

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:

1. 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 _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

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

JAIME MARAVIGLIA
VICE CHAIR

ATTEST:

PATRICK HOLUB
SECRETARY TO THE COMMISSION

AS TO CONTENT:

BRIAN PEDROTTI
COMMUNITY DEVELOPMENT DIRECTOR

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. Site Maintenance - 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

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.



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

CODE COMPLIANCE	
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.	
1. 2019 CALIFORNIA ADMINISTRATIVE CODE	6. 2019 CALIFORNIA FIRE CODE
2. 2019 CALIFORNIA BUILDING CODE	7. ANY LOCAL BUILDING CODE AMENDMENTS
3. 2019 CALIFORNIA ELECTRIC CODE	8. CITY/COUNTY ORDINANCES
4. 2019 CALIFORNIA MECHANICAL CODE	9. ANSI / TIA-222 STRUCTURAL CODE
5. 2019 CALIFORNIA PLUMBING CODE	10. NFPA 780 - LIGHTING PROTECTION CODE
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2016 CALIFORNIA BUILDING CODE SECTION 11B-203.5.	
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.	

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 FOLLOWING:	
SCOPE OF WORK: <ul style="list-style-type: none">INSTALL (6) 6' TALL 8-PORT ANTENNASINSTALL (12) RADIOS AT ANTENNASINSTALL (3) SURGE SUPPRESSORS AT ANTENNASINSTALL (3) HYBRID CABLESINSTALL (1) STEEL PLATFORM ON PIERS AT GRADEINSTALL (1) EQUIPMENT CABINETINSTALL (1) H-FRAME W/ PPC AND TELCO CABINETINSTALL (1) GPS ANTENNAINSTALL (1) STAND-BY GENERATOR WITH ATSREUSE 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
			(714) 397-9401
			raquel.barnas@dish.com
TOWER TYPE:	WATER TANK		
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
			jambrose@wireless01.com
ZONING DISTRICT:	RESIDENTIAL HILLSIDE/PUBLIC FACILITY		
PARCEL NUMBER:	APN: 007-61-016	PLANNING MANAGER:	JERRY AMBROSE
			(805) 637-7407
			jambrose@wireless01.com
OCCUPANCY GROUP:	U		
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

an SFC Communications, Inc. Company

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 #: 0		

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

RFDS REV #: 0

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

DISH WIRELESS PROJECT INFORMATION
HUEBNER WATER TANK
LALAX00031B
500 HUEBNER LN.
ARROYO GRANDE, CA 93420

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

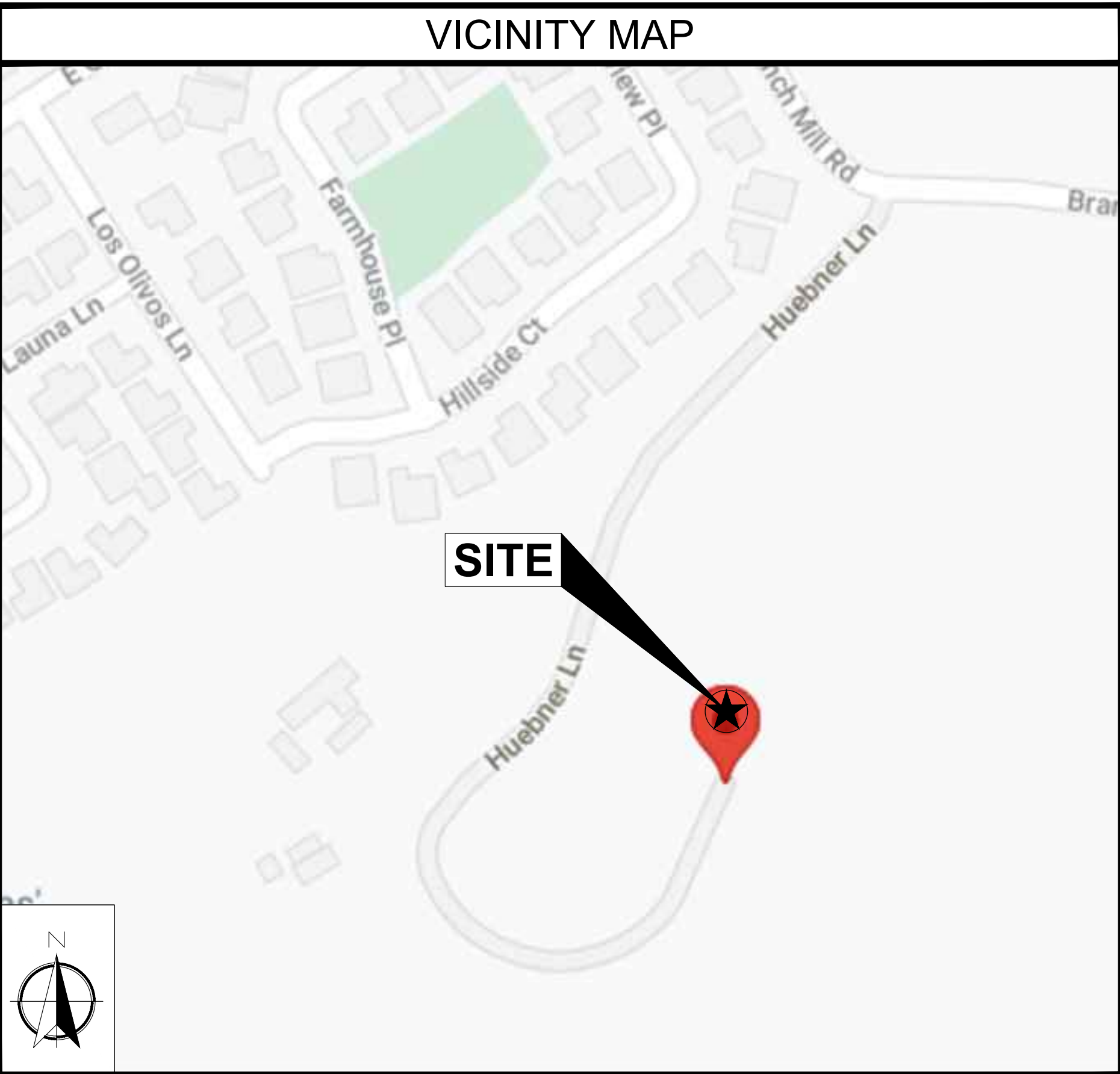


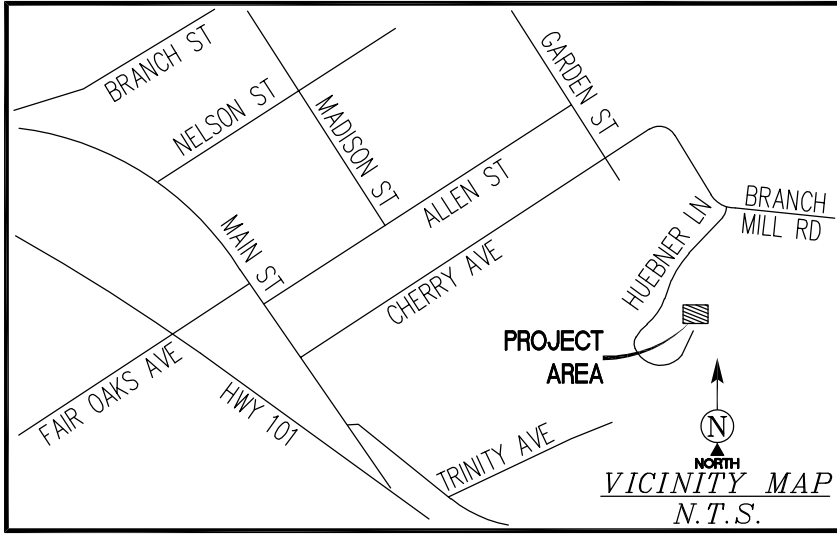
UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

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.
IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

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.

DIRECTIONS	
DIRECTIONS FROM DISH WIRELESS OFFICE:	
1) GET ON CA-55 N/STATE RTE 55N IN SANTA ANA FROM BARRANCA PKWY AND E DRYER	8) GET IN US-101 FROM CA-154W/ SAN MARCOS PASS ROAD
2) HEAD NORTHWEST TOWARD ARMSTRONG AVE.	9) FOLLOW US-101 TO TRAFFIC WAY IN ARROYO GRANDE. TAKE EXIT 186 FROM US-101
3) TURN RIGHT ONTO ARMSTRONG AVE.	10) TAKE E CHERRY AVE TO HUEBNER LANE
4) TURN LEFT ONTO BARRANCA PKWY	
5) CONTINUE ONTO E DRYER	
6) USE THE RIGHT LANE TO MERGE ONTO CA-55 N/STATE RTE 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	





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 NAVD88.

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.

SURVEYOR'S NOTES
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.

