PROJECT

Minor Use Permit
Los Osos CSD/Verizon Wireless / DRC2014-0119

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PROJECT

Minor Use Permit
Los Osos CSD/ Verizon Wireless / DRC2014-00119

EXHIBIT

Land Use Category Map

verizon wireless

BAYWOOD PARK
PSL # 270012

1316 16TH ST
LOS OSOS, CA 93402

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 AN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PROJECT TEAM

SITE ACQUISITION
SAC WIRELESS, LLC.
211 EAST CARILLO STREET SUITE 201
SANTA BARBARA, CA 93101
CONTACT: JAY HIGGINS
TELEPHONE: (805) 637-6670
JAY.HIGGINS@SACW.COM

PLANNING
TEK CONSULTING INC.
PERMIT PROCESSING SERVICES
125 SEACLIFF DR
PISMO BEACH, CA 93449
CONTACT: TRICIA KNIGHT
TELEPHONE: (805) 448-4221
FAX: (805) 888-2907
TEK-CONSULTING.NET

ARCHITECT:
SAC WIRELESS, LLC.
NESTOR POPOWYCH, AIA
5865 AVENIDA ENCINAS SUITE 142-B
CARLSBAD, CA 92008
CONTACT: CARLOS CASTELLANOS
TELEPHONE: (760) 705-5211
FAX: (760) 931-0908

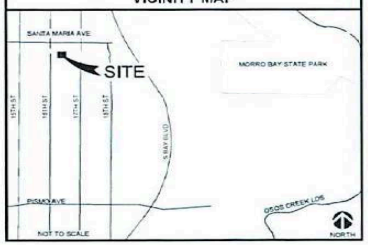
SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81526
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH
TELEPHONE: (661) 393-1217

UTILITY COORDINATOR:
SAC WIRELESS, LLC.
450 DEER CANYON ROAD
BUELLTON, CA 93427
CONTACT: KELLY MCCURNIN
TELEPHONE: (805) 686-4339

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION		
CONSTRUCTION		
RADIO		
MICROWAVE		
TELCO		
EQUIPMENT		
PROJECT ADMINISTRATOR		
VZW ADMINISTRATOR		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598 TO: 1316 16TH ST, LOS OSOS, CA 93402

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 680 S RAMP TO OAKLAND/SAN JOSE
6. MERGE ONTO I-680 S
7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
8. TAKE THE MONTO ROCA-41 EXIT
9. TURN RIGHT ONTO CA-41 S/MONTO RD
10. TURN LEFT TO MERGE ONTO CA-1 S
11. TAKE THE EXIT TOWARD BAYWOOD PARK/LOS OSOS
12. TURN RIGHT ONTO S BAY BLVD
13. TURN RIGHT ONTO PISMO AVE
14. TURN RIGHT ONTO 16TH ST

PROJECT DESCRIPTION

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

- NEW VERIZON WIRELESS 30'-0" x 15'-0" LEASE AREA
- NEW VERIZON WIRELESS 6'-0" HIGH CHAIN-LINK FENCE
- NEW VERIZON WIRELESS SUN SHADE & CONCRETE SLAB
- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT
- NEW VERIZON WIRELESS ANTENNA MOUNTS ON EXISTING WATER TANKS
- (2) NEW VERIZON WIRELESS GPS ANTENNAS
- (1) NEW VERIZON WIRELESS ELECTRICAL METER W/ DISCONNECT ON NEW I-FRAME
- (6) NEW VERIZON WIRELESS 8' TALL PANEL ANTENNAS
- (6) NEW VERIZON WIRELESS RRU'S/ A2
- (4) NEW VERIZON WIRELESS RAYCAPS

PROJECT SUMMARY

APPLICANT/LESSEE
verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6005

ASSESSOR'S PARCEL NUMBER
APN: 038-251-027

APPLICANT'S REPRESENTATIVE
SAC WIRELESS, LLC.
450 DEER CANYON ROAD
BUELLTON, CA 93427
CONTACT: KELLY MCCURNIN
TELEPHONE: (805) 686-4339

PROPERTY OWNER:
OWNER: LOS OSOS CSD
ADDRESS: 2122 9TH STREET, STE 102, LOS OSOS, CA 93402
CONTACT: MARGARET FAULKNER
TELEPHONE: (805) 528-9370

PROPERTY INFORMATION:
SITE NAME: BAYWOOD PARK
SITE NUMBER: 270012
SITE ADDRESS: 1316 16TH ST, LOS OSOS, CA 93402
JURISDICTION: COUNTY OF SAN LUIS OBISPO

CONSTRUCTION INFORMATION
AREA OF CONSTRUCTION: 30'-0" x 15'-0" = 540 SQ FT
OCCUPANCY: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: RSF - RESIDENTIAL SINGLE FAMILY
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 BUILDING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	3
C-1	SITE SURVEY	3
C-2	SITE SURVEY	3
A-1	SITE PLAN & ENLARGED PLAN	3
A-2	EQUIPMENT & ANTENNA LAYOUT	3
A-3	SOUTH & EAST ELEVATIONS	3
A-4	NORTH & WEST ELEVATIONS	3
A-5	EQUIPMENT ELEVATIONS	3
A-6	DETAILS	3

ZONING DRAWINGS

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
LANDLORD		

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/29/14	90% ZONING	JD
1	12/05/14	95% ZONING	EC
2	03/06/15	100% ZONING	FA
3	03/11/15	LANDLORD COMMENTS	IM

SAC WIRELESS ENGINEERING GROUP
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.705.5205

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

BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

SHEET TITLE:
TITLE SHEET

T-1

PROJECT
Minor Use Permit
Los Osos CSD//Verizon Wireless / DRC2014-00119

EXHIBIT
Title Sheet

NOTES

OWNER(S): BAYWOOD PARK COUNTY WATER DISTRICT 978

APN: 038-251-027

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR IMPER 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. 4201-4724785, DATED SEPTEMBER 10, 2014. WITHIN SAID TITLE REPORT THERE ARE EIGHT (8) EXCEPTIONS LISTED, NONE (0) 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. 10290, 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.

