RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT NO. 22-005, APPLIED FOR BY DISH WIRELESS, LOCATED AT 581 BRANCH MILL ROAD

WHEREAS, the applicant, DISH Wireless, submitted an application for a Conditional Use Permit to establish a new telecommunication facility at 581 Branch Mill Road (Reservoir 4); and

WHEREAS, the Planning Commission of the City of Arroyo Grande considered Conditional Use Permit Case No. 22-005 on February 7, 2023; and

WHEREAS, the Planning Commission has held a public hearing on this application in accordance with the Arroyo Grande Municipal Code; and

WHEREAS, the Planning Commission has found that this project is consistent with the General Plan and the environmental documents associated therewith; and

WHEREAS, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has determined that the project is exempt pursuant to CEQA Guidelines Section 15301 regarding alterations to existing facilities; and

WHEREAS, the Planning Commission finds after due study, deliberation and public hearing, the following circumstances exist:

Conditional Use Permit Findings:

The proposed use is conditionally permitted within the subject district pursuant to the provisions of Section 16.16.050 of the Development Code, and complies with all applicable provisions of the Development Code, the goals and objectives of the Arroyo Grande General Plan, and the development policies and standards of the City. In addition, the facility will operate in full compliance with all state and federal regulations.

The proposed project complies with the all applicable development standards for the PF zoning district, which implements the Land Use Element of the General Plan. Furthermore, the project is in compliance with the Telecommunication Facilities Siting and Permit Submittal Requirements for location, aesthetics, and radio frequency exposure limits.

2. The proposed use will not impair the integrity and character of the district in which it is to be established or located. The installation of the facility will not result in any material changes to the character of the immediate neighborhood or local community.

RESOLUTION NO. PAGE 2

The facility is proposed on a site that currently supports two other wireless facilities that operate without diminishing the character of the district. The installation site is located more than 300 feet from the nearest residence and more than 500 feet from the nearest public road minimizing any visual impacts to adjacent neighborhoods or the community at-large.

2. The site is suitable for the type and intensity of use or development that is proposed. The facility is not located within a predominantly residential neighborhood.

The project site currently accommodates two other wireless telecommunication facilities, and until recently was home to a third carrier, making the site suitable for this project. The site is not located in a predominately residential neighborhood, and the use is not anticipated to have any adverse impacts to the nearest neighborhood.

4. There are adequate provisions for water, sanitation, and public utilities and services to ensure the public health and safety.

Existing utilities exist to support the project. The site will be an unmanned facility; therefore, no water or sanitation facilities are required.

5. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. The telecommunication facility will be unstaffed, have no impact on circulation systems, and will generate no noise, odor, smoke or any other adverse impacts to adjacent land uses.

The Radio Frequency Electromagnetic Energy study confirms that the project will not negatively affect public health and welfare. The telecommunication facility will be unstaffed, have no impact on circulation systems, and will generate minimal noise due to the project being conditioned to utilize a "whisper style" outdoor generator, limiting any adverse impacts to adjacent land uses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Conditional Use Permit Case No. 22-005, with the above findings and subject to the conditions set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

| On motion by Commissioner and by the following roll call vote, to wit: | , seconded by Commissioner | |
|--|----------------------------|--|
| AYES: NOES: ABSENT: | | |

the foregoing Resolution was adopted this 7th day of February 2023.

| RESOLUTION NO. PAGE 3 | |
|---|---|
| JAIME MARAVIGLIA VICE CHAIR | |
| ATTEST: | |
| PATRICK HOLUB SECRETARY TO THE COMMISSION | |
| AS TO CONTENT: | |
| BRIAN PEDROTTI COMMUNITY DEVELOPMENT DIRECTOR | 2 |

EXHIBIT "A"

CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT CASE NO. 22-005 581 BRANCH MILL ROAD

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

GENERAL CONDITIONS

This approval authorizes the establishment of an unmanned wireless communication facility at the City's Reservoir No. 4 site consisting of six (6) antennas affixed to the water tank, accessory equipment located in an existing cabinet and a back-up generator.

- 1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
- 2. The applicant shall comply with all conditions of approval for Conditional Use Permit Case No. 22-005.
- 3. This application shall automatically expire on February 7, 2025, unless a building permit is issued. Thirty (30) days prior to the expiration of the approval, the applicant may apply for an extension of one (1) year from the original date of expiration.
- 4. Development shall occur in substantial conformance with the plans presented to the Planning Commission at the meeting of February 7, 2023 and marked Exhibit B.
- 5. The applicant shall agree to defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
- 6. A copy of these conditions shall be incorporated into all construction documents.
- 7. Construction shall be limited to between the hours of 7 a.m. and 5 p.m. Monday through Friday. No construction shall occur on Saturday or Sunday.
- 8. **Prior to issuance of a building permit,** the applicant shall negotiate a lease agreement with the City for use of the subject property to install the facilities and improvements herein described, and shall comply with all terms of the lease agreement

RESOLUTION NO. PAGE 5

SPECIAL CONDITIONS

- 9. The facility shall not bear any signs or advertising devices other than certification, warnings, as specified in the Radio Frequency Electromagnetic Energy Report, or other FCC required seals or signage.
- 10. All equipment placed on the water tank shall be painted to match the color of the tank.
- 11. The facilities shall have subdued colors and non-reflective materials, which blend with the materials and colors of the surrounding area.
- 12. All accessory equipment associated with the operation of the wireless facility shall be located within a building, enclosure, or underground vault that complies with the development standards of the PF zoning district.
- 13. Signage, as specified by the Radio Frequency Electromagnetic Energy Report prepared for this facility by EBI Consulting shall be installed at the facility.
- 14. The generator shall be a "whisper style" unit, with an operating noise level not exceeding 70db.
- 15. The applicant shall slurry seal Huebner Lane between Branch Mill Road and the project site prior to final sign-off of the building permit. At least 72 hours prior to the beginning of the resurfacing work, the applicant shall notify the residents at APN 007-621-032 of the time and duration of the resurfacing.

ENGINEERING DIVISION

GENERAL IMPROVEMENT REQUIREMENTS

16. <u>Site Maintenance</u> - The developer shall be responsible during construction for cleaning city streets, curbs, gutters, and sidewalks of dirt tracked from the project site. The flushing of dirt or debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Public Works Director.

SPECIAL CONDITIONS

- 17. The applicant shall obtain an encroachment permit prior to any work done in the public right-of way.
- 18. Zero Conflict with City's Communication: Prior to issuance of building permit, the applicant shall perform a radio frequency study to determine possible conflicts with the City's communication system, and to develop alternatives to eliminate any such conflicts. Prior to activation of the proposed DISH Wireless system, the applicant shall perform a live radio test to ensure that there is no unanticipated interference with the City's radio system. If the proposed system does interfere with

RESOLUTION NO. PAGE 6

the operation of the City's communication system, the proposed system shall remain inactive until such time that the proposed system can be made to cause zero interference.

BUILDING DIVISION

- 19. The project shall comply with the most recent editions of all California Building and Fire Codes, as adopted by the City of Arroyo Grande.
- 20. Any review costs generated by outside consultants shall be paid by the applicant.
- 21. Building Permit fees shall be based on codes and rates in effect at the time of building permit issuance.
- 22. Building permit shall be obtained prior to installation.

wireless

DISH WIRELESS SITE NAME: HUEBNER WATER TANK

DISH WIRELESS SITE NUMBER:

LALAX00031B - WATER TANK

DISH WIRELESS SITE ADDRESS: 500 HUEBNER LANE ARROYO GRANDE, CA 93420

| | SHEET INDEX | |
|-------|---|--|
| SHEET | DESCRIPTION | |
| T-1 | TITLE SHEET | |
| LS-1 | SITE SURVEY | |
| LS-2 | SITE SURVEY | |
| A-1 | SITE PLAN | |
| A-2 | ENLARGED SITE PLAN | |
| A-3 | ANTENNA PLAN AND SCHEDULE | |
| A-4 | ELEVATIONS | |
| A-5 | ELEVATIONS | |
| A-6 | EQUIPMENT PLAN AND DETAILS | |
| E-1 | ELECTRICAL PLAN | |
| E-2 | ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULE | |
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CODE COMPLIANCE

ANY LOCAL BUILDING CODE AMENDMENTS

10. NFPA 780 - LIGHTING PROTECTION CODE

CITY/COUNTY ORDINANCES 9. ANSI / TIA-222 STRUCTURAL CODE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2019 CALIFORNIA ADMINISTRATIVE CODE 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE

- INSTALL (6) 6' TALL 8-PORT ANTENNAS
- INSTALL (12) RADIOS AT ANTENNAS
- INSTALL (3) SURGE SUPPRESSORS AT ANTENNAS
- INSTALL (3) HYBRID CABLES
- INSTALL (1) STEEL PLATFORM ON PIERS AT GRADE
- INSTALL (1) EQUIPMENT CABINET
- INSTALL (1) H-FRAME W/ PPC AND TELCO CABINET
- INSTALL (1) GPS ANTENNA
- INSTALL (1) STAND-BY GENERATOR WITH ATS
- REUSE EXISTING 200A METER SERVICE

| SITE INFORMATION | | PROJECT DIRECTORY | |
|----------------------|--------------------------------------|-----------------------|------------------------------|
| PROPERTY OWNER: | CITY OF ARROYO GRANDE | APPLICANT: | DISH WIRELESS |
| ADDRESS: | 500 HUEBNER LANE | | 16812 ARMSTRONG AVE, STE 200 |
| | ARROYO GRANDE, CA. 93420 | | IRVINE, CA 92606 |
| | | | RAQUEL BARNAS |
| TOWER TYPE: | WATER TANK | | (714) 397-9401 |
| | | | raquel.barnas@dish.com |
| TOWER CO SITE ID: | N/A | | |
| | | ROOFTOP MANAGER: | N/A |
| TOWER APP NUMBER: | N/A | | |
| COUNTY: | SAN LUIS OBISPO COUNTY | | |
| | | | |
| LATITUDE (NAD 83): | 35° 07' 09.23" N | SITE DESIGNER: | EUKON GROUP |
| | 35.119230° N | | RICH BRUNET |
| | | | 65 POST, SUITE 1000 |
| LONGITUDE (NAD 83): | 120°.34'02.99" N | | IRVINE, CA 92618 |
| | 120.567497° W | | (949) 553-8566 |
| ZONING JURISDICTION: | CITY OF ARROYO GRANDE | LEASING MANAGER: | JERRY AMBROSE |
| | | | (805) 637-7407 |
| ZONING DISTRICT: | RESIDENTIAL HILLSIDE/PUBLIC FACILITY | | jambrose@wireless01.com |
| | | | <u></u> |
| PARCEL NUMBER: | APN: 007-61-016 | PLANNING MANAGER: | JERRY AMBROSE |
| | | | (805) 637-7407 |
| OCCUPANCY GROUP: | U | | jambrose@wireless01.com |
| | | | |
| CONSTRUCTION TYPE: | V-B | CONSTRUCTION MANAGER: | FUMIHIKO ITOKAZU |
| | | | (626) 290-4928 |
| POWER COMPANY: | PG&E | | fumihiko.itokazu@dish.com |
| TELEPHONE COMPANY: | AT&T | RF ENGINEER: | CRAIG STANZIANO |
| | | | |
| | | | craig.stanziano@dish.com |
| | | | |