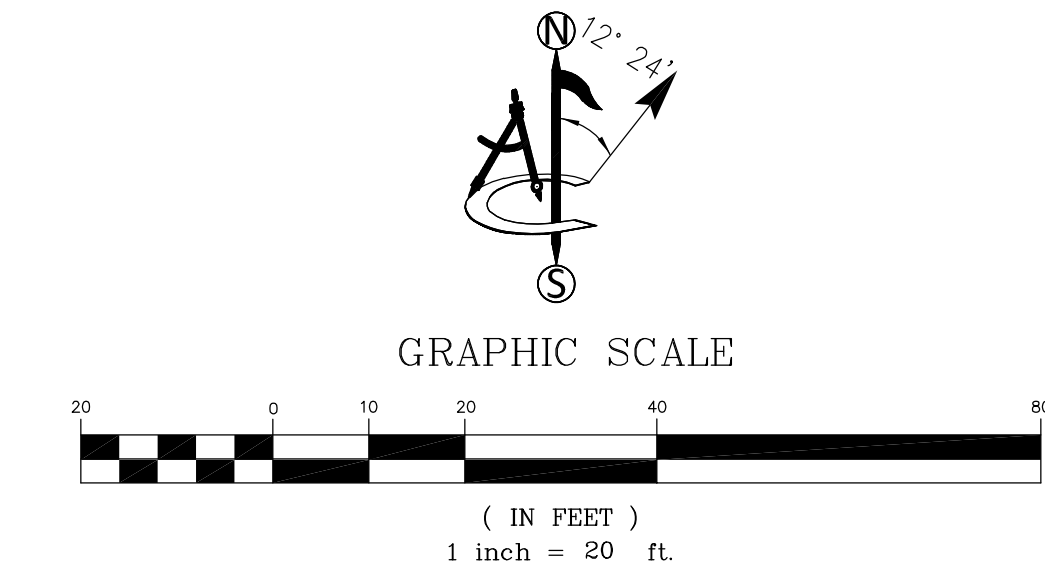
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

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 1 ¼ 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 537.50 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)



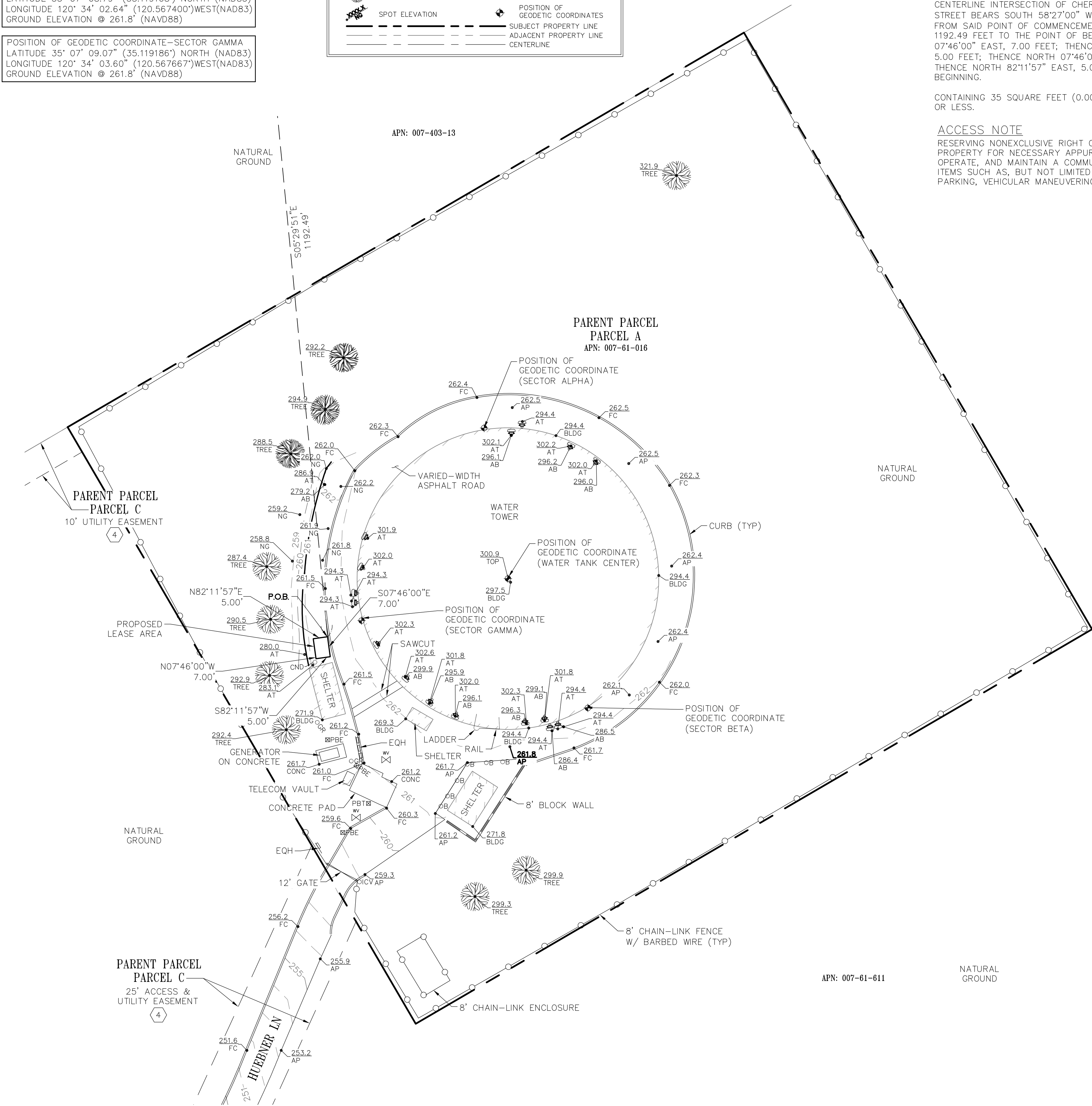
POSITION OF GEODETIC COORDINATE-BUILDING CENTER
LATITUDE 35° 07' 09.23" (35.119230°) NORTH (NAD83)
LONGITUDE 120° 34' 02.99" (120.567497°)WEST(NAD83)
GROUND ELEVATION @ 261.8' (NAVD88)

POSITION OF GEODETIC COORDINATE-SECTOR ALPHA
LATITUDE 35° 07' 09.74" (35.119372°) NORTH (NAD83)
LONGITUDE 120° 34' 03.11" (120.567531°)WEST(NAD83)
GROUND ELEVATION @ 261.8' (NAVD88)

POSITION OF GEODETIC COORDINATE-SECTOR BETA
LATITUDE 35° 07' 08.79" (35.119108°) NORTH (NAD83)
LONGITUDE 120° 34' 02.64" (120.567400°)WEST(NAD83)
GROUND ELEVATION @ 261.8' (NAVD88)

POSITION OF GEODETIC COORDINATE-SECTOR GAMMA
LATITUDE 35° 07' 09.07" (35.119186°) NORTH (NAD83)
LONGITUDE 120° 34' 03.60" (120.567667°)WEST(NAD83)
GROUND ELEVATION @ 261.8' (NAVD88)

LEGEND			
WV	WATER VALVE	WM	WATER METER
B	TOP OF BUILDING	AP	TOP OF ASPHALT
B	BOLLARD	FC	FACE OF CURB
CONC	TOP OF CONCRETE	PBE	ELECTRIC PULLBOX
EM	ELECTRIC METER	PBT	TELECOM PULLBOX
AT	TOP OF ANTENNA	NG	NATURAL GROUND
AB	BOTTOM OF ANTENNA	TOP	TOP OF VENT
EQH	EQUIPMENT ON H-FRAME	GR	GROUND ROD
ICV	IRRIGATION CONTROL VALVE	CND	CONDUIT
	DECIDUOUS TREE	ANT	ANTENNA
	SPOT ELEVATION		POSITION OF GEODETIC COORDINATES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			CENTERLINE



LEASE AREA LEGAL DESCRIPTION
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 AS FOLLOWS:
NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99993536

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; THENCE NORTH 82°11'57" EAST, 5.00 FEET TO THE POINT OF BEGINNING.

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

ACCESS NOTE
RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S 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.

APPLICANT:

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

ENGINEER:

an SFC Communications, Inc. Company

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		

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

PROJECT INFORMATION:

LALAX00031

500 HUEBNER LN
ARROYO GRANDE, CA 93420

SAN LUIS OBISPO COUNTY

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

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" (SIG) 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 ¼ INCH DIAMETER PIPE TAGGED ROE 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 D:
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 ¼ INCH DIAMETER PIPE TAGGED ROE 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)
- JUDGMENTS AND LIENS
NONE FOUND WITHIN PERIOD SEARCHED.
(NOT A SURVEY MATTER – NOT SHOWN)
- COVENANTS AND RESTRICTIONS
NONE FOUND WITHIN PERIOD SEARCHED.
(NOT A SURVEY MATTER – NOT SHOWN)

- EASEMENTS AND RIGHTS OF WAY
4.1 EASEMENTS AS DESCRIBED WITHIN FINAL ORDER OF CONDEMNATION IN BOOK 2390, PAGE 790 .
(AS SHOWN ON SURVEY)

- 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)

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)