ALPHA SECTOR:
LAT. 35°19' 40.19" N. NAD 83
LONG. 120°49' 30.53" W. NAD 83
ELEV. 149.6 NAVD 88 (BASIS OF DRAWING)

BETA SECTOR:
LAT. 35°19' 39.28" N. NAD 83
LONG. 120°49' 30.46" W. NAD 83
ELEV. 149.6 NAVD 88 (BASIS OF DRAWING)

GAMMA SECTOR:
LAT. 35°19' 40.08" N. NAD 83
LONG. 120°49' 30.80" W. NAD 83
ELEV. 149.6 NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.190 for 1-A accuracy (± 20' horizontally and ± 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 PER TITLE REPORT:

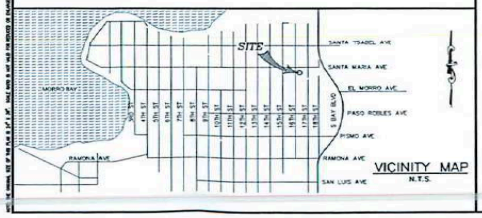
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

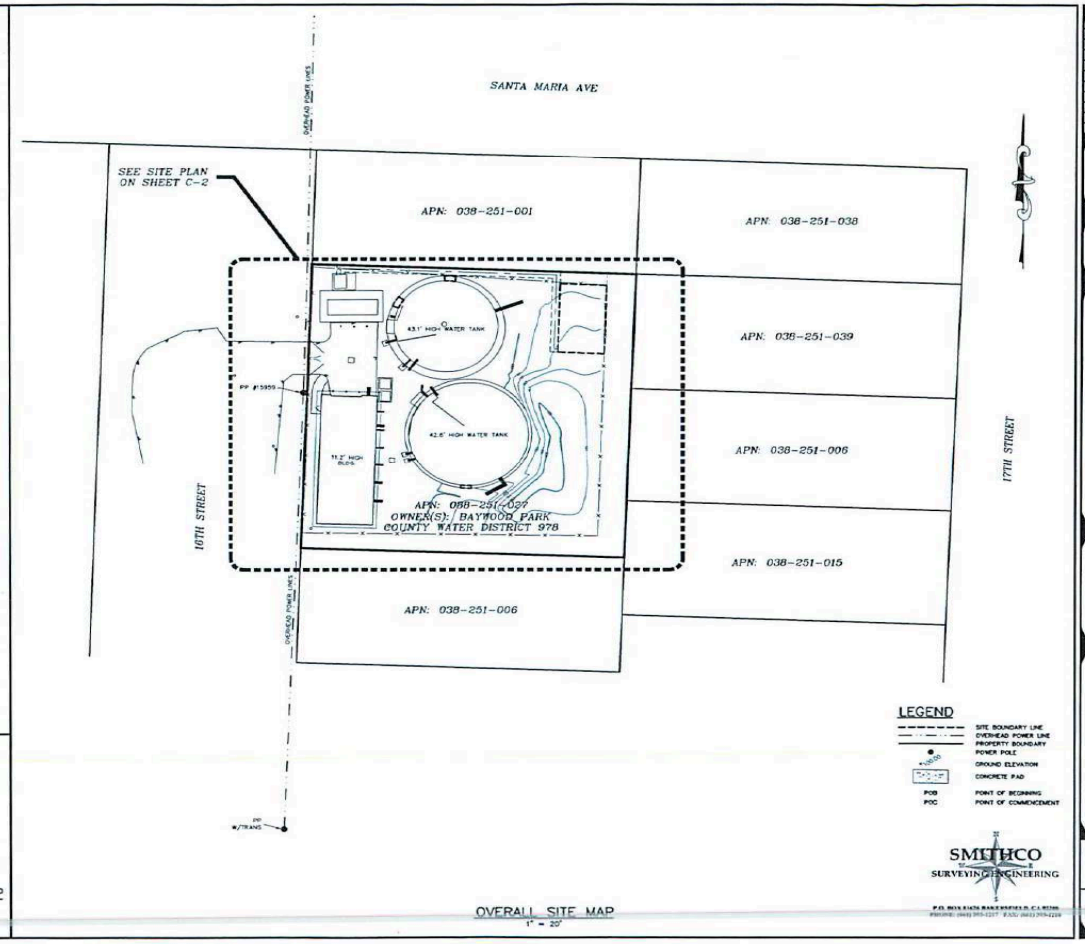
LOTS 42, 43, 44, 45 AND 46 IN BLOCK 50 OF THE TOWN OF EL MORO, ACCORDING TO WOODS' REVISED MAP OF EL MORO FILED FOR RECORD FEBRUARY 11, 1901 IN BOOK A AT PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 038-251-027

EASEMENT(S) PER TITLE REPORT:

6. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 91, PAGE 63 OF RECORD OF SURVEYS.
*** PLOTTED AS SHOWN HEREON ***





ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/26/14	PRELIMINARY	SL
1	09/26/14	NAME CHANGE	SL
2	10/07/14	TITLE REVIEW	SL
3	12/05/14	LEASE/UTILITY	SL
4	03/12/15	ANTENNA LOCATIONS	SL

SMITHCO JOB NO.: 62-306

SDC WIRELESS
3660 AVENIDA ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
Office: (760) 704-2300
Fax: (760) 631-0068

