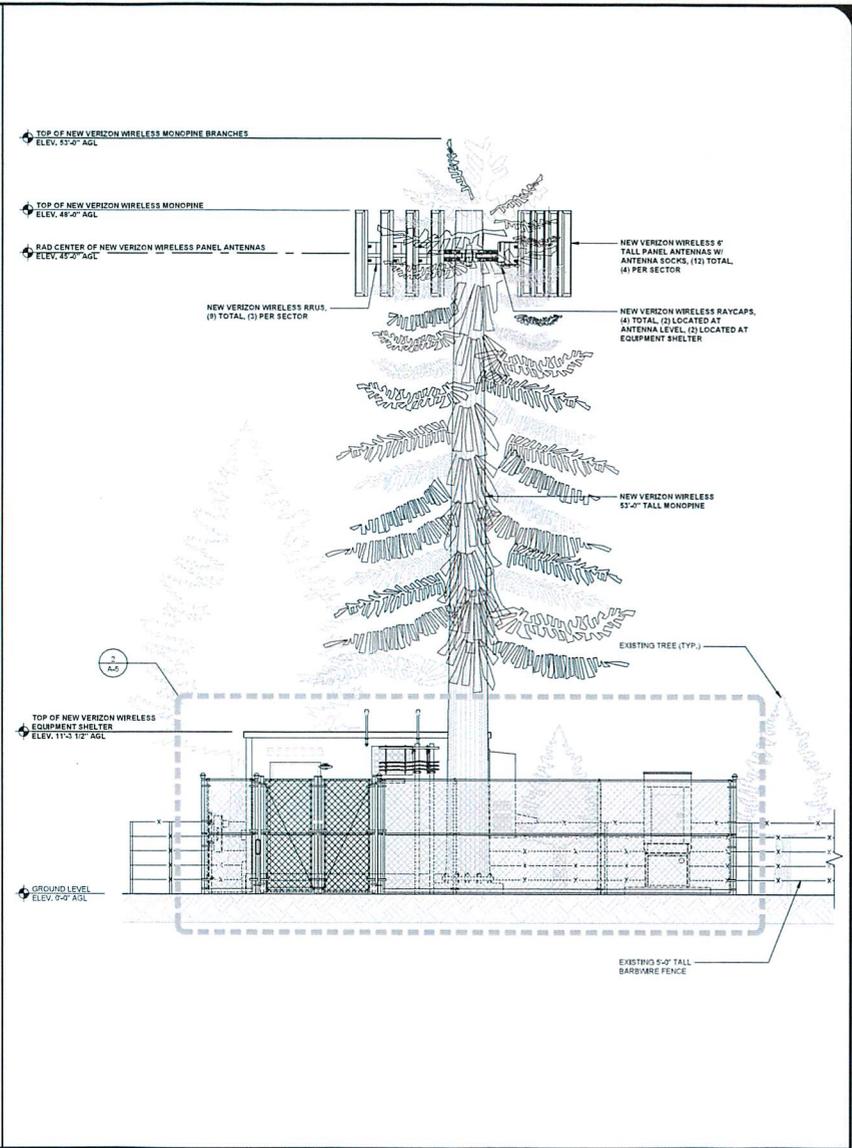
A-3



NORTH ELEVATION

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

1



EAST ELEVATION

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

2

REV.	DATE	DESCRIPTION	BY
0	03/16/15	PLANNING SUBMITTAL	SR



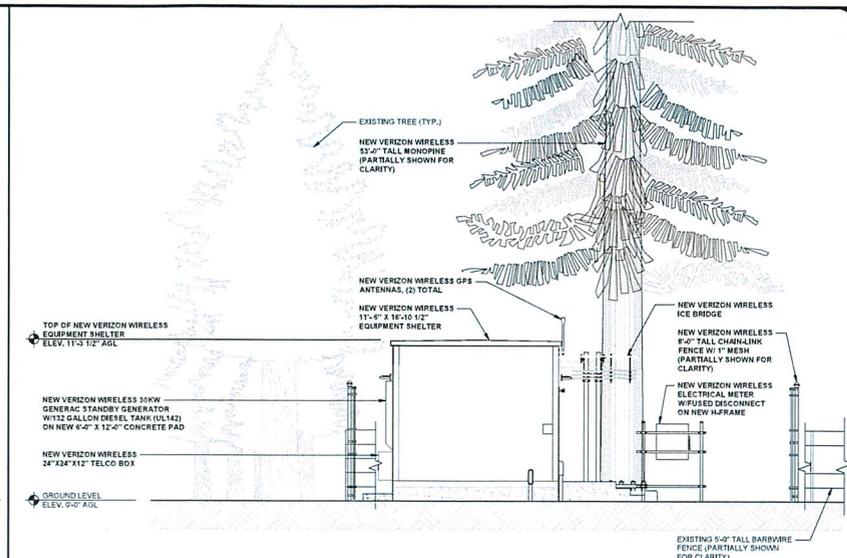