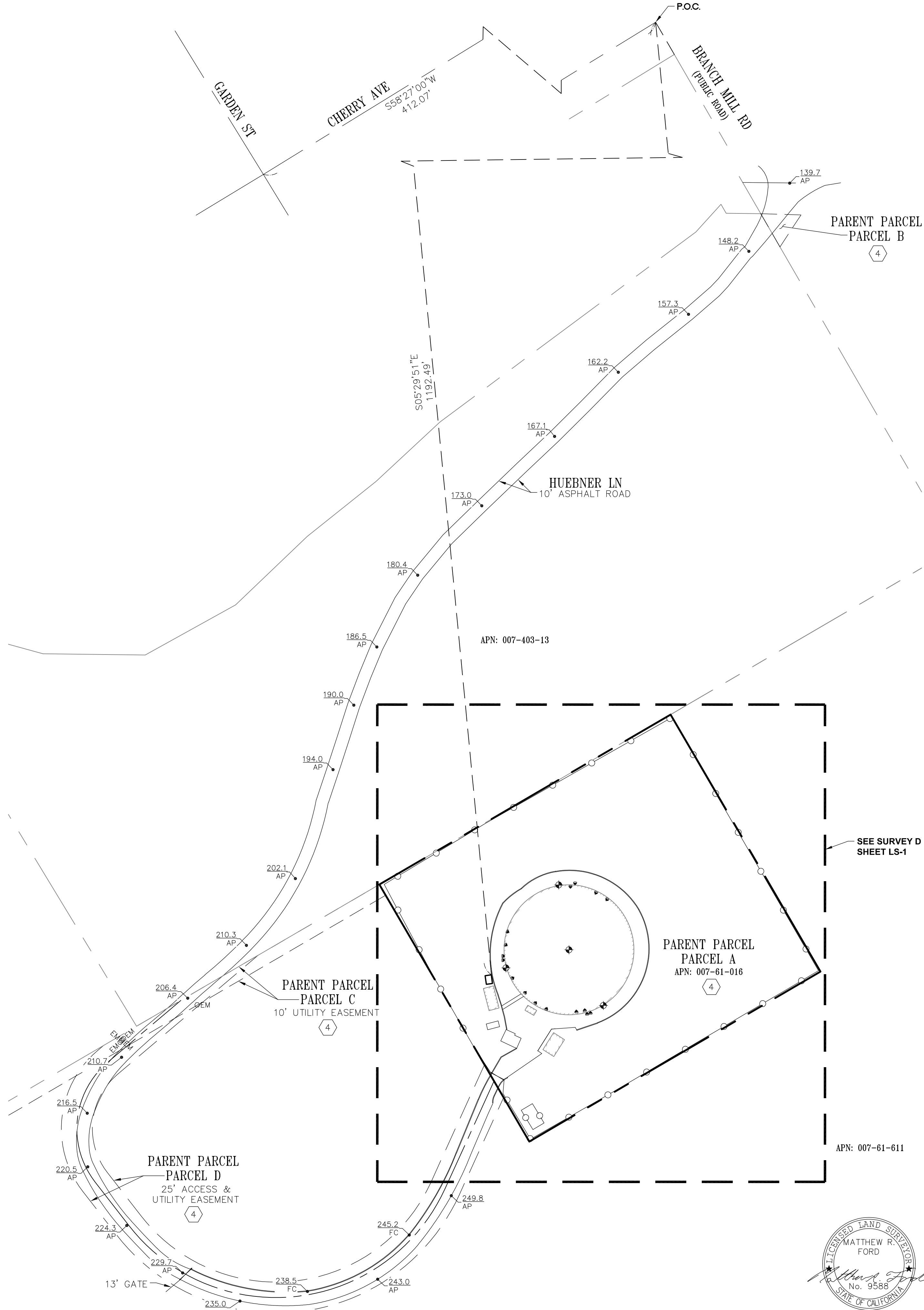
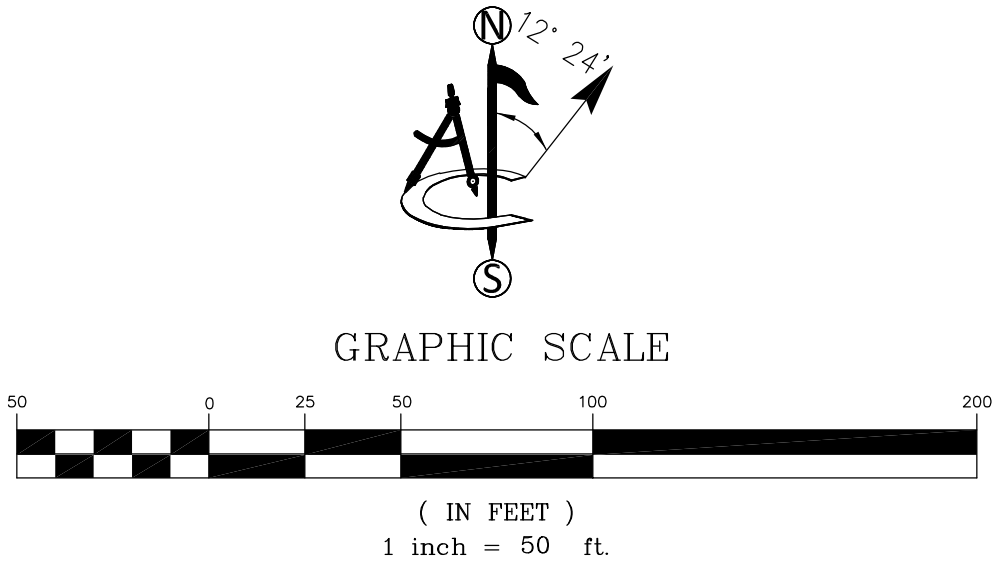
5.5 MEMORANDUM OF AGREEMENT BETWEEN CITY OF ARROYO GRANDE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA AND COX PCS ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MAY 23, 2001, RECORDED JUNE 20, 2001, IN INSTRUMENT NO: 2001-44518.
(BLANKET IN NATURE – NOT SHOWN)

5.6 MAP OF PARTS OF CORRAL DE PIEDRA PISMO & BOLSA DE CHAMISAL IN BOOK A, PAGE 65.
(BLANKET IN NATURE – NOT SHOWN)

- OTHER UNRECORDED DOCUMENTS

6.1 PROPERTY INFORMATION
(NOT A SURVEY MATTER – NOT SHOWN)

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



APPLICANT:

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

ENGINEER:

Eukon
an SFC Communications, Inc. Company

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	



ambit consulting

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

PROJECT INFORMATION:

LALAX00031

500 HUEBNER LN
ARROYO GRANDE, CA 93420

SAN LUIS OBISPO COUNTY

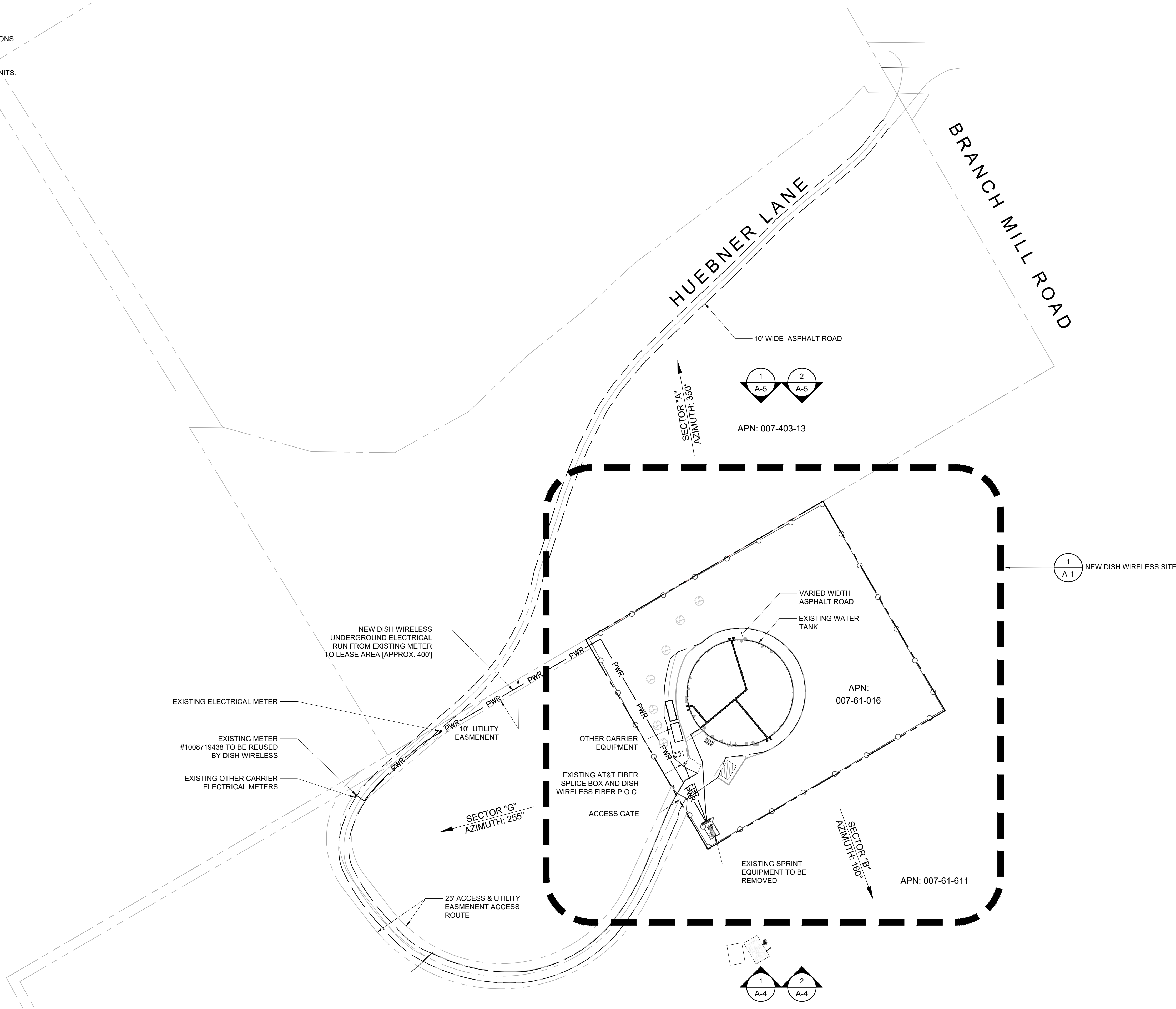
SHEET TITLE:

OVERALL DETAIL

SHEET NUMBER:

