



**AGENDA SUMMARY
PLANNING COMMISSION MEETING
TUESDAY, JULY 5, 2016
6:00 P.M.
ARROYO GRANDE CITY COUNCIL CHAMBERS
215 E. BRANCH STREET, ARROYO GRANDE**

1. CALL TO ORDER:

2. NOTICE OF ADMINISTRATIVE DECISIONS:

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

3. ROLL CALL

4. FLAG SALUTE:

5. AGENDA REVIEW:

The Commission may revise the order of agenda items depending on public interest and/or special presentations.

6. COMMUNITY COMMENTS AND SUGGESTIONS:

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the Planning Commission. The Brown Act restricts the Commission from taking formal action on matters not published on the agenda. The Commission requests that public comment be limited to three (3) minutes and be accompanied by voluntary submittal of a "speaker slip" to facilitate meeting organization and preparation of the minutes.

7. WRITTEN COMMUNICATIONS:

Correspondence or supplemental information for the Planning Commission received after Agenda preparation. In compliance with the Brown Act, the Commission will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7.a. APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the June 21, 2016 meeting.

Documents:

[PC 07.a. 06-21-16 Draft Minutes.pdf](#)

7.b. CONSIDERATION OF LOT LINE ADJUSTMENT 16-001; LOCATION - 1271 JAMES WAY (APNS 007-771-053, -062, AND -076); APPLICANT - RUSS SHEPPEL; REPRESENTATIVE - TIM CRAWFORD, AXIS ENGINEERING GROUP

Recommended Action: It is recommended that the Planning Commission adopt a Resolution recommending the City Council approve the proposed project.

Documents:

8. CONSENT AGENDA:

- 8.a. **CONTINUED CONSIDERATION OF VARIANCE CASE NO. 16-001 & VIEWSHED REVIEW CASE NO. 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, FIVE FOOT (5') SOUTH SIDE YARD SETBACK REDUCTION, AND EIGHT FOOT (8') WEST REAR YARD SETBACK REDUCTION; LOCATION - 190 SOUTH ELM STREET; APPLICANT - DANTE TOMASINI; REPRESENTATIVE - DOUGLAS R. FANER**

Recommended Action: It is recommended that this item be continued to a date certain of July 19, 2016 to ensure proper notification in accordance with Department Policy regarding onsite posting.

Documents:

[08.a. VAR 16-001 and VSR 16-001 190 S. Elm St..pdf](#)

- 8.b. **CONSIDERATION OF CONDITIONAL USE PERMIT NO. 15-008 AND VARIANCE NO. 16-002; INSTALLATION OF A WIRELESS TELECOMMUNICATION FACILITY; LOCATION - 459 PUESTA DEL SOL (RESERVOIR NO. 5); APPLICANT - VERIZON WIRELESS; REPRESENTATIVE - TRICIA KNIGHT**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Conditional Use permit No. 15-008 and Variance No. 16-002.

Documents:

[08.b. CUP 15-008 and VAR 16-002 459 Puesta Del Sol.pdf](#)

- 8.c. **CONSIDERATION OF TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE-FAMILY ATTACHED RESIDENCES; LOCATION - 1177 ASH STREET; APPLICANT - JEFFREY EMRICK**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Tentative Parcel Map 15-001 and Planned Unit Development 15-001.

Documents:

[08.c. TPM 15-001 and PUD 15-001 1177 Ash St..pdf](#)

9. NON-PUBLIC HEARING ITEMS:

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 21, 2016:

Documents:

[PC 10.a. Administrative Decisions.pdf](#)

11. COMMISSION COMMUNICATIONS:

Correspondence/Comments as presented by the Planning Commission.

12. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by the Community Development Director.

13. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to

a majority of the Planning Commission within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

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**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JUNE 21, 2016
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair George called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners Terry Fowler-Payne, John Keen, John Mack, Glenn Martin, and Lan George were present.

Staff Present: Community Development Director Teresa McClish, Planning Manager Matthew Downing, Planning Technician Sam Anderson, City Engineer Matt Horn, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Martin led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Patty Welsh thanked the Commission for voting in favor of the medical marijuana ordinance that was presented at the May 31, 2016 Commission meeting.

6. WRITTEN COMMUNICATIONS

The Commission received the following material after preparation of the agenda:

1. Memo dated June 21, 2016 regarding Agenda Item 8.b.
2. Memo dated June 21, 2016 regarding Agenda Item 8.a.
3. Memo dated June 20, 2016 regarding Agenda Item 7.a.

7. CONSENT AGENDA

Recommended Action: Approve the minutes of the Regular Planning Commission Meetings of May 17, May 31, and June 7, 2016 as submitted.

Action: Commissioner George moved, and Commissioner Martin seconded the motion to approve the May 17, May 31, and June 7, 2016 minutes as submitted. The motion passed on a 5-0 voice vote.

8. PUBLIC HEARINGS

- 8.a. **CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-003; PLOT PLAN REVIEW 15-013; DEMOLITION OF AN EXISTING RESIDENCE AND CONSTRUCTION OF TWO (2) NEW TWO-STORY DUPLEXES; LOCATION – 159 BRISCO ROAD; APPLICANT – JOYCE BAKER; REPRESENTATIVE – MICHAEL DAMMEYER; APPELLANT – LAUREL WORTHINGTON**

Planning Technician Anderson presented the staff report recommending that the Commission adopt a Resolution denying Appeal 16-003 and approving Plot Plan Review 15-013 and responded to questions from the Commission regarding the proposed project, including

off-street parking spaces, tree removals, maintenance of the new trees, vehicle turn around area on Linda Drive, ownership of the units, and if there is an arborist report.

Planning Manager Downing stated that maintaining the trees could be added to the Conditions of Approval, stated that the units will be rented, and explained the parking for the units.

In answer to Chair George's question, City Engineer Horn stated there is no plan at this time to prohibit parking for the duplex on Linda Drive.

Chair George asked the appellant to speak.

Kent Aune, speaking on behalf of the appellant Laurel Worthington, stated adding the four units will impact traffic, asked if there is a traffic study, asked who will maintain the trees, stated any view will be blocked by the trees, the quality of life will be impacted, and asked that the density be considered before a decision is made and responded to Commission questions.

Chair George asked the applicant to speak.

Michael Dammeyer, representative, Steven Puglisi Architects thanked the staff for their due diligence and responded to Commission questions, including the retaining wall being 5' away from the trunk of the tree for the duplex off of Brisco, the purpose of the retaining wall, and the type of trash containers. Mr. Dammeyer agreed to relocate the retaining wall, and stated the driveway off of Linda Drive is new.

Planning Technician Anderson responded to additional questions from the Commission including issues with school traffic and width of driveway.

Planning Manager Downing stated the applicant reduced the visual impacts with the neighboring property.

Chair George opened the public hearing.

Kirby Gordon, Pismo Beach, presented a copy of Assessor's Map 077-054, which showed the lots adjacent to the proposed project site, talked about the views from the site, and spoke in support of the project.

Patty Welsh, spoke in support of the project.

Commissioner Mack provided the following comments: spoke in support of the project, in favor of the architecture, concern with the retaining wall located five feet from a trunk of a tree, would like the two trees to survive, and if the units are going to be sold in the future they would need more parking.

Commissioner Keen and Commissioner Martin stated the applicant is entitled to build the proposed project and supported denying the appeal and approving the proposed project.

Commissioner Fowler-Payne spoke in support of the appeal and stated the applicant could have built single stories and not obstructed the view.

Chair George stated traffic is a concern and that the City should address it and not be put on applicant, the project meets the City's criteria, and spoke in support of the project.

Planning Manager Downing responded to additional Commission questions, including typo for Conditional of Approval (COA) 6 to “tree”, and COA 34 and 35 bonding for improvements.

Action: Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 16-003 AND APPROVING PLOT PLAN REVIEW 15-013; LOCATED AT 159 BRISCO ROAD; APPLIED FOR BY JOYCE BAKER; APPEALED BY LAUREL WORTHINGTON**”, as modified: 1) to add a Condition of Approval to integrate the retaining wall near Duplex two with the structure to prevent harm to the nearby Coastal Live Oak. Commissioner Mack seconded, and the motion passed on the following roll call vote:

AYES: Martin, Mack, Keen, George
NOES: Fowler-Payne
ABSENT: None

8.b. CONSIDERATION OF VARIANCE CASE NO. 16-001 & VIEWSHED REVIEW CASE NO. 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, FIVE FOOT (5’) SOUTH SIDE YARD SETBACK REDUCTION, AND EIGHT FOOT (8’) WEST REAR YARD SETBACK REDUCTION; LOCATION – 190 SOUTH ELM STREET; APPLICANT – DANTE TOMASINI; REPRESENTATIVE – DOUGLAS R. FANER

Chair George stated that staff is recommending that the item be continued to a date certain of July 5, 2016 due to the project site not being adequately posted.

Action: Chair George moved for a continuance to a date certain of July 5, 2016, Commissioner Keen seconded and the motion passed unanimously with a voice vote.

9. NON-PUBLIC HEARING ITEM

None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 7, 2015

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
PPR 16-006	Jessica Iwerks	504 Ide	Establishment of new vacation rental	A	S. Anderson
PPR 16-005	Justin Groth	622 E. Grand Avenue	Establishment of a fitness studio in an existing commercial storefront	A	P. Holub
TUP 16-009	Andrea Cuellar	303 Traffic Way	BBQ Fundraiser on June 12, 2016	A	P. Holub
ARCH 16-003	Jason Blankenship	Heights at Vista Del Mar	Faux guard house entry monument	D	K. Heffernon
ARCH 16-002	Justin Carey	242 Larchmont	Construction of a new single-family residence and second dwelling unit	A	P. Holub
PPR 16-001	Duane DeBlauw	567 Crown Hill	Construction of a new single-family residence	A	M. Downing

11. COMMISSION COMMUNICATIONS

None

12. STAFF COMMUNICATIONS

Planning Manager Downing gave a brief update on the Bridge Street Bridge project.

In answer to Commissioner Mack, Planning Manager Downing introduced Planning Technician Sam Anderson to the Commission.

13. ADJOURNMENT

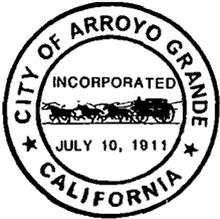
On motion by Commissioner George, seconded by Commissioner Mack and unanimously carried, the meeting adjourned at 6:53 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved at PC meeting)



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, ^{MD} PLANNING MANAGER

SUBJECT: CONSIDERATION OF LOT LINE ADJUSTMENT 16-001; LOCATION – 1271 JAMES WAY (APNs 007-771-053, -062, AND -076); APPLICANT – RUSS SHEPPEL; REPRESENTATIVE - TIM CRAWFORD, AXIS ENGINEERING GROUP

DATE: JULY 5, 2016

RECOMMENDATION:

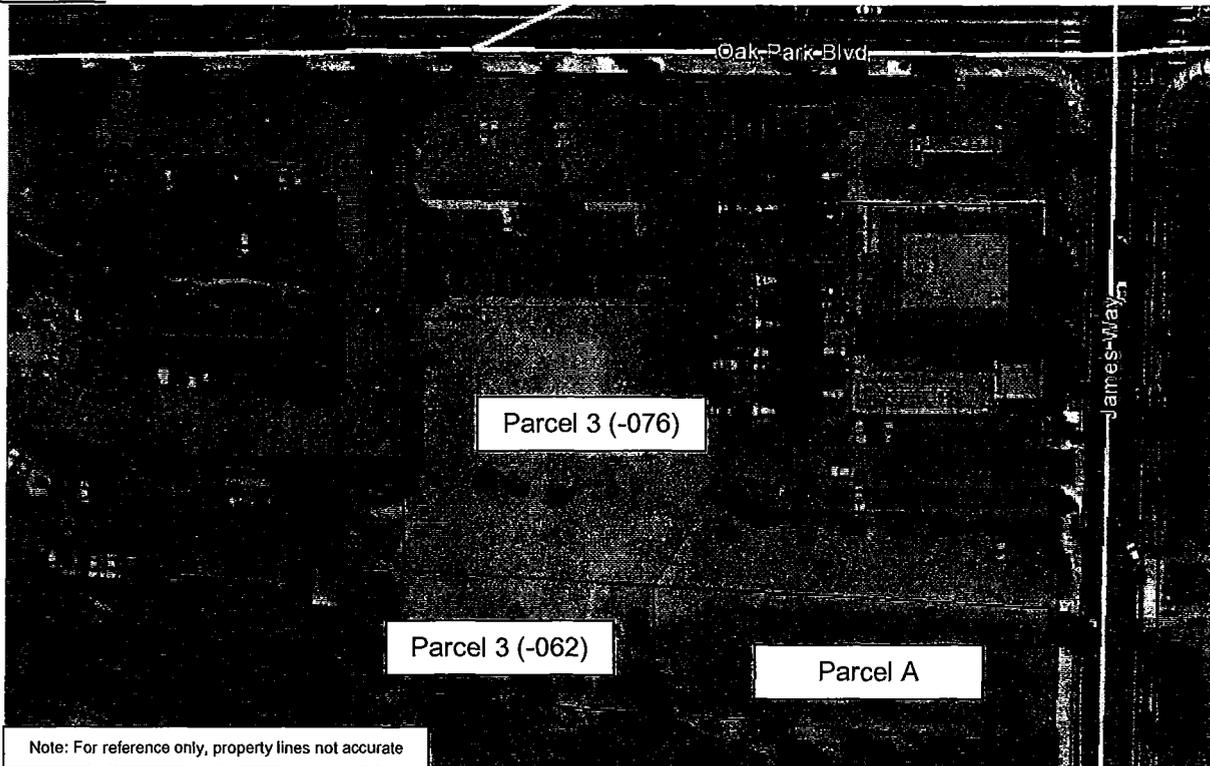
It is recommended that the Planning Commission adopt a Resolution recommending the City Council approve the proposed project.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



**PLANNING COMMISSION
CONSIDERATION OF LOT LINE ADJUSTMENT 16-001
JULY 5, 2016
PAGE 2**

This project is an integral part of a prior Planned Development (PD-1.1) area, and therefore requires City Council action to amend the previously approved plan.

The project site is located within the Oak Park Professional Plaza (the "Plaza") on the southeast corner of James Way and Oak Park Boulevard in the Office Mixed-Use (OMU) zoning district. The 3.74-acre Plaza is developed with two medical office buildings and a health club (Kennedy Club Fitness). Surrounding the Plaza is a church to the North, the Best Western Casa Grande Inn to the South, Meadow Creek and Leisure Gardens condominiums to the East, and commercial development within the City of Pismo Beach to the West.

On March 24, 2015 the City Council adopted Resolution No. 4651 approving Amended Conditional Use Permit 15-001, Variance 15-001, and Lot Merger 15-001 to allow the construction of a 55,000 square-foot memory care facility and sixteen (16) assisted living units. In working toward compliance with all conditions of approval for the proposed project, the applicant has run into an issue with financing constraints regarding the Lot Merger, as the independent living parcel is financed by a separate institution than the assisted living parcels. In order to accommodate the approved development, the applicant has requested to utilize a lot line adjustment in place of the lot merger.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on June 22, 2016. Members of the SAC discussed items related to the project, including continuity of previously identified conditions of approval and ensuring all necessary easements for the approved development are obtained. Overall, members of the SAC were in support of the project and developed conditions of approval to specifically address the items discussed.

ANALYSIS OF ISSUES:

Lot Line Adjustment

The proposed lot line adjustment will consolidate three lots into two (2) lots while additionally adjusting an interior lot line adjacent to the approved independent living facility. The need to address the property line adjacent to the independent living facility arises from the structure containing operable windows that will cross the property line, which is not allowed under the California Building Code. The existing parcels are as follows:

Table 1. Existing Parcel Sizes

Parcel Number	Lot Area	Lot Width	Lot Depth	Zoning
Parcel A	30,957.6 sq. ft.	122.17'	257'	OMU
Parcel 3 (-062)	22,170 sq. ft.	122.17'	178.45'	OMU
Parcel 3 (-076)	25,795 sq. ft.	~127.08'	~206.16'	OMU

**PLANNING COMMISSION
CONSIDERATION OF LOT LINE ADJUSTMENT 16-001
JULY 5, 2016
PAGE 3**

The parcels resulting from the proposed lot line adjustment are as follows:

Table 2. Proposed Parcel Sizes

Parcel Number	Lot Area	Lot Width	Lot Depth	Zoning
Parcel 1	48,518.7 sq. ft.	122.17'	435.45'	OMU
Parcel 2	30,403.8 sq. ft.	152.08'	~206.16'	OMU

The proposed parcels meet requirements of the Development Code for their zoning district, including lot area, lot width, and lot depth. Additionally, the merger of Parcel A and Parcel 3 (-062), will continue to address the lot merger need for the approved development.

Access

The parcels within The Plaza are accessed from James Way, and reciprocal access agreements to ensure access between the properties is accommodated. As part of the approved development on the subject property, the applicant was required to provide through access and emergency access to the hotel property to the south. All required and necessary easements will be included on the final recorded document.

ALTERNATIVES:

The following alternatives are provided for the Planning Commission's consideration:

- Adopt the attached Resolution recommending the City Council approve Lot Line Adjustment 16-001;
- Modify and adopt the attached Resolution recommending the City Council approve Lot Line Adjustment 16-001;
- Do not adopt the attached Resolution, provide specific findings and direct staff to return with a Resolution recommending the City Council deny the project; or
- Provide direction to staff.

ADVANTAGES:

The proposed project will allow for the previously approved development project to move forward, providing a much needed health care service and housing option to elderly residents and those in need of special medical care in the area.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The project was review in accordance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15305(a) of the CEQA Guidelines regarding minor lot line adjustments not resulting in the creation of any new parcel.