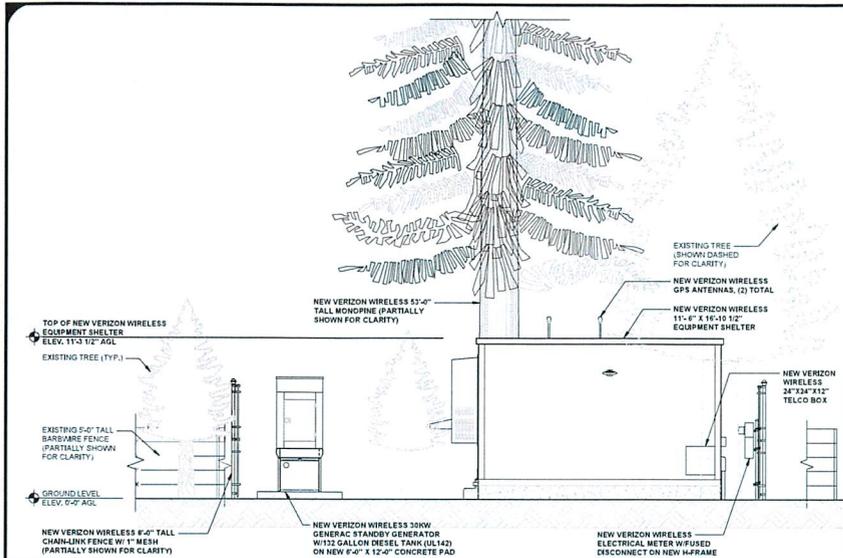
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SOUTH NIPOMO PSL # 273115
594 EUCALYPTUS RD
NIPOMO, CA 93444

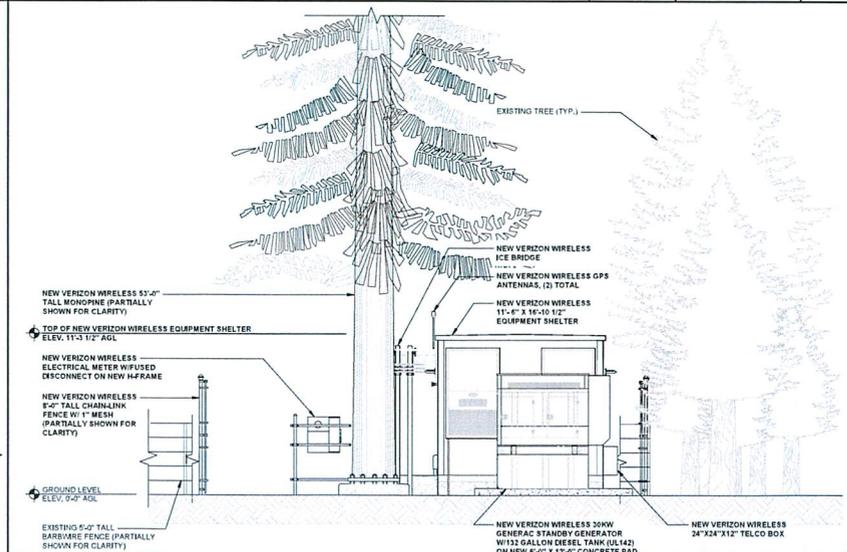
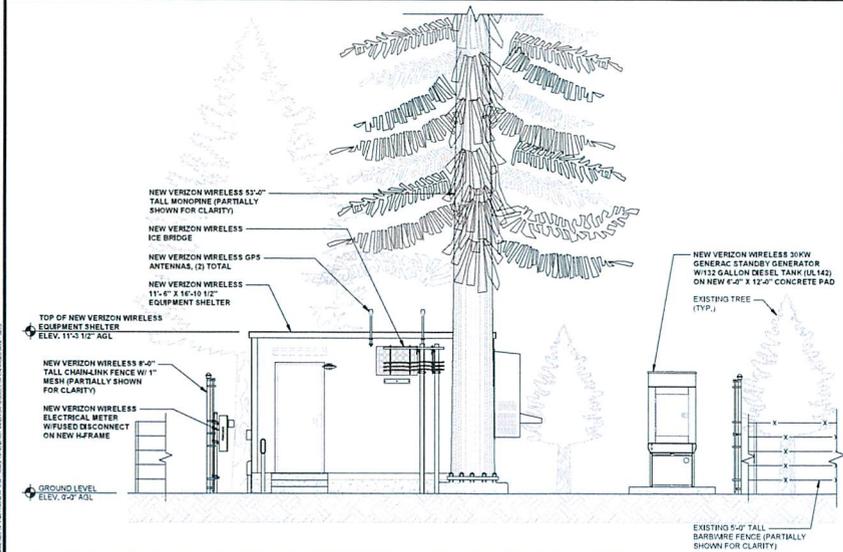
SHEET TITLE:
NORTH & EAST ELEVATIONS