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

verizonwireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

270012
BAYWOOD PARK

1316 16TH STREET
LOS OSOS, CA 93402

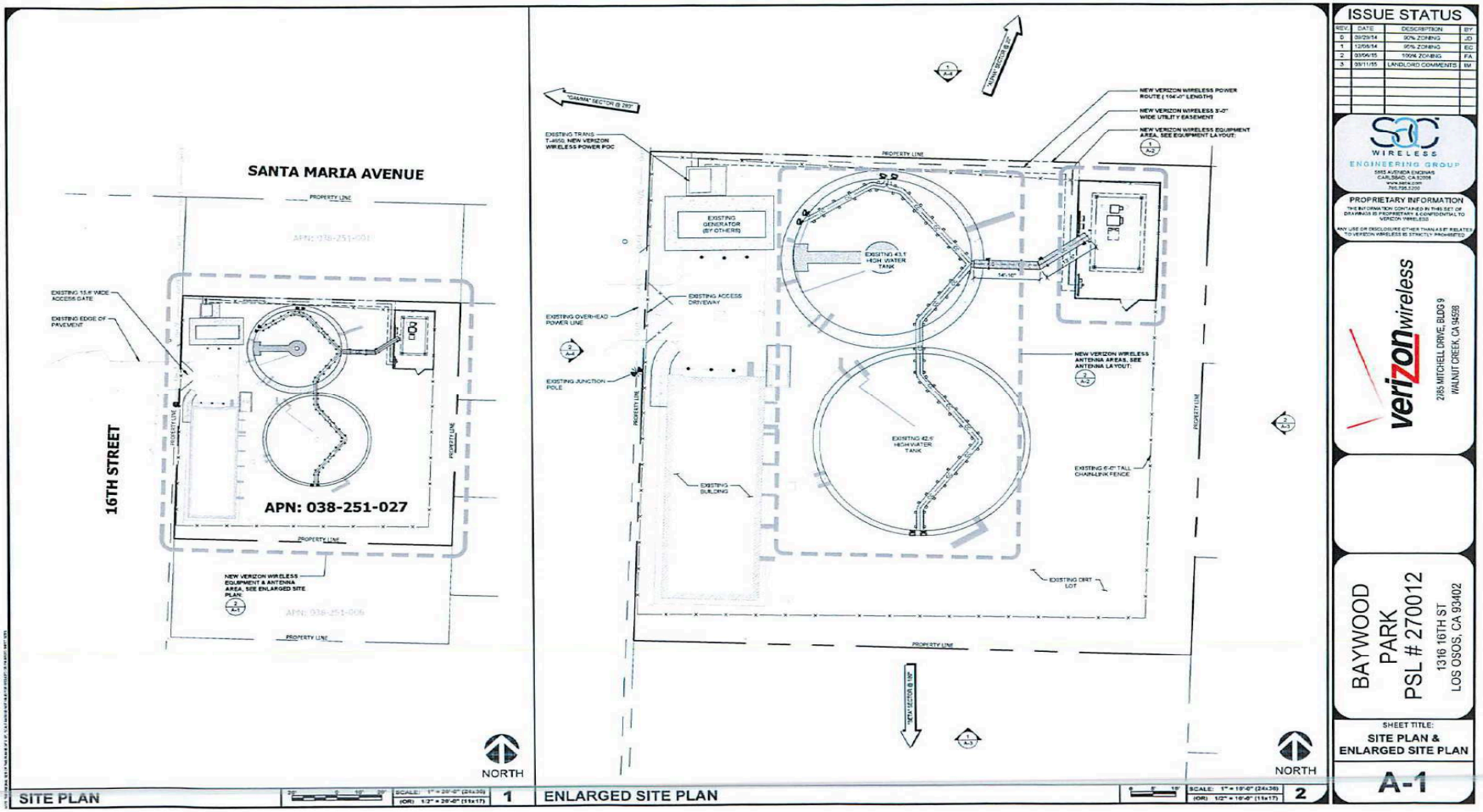
SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