16812 ARMSTRONG AVE SUITE 200 **IRVINE, CA 92606**



65 POST, SUITE 1000 **IRVINE**, CA 92618 TEL: (949) 553-8566

www.eukongroup.com

DIRECTIONS

DIRECTIONS FROM DISH WIRELESS OFFICE

- 1) GET ON CA-55 N/STATE RTE 55N IN SANTA ANA FROM
- BARRANCA PKWY AND E DRYER HEAD NORTHWEST TOWARD ARMSTRONG AVE.
- 5) CONTINUE ONTO E DRYER
- 55 N VIA TO RAMP TO RIVERSIDE
- 7) FOLLOW I-5 AND US-101 N CALLE REAL IN SANTA BARBARA. TAKE EXIT 101 B FROM US-101 N
- 8) GET IN US-101 FROM CA-154W/ SAN MARCOS PASS ROAD 9) FOLLOW US-101 TO TRAFFIC WAY IN ARROYO GRANDE.
- TAKE EXIT 186 FROM US-101

10) TAKE E CHERRY AVE TO HUEBNER LANE

RFDS REV #:

IT IS A VIOLATION OF LAW FOR ANY PERSON,

UNLESS THEY ARE ACTING UNDER THE DIRECTION

OF THE LICENSED PROFESSIONAL ENGINEER,

TO ALTER THIS DOCUMENT.

CHECKED BY:

GD

CHECKED BY

ZONING **DRAWINGS**

| SUBMITTALS | | |
|-----------------------------------|----------|----------------------|
| REV | DATE | DESCRIPTION |
| 0 | 07/09/21 | 90% ZONING DRAWINGS |
| 1 | 07/29/21 | 100% ZONING DRAWINGS |
| 2 | 08/09/22 | LL COMMENTS |
| | | |
| | | |
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| DICH WIDELESS DOOLEST INFORMATION | | |

DISH WIRELESS PROJECT INFORMATION HUEBNER WATER TANK

LALAX00031B ARROYO GRANDE, CA 93420

SHEET TITLE

TITLE SHEET

SHEET NUMBER

SITE PHOTO





UNDERGROUND SERVICE ALERT UTILITY NOTIFICATION CENTER OF CALIFORNIA (800) 422-4133 WWW.CALIFORNIA811.ORG

CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

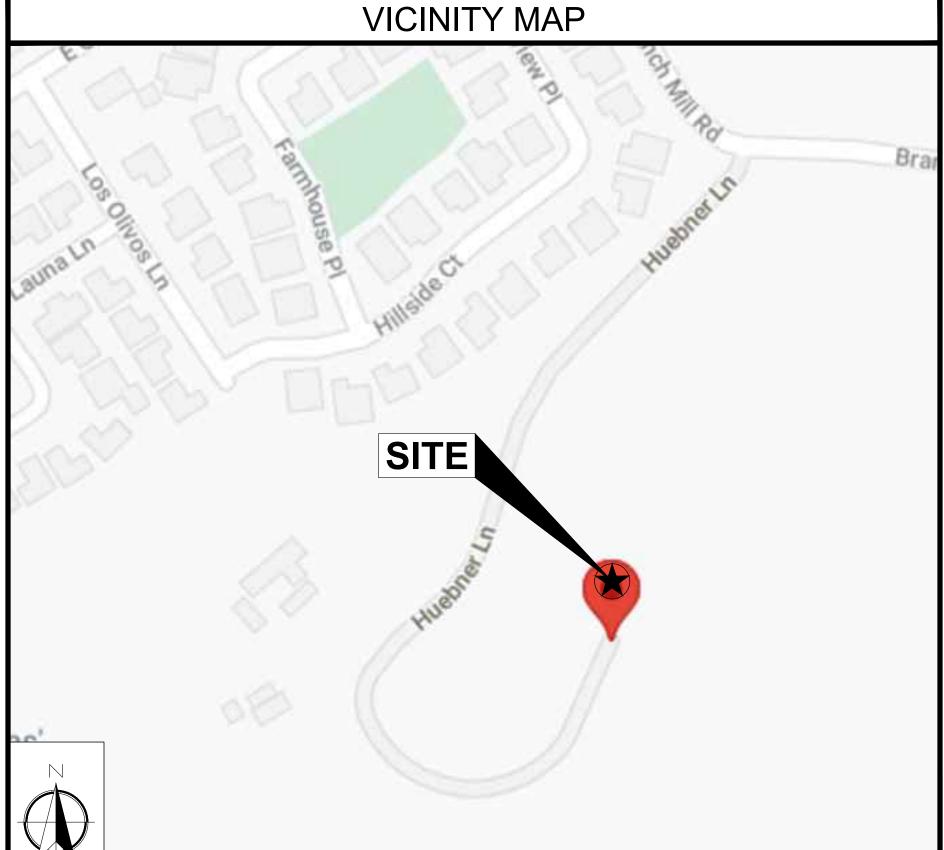
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

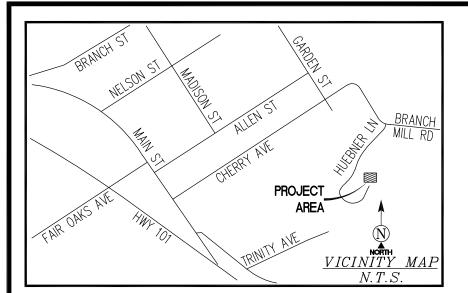
DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND

11"x17" PLOT IS HALF SCALE UNLESS OTHERWISE NOTED

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.





SURVEY DATE 04/29/2021

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN "ZONE X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #06079C1602G, DATED 11/16/2012.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND / OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LESSOR'S LEGAL DESCRIPTION

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

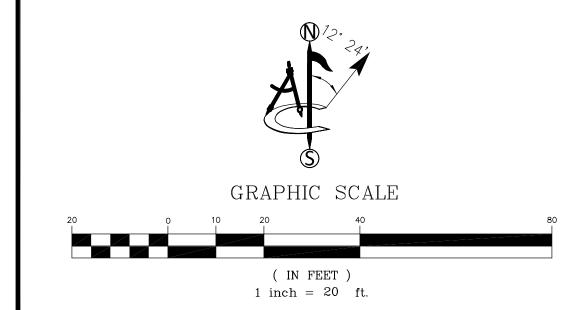
THAT PORTION OF LOT 91 OF THE MAP OF THE RANCHOS CORRAL DE PIEDRA PISMO AND BOLSA DE CHEMISAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO AMASA W. DIXSON RECORDED IN BOOK 15, PAGE 302 OF DEEDS, RECORDS OF SAID COUNTY, MARKED BY A POST SET BY A. F. PARSONS IN FEBRUARY 1892, PRESENTLY MARKED BY AN I 1/4 INCH DIAMETER PIPE TAGGED RCE 6923 AS SHOWN ON THE MAP-FILED IN BOOK 8, PAGE 120 OF RECORD OF SURVEYS IN SAID COUNTY RECORDER'S OFFICE THENCE NORTH 54° EAST 664.00 FEET TO A POINT, FROM WHICH THE MOST EASTERLY CORNER OF SAID LAND OF DIXSON BEARS NORTH 54° EAST 537.30 FEET, MORE OR LESS, MARKED BY A POST ESTABLISHED BY A.F. PARSONS, IN FEBRUARY, 1892, PRESENTLY MARKED POINT OF BEGINNING THENCE AT RIGHT ANGLES SOUTH 36° EAST 240.00 FEET TO A POINT. THENCE AT RIGHT ANGLES NORTH 54° EAST 272.00 FEET TO A POINT. THENCE AT RIGHT ANGLES NORTH 36° WEST 240.00 FEET TO A POINT. THENCE SOUTH 54° WEST 272.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

AN EASEMENT OVER THAT PORTION OF LOT 91 OF THE MAP OF THE RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, IN THE CITY OF ARROYO GRANDE. COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A, PAGE 65 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR PUBLIC UTILITY PURPOSES SPECIFICALLY INCLUDING WATER TRANSMISSION LINES AND ACCESS ROADS. TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO BOTH ABOVE AND BELOW GROUND LEVEL, INCLUDING THE RIGHT TO IMPROVE, REPAIR AND MAINTAIN -SAID ROADWAY -AND WATER TRANSMISSION LINES.