A-4



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

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



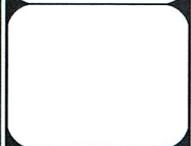
EAST EQUIPMENT ELEVATION SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17) **2**

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

REV.	DATE	DESCRIPTION	BY
0	03/16/15	PLANNING SUBMITTAL	SR



PROPRIETARY INFORMATION
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SOUTH NIPOMO PSL # 273115
 594 EUCLALYPTUS RD
 NIPOMO, CA 93444

SHEET TITLE:
EQUIPMENT ELEVATIONS

A-5



Parcel Summary Report For Parcel # 091-311-033

4/8/2015
4:14:05PM

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 AQUINO DAVID S
 3953 BERWYN DR SANTA MARIA CA 93455-3423

OWN AQUINO SHERRIE L

OWN COOPER CHARLES & PATRICIA REVOCABLE

OWN COOPER CHARLES R

OWN COOPER PATRICIA L

Address Information

<u>Status</u>	<u>Address</u>
P	00514 EUCALYPTUS RD NIPO
P	01380 OSAGE ST NIPO

Lot Information:

<u>Tract /</u>	<u>Block /</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>
<u>Twncshp</u>	<u>Range</u>									
LOSBERTR	0015	0010	Nipomo	South County I RS				Y	VP	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO NIP RESUB PTN LT 10

Notes

PER PHONE REQUEST FROM ACADEMY MORTGAGE (CHRISTA 253-537-0122), CONFIRMED ADDRESS FOR PRIMARY IS 1380 OSAGE ST (PMT# 91157), 2ND IS 514 EUCALYPTUS RD (MH) - DJH 2/25/2015.

Tax Districts

LUCIA MAR



Parcel Summary Report For Parcel # 091-311-033

4/8/2015
4:14:06PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS OBISPO JT(27,40)
COASTAL SAN LUIS
SAN LUIS
NO. 04
AREA NO. 21

Case Information

Case Number:

Case Status:

91157 FNL Primary Parcel

Description:

CONSTR SFD W/AT GARAGE

D020099P WIT Primary Parcel

Description:

SEC DWELLING 1200 SQ FT >250 FT AWAY

DRC2014-00126 REC Primary Parcel

Description:

CELL SITE: VERIZON PROPOSES INSTALLING THE FOLLOWING: 8' CHAINLINK FENCE AROUND 31' X 37' LEASE AREA, (1) PREFAB EQUIPMENT SHELTER, (2) GPS UNITS, (1) STANDBY GENERATOR, (1) ELECTRICAL METER, (1) 45' MOMOPINE, (12) 6' PANEL ANTENNAS, (9) RRHS, AND (4) RAYCAPS

E020493 CLD Primary Parcel

Description:

OCCUPIED RV

PMT2002-13098 WIT Primary Parcel

Description:

SECONDARY DU W/ATT GARAGE

S020263P WIT Primary Parcel

Description:

DIVIDE INTO 2 PARCELS

SEP2013-00602 ISS Primary Parcel

Description:

Septic Inspection