PROJECT
Minor Use Permit
Los Osos CSD/Verizon Wireless / DRC2014-00119

EXHIBIT
Site Survey

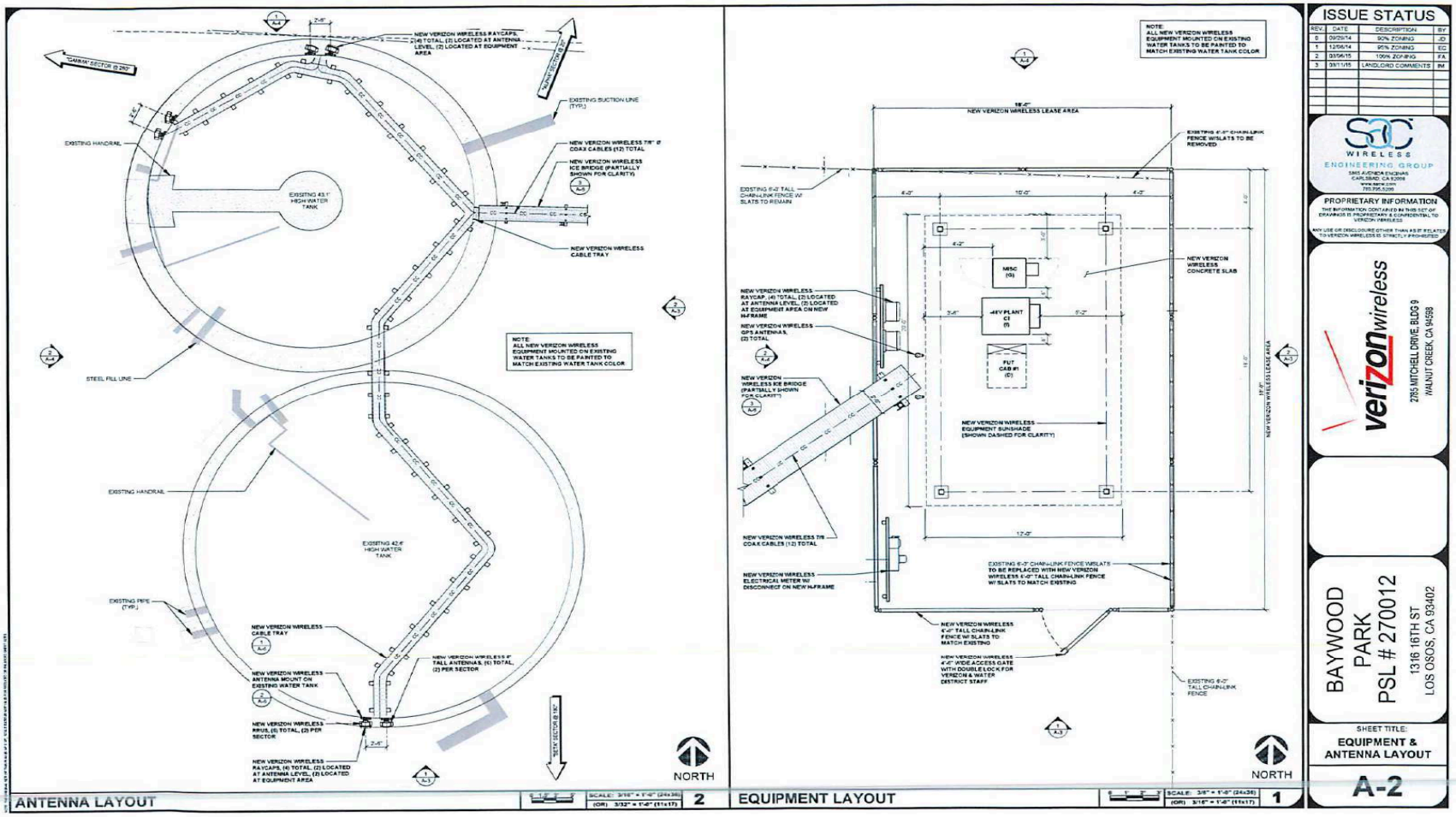


PROJECT

Minor Use Permit
Los Osos CSD/Verizon Wireless / DRC2014-0119

EXHIBIT

Site Plan

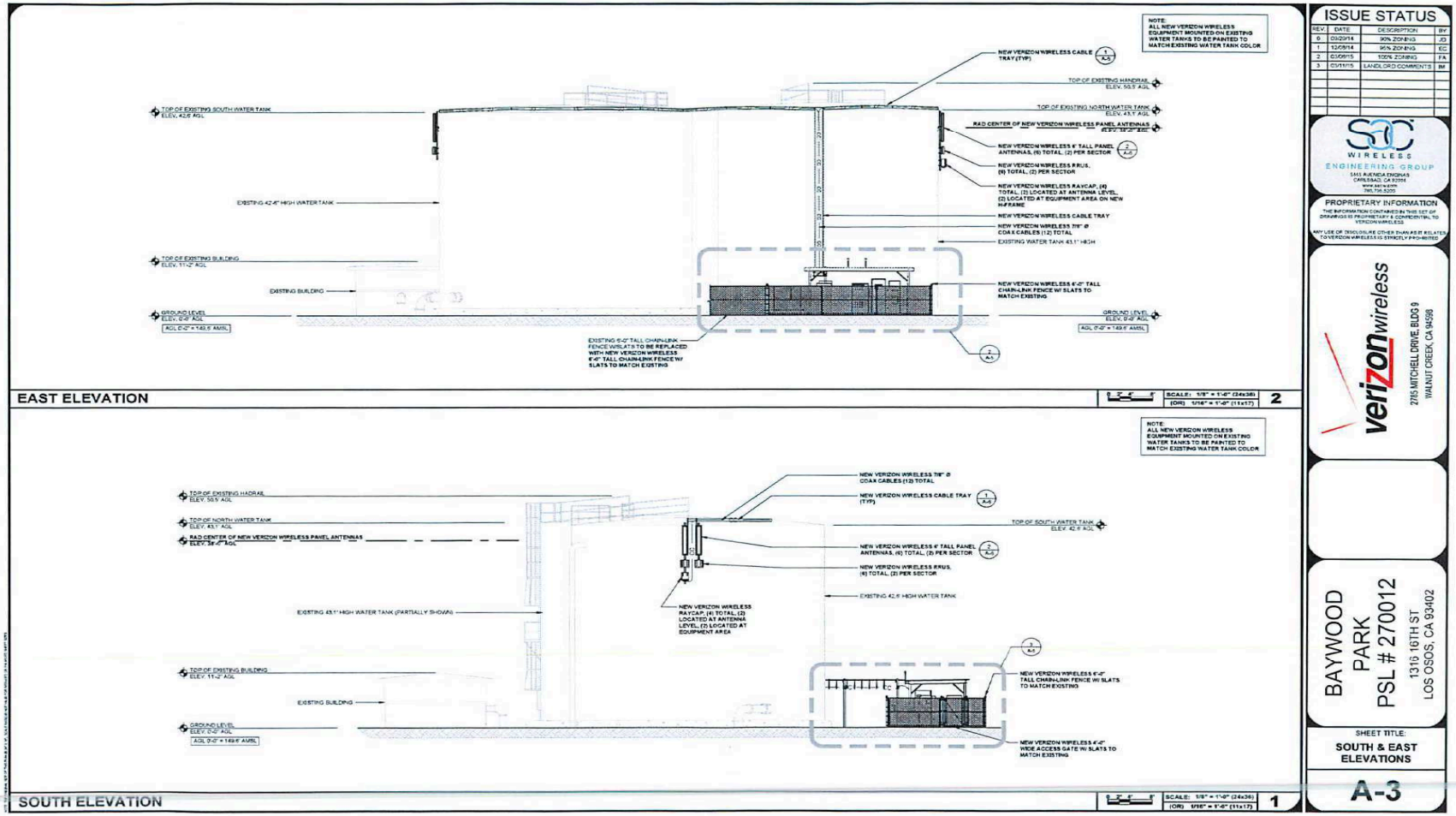


PROJECT

Minor Use Permit
Los Osos CSD/Verizon Wireless / DRC2014-0119