**PLANNING COMMISSION
CONSIDERATION OF LOT LINE ADJUSTMENT 16-001
JULY 5, 2016
PAGE 4**

PUBLIC NOTICE AND COMMENT:

Per Municipal Code Subsection 16.12.030.B, a public hearing is not required for approval of a lot line adjustment.

The agenda and staff report were posted at City Hall and on the City's website on June 30, 2016. No comments have been received.

ATTACHMENTS

1. Lot Line Adjustment Map

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE LOT LINE ADJUSTMENT NO. 16-001; LOCATED AT 1271 JAMES WAY; APPLIED FOR BY RUSS SHEPPEL

WHEREAS, on March 24, 2015, the City Council adopted Resolution No. 4651 approving Amended Conditional Use Permit 15-001, Variance 15-001 and Lot Merger 15-001 for the development of 1.8 acres for an approximately 55,000 square-foot, 70-bed assisted living/memory care facility and sixteen (16) independent living units on real property, located at 1271 James Way, Arroyo Grande, CA (the "subject property"); and

WHEREAS, Russ Sheppel (the "applicant") has filed Lot Line Adjustment 16-001 to modify property lines to allow for the approved development in place of Lot Merger 15-001 due to financing constraints associated with the merger; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has reviewed the 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 finds the project to be categorically exempt per Section 15.05(a) of the CEQA Guidelines regarding minor lot line adjustments not resulting in the creation of any new parcel; and

WHEREAS, the Planning Commission has reviewed and considered the project at its meeting on July 5, 2016; and

WHEREAS, the Planning Commission finds, after due study and deliberation, the proposed lot line adjustment does not:

1. Create any new lots;

The proposed lot line adjustment will merge two lots and adjust the lot line of a third lot, but no new lots will be created.

2. Include any lots or parcels created illegally;

All lots associated with Lot Line Adjustment 16-001 were legally created and therefore the project will not include any lots created illegally.

3. Impair any existing access or create a need for access to any adjacent lots or parcels;

Access to the property exists from James Way and no new access is required.

RESOLUTION NO.
PAGE 2

4. Impair any existing easements or create a need for any new easements serving adjacent lots or parcels;

The proposed lot line adjustment does not impair existing easements or create a need for any new easements serving adjacent lots. While the subsequent development will result in the need for new easements to be recorded, they are not required as part of the proposed project and are conditioned to be recorded with the lot line adjustment.

5. Constitute poor land planning or undesirable lot configurations due to existing environmental conditions or current zoning development standards;

The proposed lot line adjustment will not constitute poor land planning or undesirable lot configurations.

6. Require substantial alteration of any existing improvements or create a need for any new improvements;

The proposed lot line adjustment does not require the alteration of any existing improvements nor create a need for any new improvements.

7. Create a nonconforming lot in the development district in which it exists, except as allowed in Municipal Code Section 16.48.110

The lots resulting from the proposed lot line adjustment will meet all applicable development standards for the Office Mixed Use zoning district.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby recommends the City Council adopt a Resolution approving Lot Line Adjustment 16-001, as presented to the Planning Commission on July 5, 2016 and as shown in Exhibit "B", attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as 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 5th day of July, 2016.

**RESOLUTION NO.
PAGE 3**

LAN GEORGE, CHAIR

ATTEST:

**DEBBIE WEICHINGER,
SECRETARY TO THE COMMISSION**

AS TO CONTENT:

**TERESA MCCLISH,
COMMUNITY DEVELOPMENT DIRECTOR**

**EXHIBIT "A"
CONDITIONS OF APPROVAL
LOT LINE ADJUSTMENT CASE NO. 16-001
1271 JAMES WAY**

This approval authorizes the adjustment of interior lot lines between parcels in order to accommodate entitled development.

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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 Lot Line Adjustment No. 16-001. Additionally, the applicant shall comply with all applicable conditions of approval for Resolution 4651, as determined by the Community Development Director.
3. Development shall occur in substantial conformance with the plans presented to the City Council at the meeting of July 26, 2016 and marked Exhibit "B".
4. The applicant shall agree to indemnify, defend and hold harmless 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.

ENGINEERING DIVISION

5. The applicant shall submit all information required by Municipal Code Section 16.20.140.
6. The applicant shall pay processing and plan check fees at the time they are due.
7. The applicant shall have a licensed land surveyor in the State of California prepare the final documents.
8. The applicant shall complete the lot merger and lot line adjustment via map, with all necessary easements for the development of Amended Conditional Use Permit

RESOLUTION NO.

PAGE 5

15-001 included at time of map recordation, to the satisfaction of the City Engineer. These easements include, but are not limited to, public utility easements, reciprocal access easements, emergency access easements, and parking easements.

9. A current (within the last six (6) months) preliminary title report shall be submitted to the Community Development Director prior to checking the final documents.
10. The applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property.
11. Any review costs generated by outside consultants shall be paid by the applicant

PROPERTY DATA

ADDRESS: 321 N. SAN JAMES WAY
 ARROYO GRANDE, CALIFORNIA 93025
 OWNER: RUSSELL M. SHURBEL
 3440 SOUTH HANGOVER STREET, SUITE 130
 SAN LUIS OBISPO, CALIFORNIA 93401
 APPLICANT: RUSSELL M. SHURBEL
 3440 SOUTH HANGOVER STREET, SUITE 130
 SAN LUIS OBISPO, CALIFORNIA 93401
 SURVEYOR: WILLIAM HESTELL, PLS #145
 APRN: 08-0771-053 ORR 4-076
 LAND USE: EXISTING: VACANT
 PROPOSED: ASSISTED LIVING/COMMERCIAL/RESIDENTIAL/PLAZA
 OFFICE MIXED USE (L004)

PARCEL DATA

City of Arroyo Grande
 Parcel 1: 36,397.94 sq ft (0.79 ac) 48,518.74 sq ft (1.11 ac)
 Area improved: 17,961.18 sq ft
 Parcel 2: 28,170.41 sq ft (0.64 ac)
 Area total: 22,178.51 sq ft
 Parcel 3: 20,795.91 sq ft (0.47 ac)
 Area improved: 4,608.01 sq ft

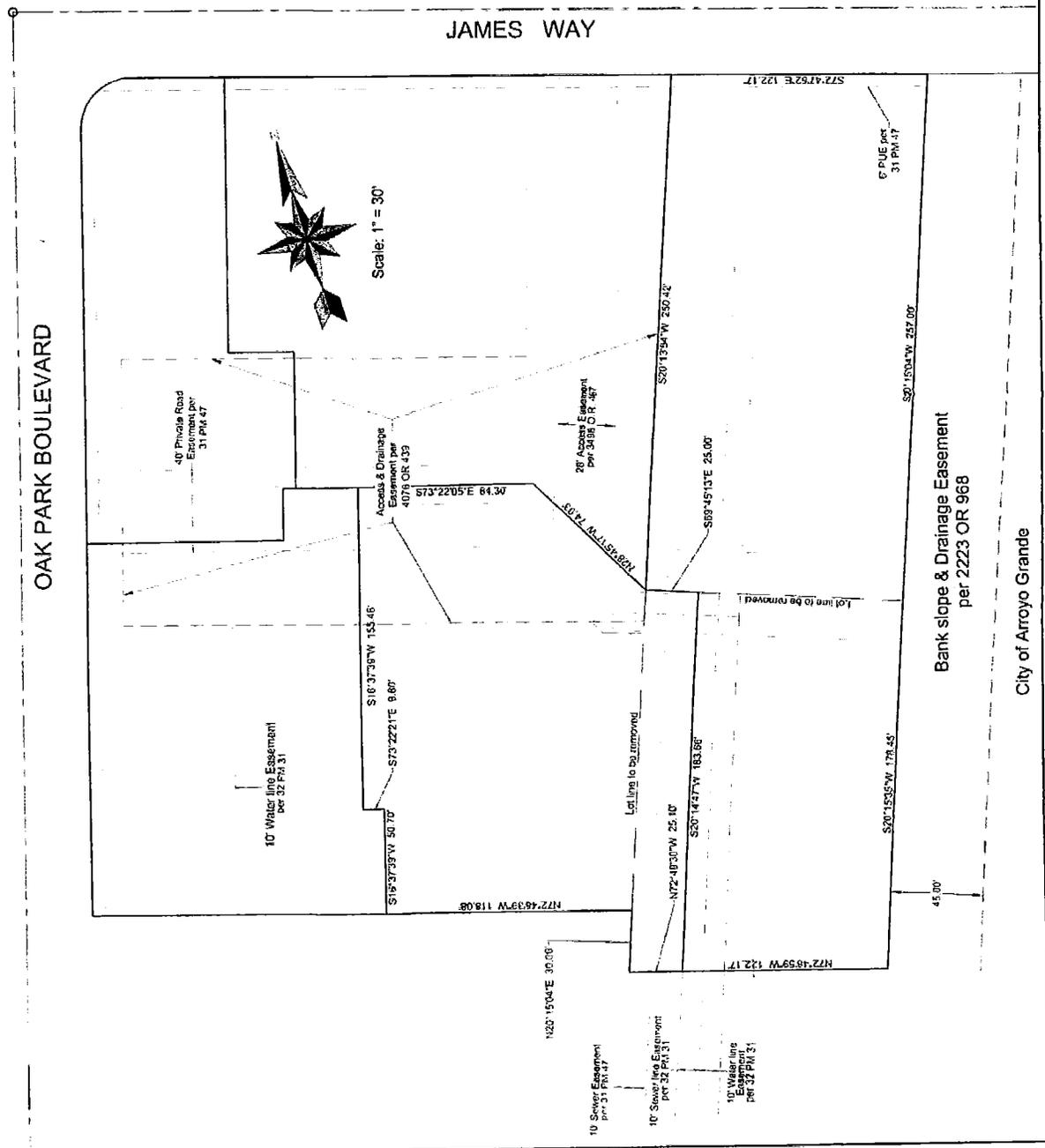
PROPOSED USES:
 Proposed Parcel 1 - Assisted Living & Memory Care Facility
 Proposed Parcel 2 - Independent Living Facility

**EXHIBIT "B"
 EASEMENTS**

**LOT LINE ADJUSTMENT
 AGAL 16-0147**

BECING A LOT LINE ADJUSTMENT OF PARCEL A OF PARCEL
 MAP AG 16-0147 PARCEL 3 OF PARCEL MAP AG 16-0147 AND
 PARCEL 1 OF PARCEL MAP AG 16-0147 AND PARCEL 2 OF
 PARCEL MAP AG 16-0147 AS SHOWN ON THE ATTACHED
 MAPS FILED IN BOOK 31 AT PAGE 47, BOOK 32 AT PAGE 11
 AND BOOK 33 AT PAGE 41 IN THE OFFICE OF COUNTY
 CLERK, RECORDER IN FUE COUNTY,
 OF SAN LUIS OBISPO, STATE OF CALIFORNIA

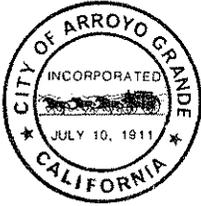
3 JUN 2016 SHEET 2 OF 2 #13 004
 COUNTY NATIONAL TITLE #200-51160223-88



Scale: 1" = 30'

Bank slope & Drainage Easement
 per 2223 OR 968

City of Arroyo Grande



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

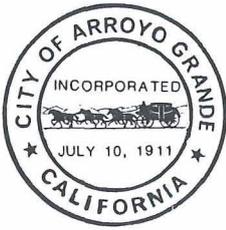
BY: SAM ANDERSON, PLANNING TECHNICIAN

SUBJECT: CONTINUED CONSIDERATION OF VARIANCE CASE NO. 16-001 & VIEWSHED REVIEW CASE NO. 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, FIVE FOOT (5') SOUTH SIDE YARD SETBACK REDUCTION, AND EIGHT FOOT (8') WEST REAR YARD SETBACK REDUCTION; LOCATION – 190 SOUTH ELM STREET; APPLICANT – DANTE TOMASINI; REPRESENTATIVE – DOUGLAS R. FANER

DATE: JULY 5, 2016

RECOMMENDATION:

It is recommended that item 8.a. be continued to a date certain of July 19, 2016 to ensure proper notification in accordance with Department Policy regarding onsite posting.



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: *K.H.* KELLY HEFFERNON, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT NO. 15-008 AND VARIANCE NO. 16-002; INSTALLATION OF A WIRELESS TELECOMMUNICATION FACILITY; LOCATION – 459 PUESTA DEL SOL (RESERVOIR NO. 5); APPLICANT – VERIZON WIRELESS; REPRESENTATIVE – TRICIA KNIGHT

DATE: JULY 5, 2016

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution approving Conditional Use Permit No. 15-008 and Variance No. 16-002.

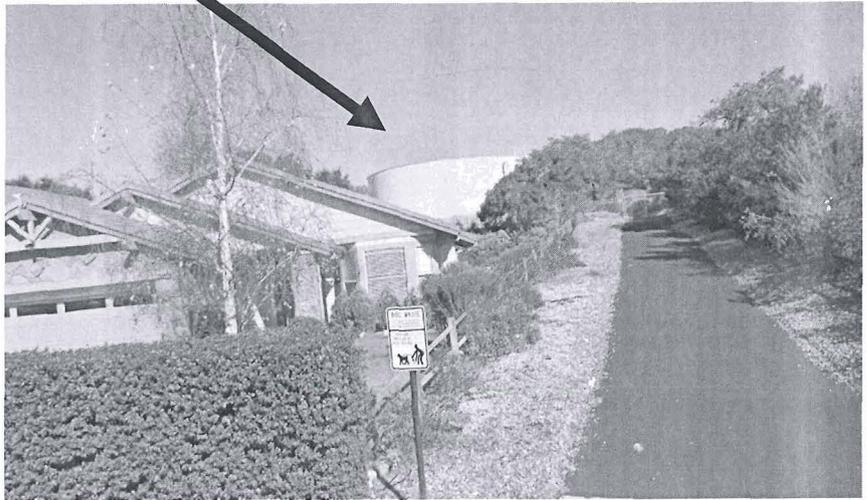
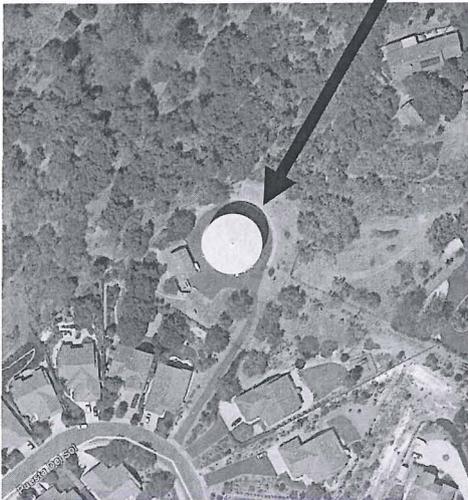
IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The City is currently negotiating a lease agreement with Verizon Wireless, which will include monthly compensation to the City, a one-time administrative fee to cover the City's transactional costs associated with the preparation and process of the lease, and a one-time premises preparation fee as a contribution towards the painting of the water tank.

BACKGROUND:

Location

Subject Property



PLANNING COMMISSION

CONSIDERATION OF CONDITIONAL USE PERMIT 15-008 AND VARIANCE 16-002 (VERIZON WIRELESS)

JULY 5, 2016

PAGE 2

The project site is located off of Puesta Del Sol and is zoned Planned Development (PD-1.2) with a Land Use Designation of Community Facility. The City-owned property is developed with a water tank (City Reservoir No. 5). Surrounding the site is open space to the north and west, and residential development to the south and east.

Project Description

The applicant proposes to install an unmanned wireless communication facility at the City's Reservoir No. 5 site with equipment placed on the north, west and south sides of the water tank. Specifically, the applicant proposes to install the following:

- Nine (9) panel antennas flush mounted on the tank using the "Magnamount" system (attached magnetically instead of permanently to the tank);
- Nine (9) Remote Radio Units (RRUs) on the tank;
- One (1) new equipment shelter;
- Five (5) raycaps (3 on the tank and 2 within the equipment shelter);
- One (1) electrical meter;
- Two (2) wireless GPS antennas; and
- Conduit.

The applicant proposes to construct a 15' x 24' (360 square foot) equipment shelter to house the communication equipment. Additionally, three (3) new wireless antenna areas that include three (3) panel antennas, three (3) RRUs, and one (1) raycap each will be located on the City water tank. This equipment will be mounted to the tank with new Magnamounts, which prevents drilling into the tank. No tree removal is necessary to construct the project as proposed. The applicant is also requesting a Variance in order to construct a new ten foot (10') high retaining wall around the equipment shelter lease area. The ten foot (10') high wall is being requested due to the steep eastern slope of the project site.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on May 25, 2016. Comments from the SAC were made regarding the Magnamount mounting system, backup generator noise, and general site plan orientation. Members of the SAC were in support of the project. The generator has subsequently been removed from the project description.

Architectural Review Committee

The Architectural Review Committee (ARC) considered the project on June 6, 2016 and recommended approval as submitted.

ANALYSIS OF ISSUES:

The purpose of this facility is to provide greater capacity within the Verizon Network in Arroyo Grande, which will allow greater capacity for Verizon to better handle voice calls, data mega bytes and total number of active users in the area (Attachment 1). The

PLANNING COMMISSION

CONSIDERATION OF CONDITIONAL USE PERMIT 15-008 AND VARIANCE 16-002 (VERIZON WIRELESS)

JULY 5, 2016

PAGE 3

primary objective of this site is to support the rapid growth of 4G (fourth generation of data technology for cellular networks) data use within the City. The 4G network also carries 911 calls and is used in support of police and fire emergency response. The future operation of this facility will comply with the Federal Communications Commission ("FCC") guidelines limiting public exposure to radio frequency (RF) energy (Attachment 2).