(CONTINUED ON SHEET LS-2)



POSITION OF GEODETIC COORDINATE-BUILDING CENTER LATITUDE 35°07'09.23"(35.119230°)NORTH(NAD83) _ONGITUDE 120° 34' 02.99" (120.567497°)WEST(NAD83) GROUND ELEVATION @ 261.8' (NAVD88)

POSITION OF GEODETIC COORDINATE—SECTOR ALPHA _ONGITUDE 120° 34' 03.11" (120.567531°)WEST(NAD83)

POSITION OF GEODETIC COORDINATE—SECTOR BETA _ONGITUDE 120° 34' 02.64" (120.567400°)WEST(NAD83)

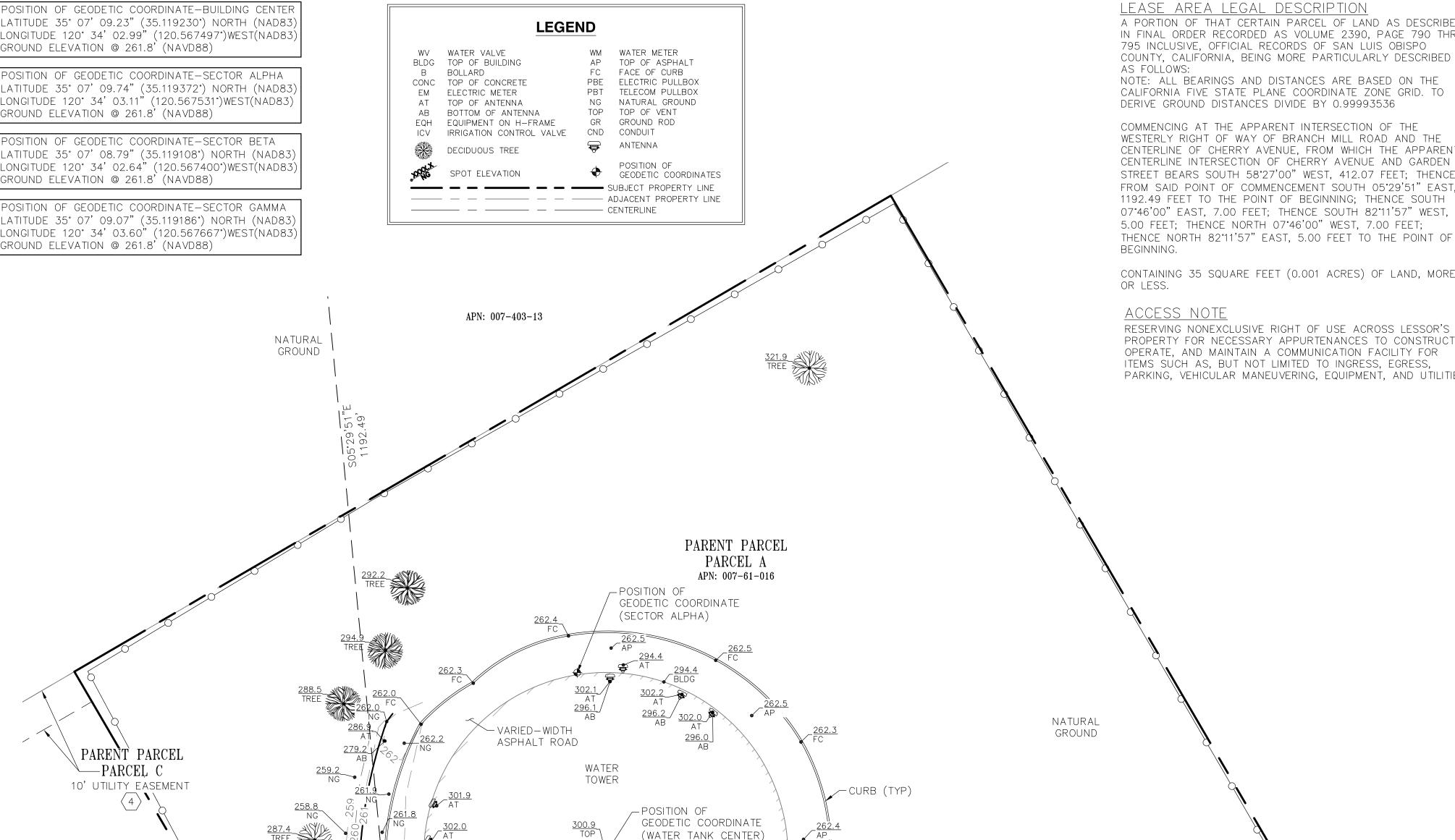
POSITION OF GEODETIC COORDINATE—SECTOR GAMMA LATITUDE 35° 07' 09.07" (35.119186°) NORTH (NAD83) LONGITUDE 120° 34' 03.60" (120.567667°)WEST(NAD83)

PROPOSED

ON CONCRETE

12' GATE

LEASE AREA



<u> 294.4</u> S07°46'00"E 5.00' POSITION OF GEODETIC COORDINATE (SECTOR GAMMA) N07°46'00" POSITION OF GEODETIC COORDINATE (SECTOR BETA) LADDER —

TELECOM VAULT -8' BLOCK WALL NATURAL GROUND

-8' CHAIN-LINK FENCE W/ BARBED WIRE (TYP) PARENT PARCEL

~ RAIL 🚽

PARCEL C 25' ACCESS & UTILITY EASEMENT CHAIN-LINK ENCLOSURE $\langle 4 \rangle$

MATTHEW

NATURAL

GROUND

APN: 007-61-611

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN FINAL ORDER RECORDED AS VOLUME 2390, PAGE 790 THRU 795 INCLUSIVE, OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED

COMMENCING AT THE APPARENT INTERSECTION OF THE WESTERLY RIGHT OF WAY OF BRANCH MILL ROAD AND THE CENTERLINE OF CHERRY AVENUE, FROM WHICH THE APPARENT CENTERLINE INTERSECTION OF CHERRY AVENUE AND GARDEN STREET BEARS SOUTH 58°27'00" WEST, 412.07 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 05°29'51" EAST, 1192.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07°46'00" EAST, 7.00 FEET; THENCE SOUTH 82°11'57" WEST, 5.00 FEET; THENCE NORTH 07°46'00" WEST, 7.00 FEET;

CONTAINING 35 SQUARE FEET (0.001 ACRES) OF LAND, MORE

PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

5701 SOUTH SANTA FE DRIVE

LITTLETON, CO 80120

APPLICANT:

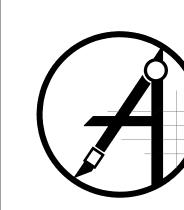
ENGINEER:



65 POST, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8566 www.eukongroup.com

DRAWN BY: CHECKED BY:

REVISIONS: 07/16/21 | DESIGN (C) (CK) 0 | 05/17/21 | ADD TITLE(C) A | 05/11/21 | PRELIMINARY DESCRIPTION DATE



428 MAIN STREET SUITE 206 HUNTINGTON BEACH, CA 92648 PH. (480) 659-4072 www.ambitconsulting.us

ambit consulting

LALAX00031

PROJECT INFORMATION:

500 HUEBNER LN ARROYO GRANDE, CA 93420

SAN LUIS OBISPO COUNTY

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LESSOR'S LEGAL DESCRIPTION (CONT'D)

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF BRANCH MILL ROAD ACCORDING TO THE DEED TO THE COUNTY OF SAN LUIS OBISPO FROM A. W. DIXSON RECORDED IN BOOK 88 OF DEEDS AT PAGE 485 IN SAID COUNTY RECORDER'S OFFICE, WHICH ANGLE POINT IS ON THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO AMASA W. DIXSON RECORDED IN BOOK 15, PAGE 302 OF DEEDS; RECORDS OF SAID COUNTY, AND SAID ANGLE POINT BEING OPPOSITE THAT POINT NOTED AS "STATION 40-22" (SIC) WHICH IS ON THE NORTHERLY SIDE OF SAID ROAD, ALSO FROM SAID ANGLE POINT AN 1 INCH DIAMETER PIPE TAGGED LS 3756

BEARS NORTH 12° 45' 49' EAST 26.26 FEET DISTANT;
THENCE ALONG SAID NORTHEASTERLY LINE OF THE LAND OF DIXSON SOUTH 36°51' 58" EAST 31.00 FEET TO A POINT; THENCE LEAVING SAID LINE NORTH 26° 28' 04" EAST 30.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRANCH MILL ROAD FROM WHICH THE POINT OF BEGINNING BEARS SOUTH 84° 58' 42" WEST 32.49 FEET DISTANT;
THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 84° 58' 42" WEST 32.49 FEET TO THE POINT OF BEGINNING.

PARCEL C:

AN EASEMENT FOR PUBLIC UTILITY PURPOSES SPECIFICALLY INCLUDING WATER TRANSMISSION LINES AND ACCESS ROADS TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO BOTH ABOVE AND BELOW GROUND LEVEL, INCLUDING THE RIGHT TO IMPROVE, REPAIR AND MAINTAIN SAID ROADWAY AND WATER TRANSMISSION LINES 10 FEET WIDE OVER THAT PORTION OF LOT 91 OF THE MAP OF PARTS OF THE RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL V.A. DESCRIBED IN THE DEED TO VERNON L. FREDERICK AND WIFE RECORDED IN BOOK 1943, PAGE 993 OF OFFICIAL RECORDS, IN SAID COUNTY RECORDER'S OFFICE, BEING RECITED AS STAKE L NO. 1 THEREIN; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL V.A. NORTH 34° 13' WEST 1496.48 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, FROM WHICH THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO AMASA W. DIXSON RECORDED IN BOOK 15, PAGE 302 OF DEEDS, RECORDS OF SAID COUNTY BEARS NORTH 34° 13' WEST 700.00 FEET DISTANT MARKED BY A POST 1/4 INCH DIAMETER PIPE TAGGED RCE 6923 AS SHOWN ON THE MAP FILED IN BOOK 8, PAGE 120 OF RECORDS OF SURVEY IN SAID COUNTY RECORDER'S OFFICE; THENCE NORTH 34° 13' WEST 700.00 FEET TO SAID MOST SOUTHERLY CORNER OF THE LAND OF DIXSON; THENCE NORTH 54° EAST 664.00 FEET TO A POINT FROM WHICH THE MOST EASTERLY CORNER OF SAID LAND OF DIXSON BEARS NORTH 54° EAST 537.30 FEET, MORE OR LESS, MARKED BY A POST ESTABLISHED BY A. F. PARSONS IN FEBRUARY, 1892, PRESENTLY MARKED BY AN OLD FENCE CORNER; THENCE AT RIGHT ANGLES SOUTH 36° EAST 10.00 FEET TO A POINT; THENCE AT RIGHT ANGLES SOUTH 54° WEST 654.31 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 10.00 FEET NORTHEASTERLY FROM SAID SOUTHWESTERLY LINE OF PARCEL V.A.; THENCE ALONG SAID PARALLEL LINE SOUTH 34° 13' EAST 690.31 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 55° 47' WEST 10.00 FEET DISTANT; THENCE SOUTH 55° 47' WEST 10.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL

AN EASEMENT FOR PUBLIC UTILITY PURPOSES SPECIFICALLY INCLUDING WATER TRANSMISSION LINES AND ACCESS ROADS, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO BOTH ABOVE AND BELOW GROUND LEVEL, INCLUDING THE RIGHT TO IMPROVE, REPAIR AND MAINTAIN SAID ROADWAY AND WATER TRANSMISSION LINES OVER THAT PORTION OF LOT 91 OF THE MAP OF THE RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, ST ATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A, PAGE 65 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 25 FEET WIDE LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO. AMASA W. DIXSON RECORDED IN BOOK 15. PAGE 302 OF DEEDS, RECORDS OF SAID COUNTY, MARKED BY A POST SET BY A. F. PARSONS IN FEBRUARY, 1892, PRESENTLY MARKED BY AN 1 1/4 INCH DIAMETER PIPE TAGGED RCE 6923 AS SHOWN ON THE MAP FILED IN BOOK 8, PAGE 120 OF RECORDS OF SURVEY IN SAID COUNTY RECORDER'S OFFICE; THENCE NORTH 54° EAST 478.52 FEET TO A POINT, FROM WHICH THE MOST EASTERLY CORNER OF SAID LAND OF DIXSON BEARS NORTH 54° EAST 722.78 FEET, MORE OR LESS, MARKED BY.A POST ESTABLISHED BY A. F. PARSONS IN FEBRUARY, 1892, PRESENTLY MARKED BY AN OLD FENCE CORNER, SAID POINT BEING THE TRUE POINT OF BEGINNING: THENCE SOUTH 44° 01' 08" WEST 77.44 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE EASTERLY WITH A RADIUS OF 70.00 FEET THROUGH A CENTRAL ANGLE OF 87° 36' 03" AN ARC DISTANCE OF 107.02 FEET TO A POINT; THENCE SOUTH 43° 34' 55" EAST 44.67 FEET TO A POINT; THENCE CONTINUING SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 117° 39' 57" AN ARC DISTANCE OF 308.05 FEET TO A POINT: THENCE NORTH 18° 45' 08" EAST 95.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL A HEREIN DESCRIBED. THE SIDELINES OF THIS EASEMENT SHALL BE EXTENDED OR SHORTENED AS NECESSARY TO TERMINATE NORTHWESTERLY AT THE SOUTHEASTERLY LINE OF SAID LAND OF DIXSON AND SOUTHEASTERLY AT THE SOUTHWESTERLY LINE OF PARCEL A HEREIN DESCRIBED.

NOTES CORRESPONDING TO SCHEDULE III

REFERENCE IS MADE TO US TITLE SOLUTIONS REPORT OF TITLE FILE NO.

UST68317, DATED MAY 13, 2021. ALL EASEMENTS CONTAINED WITHIN SAID
GUARANTEE AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE
HAVE BEEN PLOTTED.

 MORTGAGES, DEEDS OF TRUST AND UCCS NONE FOUND WITHIN PERIOD SEARCHED.

(NOT A SURVEY MATTER - NOT SHOWN)

NONE FOUND WITHIN PERIOD SEARCHED.
(NOT A SURVEY MATTER — NOT SHOWN)

3. COVENANTS AND RESTRICTIONS
NONE FOUND WITHIN PERIOD SEARCHED.
(NOT A SURVEY MATTER — NOT SHOWN)

4. EASEMENTS AND RIGHTS OF WAY

2. JUDGMENTS AND LIENS

4.1 EASEMENTS AS DESCRIBED WITHIN FINAL ORDER OF CONDEMNATION IN BOOK 2390, PAGE 790 .

(AS SHOWN ON SURVEY)

5. OTHER RECORDED DOCUMENTS

5.1 MEMORANDUM OF WATER TANK LEASE AGREEMENT BETWEEN CITY OF ARROYO GRANDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA AND AIRTOUCH CELLULAR INC., A CALIFORNIA CORPORATION, DBA VERIZON WIRELESS, DATED FEBRUARY 16, 2018, RECORDED MARCH 27, 2018, IN INSTRUMENT NO: 2018012021.

(BLANKET IN NATURE - NOT SHOWN)

5.2 MEMORANDUM OF LEASE BETWEEN CITY OF ARROYO GRANDE AND NEW CINGULAR WIRELESS PCS, LLC, SUCCESSOR BY MERGER TO SLO NEWCO LLC,, DATED DECEMBER 15, 2011, RECORDED JANUARY 24, 2012, IN INSTRUMENT NO: 2012004042.

(BLANKET IN NATURE — NOT SHOWN)

F 7 ACCIONIMENT AND ACCUMPTION O

5.3 ASSIGNMENT AND ASSUMPTION OF LEASES BETWEEN SLO CELLULAR INC., A CALIFORNIA CORPORATION AND SLO NEWCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 17, 2010, RECORDED NOVEMBER 16, 2011, IN INSTRUMENT NO: 2011057932.

(BLANKET IN NATURE - NOT SHOWN)

5.4 NOTICE OF AGREEMENT BY STIPULATION BETWEEN SANTA MARIA WATER CONSERVATION DISTRICT V.S. CITY OF SANTA MARIA, SANTA CLARA COUNTY DATED JULY 07, 2005, RECORDED OCTOBER 03, 2005, IN INSTRUMENT NO: 2005—82933.

(BLANKET IN NATURE - NOT SHOWN)

5.5 MEMORANDUM OF AGREEMENT BETWEEN CITY OF ARROYO GRANDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA AND COX PCS ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MAY 23, 2001, RECORDED JUNE 20, 2001, IN INSTRUMENT NO: 2001-44518.

(BLANKET IN NATURE - NOT SHOWN)

5.6 MAP OF PARTS OF CORRAL DE PIEDRA PISMO & BOLSA DE CHAMISAL IN BOOK A, PAGE 65.

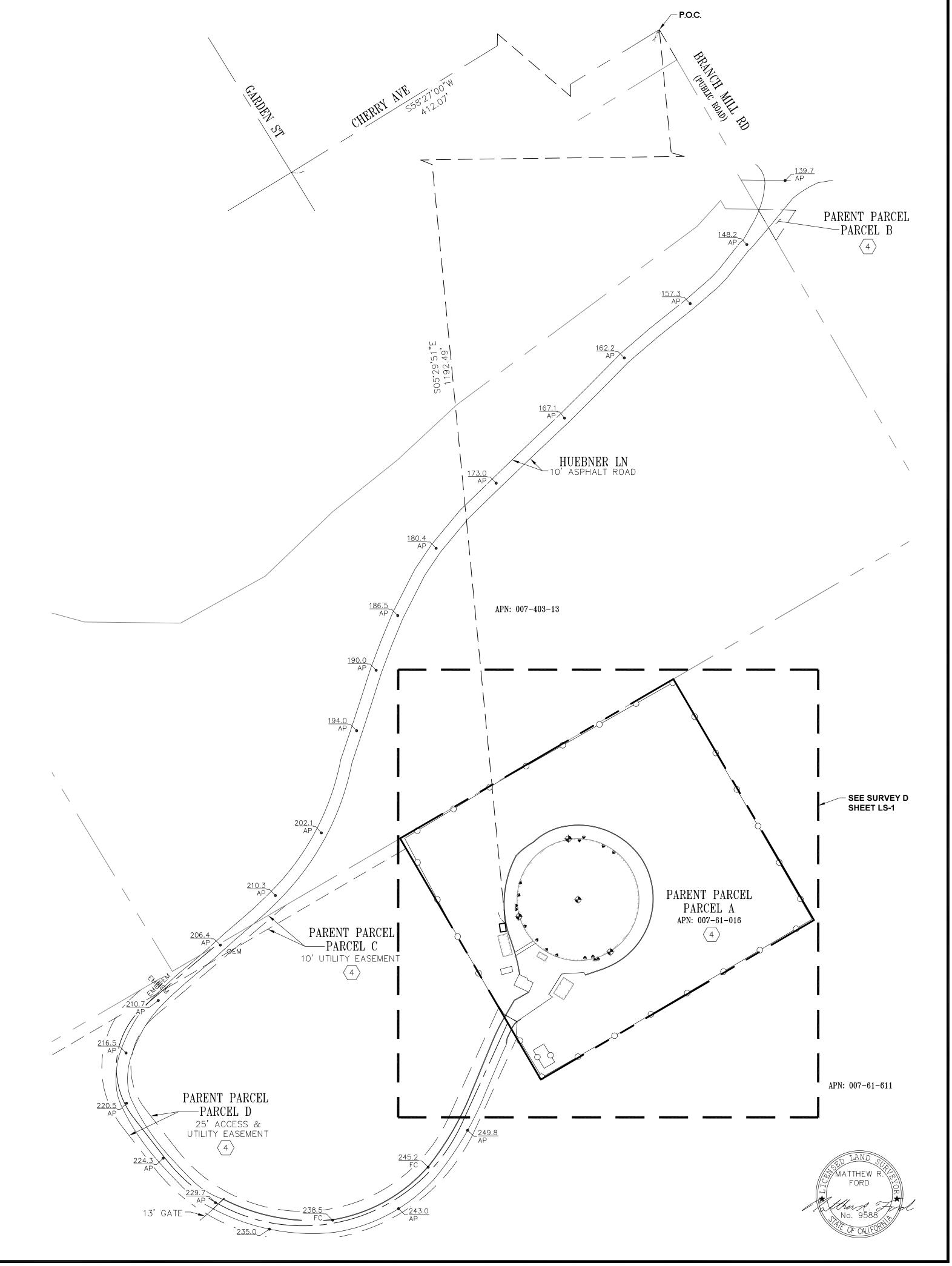
(BLANKET IN NATURE - NOT SHOWN)