EXHIBIT

Equipment and Antenna Layout

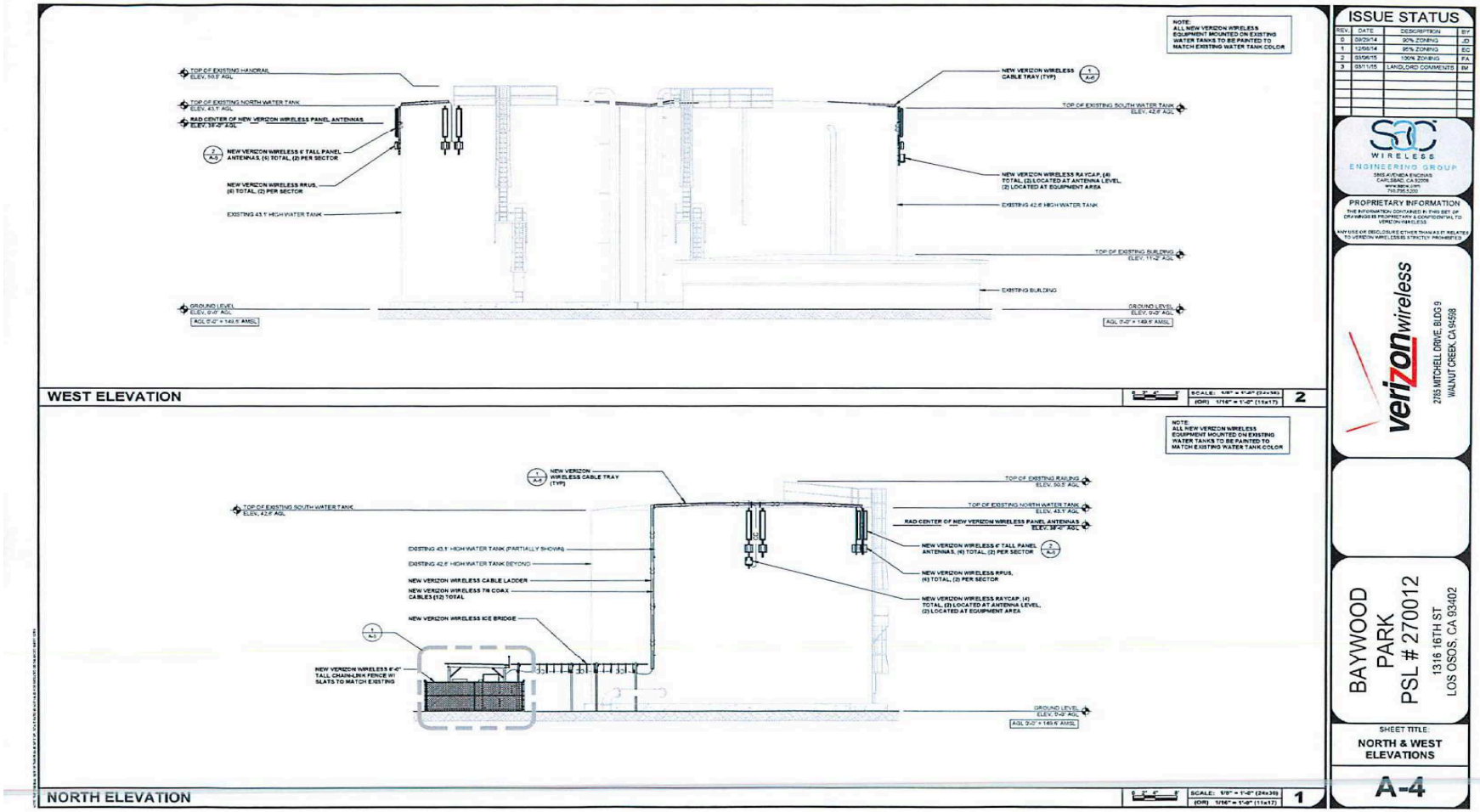


PROJECT

Minor Use Permit
Los Osos CSD/Verizon Wireless / DRC2014-0119

EXHIBIT

South and East Elevations

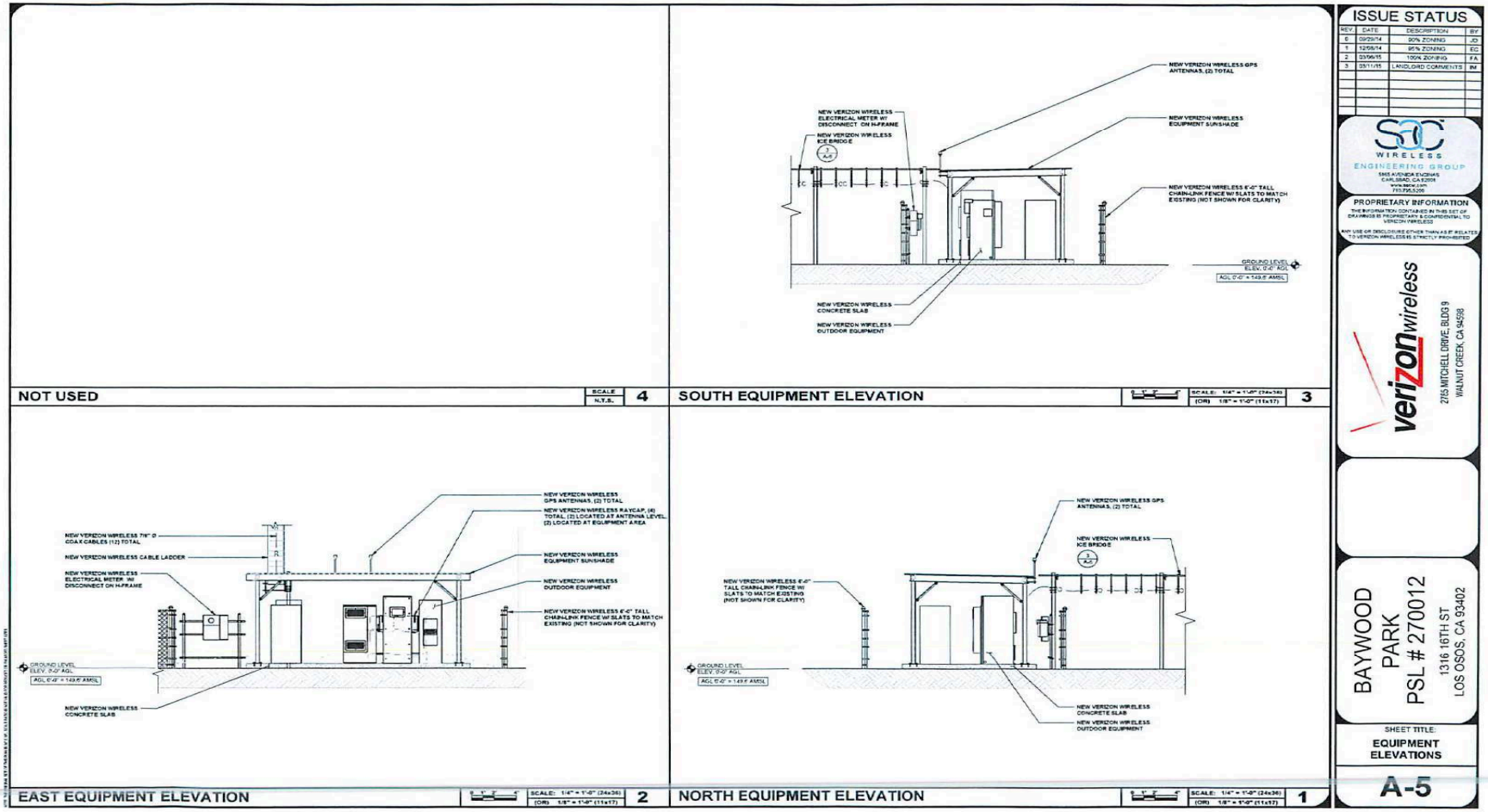


PROJECT

Minor Use Permit
Los Osos CSD/Verizon Wireless / DRC2014-00119