LS-2

- NOTE:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



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 #: 0

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

DISH WIRELESS PROJECT INFORMATION
**HUEBNER
WATER TANK
LALAX00031B**
500 HUEBNER LN.
ARROYO GRANDE, CA 93420

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

EUKON DISH_BDR_V1

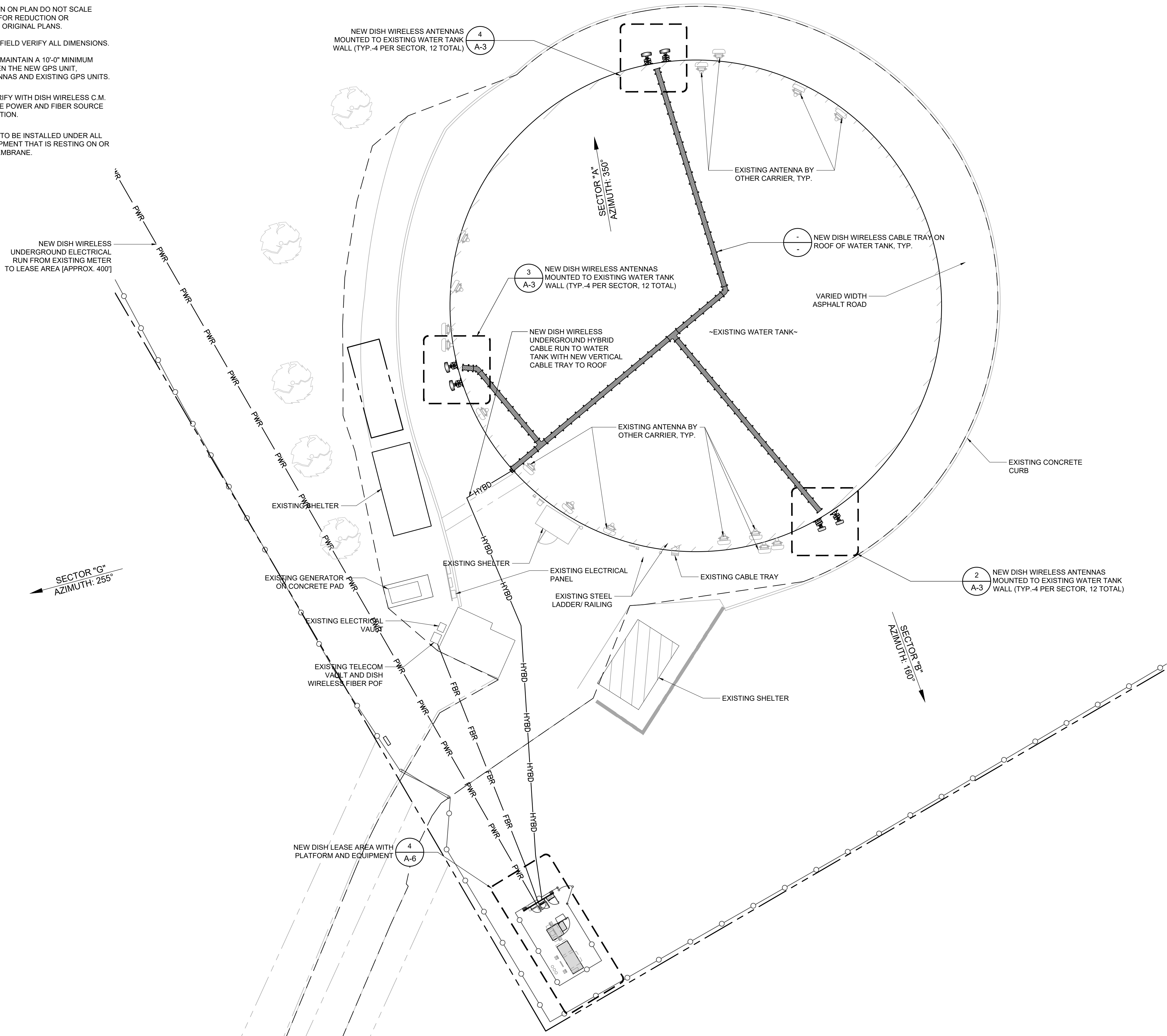
SITE PLAN

SCALE	50'	0	25'	50'	100'	200'
1"=50'-0"						

1

NOTE:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
4. CONTRACTOR TO VERIFY WITH DISH WIRELESS C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
5. UTILITY RUBBER MAT TO BE INSTALLED UNDER ALL DISH WIRELESS EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE.



dish
wireless™

16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606

Eukon
an SFC Communications, Inc. Company

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 #: 0

**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

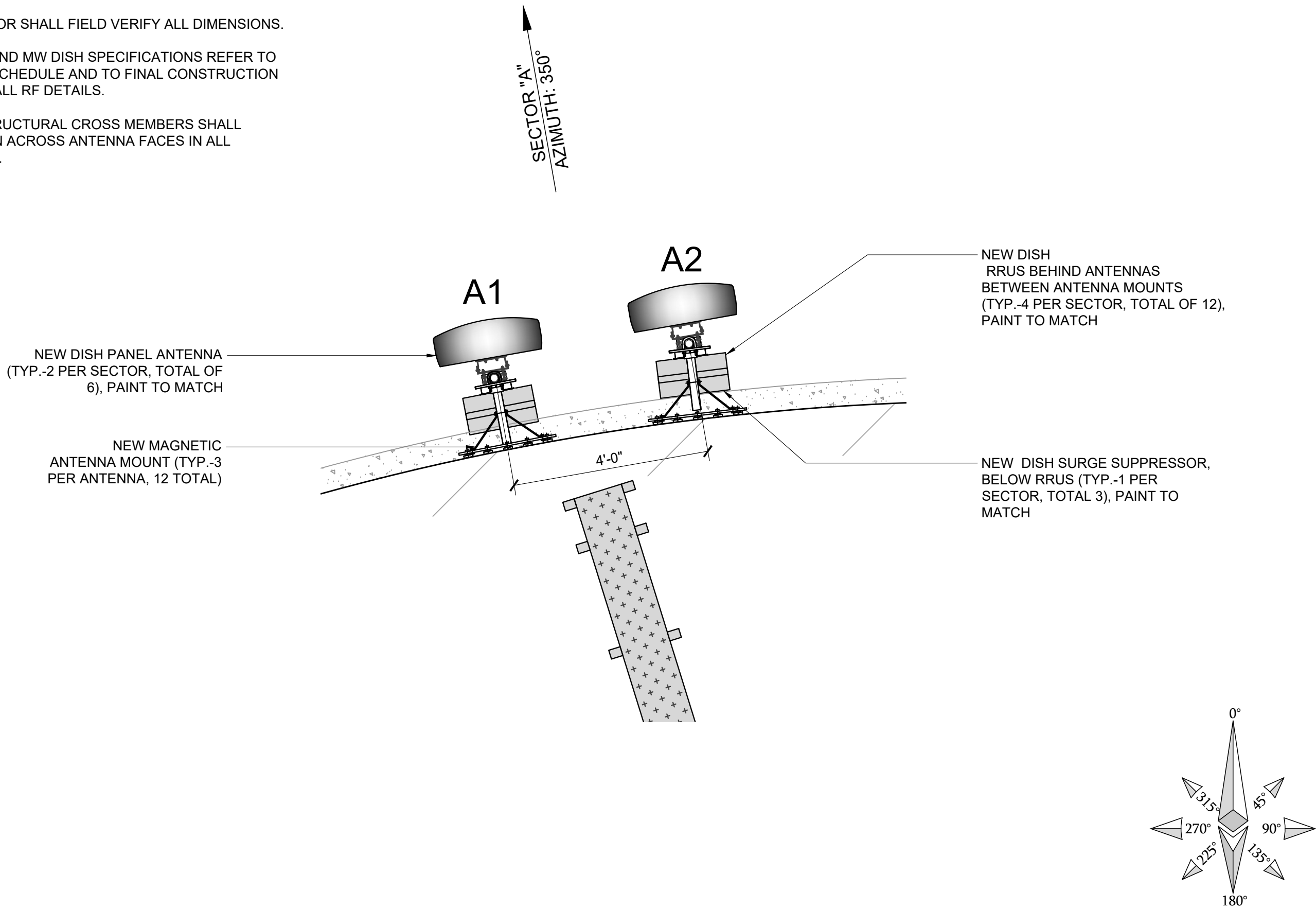
DISH WIRELESS PROJECT INFORMATION
**HUEBNER
WATER TANK
LALAX00031B**
500 HUEBNER LN.
ARROYO GRANDE, CA 93420