The project as proposed will have minimal visual impact to the surrounding area due to the site location, which is set back from the frontage road, and side mounting of the antennas (Attachment 3). The ten foot (10') retaining wall is located on the eastern portion of the site and would not be in direct line of sight from surrounding properties. However, the conditions below are intended to ensure that the project blends with the existing area with little to no visual impact:

- All equipment placed on the water tank shall be painted to match the color of the tank (New Mushroom);
- The facilities shall have subdued colors and non-reflective materials, which blend with the materials and colors of the surrounding area;
- The facilities shall not bear any signs or advertising devices other than certification, warning, or other required seals or signage; and
- 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.

The lease agreement will include language and notification of future antennae removal and reinstallation in order to facilitate painting and maintenance of the tank. Per the agreement, Verizon will be required to pay the City for any added costs of maintenance at the site attributable to Verizon's equipment, including any costs associated with the removal and replacement of Verizon's equipment should that be necessary to perform the maintenance. It is expected that routine maintenance and inspection of the facility will occur on a monthly basis during normal working hours. The project is consistent with the City's Telecommunication Facilities Siting and Permit Submittal Requirements (Attachment 4).

Variance

The proposed project would allow construction of a ten foot (10') tall retaining wall for the purpose of installing an equipment shelter on the east side of the property. This location was selected because of the limited space available at the project site. The wall height is necessary to retain the existing hillside (Attachment 5). Visual impacts of the wall are expected to be negligible since the wall and equipment shelter will be set into the hillside which will not be visible from the public right of way due to existing vegetation.

**PLANNING COMMISSION
CONSIDERATION OF CONDITIONAL USE PERMIT 15-008 AND VARIANCE 16-002
(VERIZON WIRELESS)
JULY 5, 2016
PAGE 4**

increase capacity for the Verizon network, thereby providing improved service to existing Verizon customers and the ability to meet future demand.

DISADVANTAGES:

There will be temporary impacts related to noise and truck traffic during installation of the facility. As conditioned, the limited hours of construction (8:00 AM to 5:00 PM Monday through Friday) should help reduce these impacts. Staff has not identified any other disadvantages associated with the recommended action.

ENVIRONMENTAL REVIEW:

Staff has reviewed this project in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and has determined that the project is exempt pursuant to Section 15311 of the CEQA guidelines regarding construction or placement of minor structures accessory to existing facilities.

PUBLIC NOTICE AND COMMENT:

A notice of public hearing was mailed to all property owners within 300' of the project site, was published in The Tribune on Friday June 24, 2016, and posted at City Hall and on the City's website on Thursday, June 30, 2016. The project site was also posted on June 24, 2016. Staff has received a couple of inquiries from neighboring residents about the project but no specific objections or comments were voiced or submitted once the project was explained and questions answered.

Attachments:

1. Verizon Wireless Cell Site Necessity Case
2. Radio Frequency Study
3. Photo Simulations
4. Telecommunication Facilities Siting and Permit Submittal Requirements
5. Pictures of Site Justifying Variance for Retaining Wall Height

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT NO. 15-008 AND VARIANCE NO. 16-002, APPLIED FOR BY VERIZON WIRELESS, LOCATED AT 459 PUESTA DEL SOL

WHEREAS, the Planning Commission of the City of Arroyo Grande considered Conditional Use Permit Case No. 15-008 and Variance Case No. 16-002 on July 5, 2016, filed by Verizon Wireless, to 1) install telecommunication antennas and related equipment on an existing City water tank (Reservoir No. 5) and within an existing equipment cabinet located on the east side of the water tank; and 2) deviate from the six foot (6') maximum wall height up to allow a wall height of ten feet (10'); and

WHEREAS, the Planning Commission has held a public hearing on these applications 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 15311 regarding construction or placement of minor structures accessory 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 including the Telecommunications Act of 1996.
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.
3. The site is suitable for the type and intensity of use or development that is proposed. The proposed telecommunication facility is consistent with the current public facility use of the project site as a municipal water storage facility.

RESOLUTION NO.
PAGE 2

4. There are adequate provisions for water, sanitation, and public utilities and services to ensure the public health and safety.
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 odor, noise, smoke or any other adverse impacts to adjacent land uses.

Variance Findings:

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area;

Strict interpretation of the maximum six foot (6') tall wall requirement would result in a practical difficulty given that the site has limited available space to site an equipment shelter and the most practical area is on the east side adjacent to a hillside. A ten foot (10') wall height is necessary to properly retain the hillside.

2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties classified in the same zone;

The subject property is unique in that it is located at a relatively high elevation, which is necessary for water storage and distribution. It is also an ideal location for telecommunication facilities to adequately receive and send signals. There are limited opportunities within the City that meet this line of site requirement. Because the subject property is located on a hillside, it poses design constraints for installing ground equipment. The proposed ten foot (10') wall is necessary to retain the hillside and install the equipment shelter.

3. Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

The strict interpretation of a maximum six foot (6') tall wall would deprive the applicant an opportunity to place a telecommunication facility at the subject site since the facility cannot operate without proper ground equipment, which is contingent on a ten foot (10') tall wall to retain the abutting hillside. The lack of added cellular capacity will also deprive Verizon customers of enhanced cellular service.

4. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

The granting of the Variance will not constitute a grant of special privilege due to the unique topography at the subject property.

RESOLUTION NO.

PAGE 3

5. The granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

The granting of the Variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity since the site is not open to the public and the wall will not create a negative visual impact. The wall and equipment shelter will be set into the hillside which will not be visible from the public right of way due to existing vegetation, and will be negligible next to the existing thirty-two foot (32') tall water tank.

6. That the granting of a variance is consistent with the objectives and policies of the General Plan and the intent of the Development Code;

The objectives and policies of the General Plan are implemented through the Municipal Code and the proposed project is consistent with the purpose and intent of the Variance provisions in the Municipal Code, which is to provide flexibility from the strict application of development standards when special circumstances pertaining to the property, such as topography, deprives such property of privileges enjoyed by other property in the vicinity and in the same district.

7. The granting of the requested variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic;

The granting of the proposed Variance does not relate to in any way to parking and therefore will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Conditional Use Permit Case No. 15-008 and Variance Case No. 16-002, 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 5th day of July 2016.

**RESOLUTION NO.
PAGE 4**

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE COMMISSION**

**LAN GEORGE
CHAIR**

AS TO CONTENT:

**TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR**

EXHIBIT "A"

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT CASE NO. 15-008 AND
VARIANCE CASE NO. 16-002
VERIZON WIRELESS
459 PUESTA DEL SOL (RESERVOIR NO. 5)**

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

GENERAL CONDITIONS

This approval authorizes the installation of an unmanned wireless communication facility at the City's Reservoir No. 5 site with equipment placed on the north, west and south sides of the water tank, and construction of a ten foot (10') tall retaining wall to enclose the ground equipment.

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. 15-008 and Variance No. 16-002.
3. This application shall automatically expire on July 5, 2018, 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 July 5, 2016 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 anyway 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 fee's 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. To limit noise impacts to adjacent property owners, construction shall be limited to the hours of 8 a.m. to 5 p.m. Monday through Friday. No construction shall occur on Saturday or Sunday.

SPECIAL CONDITIONS

7. The facility shall not bear any signs or advertising devices other than certification, warning, or other FCC required seals or signage.
8. All equipment placed on the water tank shall be painted to match the color of the tank.
9. The slats incorporated into the chain link fence around the ground lease area shall match the color of the tank.

RESOLUTION NO.
PAGE 6

10. The facilities shall have subdued colors and non-reflective materials, which blend with the materials and colors of the surrounding area.
11. The facilities shall not bear any signs or advertising devices other than certification, warning, or other required seals or signage.
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. Pursuant to the recommendations contained in the Radio Frequency (RF) Study prepared by Hammett & Edison, Inc. for the project, Verizon shall provide RF safety training for City employees who will be within thirteen feet (13') of the antennas while performing any maintenance work on the water tank. This training shall occur prior to issuance of final building permit. Explanatory signs regarding radio frequency exposure shall also be installed at the access ladder on the tank and at the antennas.
14. Construction documents for the project shall incorporate the recommendations contained in the Geotechnical Engineering Investigation report prepared by Salem Engineering Group, Inc. dated November 4, 2015.
15. The project does not include a backup generator. If the applicant determines that a generator is needed in the future, an amendment to the Conditional Use Permit will be required.

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 Verizon 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.

**RESOLUTION NO.
PAGE 7**

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.

NOTES

OWNER(S): CITY OF ARROYO GRANDE

APN: 007-890-043

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR REFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4757513, DATED DECEMBER 24, 2014. WITHIN SAID TITLE REPORT THERE ARE ELEVEN (11) EXCEPTIONS LISTED, TWO (2) OF WHICH ARE EASEMENTS AND XXXXX (X) OF WHICH CAN NOT BE PLOTTED.

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

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060305, PANEL NO. 1364E, DATED NOVEMBER 16, 2012, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

ALPHA SECTOR:
 LAT. 35°08'38.07" N, NAD 83
 LONG. 120°35'20.29" W, NAD 83
 ELEV. 405.0' NAVD 88 (BASIS OF DRAWING)

BETA SECTOR:
 LAT. 35°08'37.34" N, NAD 83
 LONG. 120°35'20.4" W, NAD 83
 ELEV. 405.0' NAVD 88 (BASIS OF DRAWING)

GAMMA SECTOR:
 LAT. 35°08'37.84" N, NAD 83
 LONG. 120°35'20.87" W, NAD 83
 ELEV. 405.0' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION (PER TITLE REPORT):

REAL PROPERTY IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT PORTION OF PARCEL 9, OF PARCEL MAP NO. 77-103, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED NOVEMBER 20, 1979, IN BOOK 28, PAGE 85 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 9, THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 9, SOUTH 30° 38' 19" WEST (RECORD SOUTH 30° 38' 13" WEST), 221.01 FEET; THENCE LEAVING THE NORTHEASTERLY LINE OF SAID PARCEL 9, SOUTH 41° 27' 17" WEST, 277.60 FEET; TO A POINT ALONG A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 155.00 FEET, RADIAL TO SAID POINT BEARING NORTH 55° 55' 16" EAST, THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 14' 28", AN ARC DISTANCE OF 30.41 FEET, THENCE LEAVING SAID CURVE, NORTH 41° 27' 17" EAST, 150.10 FEET, THENCE NORTH 48° 32' 43" WEST, 192.90 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 9, THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 9, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 9, NORTH 80° 00' 00" EAST, 134.30 FEET; NORTH 74° 34' 42" EAST, 253.84 FEET (RECORD NORTH 74° 33' 56" EAST, 253.81 FEET) TO THE POINT OF BEGINNING.

EXCEPT THEREFROM 50% OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, PROVIDED, HOWEVER, THAT THE GRANTORS THEREIN, THEIR HEIRS OR ASSIGNS, OR SUCCESSORS IN INTEREST SHALL NOT DRILL FOR OR DEVELOP ANY SUCH OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES WITHOUT THE WRITTEN CONSENT OF THE GRANTEE THEREIN, THEIR HEIRS OR ASSIGNS, OR SUCCESSORS, IN INTEREST RESERVED IN THE DEED FROM ANTON DOKO, ET UX., RECORDED APRIL 15, 1958 IN BOOK 936 AT PAGE 211 OF OFFICIAL RECORDS.

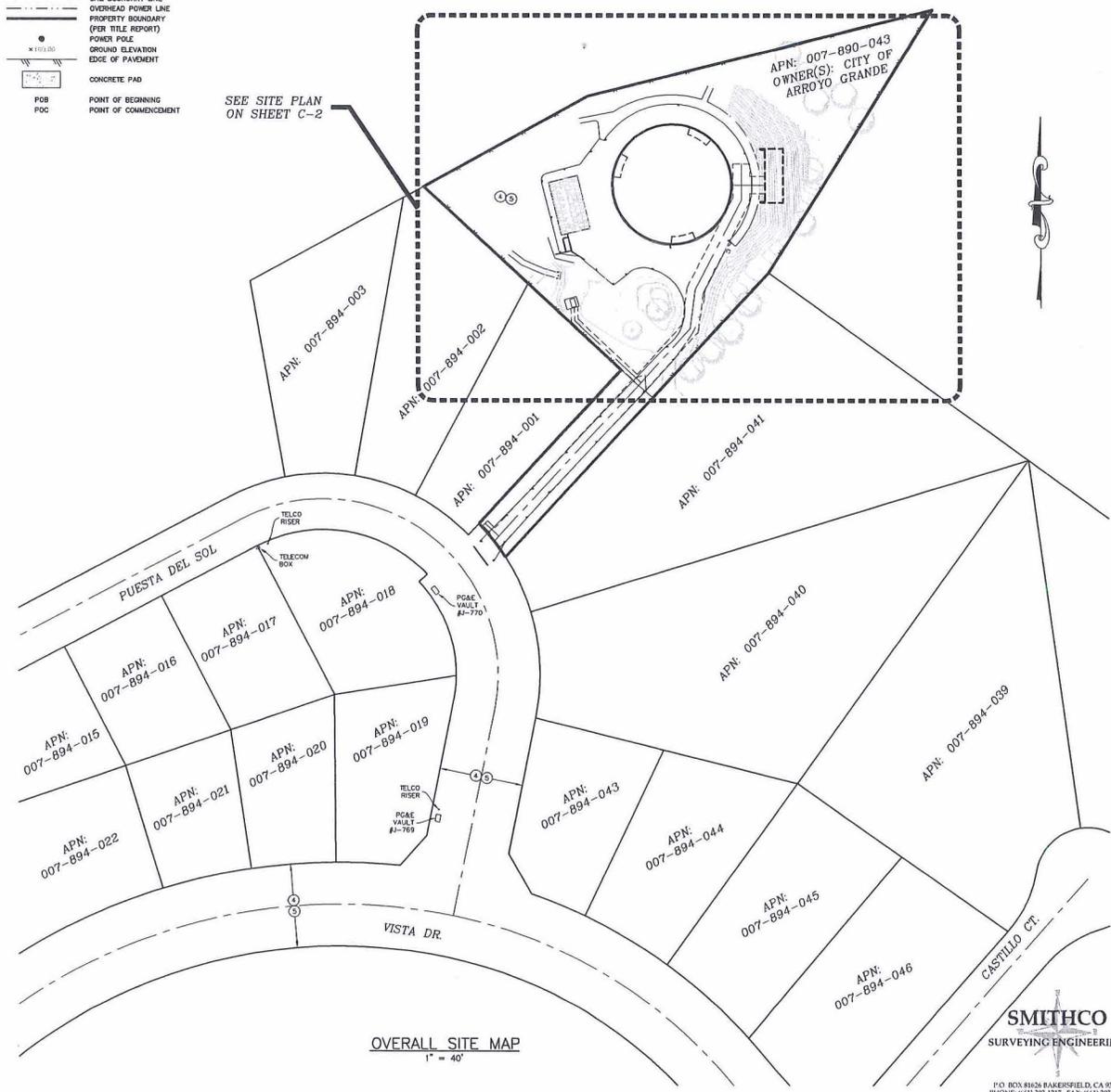
ALSO EXCEPT THEREFROM 25% OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, PROVIDED, HOWEVER, THAT THE GRANTORS THEREIN, THEIR HEIRS OR ASSIGNS, OR SUCCESSORS IN INTEREST SHALL NOT DRILL FOR OR DEVELOP ANY SUCH OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES WITHOUT THE WRITTEN CONSENT OF THE GRANTEE THEREIN, THEIR HEIRS OR ASSIGNS, OR SUCCESSORS, IN INTEREST RESERVED IN THE DEED FROM FRANK E. BOSCH, ET UX., TO ANTON DOKO, ET UX., DATED APRIL 2, 1958 AND RECORDED APRIL 15, 1958 IN BOOK 936 AT PAGE 208 OF OFFICIAL RECORDS.

APN: 007-890-043

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB
- POC

SEE SITE PLAN ON SHEET C-2



OVERALL SITE MAP
 1" = 40'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/13/15	PRELIMINARY	SL
1	03/24/15	LEASE/UTILITY	SL
2	04/06/15	REV. LEASE	SL
3	04/16/15	REV. ANTENNA LOC.	SL
4	04/21/15	SITE ADDRESS	DL
5	01/14/16	ACCESS/UTILITY	SL
6	03/01/16	CITY COMMENTS	SL

SMITHCO JOB NO: 82-348



WIRELESS
 5015 SHOREHAM PLACE, SUITE 100
 SAN OBISPO, CA 93122
 OFFICE (819) 736-2568

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO WIRELESS.

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS IS STRICTLY PROHIBITED.



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

**295265
 RANCHO &
 JAMES**

459 PUESTA DEL SOL
 ARROYO GRANDE, CA
 93421
 COMMONLY KNOWN AS
 RESEVOIR #5

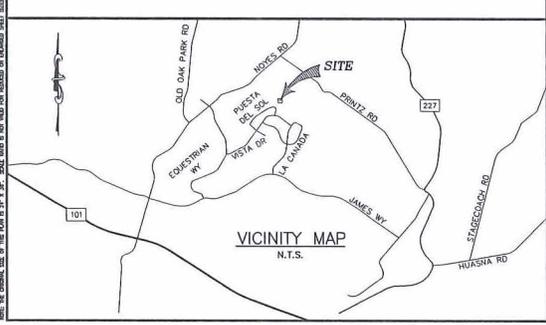
SAN LUIS OBISPO
 COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-1



P.O. BOX 81626 RAKERSFIELD, CA 93281
 PHONE: (805) 395-1217 FAX: (805) 395-1214



VICINITY MAP
 N.T.S.

THIS IS THE ORIGINAL SET OF THE DRAWING. USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE SHOWN. ANY OTHER USE IS STRICTLY PROHIBITED.