EXHIBIT

North and West Elevations



PROJECT

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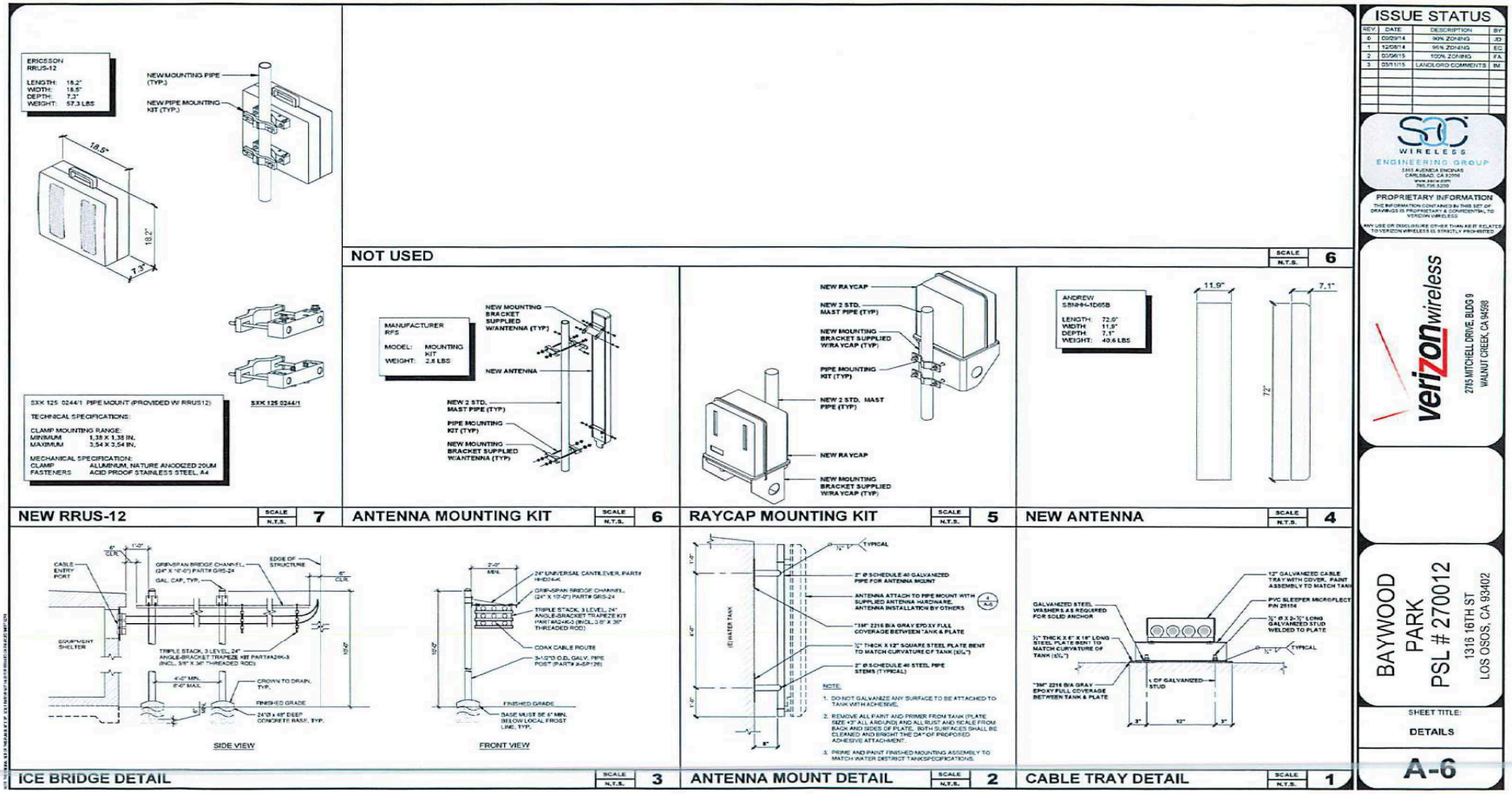
Los Osos CSD/Verizon Wireless / DRC2014-00119

EXHIBIT

Equipment Elevation



PROJECT

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Los Osos CSD/Verizon Wireless / DRC2014-00119