6. OTHER UNRECORDED DOCUMENTS

6.1 PROPERTY INFORMATION

(NOT A SURVEY MATTER - NOT SHOWN)

6.2 ASSESSOR'S MAP (ASSESSOR'S NUMBER SHOWN ON SURVEY)







ENGINEER:

LITTLETON, CO 80120



65 POST, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8566 www.eukongroup.com

DRAWN BY: LO

CHECKED BY: MF

REVISIONS:

1 07/16/21 DESIGN (C) (CK)
0 05/17/21 ADD TITLE(C) (LO)
A 05/11/21 PRELIMINARY (LO)
REV DATE DESCRIPTION



I & I & V O O O Z

PROJECT INFORMATION:

LALAX00031

500 HUEBNER LN ARROYO GRANDE, CA 93420

SAN LUIS OBISPO COUNTY

SHEET TITLE:

OVERALL DETAIL

SHEET NUMBER:

LS-2

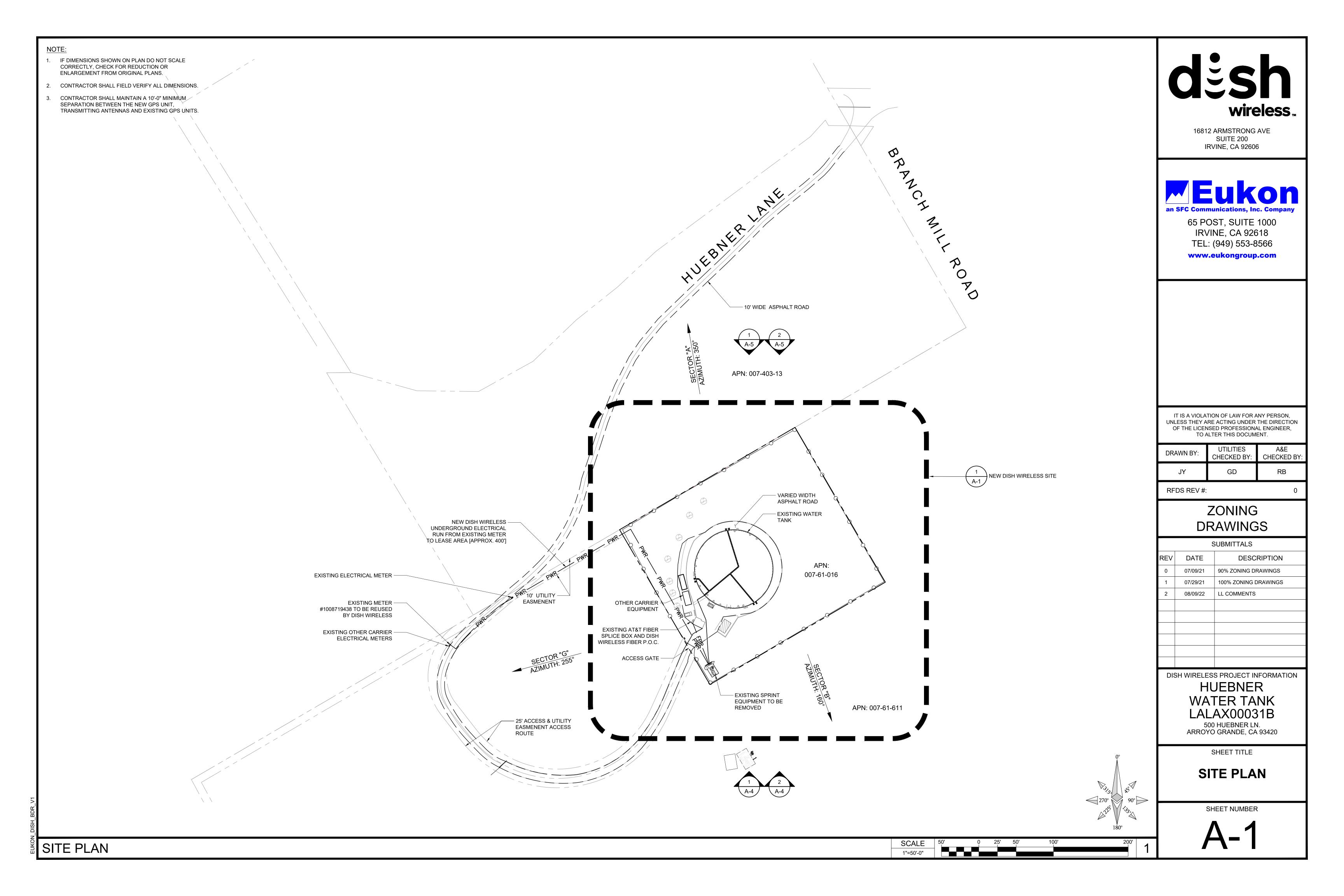


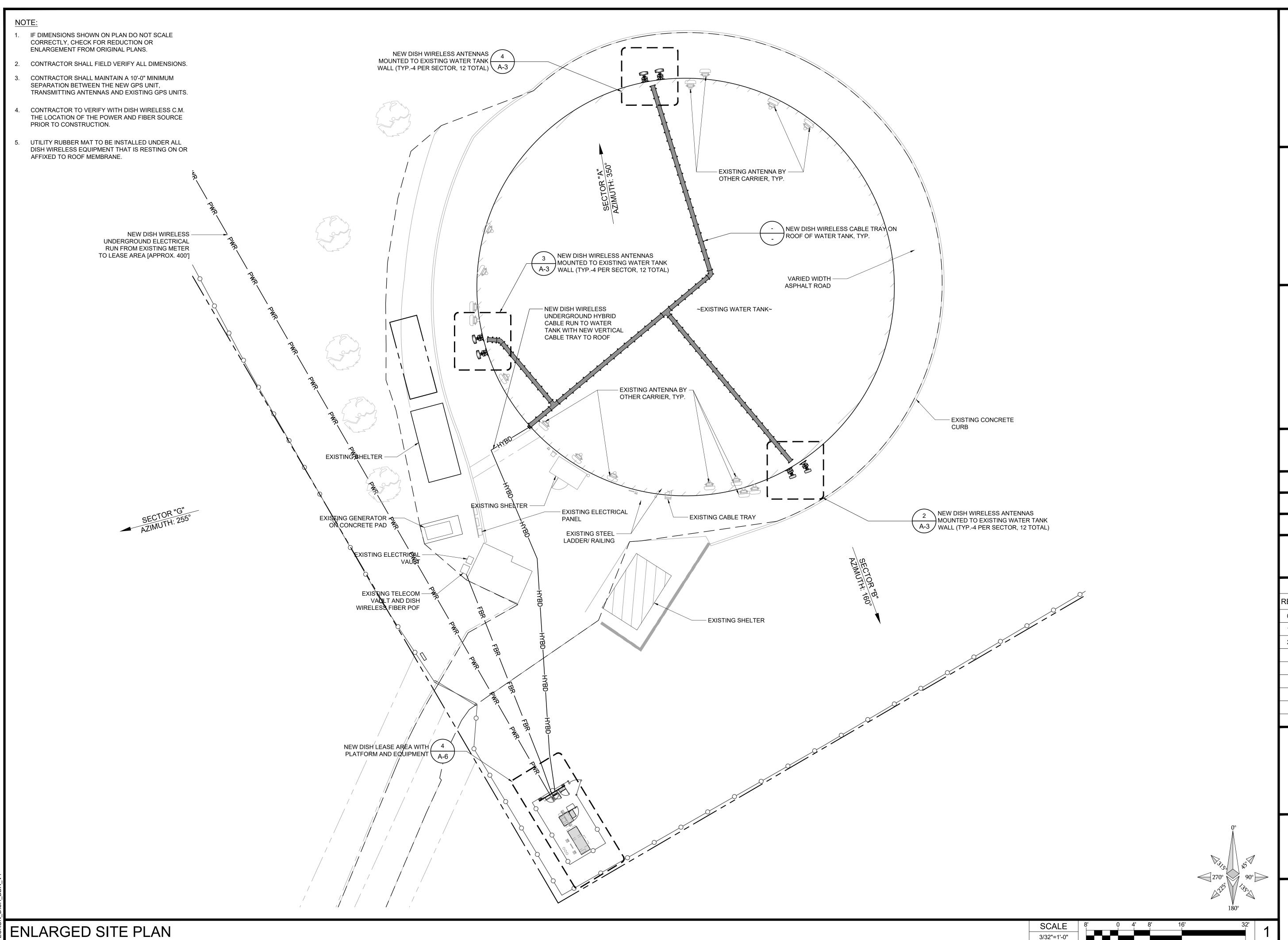
CRAPHIC SCALE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.