EXAMINATION JOB TITLE REPORT:

4. AN OPEN OF BOUNDARY LINE FOR A WATER RESERVING SITE IN THE CITY OF ARROYO GRANDE OF SAN JOAQUIN COUNTY, CALIFORNIA, RECORDED INSTRUMENT NO. 26899 IN BOOK 2912 PAGE 150 OF OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, CALIFORNIA, AS SHOWN HEREON ***

5. AN OPEN OF BOUNDARY LINE FOR A WATER RESERVING SITE TO THE CITY OF ARROYO GRANDE OF SAN JOAQUIN COUNTY, CALIFORNIA, RECORDED INSTRUMENT NO. 26899 IN BOOK 2912 PAGE 150 OF OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, CALIFORNIA, AS SHOWN HEREON ***

PROPOSED WIRELESS TELEPHONE SERVICE DESCRIPTION:

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

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 47°25'15" W, A DISTANCE OF 143.03 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE S 00°00'00" W, A DISTANCE OF 38.69 FEET;

COURSE 2) THENCE N 00°00'00" E, A DISTANCE OF 1.00 FOOT;

COURSE 3) THENCE S 90°00'00" E, A DISTANCE OF 1.00 FOOT;

COURSE 4) THENCE S 90°00'00" E, A DISTANCE OF 1.00 FOOT;

COURSE 5) THENCE N 00°00'00" E, A DISTANCE OF 11.90 FEET TO POINT 'A';

COURSE 6) THENCE N 00°00'00" E, A DISTANCE OF 11.90 FEET TO POINT 'A';

COURSE 7) THENCE N 00°00'00" E, A DISTANCE OF 43.19 FEET;

COURSE 8) THENCE N 00°00'00" E, A DISTANCE OF 1.00 FOOT;

COURSE 9) THENCE S 90°00'00" E, A DISTANCE OF 16.33 FEET TO THE POINT OF BEGINNING, CONTAINING 511 SQUARE FEET, MORE OR LESS.

PROPOSED LESSEE ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

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

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

COURSE 1) THENCE N 90°00'00" W, A DISTANCE OF 16.89 FEET TO POINT 'B';

COURSE 2) THENCE S 27°34'21" W, A DISTANCE OF 10.82 FEET;

COURSE 3) THENCE S 27°34'21" W, A DISTANCE OF 72.61 FEET;

COURSE 4) THENCE S 42°17'45" W, A DISTANCE OF 52.57 FEET TO POINT 'C';

COURSE 5) THENCE S 42°17'45" W, A DISTANCE OF 150.08 FEET;

COURSE 6) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 7) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 8) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 9) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 10) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 11) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 12) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 13) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 14) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 15) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 16) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 17) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 18) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 19) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 20) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 21) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 22) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 23) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 24) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 25) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 26) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 27) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 28) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 29) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 30) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 31) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 32) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 33) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 34) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 35) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 36) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 37) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 38) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 39) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 40) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 41) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 42) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 43) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 44) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 45) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 46) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 47) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 48) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 49) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 50) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 51) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 52) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 53) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 54) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 55) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 56) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 57) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 58) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 59) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 60) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 61) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 62) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 63) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 64) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 65) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 66) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 67) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 68) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 69) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 70) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 71) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 72) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 73) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 74) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 75) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 76) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 77) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 78) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 79) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 80) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 81) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 82) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 83) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 84) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 85) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 86) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 87) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 88) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 89) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 90) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 91) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 92) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 93) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 94) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 95) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 96) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 97) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 98) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 99) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

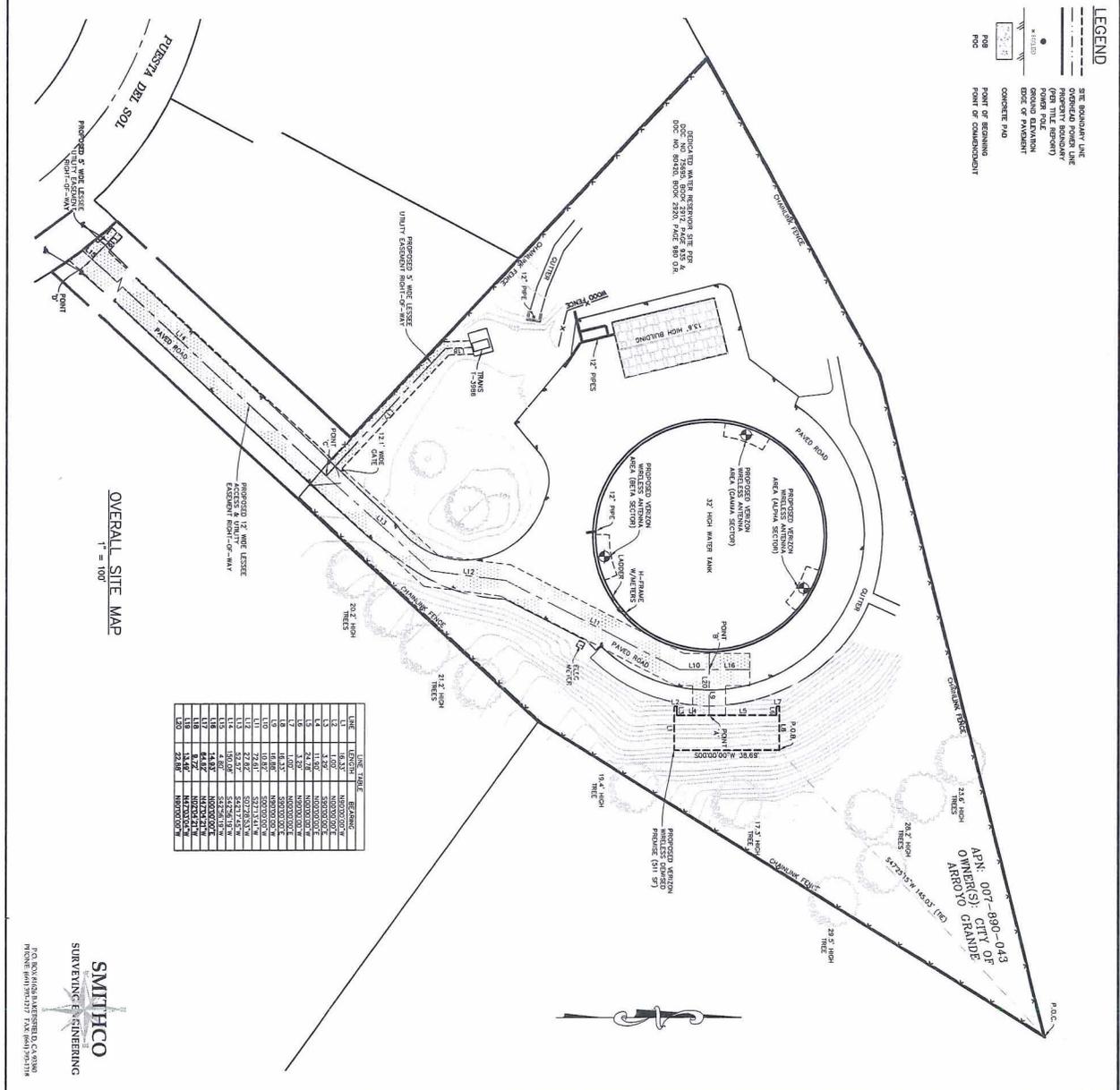
COURSE 100) THENCE S 42°56'19" W, A DISTANCE OF 150.08 FEET;

COURSE 1) THENCE N 47°04'21" W, A DISTANCE OF 64.62 FEET;

COURSE 2) THENCE N 03°04'21" W, A DISTANCE OF 57.72 FEET TO THE TERMINUS OF THIS DESCRIPTION, TOGETHER WITH A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'C';

COURSE 1) THENCE N 47°04'21" W, A DISTANCE OF 134.9 FEET TO THE TERMINUS OF THIS DESCRIPTION.



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/12/15	PRELIMINARY	SL
1	02/06/15	REVISED	SL
2	02/06/15	REVISED	SL
3	04/16/15	REVISED	SL
4	04/27/15	REVISED	SL
5	07/14/16	REVISED	SL
6	02/07/16	REVISED	SL

WIRELESS

510 BROADWAY, SUITE 110
 OAKLAND, CA 94612
 (415) 778-2500

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verizon

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 WALNUT CREEK, CA 94598

SMITHCO

SURVEYING & ENGINEERING

170 BUCKINGHAM AVENUE, SUITE 100
 PLEASANT HILLS, CA 94669

295265
**RANCHO &
 JAMES**

459 PUERTA DEL SOL
 ARROYO GRANDE, CA
 93421
 COMMONLY KNOWN AS
 RESEVOIR #5
 SAN LUIS OBISPO
 COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-2

APN: 007-890-043
 CITY OF
 ARROYO GRANDE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	08/02/15	90% ZONING	ML
1	12/22/15	DTY COMMENTS	ML
2	02/11/16	DTY COMMENTS	ML
3	04/12/16	DTY COMMENTS	ML
4	05/12/16	DTY COMMENTS	ML

SID
WIRELESS
5915 SHERIDAN PLACE
SHERIDAN, CA 94596
TEL: 925.233.4000
WWW.SIDWIRELESS.COM

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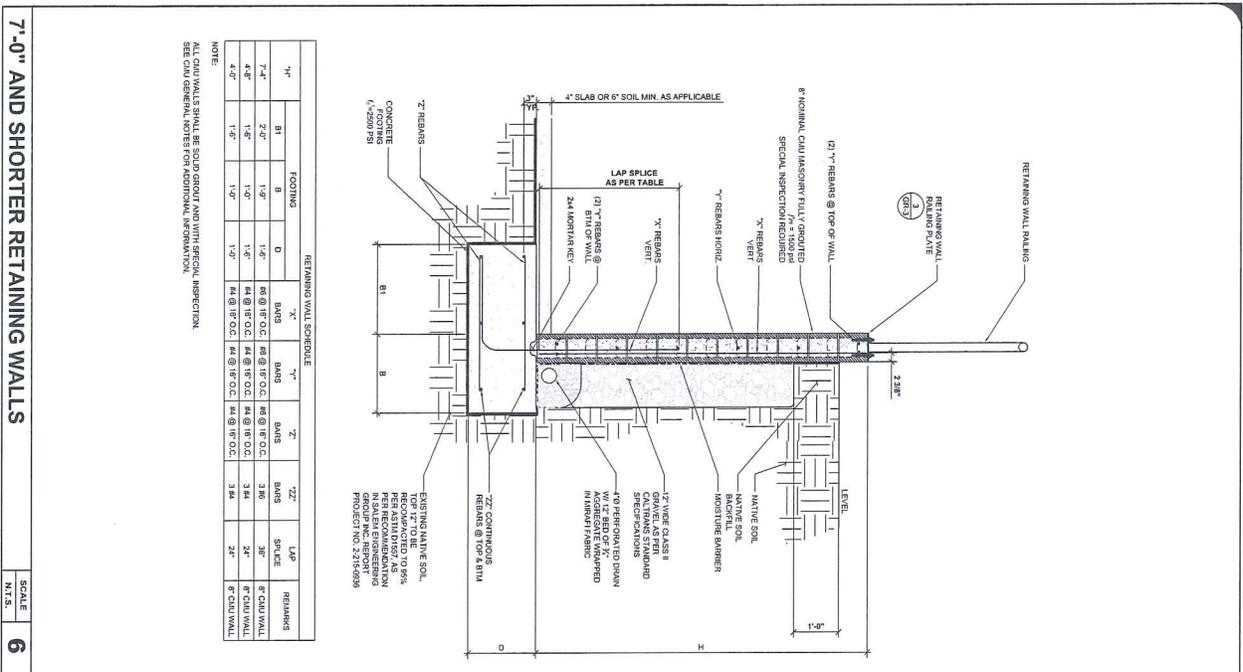
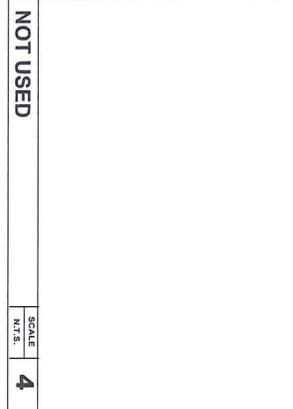
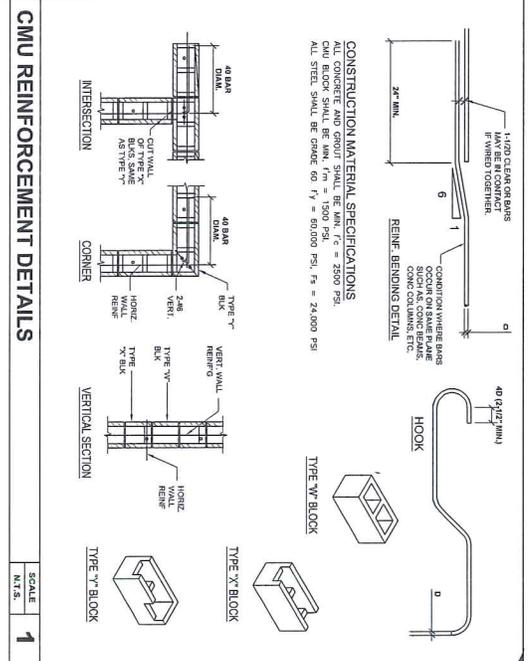
verizon wireless

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WALNUT CREEK, CA 94598

RANCHO & JAMES
PSL # 295265
459 PUESTA DEL SOL
ARROYO GRANDE, CA 93421
COMMONLY KNOWN
AS RESERVOIR #5

SHEET TITLE:
**RETAINING WALL
DETAILS**

GR-3



NOTE: THE DIMENSIONS OF THIS PLAN ARE 4" X 10" SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZE

SURROUNDING HABITABLE STRUCTURES



SCALE: 1" = 60'-0" (2438)

CGI 102° = 60'-0" (13417)



2

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PSL # 295265
 459 PUESTA DEL SOL
 ARROYO GRANDE, CA 93420
 COMMONLY KNOWN
 AS RESERVOIR #5



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REV	DATE	DESCRIPTION	BY
0	04/20/11	REV. ZONING	BL
1	05/20/11	CITY COMMENTS	BL
2	05/20/11	CITY COMMENTS	OM
3	04/20/11	CITY COMMENTS	OM

ISSUE STATUS

SITE PLAN



SCALE: 1" = 50'-0" (24x36)
 (CON) 1/2" = 50'-0" (14x17)