SHEET TITLE
**ENLARGED SITE
PLAN**

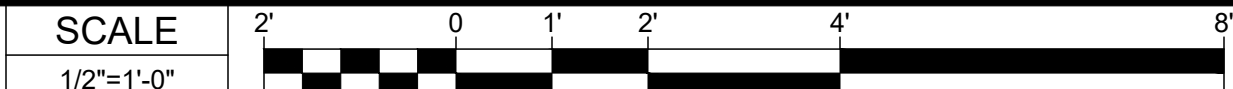
SHEET NUMBER

A-2

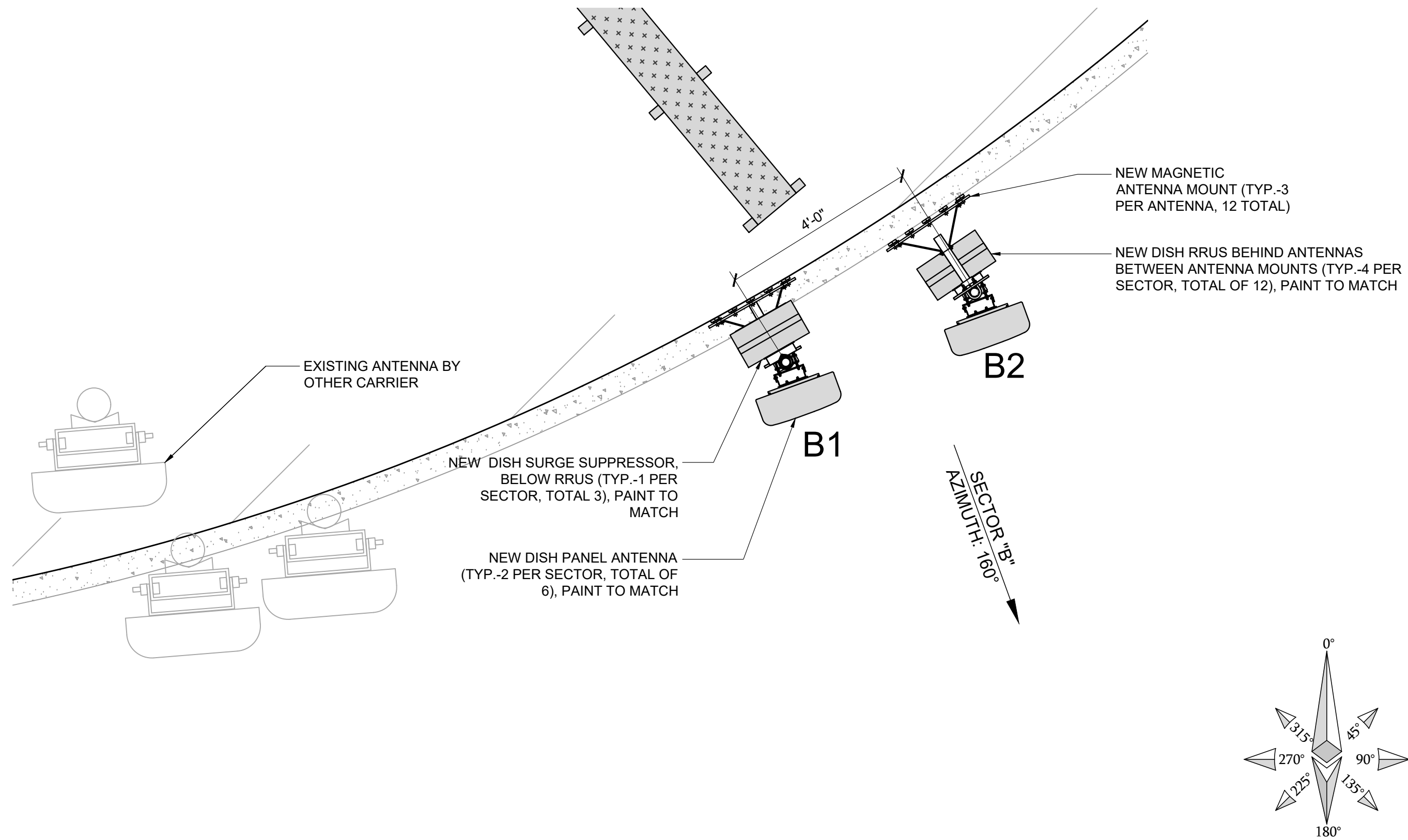
- NOTE:
- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 - ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
 - NO FRP STRUCTURAL CROSS MEMBERS SHALL TRANSITION ACROSS ANTENNA FACES IN ALL LOCATIONS.



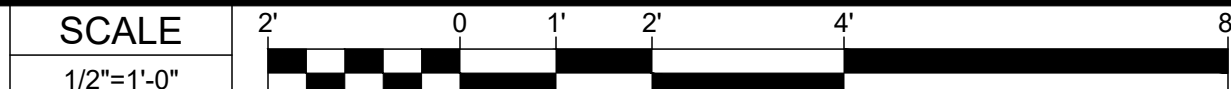
ANTENNA PLAN



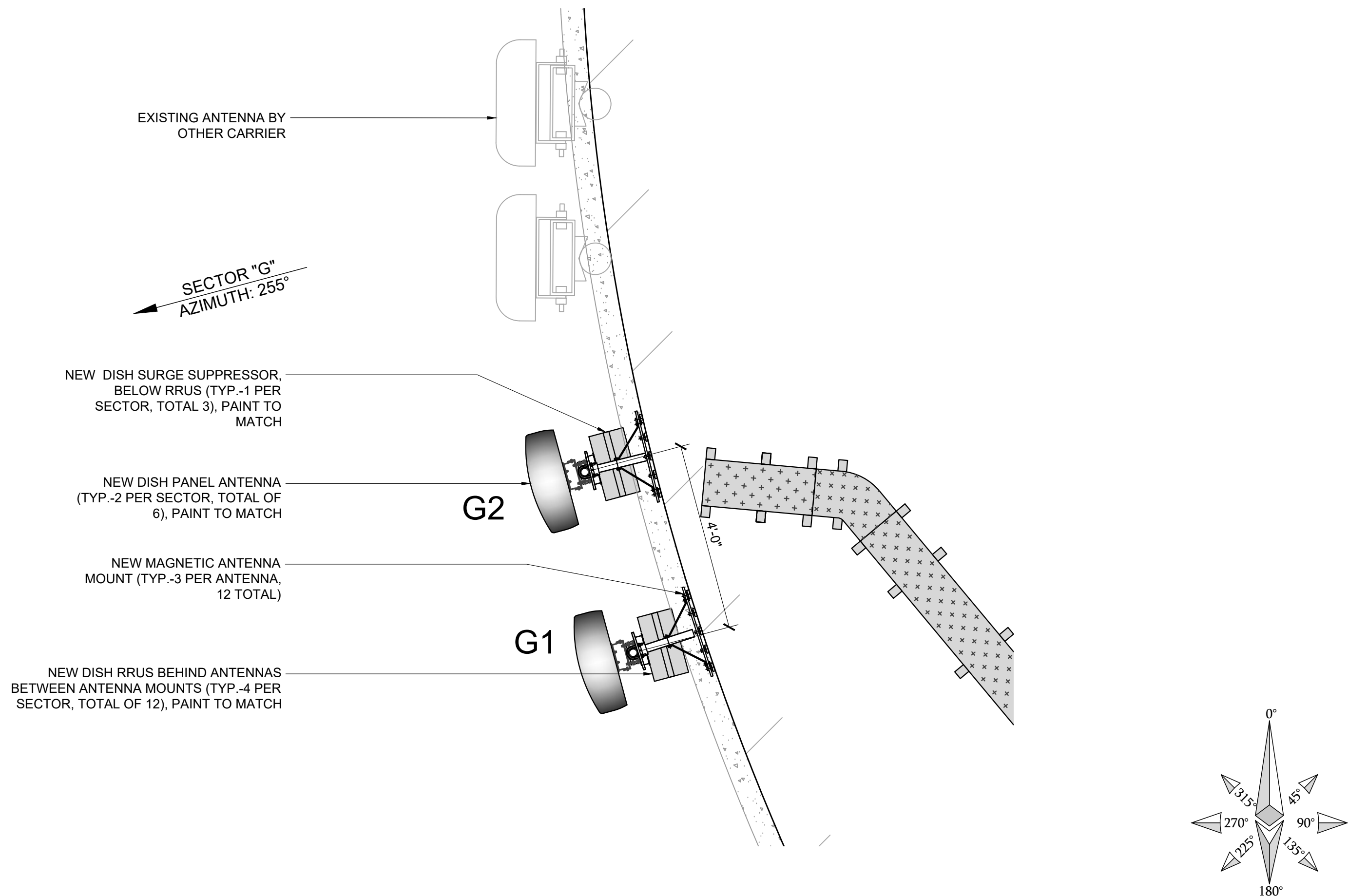
4



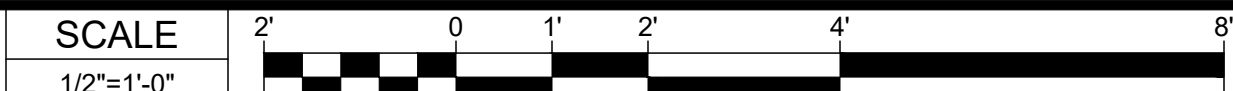
ANTENNA PLAN



2



ANTENNA PLAN



3

SECTOR	POSITION	ANTENNA								TRANSMISSION CABLE	
		EXISTING OR NEW	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxWxD)	AZIMUTH	RAD CENTER	MECH. TILT	ELEC. TILT	COAX QTY. AND LENGTH	HYBRID QTY. AND LENGTH
ALPHA	A1	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	350°	39'-5"	--	--	--	(1) HIGH-CAPACITY HYBRID CABLE (200' LONG)
	A2	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	350	39'-5"	--	--		
	A3	--	--	--	--	--	--	--	--		
BETA	B1	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	160°	39'-5"	--	--	--	(1) HIGH-CAPACITY HYBRID CABLE (180' LONG)
	B2	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	160°	39'-5"	--	--		
	B3	--	--	--	--	--	--	--	--		
GAMMA	G1	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	255°	39'-5"	--	--	--	(1) HIGH-CAPACITY HYBRID CABLE (120' LONG)
	G2	NEW	MANUF. - XXXX	NR	72.4" x 26.7" x 7.7"	255°	39'-5"	--	--		
	G3	--	--	--	--	--	--	--	--		
SECTOR	POSITION	MICROWAVE DISH								TRANSMISSION CABLE	
		EXISTING OR NEW	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	DIAMETER	AZMUITH	RAD CENTER	MECH. TILT	ELEC. TILT	COAX QTY. AND LENGTH	HYBRID QTY. AND LENGTH
DELTA	MW1	--	--	--	--	--	--	--	--	--	--
SECTOR	POSITION	RRH		OVP JUNCTION BOX		NOTES: 1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE NEW DESIGN AND STRUCTURAL ANALYSES. 3. NO FRP STRUCTURAL CROSS MEMBERS SHALL TRANSITION ACROSS ANTENNA FACES IN ALL LOCATIONS.					
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	MANUFACTURER - MODEL NUMBER							
ALPHA	A1	MANUF. - XXXX	MULTIBAND	MANUF. - XXXX							
	A2	MANUF. - XXXX	MULTIBAND								
	--	--	--								
BETA	B1	MANUF. - XXXX	MULTIBAND	MANUF. - XXXX							
	B2	MANUF. - XXXX	MULTIBAND								
	--	--	--								
GAMMA	G1	MANUF. - XXXX	MULTIBAND	MANUF. - XXXX							
	G2	MANUF. - XXXX	MULTIBAND								
	--	--	--								