16812 ARMSTRONG AVE SUITE 200 IRVINE, CA 92606



65 POST, SUITE 1000 IRVINE, CA 92618 TEL: (949) 553-8566

www.eukongroup.com

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF THE LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

| DRAWN BY: | UTILITIES CHECKED BY: | A&E CHECKED BY: |
|-----------|--------------------------|--------------------|
| JY | GD | RB |

RFDS REV #:

ZONING DRAWINGS

| | SUBMITTALS | | |
|-----|------------|----------------------|--|
| REV | DATE | DESCRIPTION | |
| 0 | 07/09/21 | 90% ZONING DRAWINGS | |
| 1 | 07/29/21 | 100% ZONING DRAWINGS | |
| 2 | 08/09/22 | LL COMMENTS | |
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DISH WIRELESS PROJECT INFORMATION HUEBNER

WATER TANK LALAX00031B

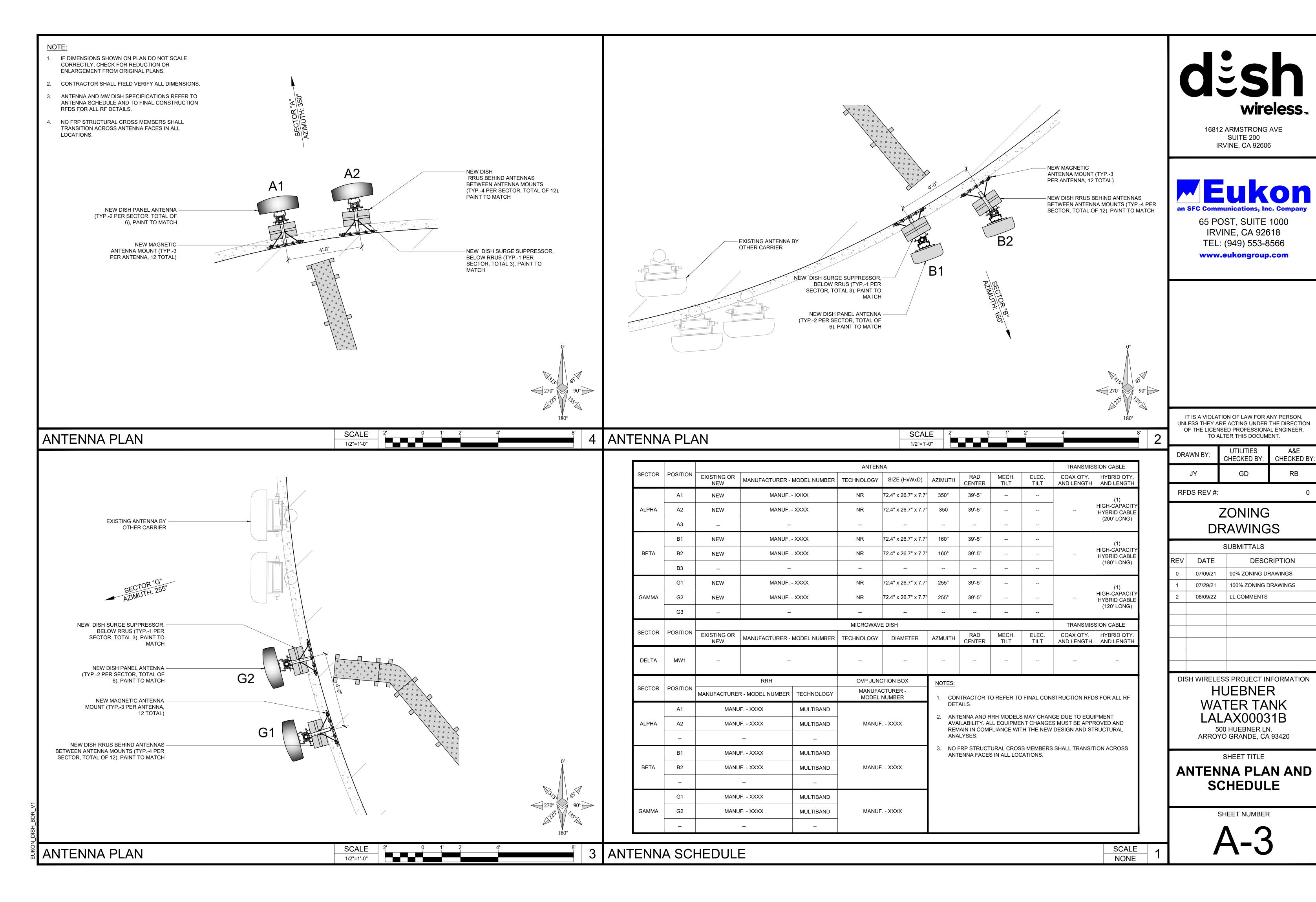
500 HUEBNER LN. ARROYO GRANDE, CA 93420

SHEET TITLE

ENLARGED SITE PLAN

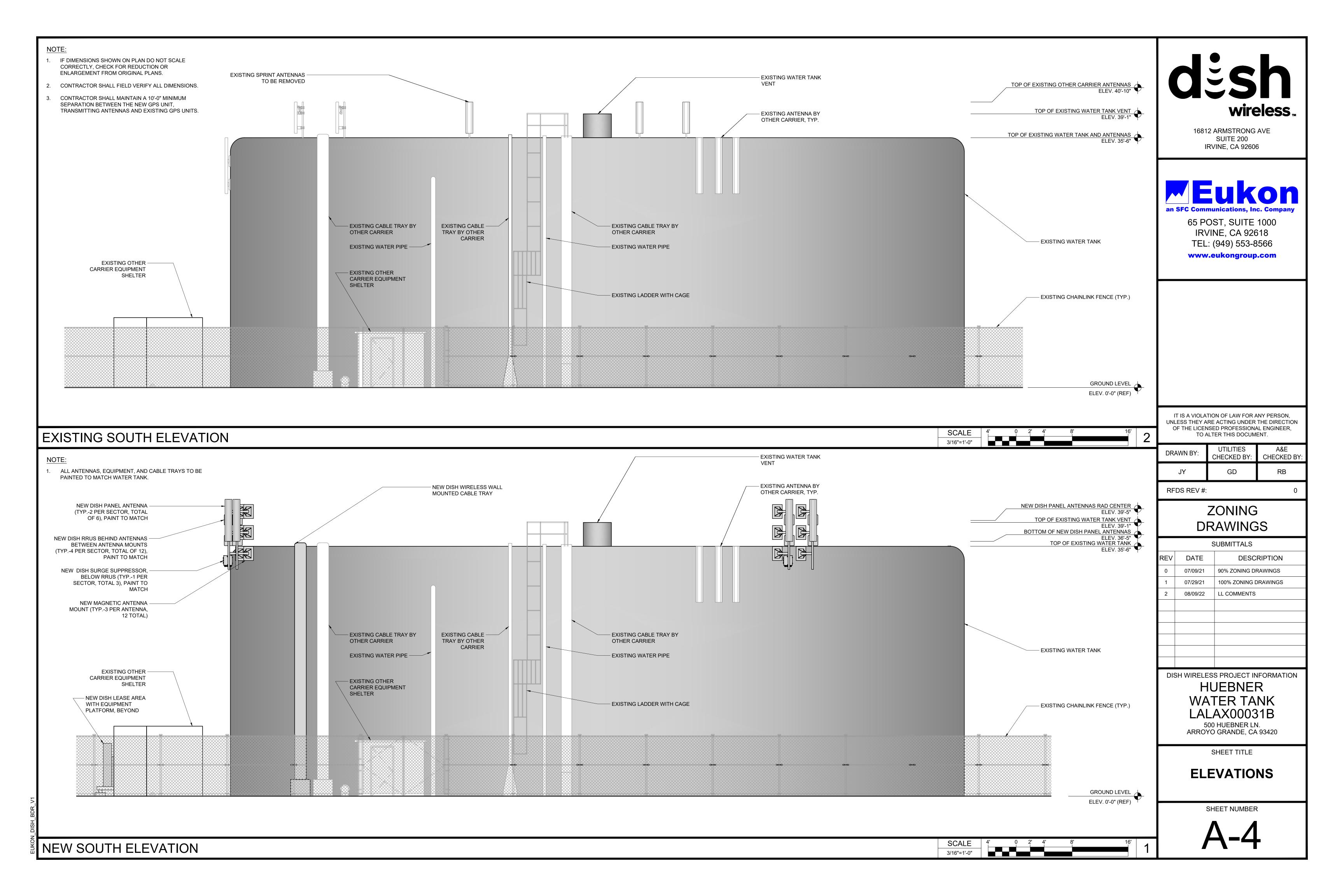
SHEET NUMBER

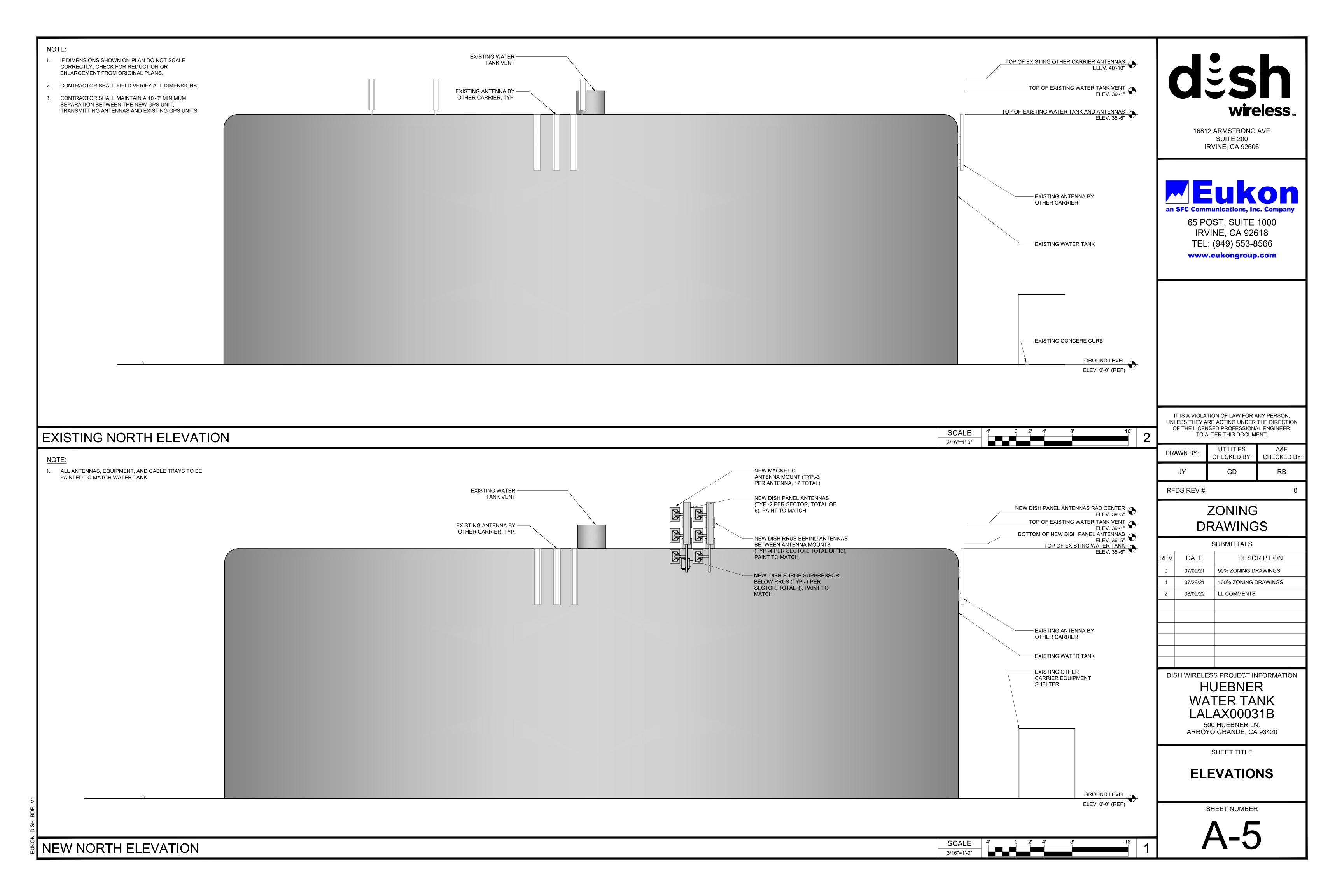
A-2

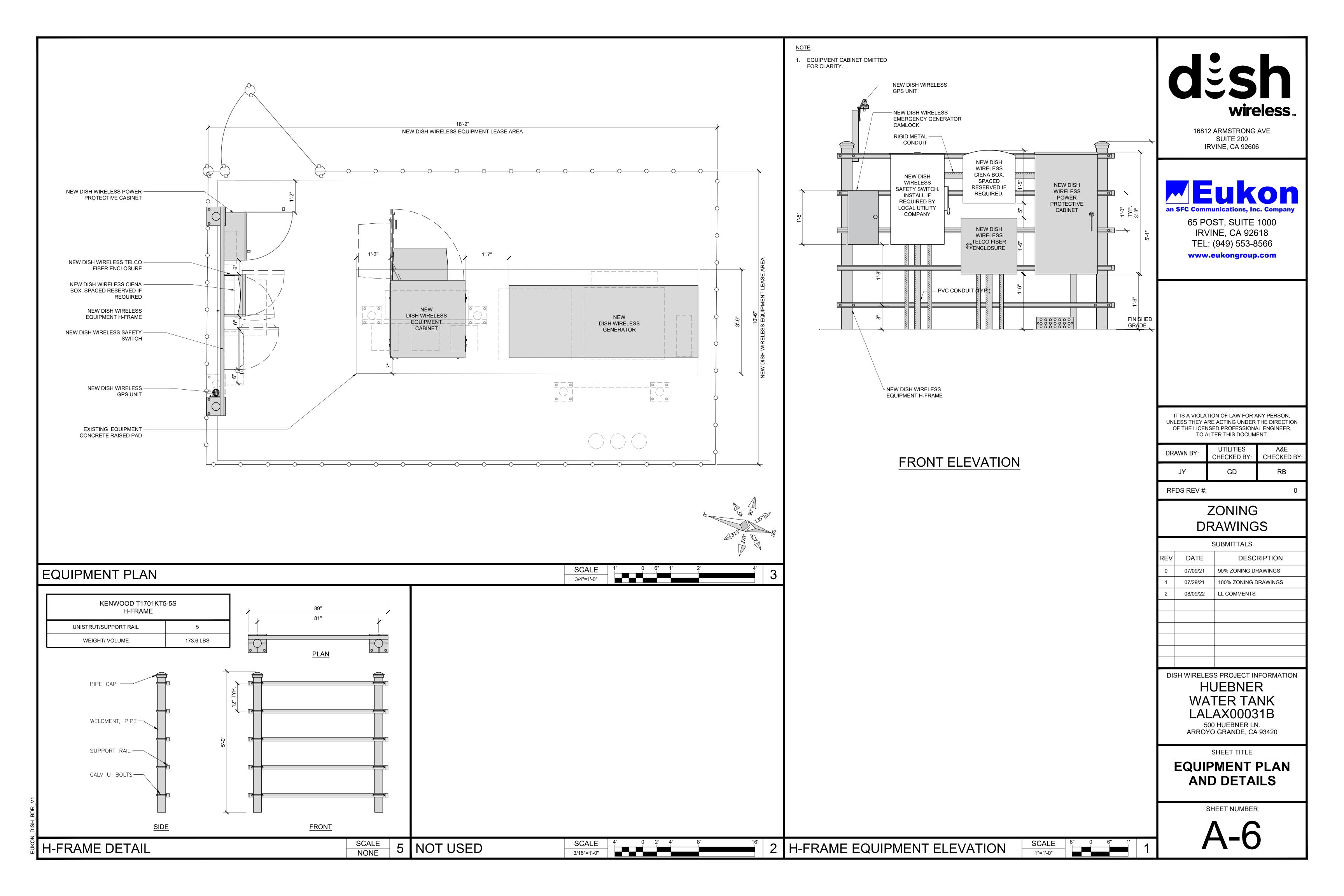


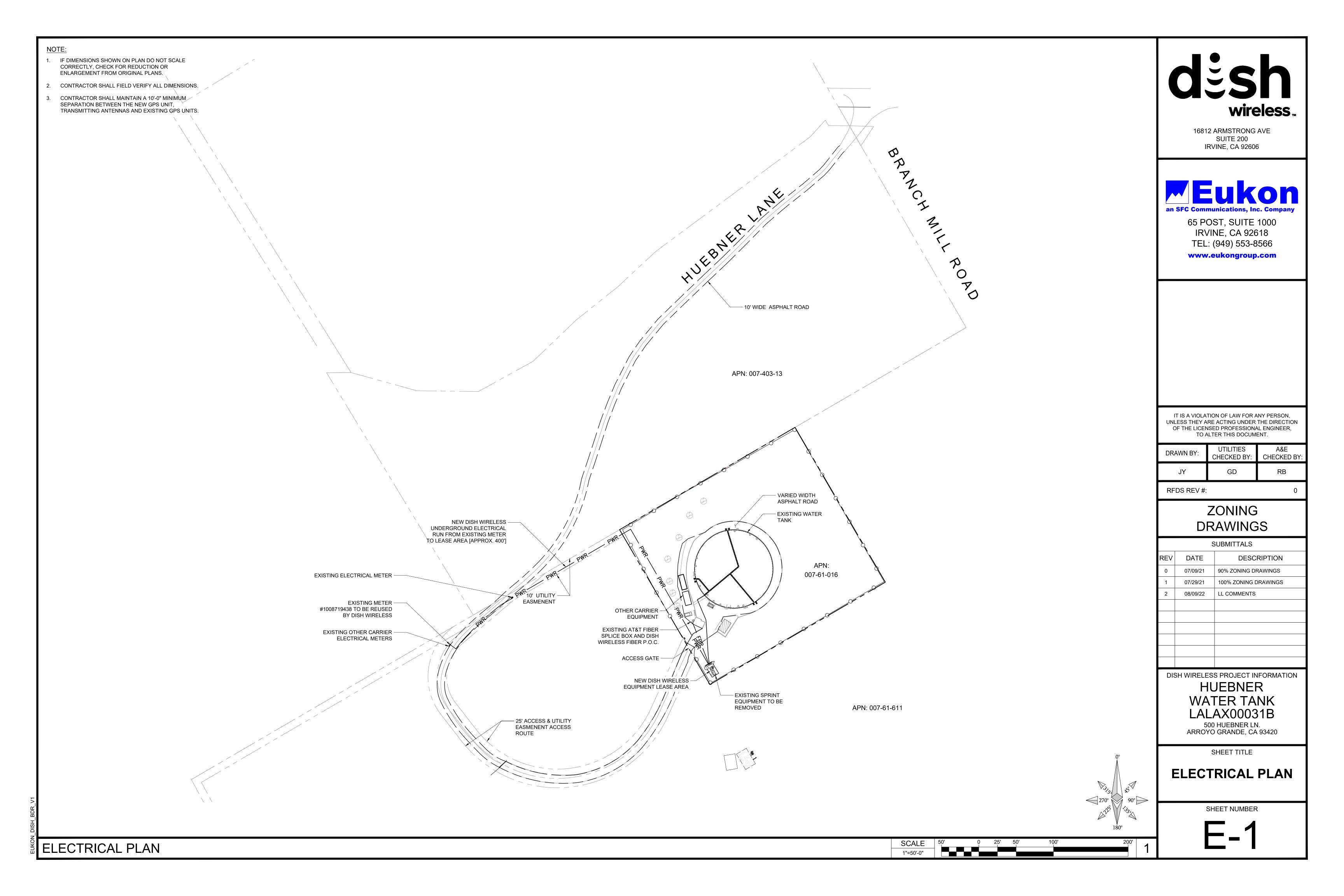
CHECKED BY

RB









GENERAL REQUIREMENTS A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH

IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING

THESE REQUIREMENTS, THE CONTRACTOR SHALL

CONDITIONS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR

SUCCESSFUL OPERATION OF ALL SYSTEMS. D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES

THE COST FOR MATERIAL AND LABOR. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE **BUILDING ELECTRICAL SYSTEM**

G. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. H. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION

BEFORE CONSTRUCTION. "PROVIDE": INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

EQUIPMENT LOCATION

A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH B. CONFORM TO ALL REQUIREMENTS OF THE SERVING CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE UTILITY COMPANIES CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC. AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE

WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE. B. CONDUIT D. COORDINATE THE WORK OF THIS SECTION WITH THAT OF 1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE NEW

CHANGES BEFORE PROCEEDING.

LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION

SHOP DRAWINGS

A. SUBMIT SIX (6) COPIES OF SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL WITHIN 35 DAYS OF AWARD OF CONTRACT, SHOP DRAWINGS SHALL BE SUBMITTED IN A COMPLETE BOUND MANUAL INCLUDING LIGHT FIXTURES, SERVICE METERING, TRANSFER SWITCH, PANELBOARD, AND DISCONNECT SWITCHES. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EQUIPMENT TO INSURE THAT THEY FIT IN THE DESIGNATED AREA AND COMPLY WITH REQUIREMENTS OF ALL APPLICABLE CODES FOR REQUIRED WORKING CLEARANCES ABOUT ELECTRICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL. DEPARTURE FROM THE ABOVE WILL RESULT IN RE-SUBMITTAL AND DELAYS.

A. NO SUBSTITUTIONS ARE ALLOWED.

SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES. ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL

SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLIDINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE. F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN)

INSULATION. G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE

SET OF PRINTS SHOWING "INSTALLED WORK".

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED. I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS, IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED D. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE

WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS 3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED

LABEL AND MAY BE USED WHERE PERMITTED BY CODE.

FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL

TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE 4. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR PROJECT CLOSEOUT WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO

INSTALLING. 5. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF B. PROVIDE PROJECT MANAGER WITH ONE SET OF 24" BELOW GRADE

6. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE. A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR 7. CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4 X 4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER GROUNDING NOTES SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL

DEVICES AND WIRING

E. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR 6. INSTALL GROUND CONDUCTORS AND GROUND ROD IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVER PLATES.

F. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND G. PANEL BOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANEL BOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

> H. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPER WELD OR APPROVED

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING. EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMEN AND LEVELING OF ALL DEVICES AND FIXTURES.

B. CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE

C. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS. PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.

NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL

TENDONS. E. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.

 A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS

ROUTINGS AND CIRCUITS. C. ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE

TINNED COPPER WIRE UNLESS OTHERWISE NOTED.

3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR. 4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD

TYPE. 5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE. MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB.

SPREAD FOOTING, OR FENCE. 7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE

POST: TREAT WITH A COLD GALVANIZED SPRAY.

8. GROUND BARS: 8.1. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.

8.2. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR. 10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR

ELECTRICAL SERVICE GROUNDING 11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT

GROUNDING POINTS PROVIDED (2 MINIMUM). 12.IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF

CHAIN LINK LID IS USED, THEN GROUND LID ALSO. 13. GROUNDING @ PPC CABINET SHALL BE VERTICALLY INSTALLED.

14. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.

15. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING. NO PVC ABOVE GROUND. 16.USE SEPARATE HOLES FOR GROUNDING @ BUSS BAR. NO

"DOUBLING-UP" OF LUGS. 17. POWER AND TELCO CABS. SHALL BE GROUNDED (BONDED) TOGETHER.18. NO "L AND B" ALLOWED ON GROUNDING. 18.PROVIDE STAINLESS STEEL CLAM AND BRASS TAGS ON COAX @ ANTENNAS AND DOGHOUSE.

SCALE

NONE

EXISTING PG&E CONDUIT & CONDUCTOR EXISTING 200A 120/240V 1P 3W • √/2P #6 AWG. CU GROUND TO 5/8"Ø x 10' GROUND ROD — 2"C, (3) 3/0 CU + (PER N.E.C. ARTICLE 250) (1) #6 GND. CU THWN L = 10' VD = 0.29%3.5" PVC, (3) 600 MCM + (1) #6 GND. CU THWN AC 120/240V BACKUP **GENERATOR** VD = 2.87%200A 2P 120/240V AUTOMATIC TRANSFER SWITCH BY **GENERATOR MANUFACTURER** 2"C, (3) 3/0 CU + (1) #6 GND. CU THWN (2) #2 AWG, CU GROUND L = 10 TO GROUND RING VD = 0.26%◆ ◆ CAM-LOCK - 1"C FOR SENSING **♦ •** NEMA 3R 2"C, (3) 3/0 CU + LINES #6 GND. CU THWN L = 10 VD = 0.26%--- 3/4"C, (2) #12 CU + MAIN SERVICE WALKING BEAM (1) #12 GND. CU THWN BREAKER, 2P-240V-200A L = 10' (MANUAL TRANSFER SWITCH) SERVICE GFCI W RECEPTACLE POWER PROTECTION CABINET "PPC" LOCATED AT LEASE AREA (SEE PANEL SCHEDULE)

-48V DC

RECTIFIER

-48V DC BUS

RECTIFIER

-48V DC

RECTIFIER

TIMER

SERVICE

LIGHT

- HYBRID CABLE FROM **EQUIPMENT CABINET TO**

ANTENNAS PER PLAN

SCALE

NONE

EXISTING PG&E TRANSFORMER

16812 ARMSTRONG AVE SUITE 200 **IRVINE**, CA 92606



65 POST, SUITE 1000 **IRVINE, CA 92618** TEL: (949) 553-8566

www.eukongroup.com

IT IS A VIOLATION OF LAW FOR ANY PERSON. UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

| DRAWN BY: | UTILITIES CHECKED BY: | A&E CHECKED E |
|-----------|--------------------------|------------------|
| JY | GD | RB |

RFDS REV #:

ZONING **DRAWINGS**

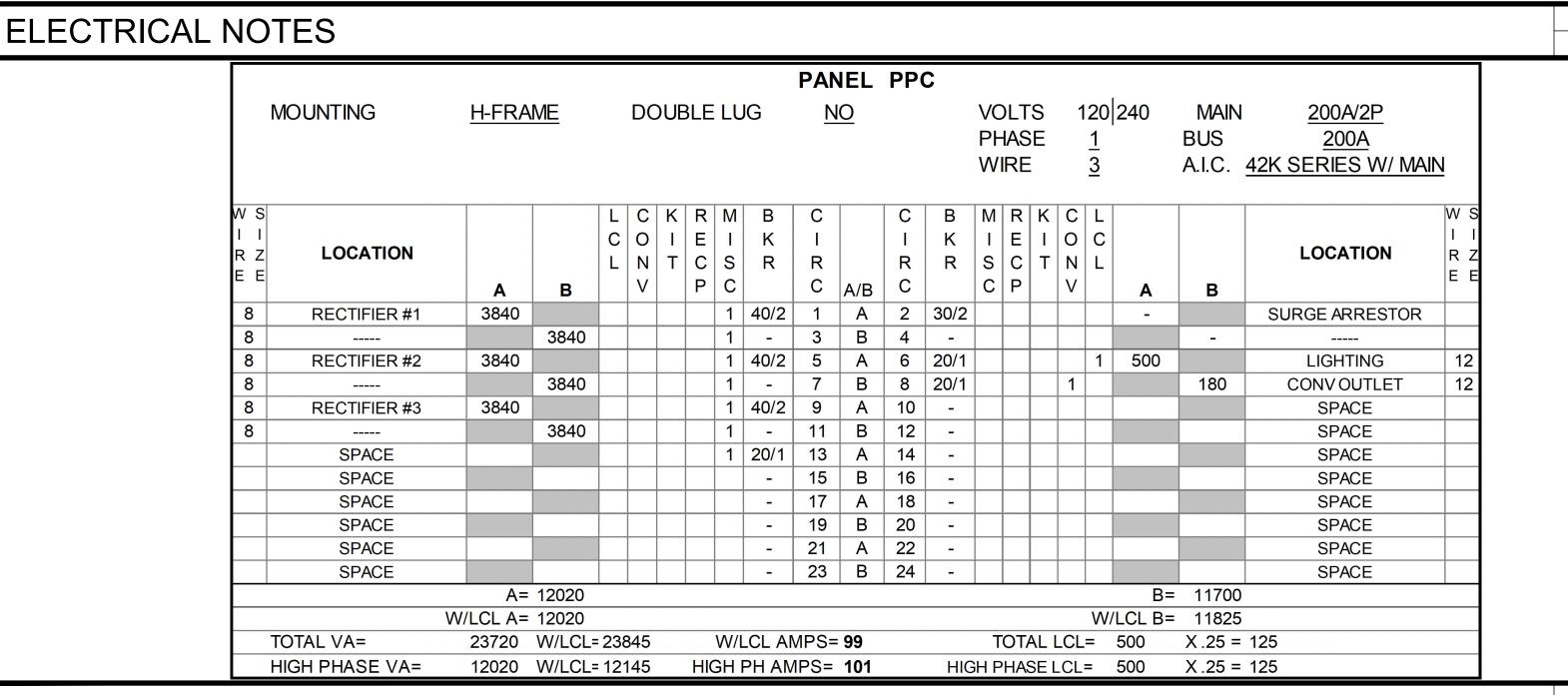
| | S | SUBMITTALS |
|-----|------------|----------------------|
| REV | DATE | DESCRIPTION |
| 0 | 07/09/21 | 90% ZONING DRAWINGS |
| 1 | 07/29/21 | 100% ZONING DRAWINGS |
| 2 | 08/09/22 | LL COMMENTS |
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| DIS | SH WIRELES | S PROJECT INFORMATIO |

HUEBNER WATER TANK LALAX00031B

> 500 HUEBNER LN. ARROYO GRANDE, CA 93420

SHEET TITLE **ELECTRICAL SINGLE** LINE DIAGRAM AND PANEL SCHEDULE

SHEET NUMBER



(2) #2 AWG, CU GROUND

2 | ELECTRICAL SINGLE LINE DIAGRAM

(1) #2 AWG, CU GROUND

DISH WIRELESS EQUIPMENT

POWER PLANT WITHIN **EQUIPMENT CABINET**

300A -48V DC DISTRIBUTION PANEL WITHIN EQUIPMENT

-48V DC FEED TO

BASEBAND UNITS

TO GROUND RING

CABINET

TO GROUND RING

PANEL SCHEDULE