1

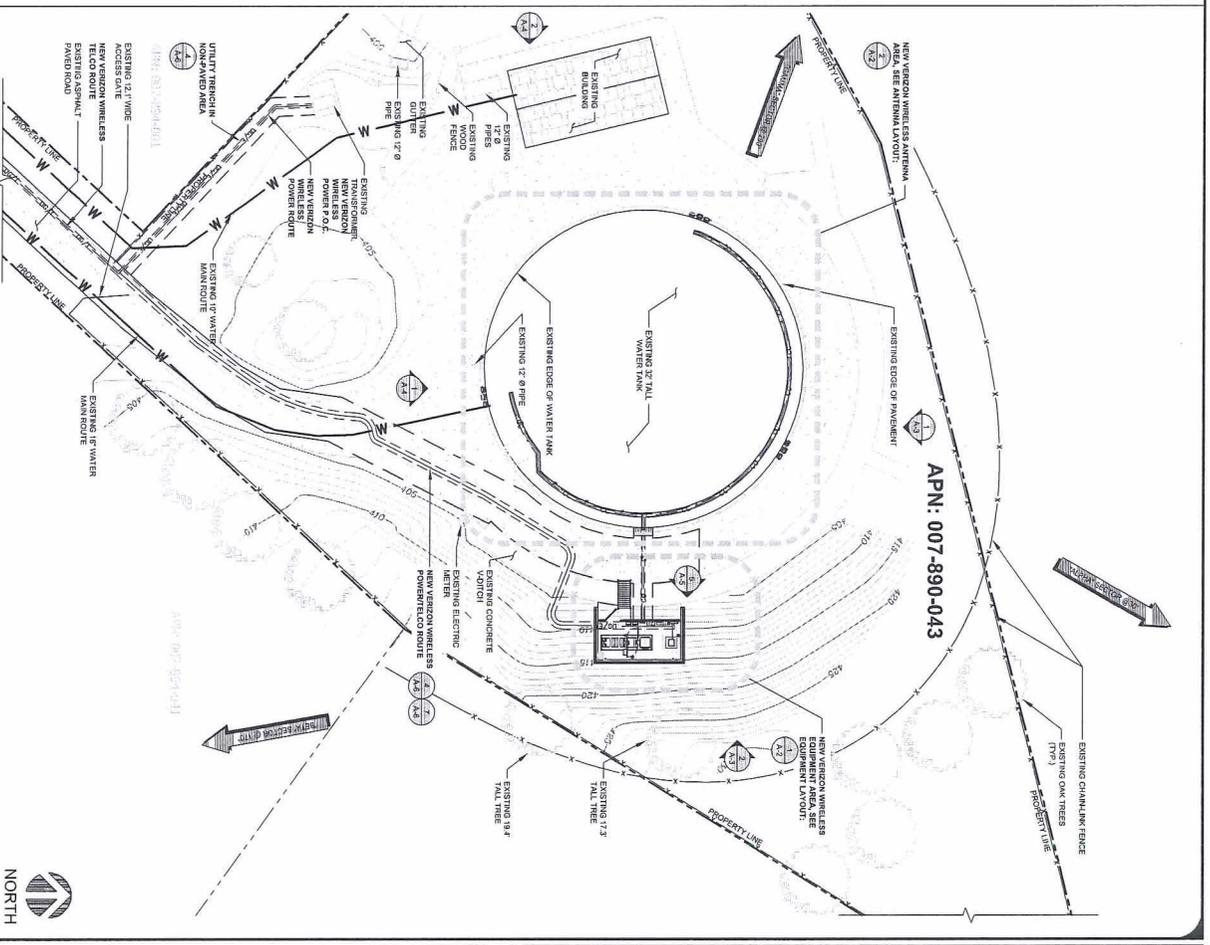
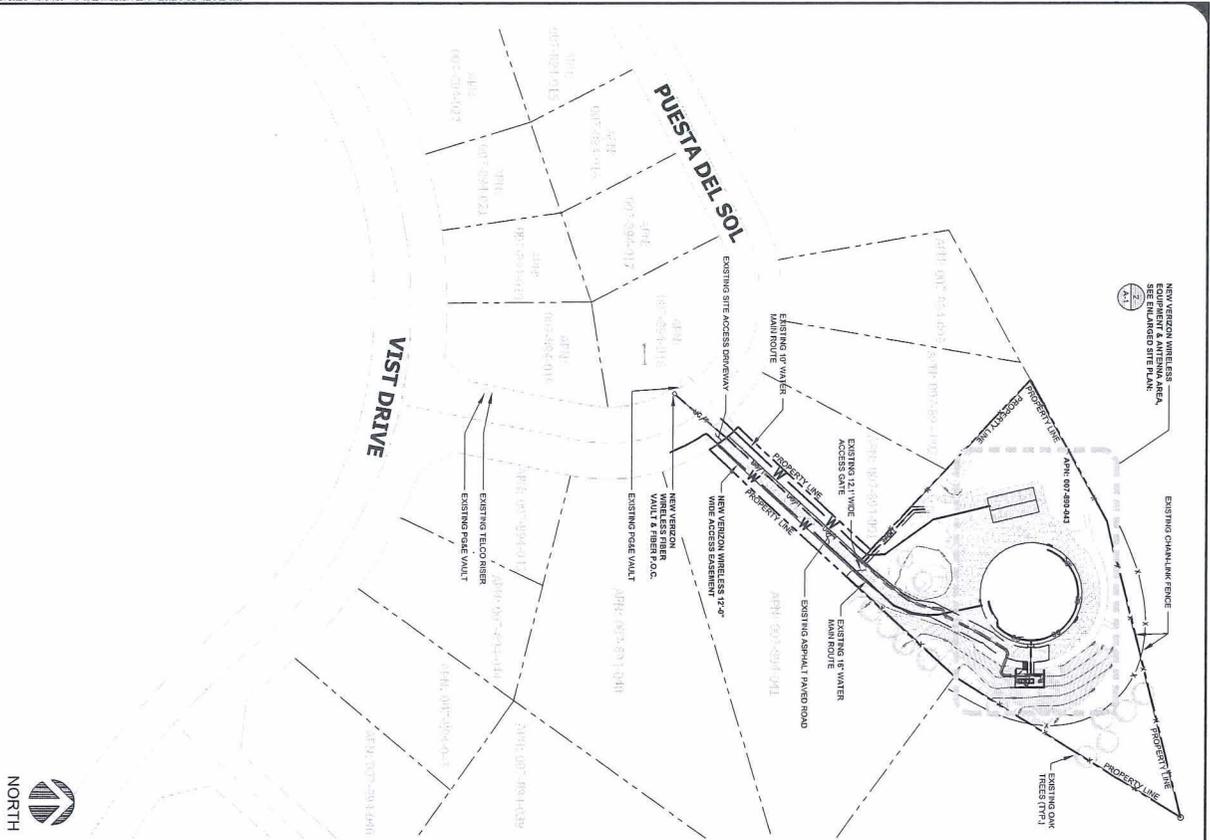
ENLARGED SITE PLAN



SCALE: 3/16" = 1'-0" (24x36)
 (CON) 1/32" = 1'-0" (14x17)

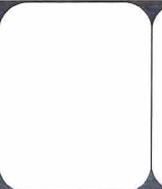
2

A-1



SHEET TITLE:
**SITE PLAN &
 ENLARGED SITE PLAN**

**RANCHO &
 JAMES**
 PSL # 295265
 459 PUESTA DEL SOL
 ARROYO GRANDE, CA 93420
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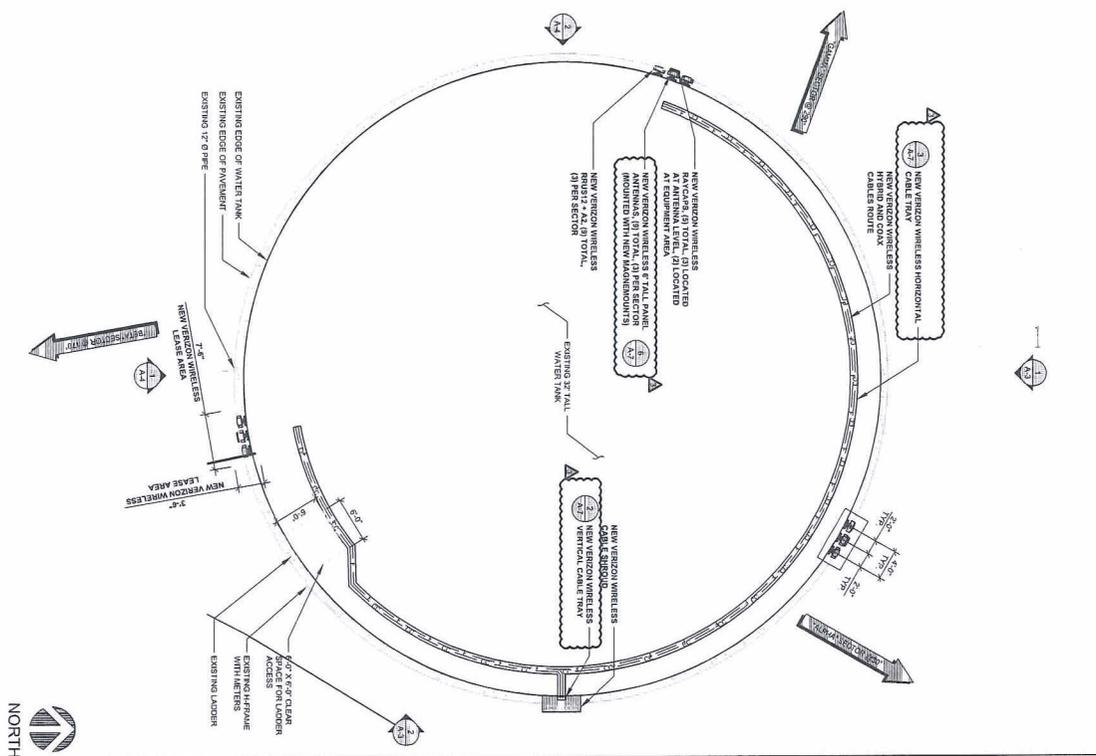


ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/20/15	REV. ZONING	RL
1	12/29/15	CITY COMMENTS	RL
2	03/02/16	CITY COMMENTS	OM
3	04/14/16	CITY COMMENTS	OM

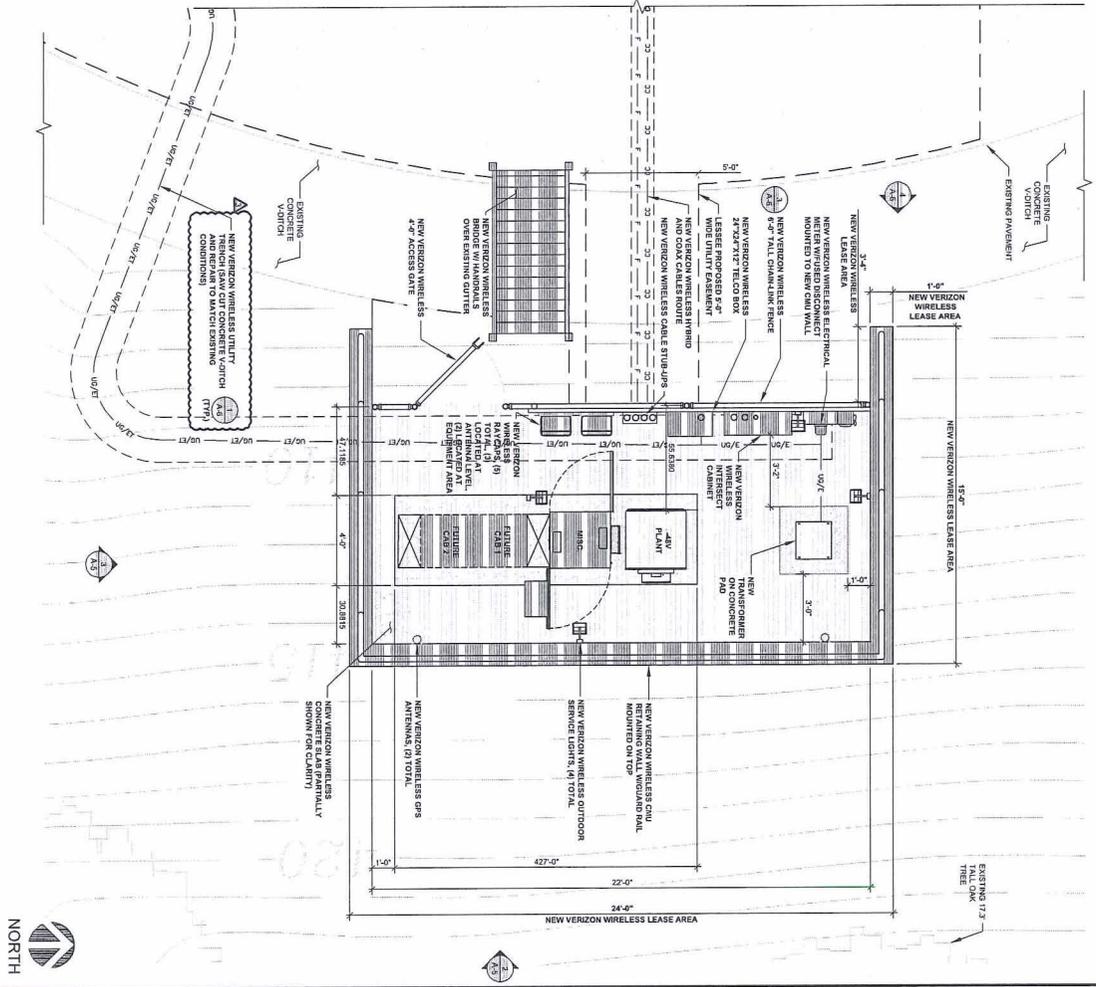
NOTES:
 1. RANCHO GRANDE TANK SHALL BE ATTACHED TO THE TANK AND MULTILOCK GATE SYSTEM SHALL BE REMOVED.

ANTENNA LAYOUT



NOTES:
 1. RANCHO GRANDE TANK SHALL BE ATTACHED TO THE TANK AND MULTILOCK GATE SYSTEM SHALL BE REMOVED.

EQUIPMENT LAYOUT



ANTENNA LAYOUT

SCALE: 1/8" = 1'-0" (24x36)
 (CON) 3/16" = 1'-0" (11x17)

2 NORTH

EQUIPMENT LAYOUT

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

1 NORTH

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/20/18	REV. 22/2018	SM
1	12/22/18	CITY COMMENTS	SM
2	01/14/19	CITY COMMENTS	SM

PROJECT PARTY INFORMATION
 WIRELESS
 5015 SINGHMAN PLACE
 SUITE 200
 WILLETTS, IL 60151

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 ARROYO GRANDE, CA 93420
 COMMONLY KNOWN AS RESERVOIR #5



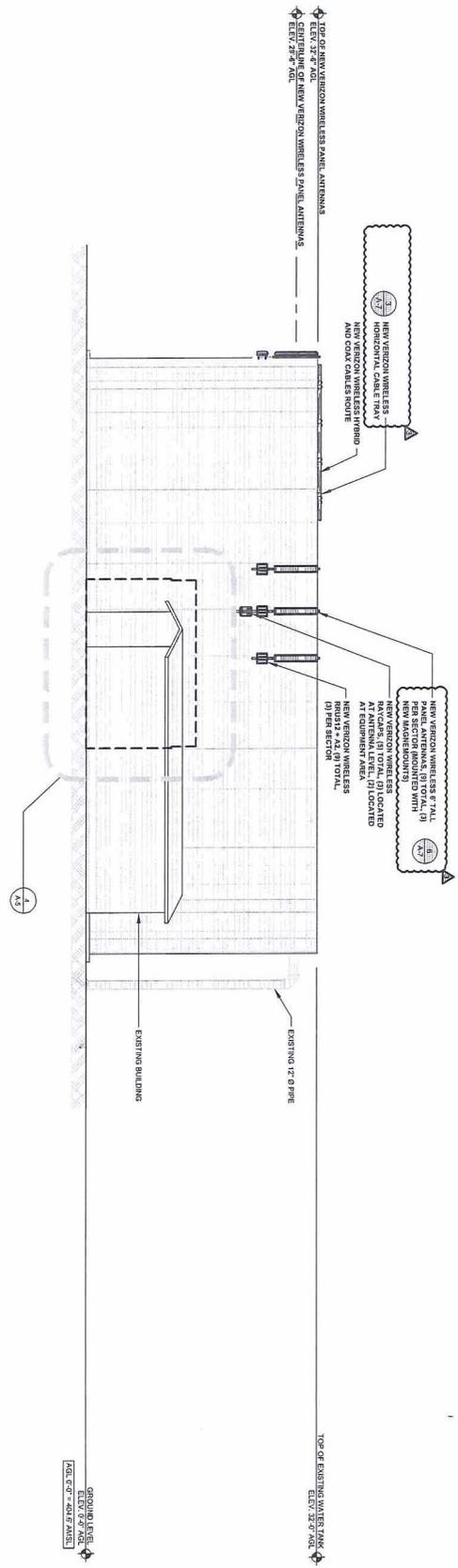
2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

SHEET TITLE:
 EQUIPMENT & ANTENNA LAYOUT

A-2

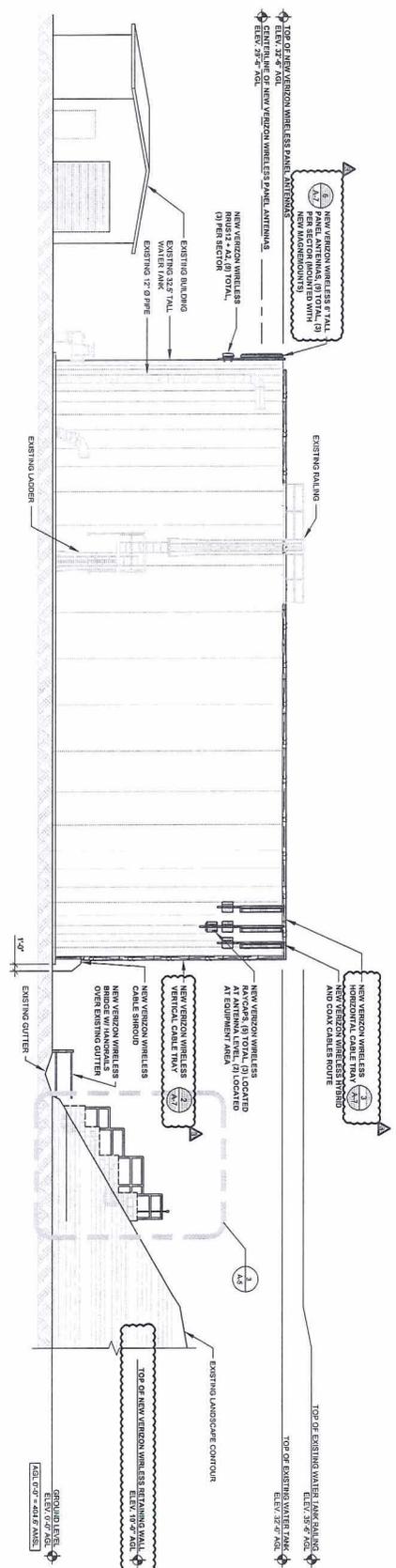
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 11" X 17". SCALE: 1/8" = 1'-0" FOR REDUCED OR BALANCED SHEET 1233

WEST ELEVATION



SCALE: 1/8" = 1'-0" (24x30)
 (ORN) 1/16" = 1'-0" (11x17)
2

SOUTH ELEVATION



SCALE: 1/8" = 1'-0" (24x30)
 (ORN) 1/16" = 1'-0" (11x17)
1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/06/2013	30% ZONING	ML
1	12/28/2013	CITY COMMENTS	ML
2	03/02/2014	CITY COMMENTS	CM
3	04/16/2014	CITY COMMENTS	CM

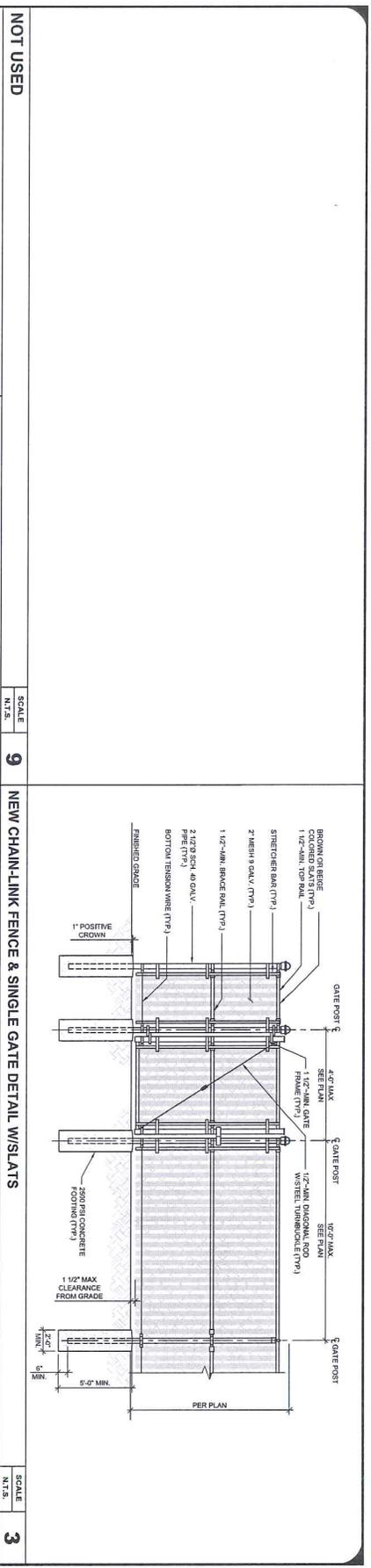
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 WIRELESS
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 SUITE 200
 SAN JOSE, CA 95128