ANTENNA SCHEDULE



1

dish
wireless™

16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606

Eukon
an SFC Communications, Inc. Company

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 #: 0

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

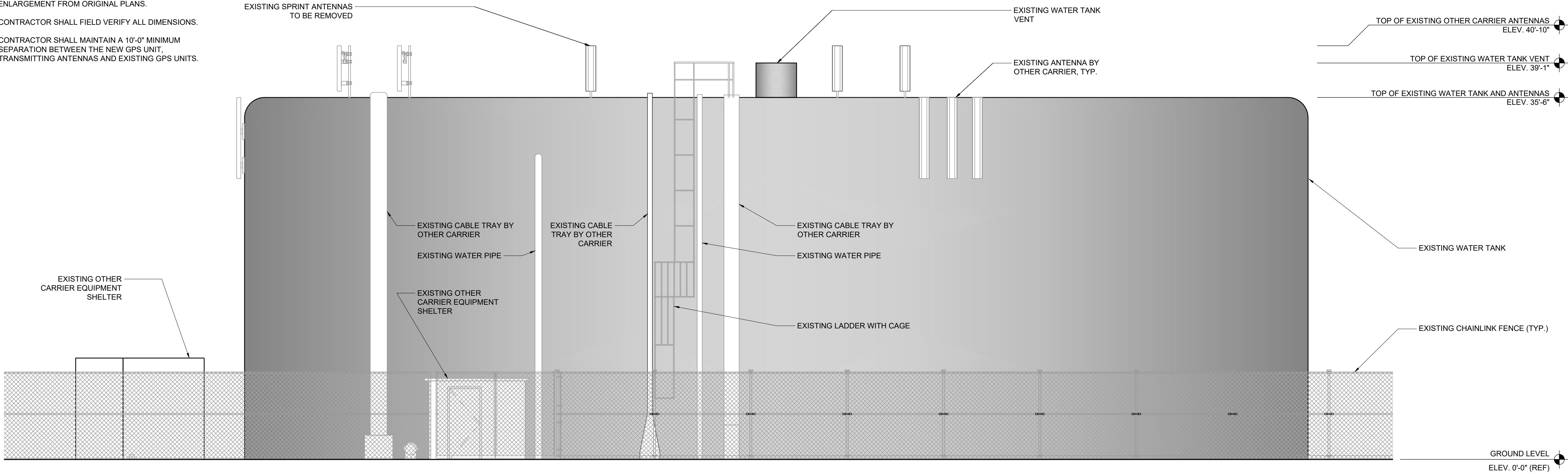
DISH WIRELESS PROJECT INFORMATION
**HUEBNER
WATER TANK
LALAX00031B**
500 HUEBNER LN.
ARROYO GRANDE, CA 93420

SHEET TITLE
**ANTENNA PLAN AND
SCHEDULE**

SHEET NUMBER

A-3

- NOTE:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



dish
wireless™

16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606

Eukon
an SFC Communications, Inc. Company

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 #: 0

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

DISH WIRELESS PROJECT INFORMATION
HUEBNER WATER TANK
LALAX00031B
500 HUEBNER LN.
ARROYO GRANDE, CA 93420

SHEET TITLE
ELEVATIONS

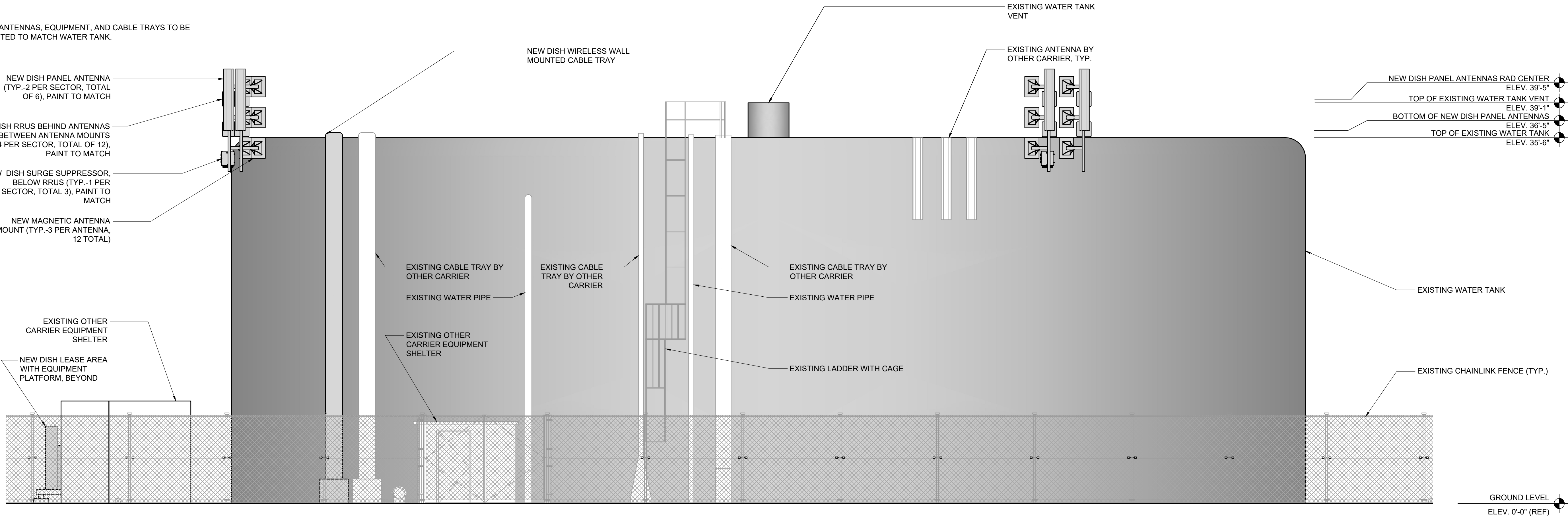
SHEET NUMBER

A-4

EXISTING SOUTH ELEVATION

SCALE 3/16"=1'-0" 4' 0' 2' 4' 8' 16' 2

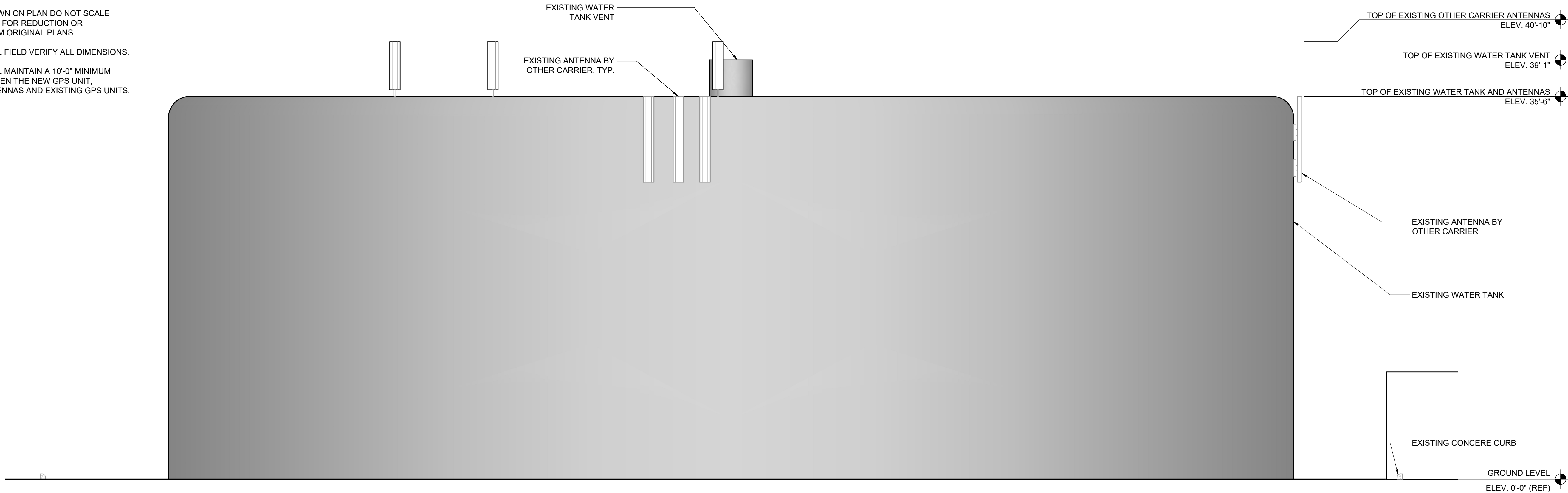
- NOTE:
1. ALL ANTENNAS, EQUIPMENT, AND CABLE TRAYS TO BE PAINTED TO MATCH WATER TANK.