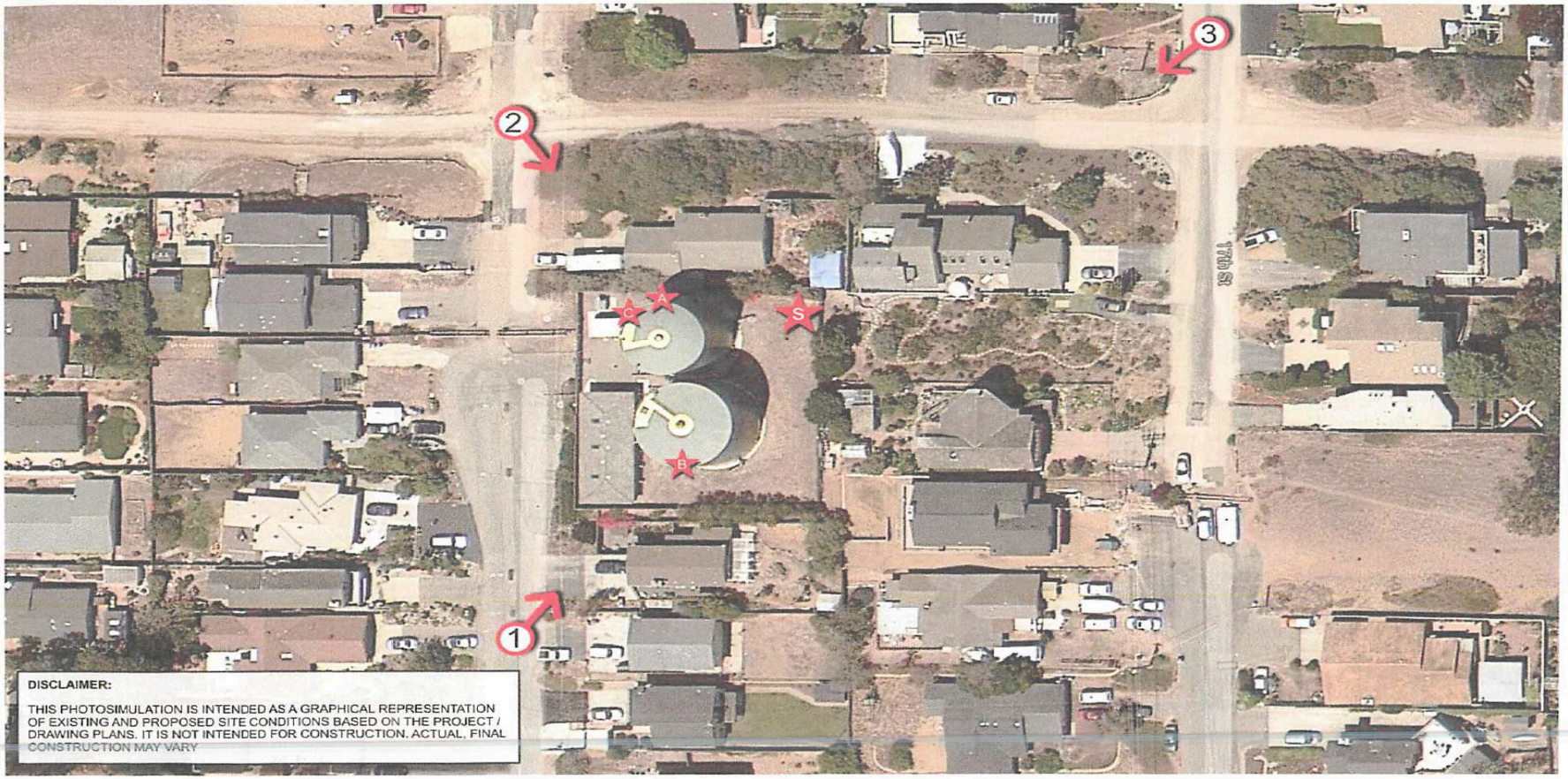
EXHIBIT

Details

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS

verizonwireless

BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402



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

PROJECT
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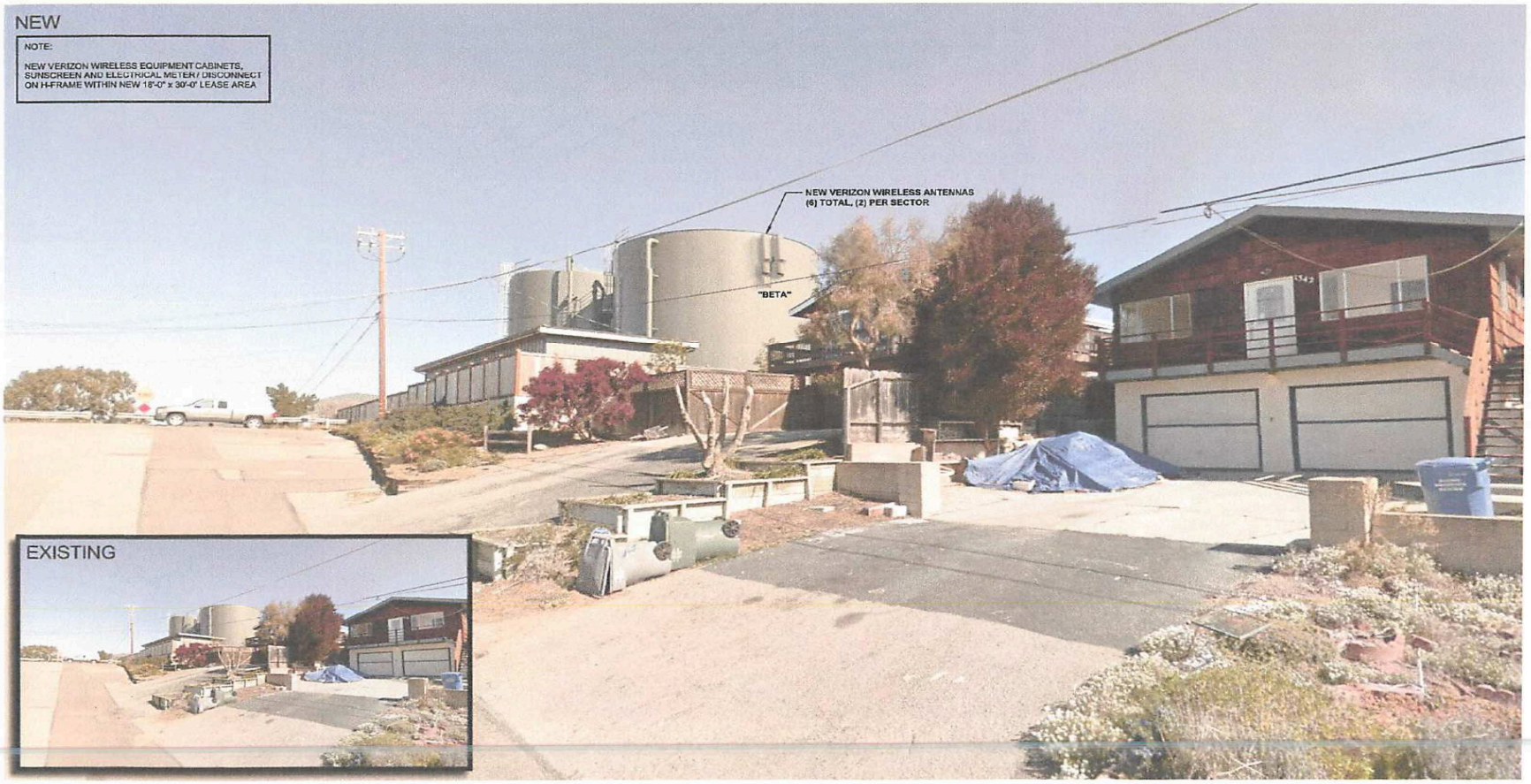
EXHIBIT
Photo Simulation Viewpoints

verizonwireless

BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

SC WIRELESS ENGINEERING GROUP
5960 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 720-5200

PHOTOSIMULATION VIEW 1



PROJECT
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Los Osos CSD/Verizon Wireless / DRC2014-00107