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 459 PUESTA DEL SOL
 ARROYO GRANDE, CA 93420
 COMMONLY KNOWN
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SHEET TITLE:
SOUTH & WEST ELEVATIONS
A-4

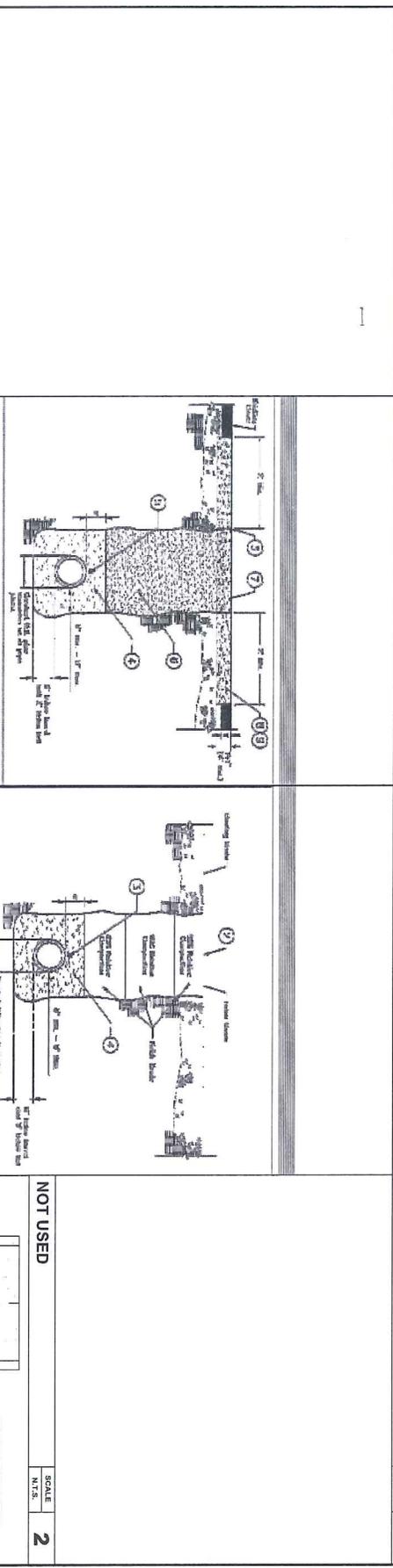


REV.	DATE	DESCRIPTION	BY
0	04/06/10	REV. ZONING	ML
1	12/28/10	REV. COMMENTS	ML
2	03/02/11	REV. COMMENTS	ML
3	04/14/2011	REV. COMMENTS	ML

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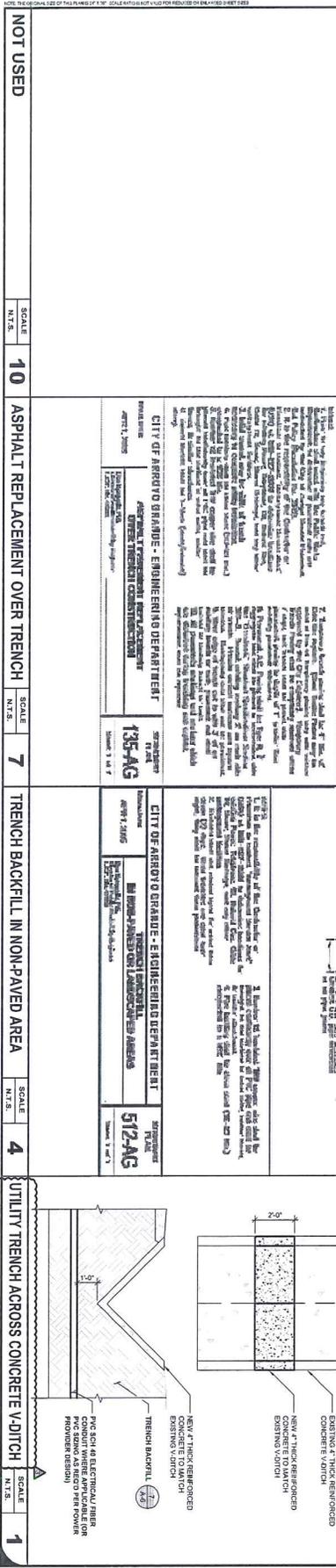
WIRELESS
 5015 SHERWOOD AVENUE
 SAN DIEGO, CA 92122
 619.292.9198



NOT USED

SCALE: N.T.S.

2



NOT USED

SCALE: N.T.S.

4

NOT USED

SCALE: N.T.S.

7

NOT USED

SCALE: N.T.S.

10

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A-6

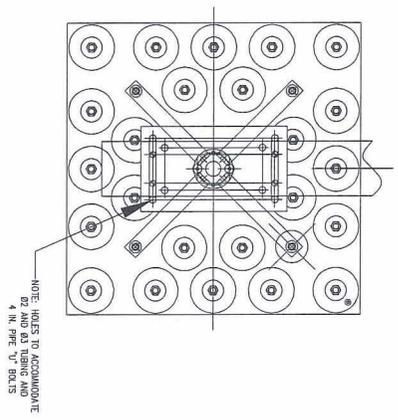
SHEET TITLE:
DETAILS

MAGNAMOUNT SIDE TANK MOUNT MODEL STM3 BY METAL AND CABLE CORP.

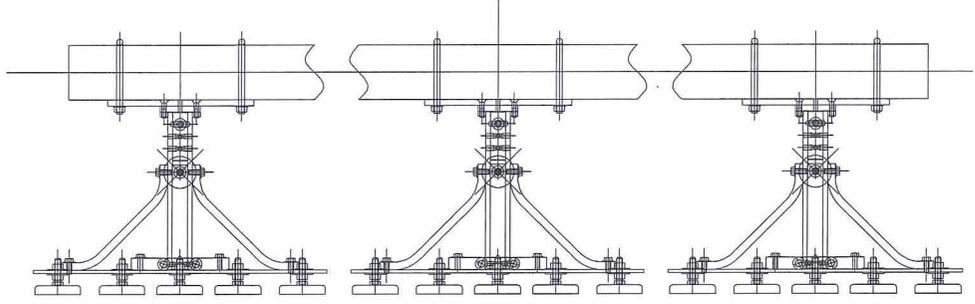
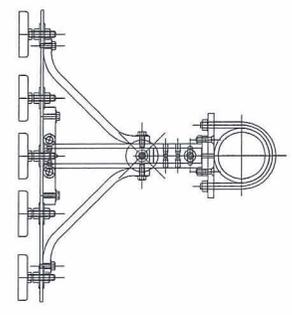
SCALE N.T.S. 6

SCALE N.T.S. 4

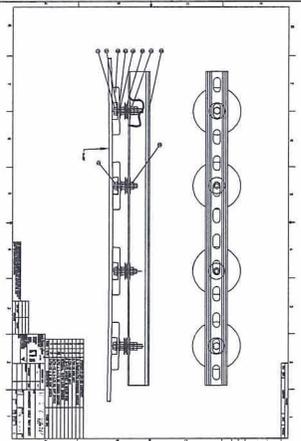
SCALE N.T.S. 1



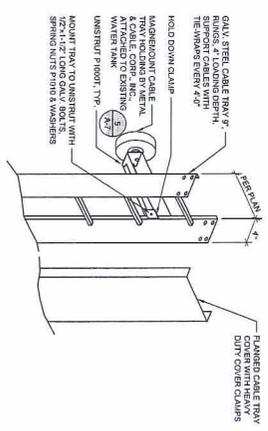
NOTE: HOLES TO ACCOMMODATE 2" DIA. AND 1/2" DIA. 4 IN. DIA. V-SLOTS



CABLE TRAY MOUNT BY METAL AND CABLE CORP. SCALE N.T.S. 5

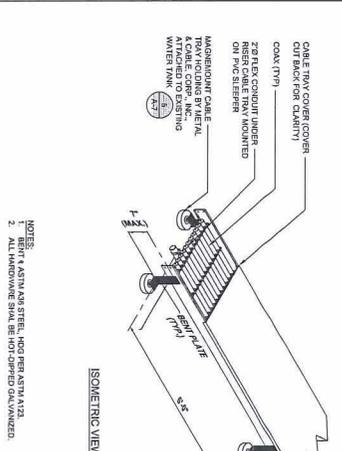


CABLE TRAY MOUNT BY METAL AND CABLE CORP. SCALE N.T.S. 2



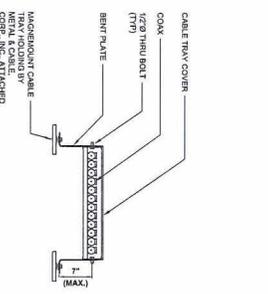
NOTE: CABLE TRAYS SHALL BE FREE OF SHARP OBJECTS AND BURRS WHICH COULD INJURE CABLES. COVERS SHALL BE FASTENED USING HOLD-DOWN CLIPS. SHEET METAL SCREWS ARE NOT ACCEPTABLE.

HORIZONTAL CABLE TRAY SCALE N.T.S. 3



NOTE: 1. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED. 2. ALL HARDWARE SHALL BE HOT-DIP GALVANIZED.

FRONT VIEW SCALE N.T.S. 3



SHEET TITLE: EQUIPMENT MAGNAMOUNT DETAILS
A-7

RANCHO & JAMES
PSL # 295265
459 PUESTA DEL SOL
ARROYO GRANDE, CA 93420
COMMONLY KNOWN AS RESERVOIR #5

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SD
WIRELESS
9015 SIERRA BLVD
SAN DIEGO, CA 92126
619.293.2296

ISSUE STATUS

REV./	DATE	DESCRIPTION	BY
0	04/06/2013	99% ZONING	BAI
1	12/20/2013	CHG COMMENTS	BAI
2	03/05/2014	CHG COMMENTS	QAL
3	08/14/2014	CHG COMMENTS	QAL



Verizon Wireless Cell Site Necessity Case – Rancho and James

Prepared by Verizon Wireless
RF Engineering
Dewayne Bonham

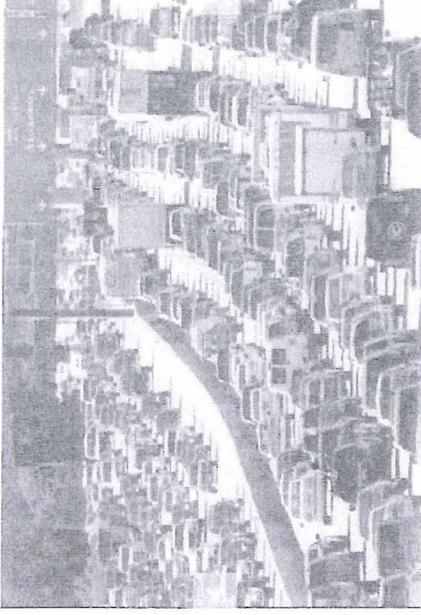


Introduction:

There are two main drivers that prompt the creation of a cell site project, coverage and/or capacity. Most sites provide a mixture of both, but increasingly some sites are pure capacity.

Coverage is the need for expanded service often requested by our customers or emergency services personnel. While this initially meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas.

Capacity is the need for more bandwidth of service. In the simplest form this means a cell site can handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met the user experience within the coverage area of that cell quickly starts to degrade during the busier hours of use.



Capacity is best shown in graphs of usage growth and projected exhaustion. We utilize sophisticated programs to model current usage growth and project it into the future to determine when additional capacity will be required. The algorithms that predict capacity growth output numbers that are not easily explained. Since it takes 2-3 years on average to complete a cell site project, we have to be looking about 3 years into the future to meet future customer demand.

While data capacity may not seem urgent, beginning in 2014 voice traffic will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G data network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls including 911 calls.



“Why do you need a site here??”

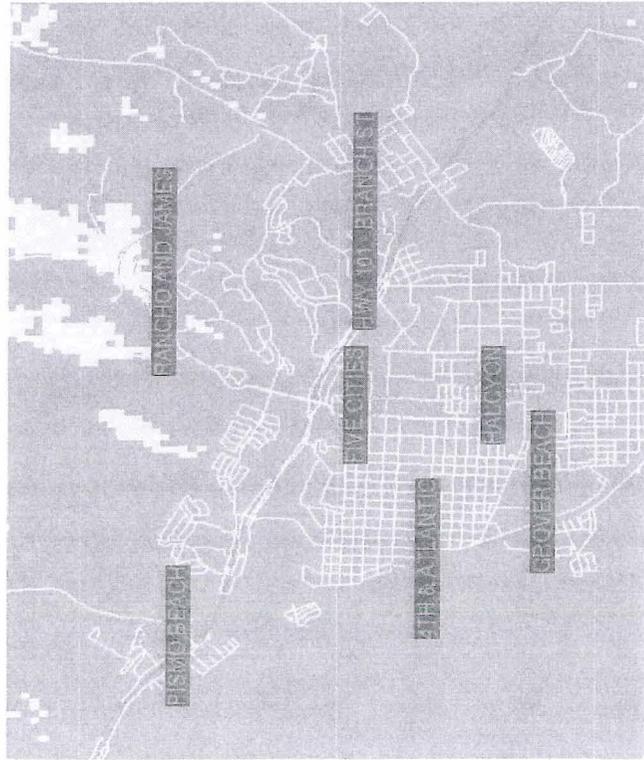
A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter (buildings, trees, & etc.) and a small cell being one that is at or below the ground clutter.

Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.

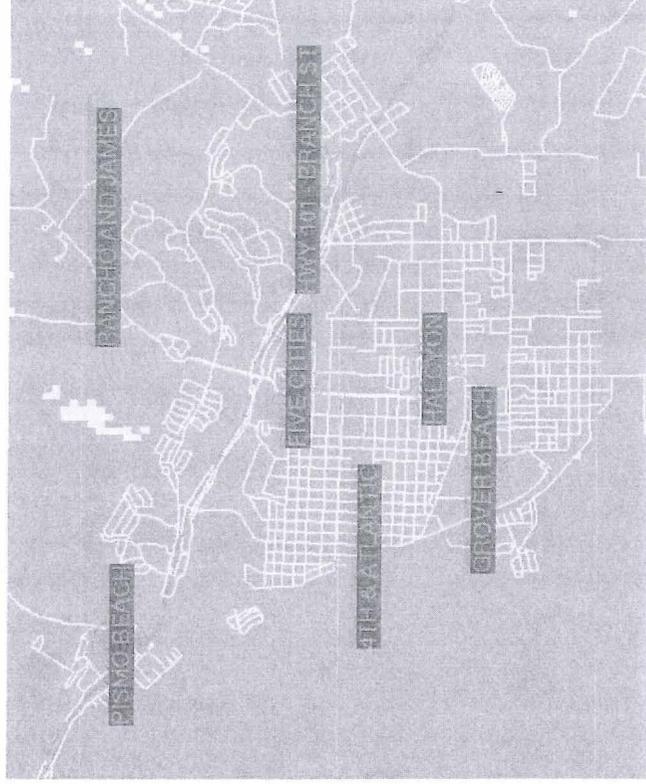


Need Case for: Rancho and James

Existing Coverage



Proposed Coverage



The proposed Rancho and James site is a capacity site which will add needed capacity to support the residential area of Arroyo Grande. It is also improving coverage on inbuilding. Most of the area is served by the Arroyo Grande site which cannot handle the number of data users present in this area. The Arroyo Grande site is severely overloaded and this site will remove this residential area from the overloaded side.

Green=Good In-Building, Yellow=Good In-Vehicle, Red=Good on-Street

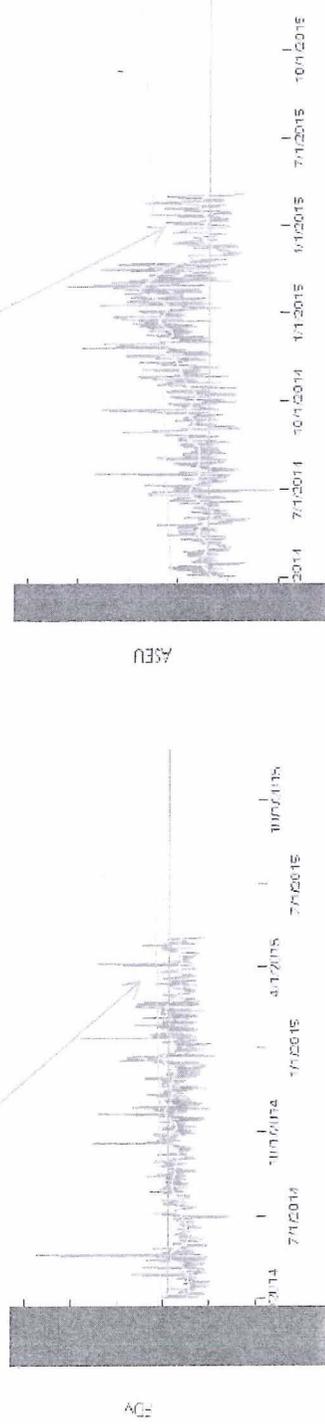
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



Need Case for: Rancho and James

Blue and Green lines show FDV and ASEU. Red line is the threshold where significant service degradation is seen. The yellow line is the trend.