SCALE 3/16"=1'-0" 4' 0' 2' 4' 8' 16' 1

NEW SOUTH ELEVATION

- NOTE:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

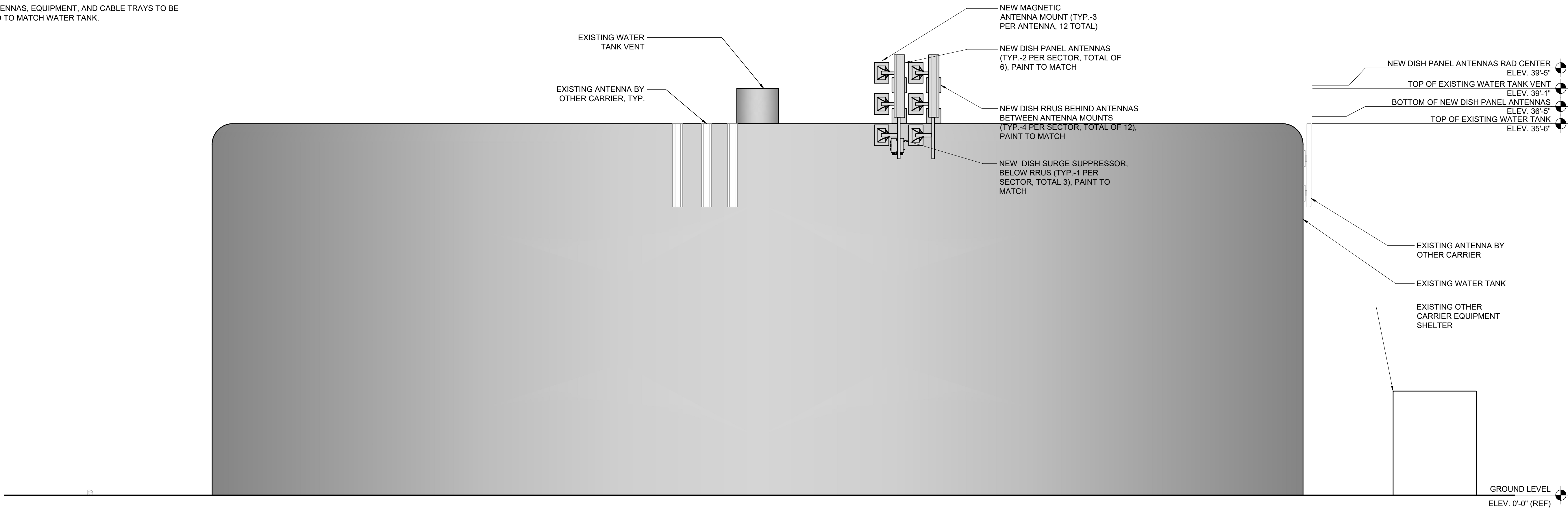


EXISTING NORTH ELEVATION

SCALE 3/16"=1'-0" 4' 0 2' 4' 8' 16'

2

- NOTE:
1. ALL ANTENNAS, EQUIPMENT, AND CABLE TRAYS TO BE PAINTED TO MATCH WATER TANK.



NEW NORTH ELEVATION

SCALE 3/16"=1'-0" 4' 0 2' 4' 8' 16'

1



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

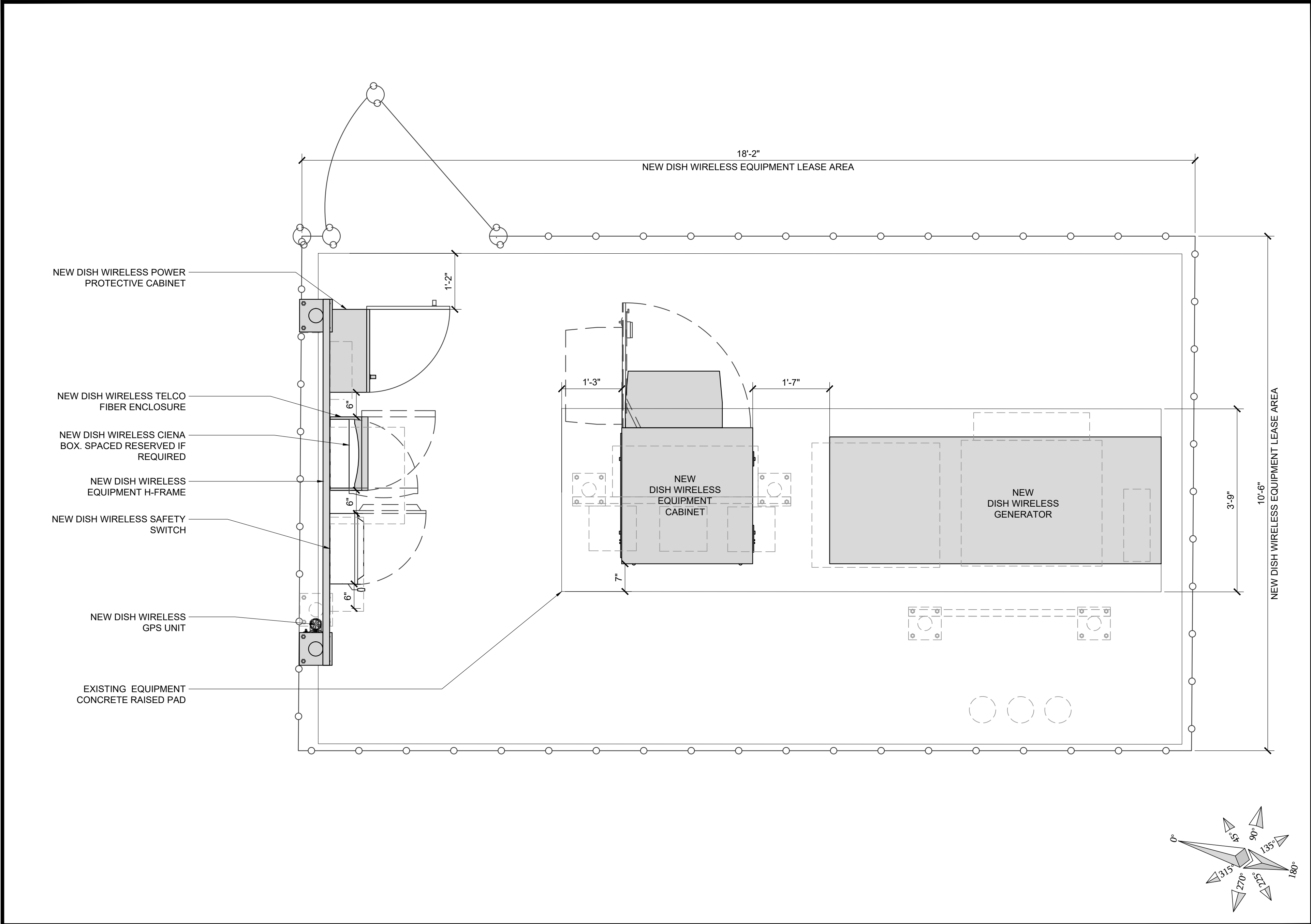
RFDS REV #: 0

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

DISH WIRELESS PROJECT INFORMATION
HUEBNER WATER TANK
LALAX00031B
500 HUEBNER LN.
ARROYO GRANDE, CA 93420

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5



EQUIPMENT PLAN

SCALE

3/4"=1'-0"

1'

0

6"

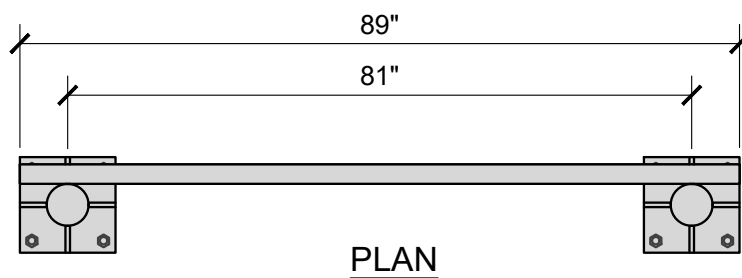
1'

2'

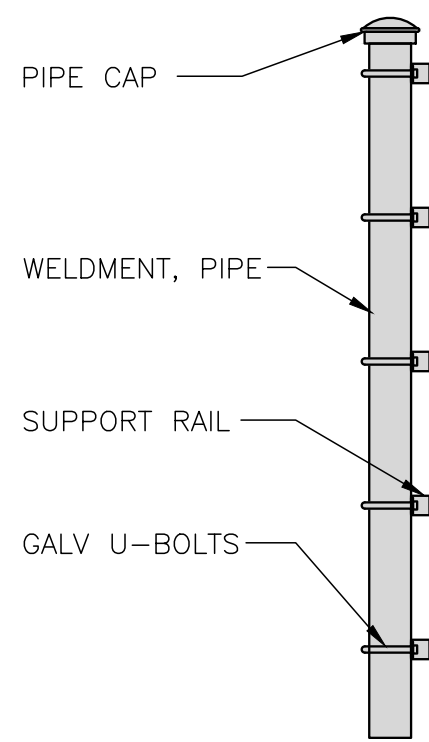
4'

3

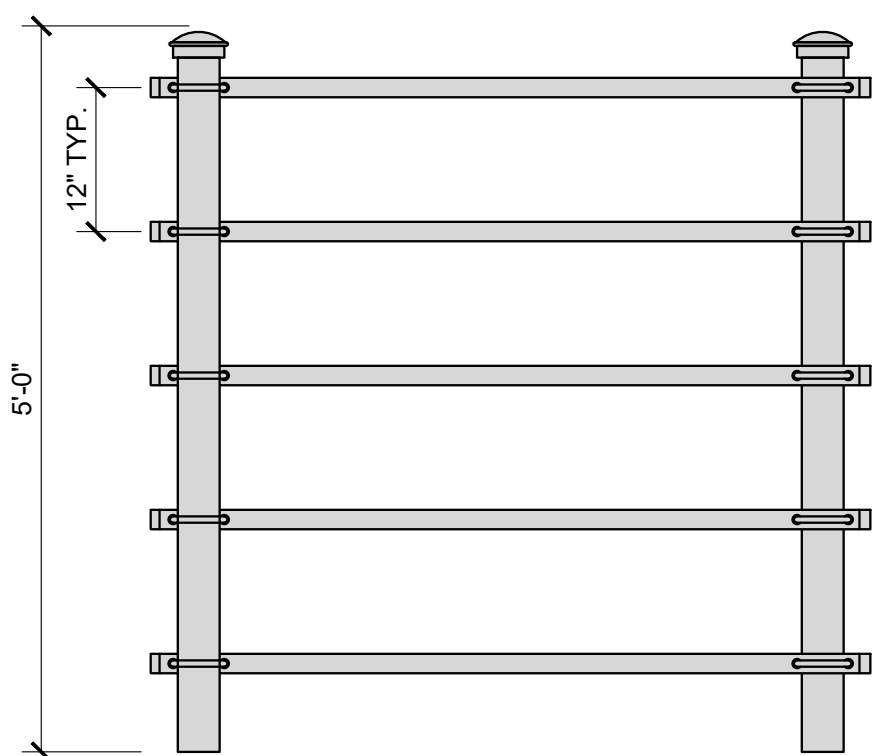
KENWOOD T1701KT5-5S H-FRAME	
UNISTRUT/SUPPORT RAIL	5
WEIGHT/ VOLUME	173.6 LBS



PLAN



SIDE



FRONT

H-FRAME DETAIL

SCALE

NONE

5

NOT USED

SCALE

3/16"=1'-0"