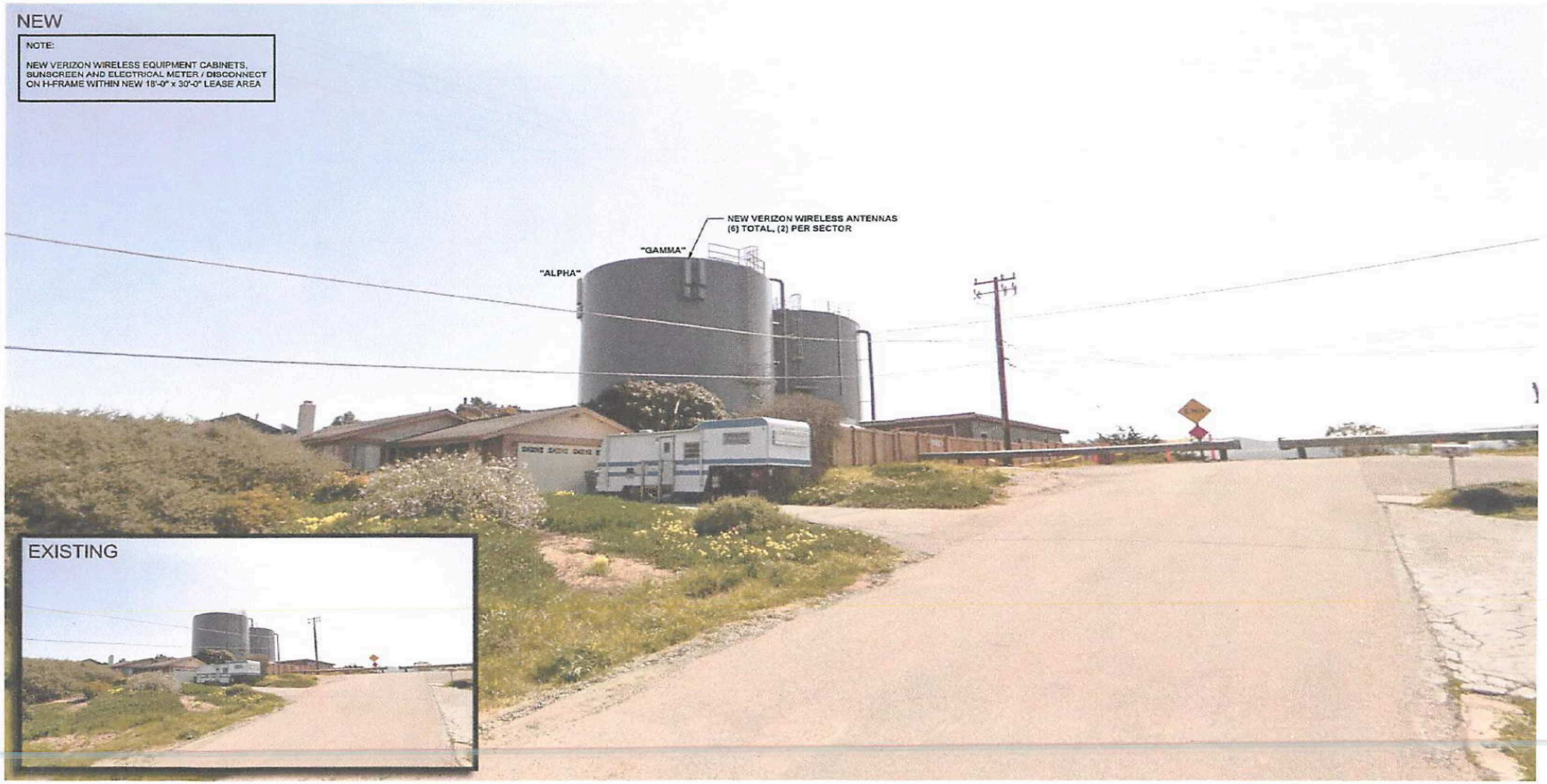
EXHIBIT
Photo Simulation 1

verizon wireless

BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

SC WIRELESS ENGINEERING GROUP
5960 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5230

PHOTOSIMULATION VIEW 2



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Los Osos CSD/Verizon Wireless / DRC2014-00119

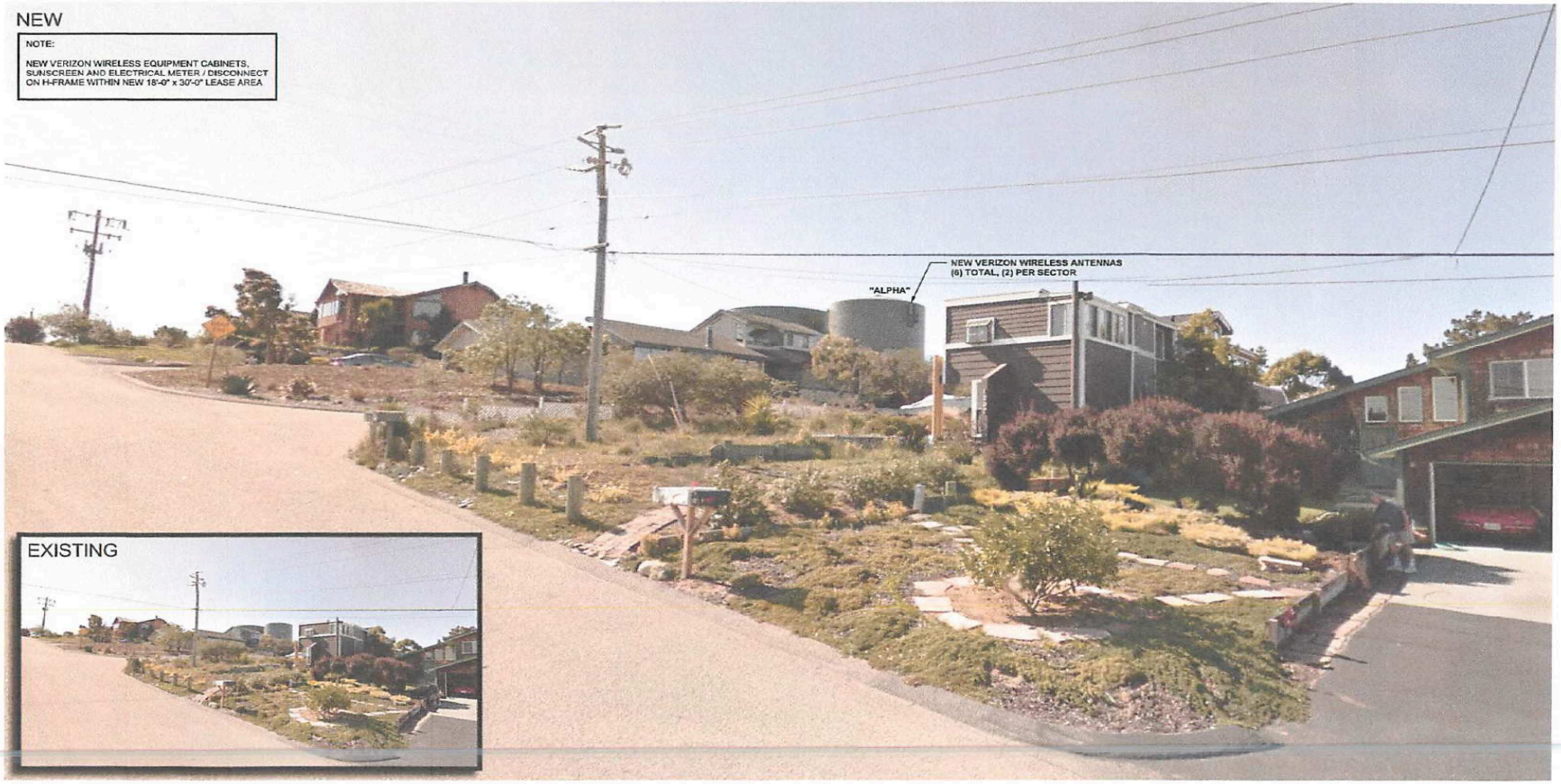
EXHIBIT
Photo Simulation 2

verizonwireless

BAYWOOD PARK
PSL # 270012
1316 16TH ST
LOS OSOS, CA 93402

SC WIRELESS ENGINEERING GROUP
5960 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5209

PHOTOSIMULATION VIEW 3



PROJECT
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Los Osos CSD/ Verizon Wireless / DRC2013-00119

EXHIBIT
Photo Simulation 3