Adding new XLTE to site. Still Arroyo Grande is overloaded



Summary: The existing Arroyo Grande site cannot support the data traffic in this area. Detail below.

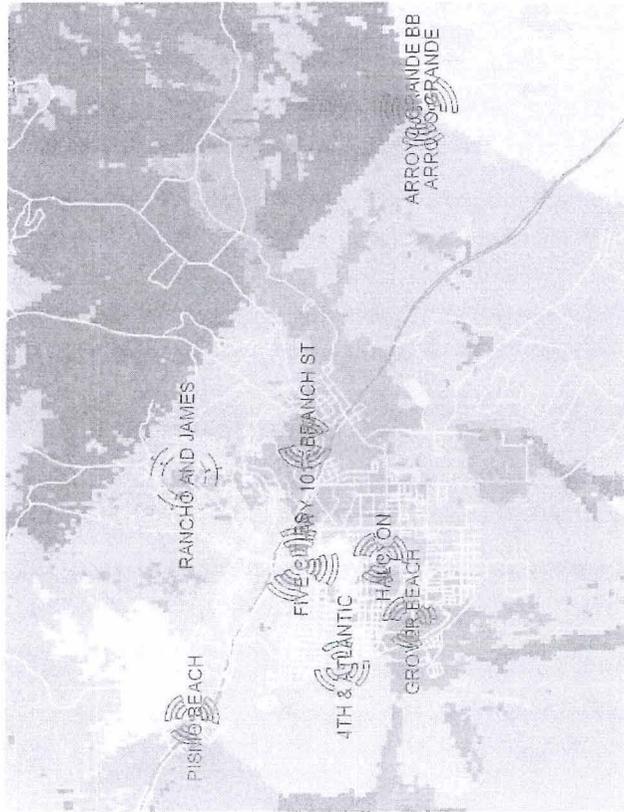
The graphs above show FDV (Forward Data Volume) and ASEU (Average Schedule Eligible Usage). While these are very technical capacity measurements below is a brief explanation. FDV is the total MB of data flowing through the cell it can rise just above the red line then reaches a hard limit and data delivery is delayed. The ASEU measure is of the resource manager in the cell site and shows it ability to schedule the data packets over the Radio channel. At closer distances to the cell higher efficiency modulation schemes can be utilized. Closer traffic means fewer error correction techniques are used and few retransmissions of data. When the cell is serving users at a great distance they require more resources to carry far less data than a closer user would use. This causes the cell to exhaust well before the other limiting factors of the cell are reached. A simple analogy, you can communicate more info talking to someone across a table than you could yelling across a canyon.

To aid in resolving this, we propose to add a 3 sector cell site as proposed in Rancho and James to improve data service in this portion of the community.

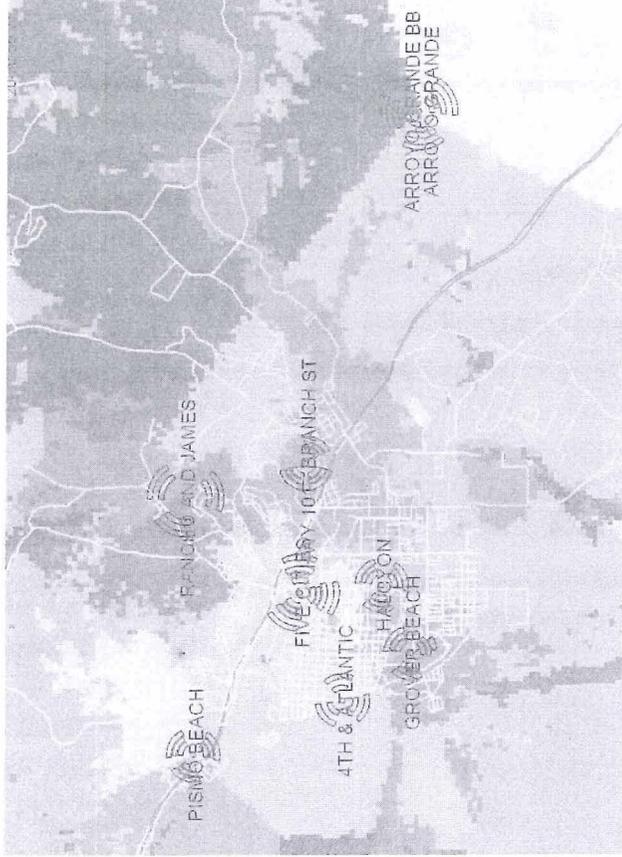


Need Case for: Rancho and James

Best Server without Rancho and James



Best Server with Rancho and James



The plots above show the best server or sectors that cover this area. The orange and blue areas are covered by the Arroyo Grande site. This hilltop site is extremely overloaded. This project will improve service by creating stronger signal and moving the users in this area to a local cell that can better support their data needs.

**Verizon Wireless • Proposed Base Station (Site No. 295265 “Rancho & James”)
459 Puesta Del Sol • Arroyo Grande, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 295265 “Rancho & James”) proposed to be located near 459 Puesta Del Sol in Arroyo Grande, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on the sides of the water tank located near 459 Puesta Del Sol in Arroyo Grande. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

**Verizon Wireless • Proposed Base Station (Site No. 295265 “Rancho & James”)
459 Puesta Del Sol • Arroyo Grande, California**

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by SAC Wireless, LLC, dated April 15, 2015, it is proposed to install nine Andrew directional panel antennas – three Model LNX-6514DS and six Model HBXX-6517DS – on the side of the water tank located near 459 Puesta Del Sol in Arroyo Grande. The antennas would employ up to 10° downtilt, would be mounted at an effective height of about 29½ feet above ground, and would be oriented in identical groups of three toward 30°T, 170°T, and 290°T. The maximum effective radiated power in any direction would be 11,990 watts, representing simultaneous operation at 5,060 watts for AWS, 4,510 watts for PCS, and 2,420 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.69 mW/cm², which is 91% of the applicable public exposure limit.* The maximum calculated level for a person at ground outside of the fenced area surrounding the water tank is 12% of the public exposure limit. The maximum calculated level at any nearby residence† is 20% of the public exposure limit. It should be noted that these results include several “worst-case”

* This occurs on the steep hillside in front of the antennas oriented toward 30°T, within the fenced area surrounding the water tank.

† Located at least 150 feet away, based on photographs from Google Maps.

**Verizon Wireless • Proposed Base Station (Site No. 295265 “Rancho & James”)
459 Puesta Del Sol • Arroyo Grande, California**

assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

Recommended Mitigation Measures

Due to their mounting locations and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antennas, including employees and contractors of Verizon and of the property owner. No access within 13 feet directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs[‡] be posted at the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 459 Puesta Del Sol in Arroyo Grande, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs is recommended to establish compliance with occupational exposure limits.

[‡] Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

Verizon Wireless • Proposed Base Station (Site No. 295265 "Rancho & James")
459 Puesta Del Sol • Arroyo Grande, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2017. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



Andrea L. Bright

Andrea L. Bright, P.E.
707/996-5200

August 14, 2015

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

- where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

- where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



RANCHO & JAMES
PSL # 295265
459 PESTA DEL SOL
ARROYO GRANDE, CA 93421
COMMONLY KNOWN AS RESERVOIR #5

RECEIVED
JAN 21 2016
CITY OF ARROYO GRANDE
COMMUNITY DEVELOPMENT



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

ATTACHMENT 3



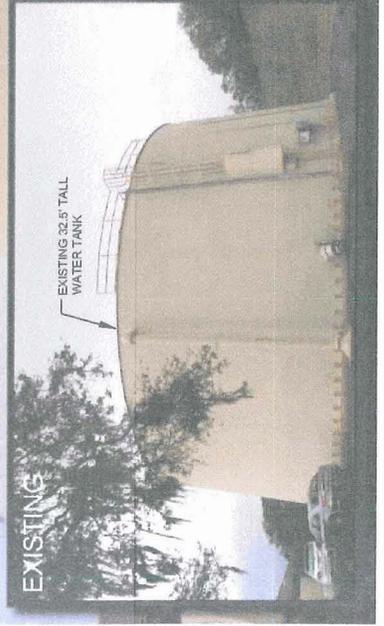
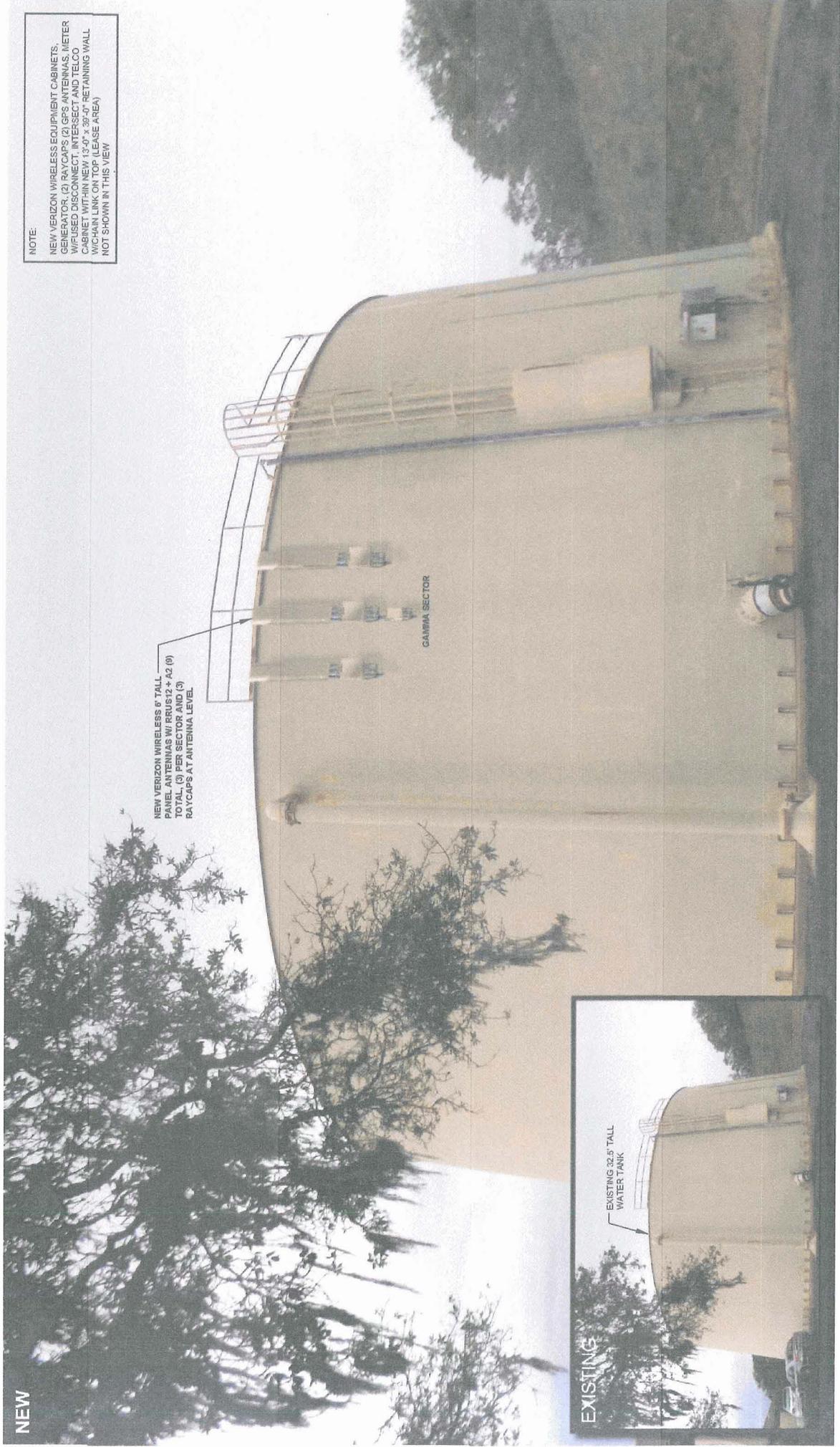
RANCHO & JAMES
 PSL # 295265
 459 PESTA DEL SOL
 ARROYO GRANDE, CA 93421
 COMMONLY KNOWN AS RESERVOIR #5



WIRELESS
 ENGINEERING GROUP
 5555 AVENIDA MONAS, SUITE 429
 CARLSBAD, CA 92008
 OFFICE: (760) 795-5520

PHOTOSIMULATION VIEW 1

NEW



PHOTOSIMULATION VIEW 2

NEW



RANCHO & JAMES
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459 PESTA DEL SOL
ARROYO GRANDE, CA 93421
COMMONLY KNOWN AS RESERVOIR #5



NOTE:
NEW VERIZON WIRELESS EQUIPMENT CABINETS,
GENERATOR, (2) RAYCAPS (2) GPS ANTENNAS, METER
W/FUSED DISCONNECT, INTERSECT AND TELCO
CABINET WITHIN NEW 13'-0" x 39'-0" RETAINING WALL
W/CHAIN LINK ON TOP (LEASE AREA)
NOT SHOWN IN THIS VIEW



NEW VERIZON WIRELESS 6' TALL
PANEL ANTENNAS W/ RRUS12 + A2 (9)
TOTAL, (3) PER SECTOR AND (3)
RAYCAPS AT ANTENNA LEVEL

BETA SECTOR

EXISTING

EXISTING 32.5' TALL
WATER TANK

City of _____

Arroyo Grande



ADOPTED BY CITY COUNCIL

NOVEMBER 2001

Resolution No. 3569

TELECOMMUNICATION FACILITIES SITING and PERMIT SUBMITTAL REQUIREMENTS

I. SITING REQUIREMENTS

The following requirements are intended to assist telecommunication service providers and the community in understanding the City's standards and permit process for such facilities. The goal is to balance the needs of wireless communication providers, the regulatory functions of the City, the rights guaranteed by the federal government, and the potential impacts upon the community and neighboring property owners in the design and siting of telecommunication facilities.

A. General Requirements:

1. Telecommunication facilities shall avoid any unreasonable interference with views from neighboring properties.
2. No monopoles or towers shall be installed on top of an exposed ridgeline or prominent slope when alternative sites are available.
3. Telecommunication facilities shall be painted color(s) that are most compatible with their surroundings.
4. Innovative design shall be used whenever the screening potential for the site is low. For example, designing structures that are compatible with surrounding architecture, or appear as a natural environmental feature, could help mitigate the visual impact of a facility.
5. Telecommunication facilities are discouraged on any property with a Residential land use designation.
6. The City lists the placement of facilities in the following preferential order:

- a. Side-mount antenna on existing structures (buildings, water tanks, etc.) when integrated into the existing structure, completely hidden from public view or painted and blended to match existing structures;
 - b. Within or on existing signs to be completely hidden from public view;
 - c. Atop existing structures (buildings, water tanks, etc.) with appropriate visual/architectural screening to be completely hidden from public view;
 - d. Alternative tower structures (or stealth structures), such as man-made trees, clock towers, flagpoles, steeples, false chimneys, etc., that camouflage or conceal the presence of antennas.
 - e. Existing monopoles, existing electric transmission towers, and existing lattice towers;
 - f. New locations.
7. The City encourages co-location of telecommunication facilities, but only if it results in a lesser visual impact.

B. Requirements for Building Mounted Antennas:

1. Building mounted antennas and all other equipment shall be in scale and architecturally integrated with the building design in such a manner as to be visually unobtrusive.
2. Colors and materials shall match the existing building.
3. All equipment shall be screened from public view.
4. Building mounted antennas and all other equipment shall avoid any unreasonable interference with views from neighboring properties.

C. Requirements for Monopoles and Towers:

1. Monopoles and towers may be considered only when the applicant reasonably demonstrates that the proposed facility cannot be placed on an existing building or structure.
2. Monopoles and towers shall only be allowed on properties zoned Public Facility.
3. Substantial landscaping or other screening should be provided to visually buffer any adjoining residential uses from the potential visual impacts of the facility. Landscape screening should be designed to achieve its desired appearance in a reasonable period of time.

4. For monopoles or towers proposed within 300 feet of residentially zoned property, the facility should be set back at least 50 feet or the height of the facility, whichever is greater. Otherwise, the standard setback for the applicable zoning district shall apply.

II. **PERMIT SUBMITTAL REQUIREMENTS**

Any new telecommunication facility proposed within the City of Arroyo Grande is subject to review and approval through the Conditional Use Permit (CUP) process. The applicant shall submit the following *additional* items and information (unless waived by the Community Development Director based on written justification provided by the applicant) along with the standard CUP application materials. The following list of requirements will be used to check your application for completeness after it is submitted. If your application is not complete, a copy of this list, and/or the CUP checklist, will be returned to you with additional requirements noted.

A. **Site Information:**

Submit a site plan, Assessor's Parcel Map(s), or a recent aerial photo that clearly illustrates the following information:

1. The lease area of the proposed project.
2. The lease areas of all other facilities on the parcel where the proposed facility is located.
3. Property boundaries of the site and the legal lot.
4. Location of all habitable structures within 500 feet of the proposed facility with the distance from the proposed antenna facility to the closest structure clearly marked.

B. **Technology Information:**

1. A written description of the type of technology and type of consumer services the carrier will provide to its customers.
2. An explanation of site selection (reason the site was chosen over alternative sites).
3. An explanation of the need for the proposed height, strength and direction of signal, and type of antenna proposed (i.e., panel, whip, dish). Also include a description of all accessory structures/equipment requested as a part of the proposed antenna facility.
4. Detailed engineering calculations for foundation wind loads.

C. **RF Exposure Information:**

The City of Arroyo Grande requires the same information submitted to the FCC regarding radio frequency (RF) emissions with any application to establish a new or expand an existing communication facility. If the application pertains to co-location, or to an additional facility on a parcel, a cumulative emissions report for the site is required. The City of Arroyo Grande requires the information pursuant to its responsibility, under the California Environmental Quality Act (CEQA), to determine cumulative environmental impacts for all permitted projects.