4'

0

2'

4'

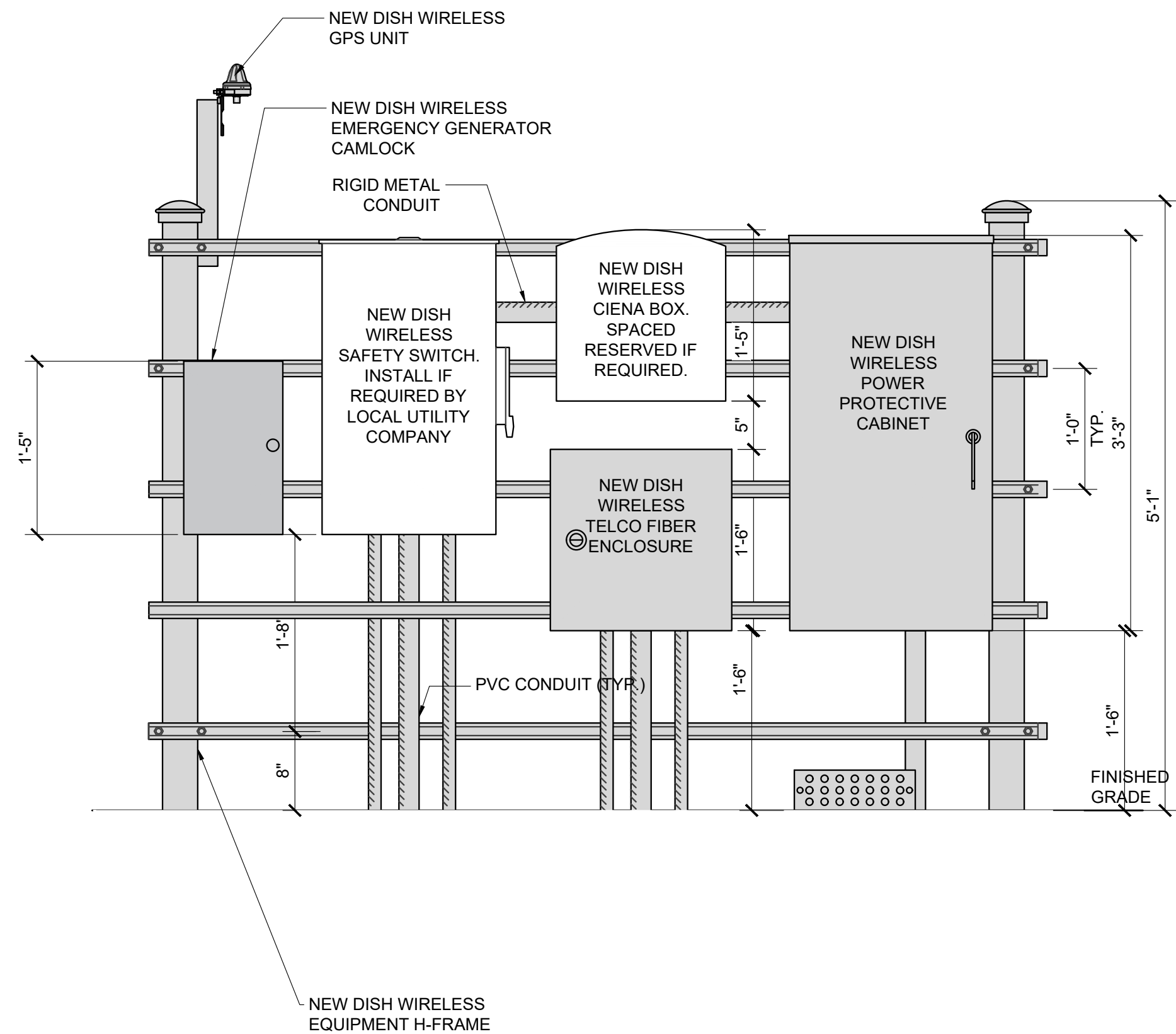
8'

16'

2

NOTE:

1. EQUIPMENT CABINET OMITTED FOR CLARITY.



FRONT ELEVATION

H-FRAME EQUIPMENT ELEVATION

SCALE

1"=1'-0"

6"

0

6"

1'

1

dish
wireless™

16812 ARMSTRONG AVE
SUITE 200
IRVINE, CA 92606

Eukon
an SFC Communications, Inc. Company

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 #: 0

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

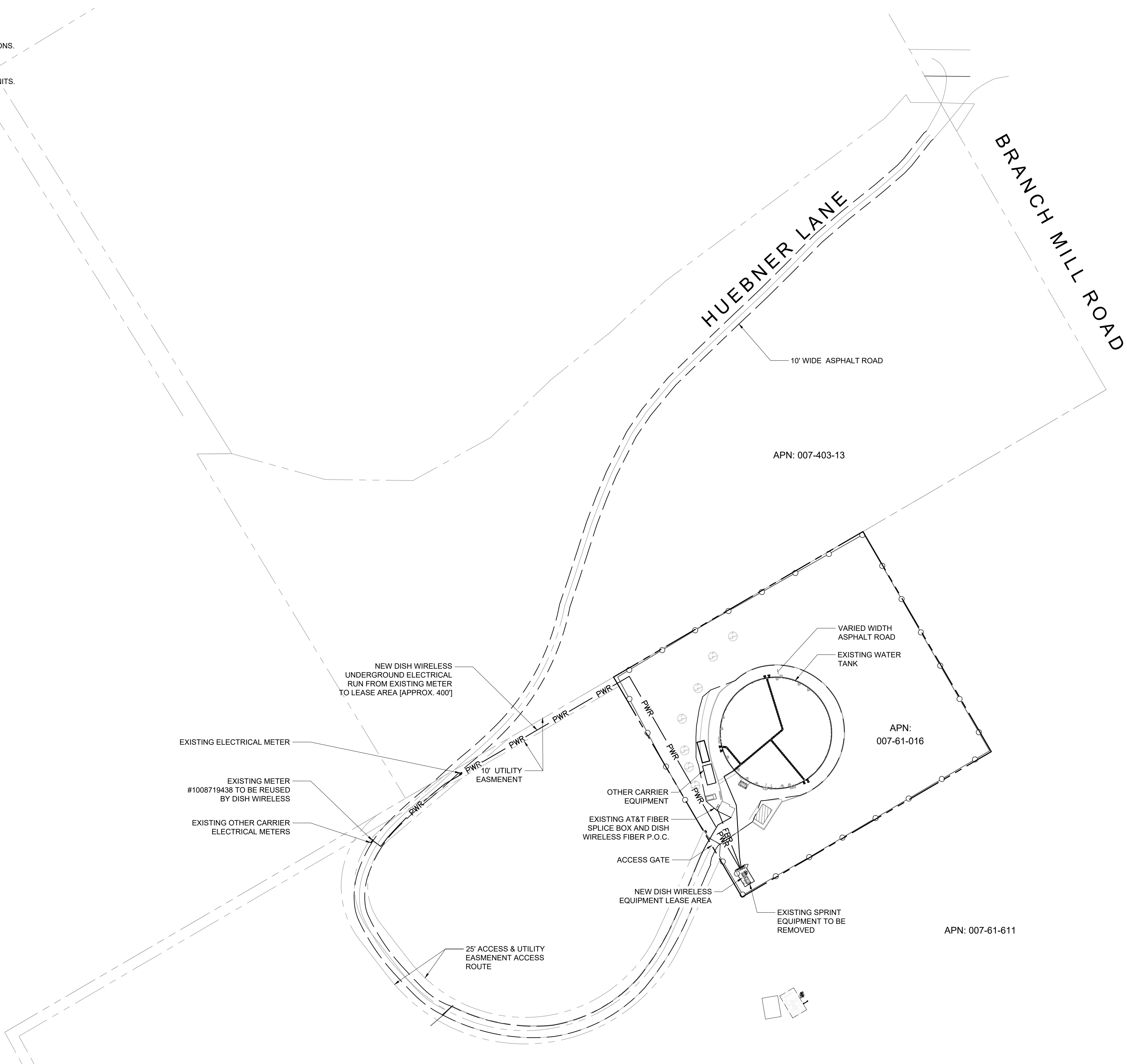
DISH WIRELESS PROJECT INFORMATION
**HUEBNER
WATER TANK
LALAX00031B**
500 HUEBNER LN.
ARROYO GRANDE, CA 93420

SHEET TITLE
**EQUIPMENT PLAN
AND DETAILS**

SHEET NUMBER

A-6

- NOTE:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 3. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



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 #: 0

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

DISH WIRELESS PROJECT INFORMATION
HUEBNER WATER TANK
LALAX00031B
500 HUEBNER LN.
ARROYO GRANDE, CA 93420

SHEET TITLE
ELECTRICAL PLAN

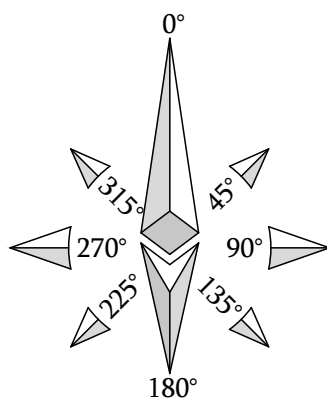
SHEET NUMBER

E-1

EUKON DISH_BDR_V1

ELECTRICAL PLAN

SCALE	50' 0 25' 50' 100' 200'
1"=50'-0"	



1