1. Provide copies of documents submitted to the FCC, including environmental impact information, showing that the proposed facility, both individually and cumulatively (if appropriate), is in compliance with FCC adopted standards for RF emissions for the facility type (i.e., PCS, Cellular, Earth Satellite Facilities). Include a one-page summary in simple, easy to read terms, demonstrating said compliance.

D. Co-Location Information:

Co-location is defined as the coincident placement of telecommunication carriers' antennas on the same tower or antenna-mounting structure. The principal benefit from co-location is that fewer towers are needed to serve a given area, thereby reducing the overall visual impact of towers on a community.

The City encourages the co-location between carriers, or the use of existing towers wherever possible to discourage the unnecessary proliferation of towers. The City also encourages the design of new towers which allow for future co-location whenever feasible. Applicants proposing to site the antenna(s) must demonstrate that reasonable efforts have been made to locate the antennas(s) on existing structures.

1. If not co-located, provide information pertaining to the feasibility of joint-use antenna facilities, and discuss the reasons why such joint use is not a viable option or alternative to a new facility site. This includes written notification of refusal of the existing structure owner to lease space on the structure. Include information on lack of existing towers in the area, topography, frequency or signal interference, line of site problems, and available land zoning restrictions as applicable.

E. Visual Impact Information:

The following information provides staff with criteria for determining the significance of project visual impacts for CEQA purposes.

1. Submit a preliminary environmental review with special emphasis placed upon the nature and extent of visual and aesthetic impacts.
2. Submit photo mock-ups or digital computer representations of the project site "before" and "after" installation. Physical samples of facility materials and/or a three-dimensional model may also be required. Show the proposed tower, antenna(s), equipment shelters, and any landscaping or screening proposed to lessen the visual impact of the project.
3. Submit information regarding the location of existing towers of the same, or similar design as the proposal facility, located within 10 miles of Arroyo Grande for viewing purposes.
4. If the project site is located within ½ mile of a public road, residence, public park, public hiking trail, or private easement open to the public, or if visible from such areas, show the proposed project site from multiple vantage points. *Multiple viewpoints will require an index map and key for identification.*

5. Provide a sample of the proposed color of the tower in the form of a minimum one square foot paint sample, and explain the reasons why that color is best for the location proposed.
6. Describe the type of landscaping proposed to screen the facility to the maximum extent feasible, or the reasons why landscaping is not necessary or feasible.
7. Proposed communication facilities should not be sited on ridgelines or hilltops when alternative sites are available. If a ridgeline location is proposed, submit written justification to the Community Development Director. If no alternative site exists, the communications facility must be located to minimize silhouetting on the ridgeline and must blend with the surrounding environment to decrease visibility from off site.
8. At the time of permit renewal, any major modification to the existing permit, or change-out of major equipment, the permit site and existing equipment shall be reviewed for consistency with changes in technology that could substantially lessen visual impacts. If the Community Development Director determines that a change in technology would substantially lessen the visual impacts of the facility, or if they would result in a substantial benefit to the public, the permittee may be required to make those changes.
9. If there is a change of lessee, information regarding the type of technology that will be used by the new lessee shall be submitted to the Community Development Department within ten (10) days of that change. If the transfer would require any changes to the facilities approved in the original CUP, an Amended Conditional Use Permit application must be submitted. The new lessee shall use the most current technology available if it would substantially lessen visual impacts of the site, and if it would result in a substantial benefit to the public.
10. Describe if the proposed facility is intended to be a "Coverage" or "Capacity" site.

F. Antenna/Site Capacity Information:

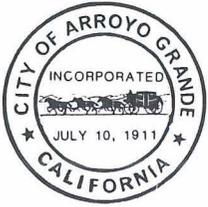
1. Submit information on the **total** antenna capacity for the proposed antenna tower and any other structures for the proposed project. This information may be used for future co-location of antennas from other companies.
2. There shall be a maximum of two towers per assessor's parcel or developed site.

Pictures of project site to justify wall height variance of 10' retaining wall due to location abutting a hill

Verizon project located at 459 Del Sol



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MAY 09 2018
CITY OF ARROYO GRANDE
COMMUNITY DEVELOPMENT



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: *h.H.* KELLY HEFFERNON, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE-FAMILY ATTACHED RESIDENCES; LOCATION – 1177 ASH STREET; APPLICANT – JEFFREY EMRICK

DATE: JULY 5, 2016

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution approving Tentative Parcel Map 15-001 and Planned Unit Development 15-001.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location

Subject Property



**PLANNING COMMISSION
CONSIDERATION OF TPM 15-001 AND PUD 15-001; 1177 ASH STREET
JULY 5, 2016
PAGE 2**

The subject property is an undeveloped parcel located on Ash Street between Walnut and Elm Streets behind an existing residence in the Multi-Family (MF) zoning district. The 0.22-acre site is surrounded by single and multi-family residential development on all sides and is accessed by an eighteen foot (18') wide easement on the east side of the property. A 15" diameter Coast Live Oak tree is located on the eastern property line behind the back of sidewalk and is proposed to remain. The property is mostly flat with a two foot (2') drop from north to south.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on May 11, 2016. Members of the SAC discussed several aspects of the project, including protection of the existing Coast Live Oak tree at the northeast corner of the property, adequate emergency access, and required public improvements. The City's Arborist also recommended that the proposed street tree be removed due to the limited sidewalk area and that the citrus and pear trees be replaced with other species that will better thrive on the north side of the structures since the location provides limited sun exposure. The plans have been amended to remove the street tree and a condition has been added regarding replacing the fruit trees. Members of the SAC were in support of the project as conditioned.

Architectural Review Committee

The Architectural Review Committee (ARC) considered this project on June 6, 2016 and discussed issues related to open space requirements, density unit calculations, adequacy of guest parking, and landscaping. The ARC unanimously recommended approval with a condition that the Myoporum Parvifolium be replaced with a different drought-tolerant species on the landscape plan that does not grow as wide. A condition has been added to address this concern.

ANALYSIS OF ISSUES:

Project Description

The proposed project consists of subdividing a 0.22-acre property into four (4) parcels with an average lot size of 2,360 square feet. The four (4) parcels would be developed with two-story townhomes configured with two (2) buildings of two (2) townhomes connected over a shared property line. Each unit would provide approximately 875 square feet of living space and an attached 240 square foot one-car garage. Of the 875 square feet of living space, 489 square feet is proposed for the first floor and 386 square feet is proposed for the second floor. Four (4) guest parking spaces are also provided.

General Plan

The General Plan designates the subject property for High Density Residential land uses. Development of the proposed project meets Policies LU3-3, LU11-1 and LU11-3 of the General Plan Land Use Element, which state:

**PLANNING COMMISSION
 CONSIDERATION OF TPM 15-001 AND PUD 15-001; 1177 ASH STREET
 JULY 5, 2016
 PAGE 3**

LU3-3: Accommodate the development of apartment buildings as well as condominium and townhouses in areas designated as Multiple-Family Residential – High Density (MFR-HD).

LU11-1: Require that new developments be at an appropriate density or intensity based upon compatibility with the majority of existing surrounding land uses.

LU11-3: Intensity of land use and area population shall be limited to that which can be supported by the area's resource base, as well as circulation and infrastructure systems.

Development Standards

The subject property is zoned Multi-Family (MF). The primary purpose of the MF district is to provide for a variety of residential uses, encourage diversity in housing types with enhanced amenities, or provide transitions between higher intensity and lower intensity uses. The district is also intended as an area for development of small lot single-family detached, single-family attached, and multi-family attached residential dwelling units, planned unit developments, condominiums, and certain senior housing types. The design of the proposed project as a small lot single-family attached housing project is allowed in the MF zoning district following approval of a Planned Unit Development (PUD). For multi-family dwellings within a residential zoning district, a one-bedroom or studio is equal to 0.5 density units. With a maximum density of nine (9) dwelling units per acre and a 0.22-acre site, the maximum number of units is 1.98. However, pursuant to Development Code Section 16.32.030, all remainders of fifty-one (51) percent or greater shall be rounded to the next higher whole number in the MF zoning district. Therefore, four (4) one bedroom units equate to two (2) dwelling units consistent with the maximum allowable density. The development standards for the MF district and the proposed project are identified in the following table:

Table 1: Site Development Standards for the MF Zoning District

Development Standards	MF District	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Notes
Maximum Density	9	0.5	0.5	0.5	0.5	Code Met.
Minimum Building Site	10,000 sq. ft.	2,360 sq. ft.	2,360 sq. ft.	2,360 sq. ft.	2,376 sq. ft.	Can adjust with PUD
Minimum lot width	80'	29.87'	29.50'	29.50'	29.50'	Can adjust with PUD
Minimum lot depth	100'	29.87'	29.5'	29.5'	29.5'	Can adjust with PUD
Minimum front yard setback	20'	24'	24'	24'	24'	Code Met

**PLANNING COMMISSION
 CONSIDERATION OF TPM 15-001 AND PUD 15-001; 1177 ASH STREET
 JULY 5, 2016
 PAGE 4**

Development Standards	MF District	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Notes
Minimum interior side yard setback	10'	9.7'; 0'	9.3'; 0'	9.3'; 0'	9.3'; 0'	Can adjust with PUD
Minimum rear yard setback	15'	5.5'	5.5'	5.5'	5.5'	Can adjust with PUD
Maximum lot coverage	40%	31%	31%	31%	31%	Code Met
Maximum height for buildings	30' or 2 stories, whichever is less	22'	22'	22'	22'	Code Met
Minimum distance between buildings	10'	0'	18.7'	18.7'	0'	Attached dwellings permitted with PUD

As shown in the table above, the proposed project meets most requirements of the Arroyo Grande Municipal Code (AGMC), but requires an approved PUD in order to deviate from the setback and lot dimension standards. This process is used where greater flexibility in design is desired to provide a more efficient use of land than would be possible through strict application of conventional zone or land use district regulations. For example, the building site for the proposed project is much smaller than the minimum building site required by the AGMC. Building sites of this size are typically seen in condominium conversions. However, a PUD can be used to deviate from the minimum building site requirements in exchange for open space and other amenities.

Access and Parking

The project site accessed from Ash Street via an eighteen foot (18') wide shared driveway. A Shared Driveway and Maintenance Agreement has been included with the project to outline responsibilities for the maintenance of the access and common drainage facilities. A driveway easement benefiting the subject property has been recorded on the adjacent developed parcel fronting Ash Street.

Parking for one-bedroom townhome developments is required at a rate of one (1) space in an enclosed garage and 0.5 guest spaces per unit. The proposed project therefore requires four (4) enclosed garage spaces and two (2) total guest spaces. Each unit will have its own enclosed single-car garage as well as one (1) dedicated uncovered guest parking space, for a total of four (4) enclosed garage spaces and four (4) uncovered guest parking spaces. Hence, the proposed parking exceeds AGMC requirements of by a total of two (2) guest spaces.

**PLANNING COMMISSION
 CONSIDERATION OF TPM 15-001 AND PUD 15-001; 1177 ASH STREET
 JULY 5, 2016
 PAGE 5**

Open Space

The applicant proposes to substitute two (2) additional parking spaces in-lieu of providing additional usable open space per Table 16.32.050-C of the Development Code. Below are the calculations for required and proposed open space areas.

Table 2: Required Open Space Areas

Lot	1	2	3	4	Total	%
Lot Area	2,360 sq. ft.	2,360 sq. ft.	2,360 sq. ft.	2,376 sq. ft.	9,456 sq. ft.	100%
Private OS	236 sq. ft.	236 sq. ft.	236 sq. ft.	238 sq. ft.	946 sq. ft.	10%
Common OS	708 sq. ft.	708 sq. ft.	708 sq. ft.	714 sq. ft.	2,838 sq. ft.	30%
Usable OS	944 sq. ft.	944 sq. ft.	944 sq. ft.	952 sq. ft.	3,784 sq. ft.	40%

Table 3: Proposed Open Space Areas

Lot	1	2	3	4	Total	%
Lot Area	2,360 sq. ft.	2,360 sq. ft.	2,360 sq. ft.	2,376 sq. ft.	9,456 sq. ft.	100%
Private OS	497 sq. ft.	490 sq. ft.	490 sq. ft.	497 sq. ft.	1,974 sq. ft.	20.9%
Common OS	382 sq. ft.	373 sq. ft.	373 sq. ft.	383 sq. ft.	1,511 sq. ft.	16.0%
Usable OS	879 sq. ft.	863 sq. ft.	863 sq. ft.	880 sq. ft.	3,485 sq. ft.	36.9%

As illustrated above, the proposed percentage of private open space is greater than the Development Code requires, while the common and usable open space percentages have decreased. The applicant has provided the following justification for the proposed 3.1% decrease in usable open space:

“We believe that the proposed one bedroom units will be occupied by a single individual or couple and the need for public passive open space will not be as great as the need for additional on-site guest parking spaces. This is why we are proposing one guest parking space and one garage parking space for each unit where 0.5 parking space and one garage parking space is required by Development Code Section 16.56.060. Additionally, we believe that due to the assumed user profile that additional private open space in lieu of common open space would be desirable. Note that the proposed project also contains an additional 682 square feet of public open space (not included in the calculations) as defined by Development Code Section 16.04.070 in the form of a basketball half court located in the drive isle.”

Development Code Section 16.04.070 defines common open space as:

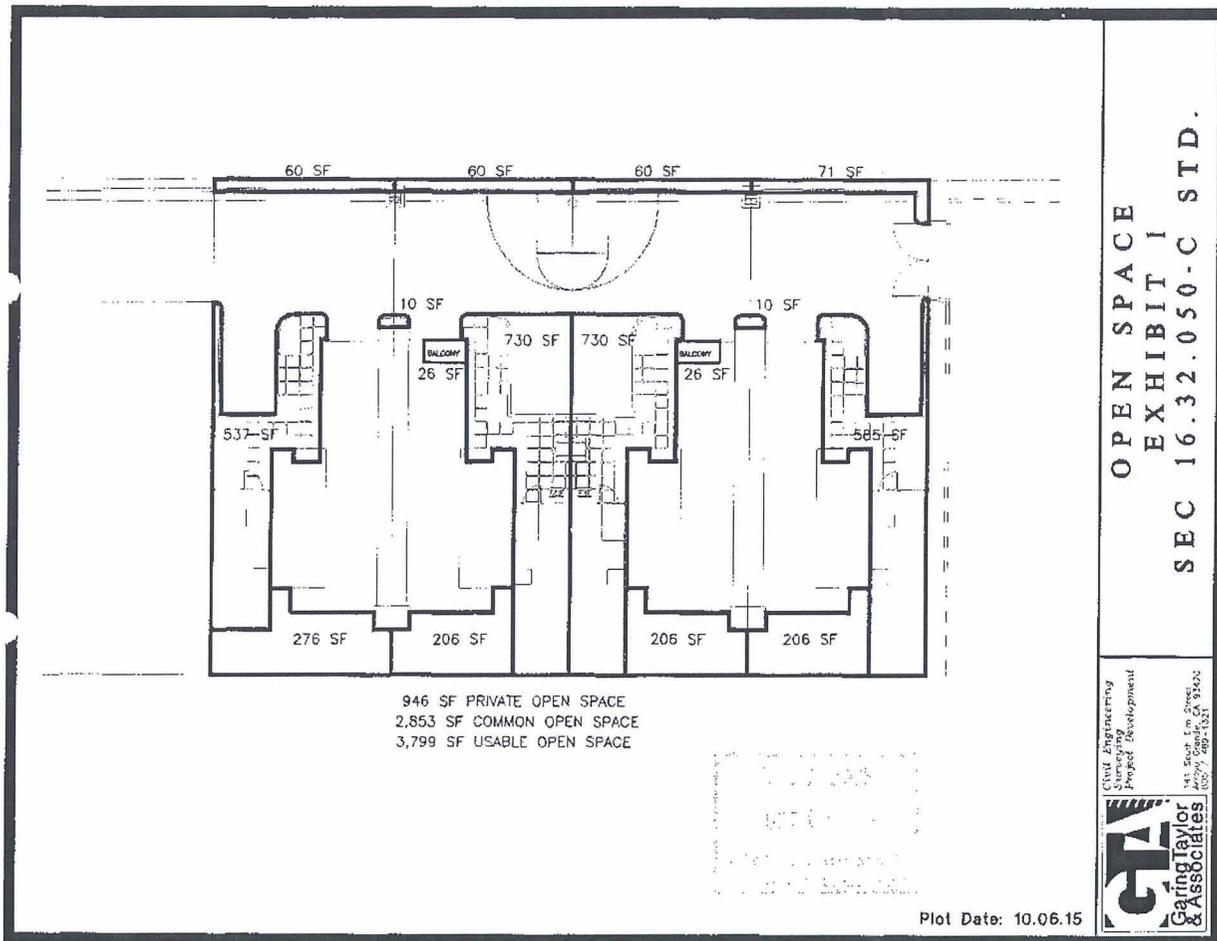
“...land used for recreation, resource protection, amenity, and/or buffers and dedicated, designed or reserved for public or private use. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and water courses. Open

**PLANNING COMMISSION
 CONSIDERATION OF TPM 15-001 AND PUD 15-001; 1177 ASH STREET
 JULY 5, 2016
 PAGE 6**

space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel or areas covered by buildings or accessory structures (except recreational structures)."

The issue with the above definition is that the half basketball court is located within the driveway and therefore would not be considered. Below are exhibits provided by the applicant illustrating how the project could comply with Development Code open space requirements without the additional two (2) guest parking spaces (Exhibit 1), and proposed open space including the two (2) guest parking spaces (Exhibit 2).

Exhibit 1

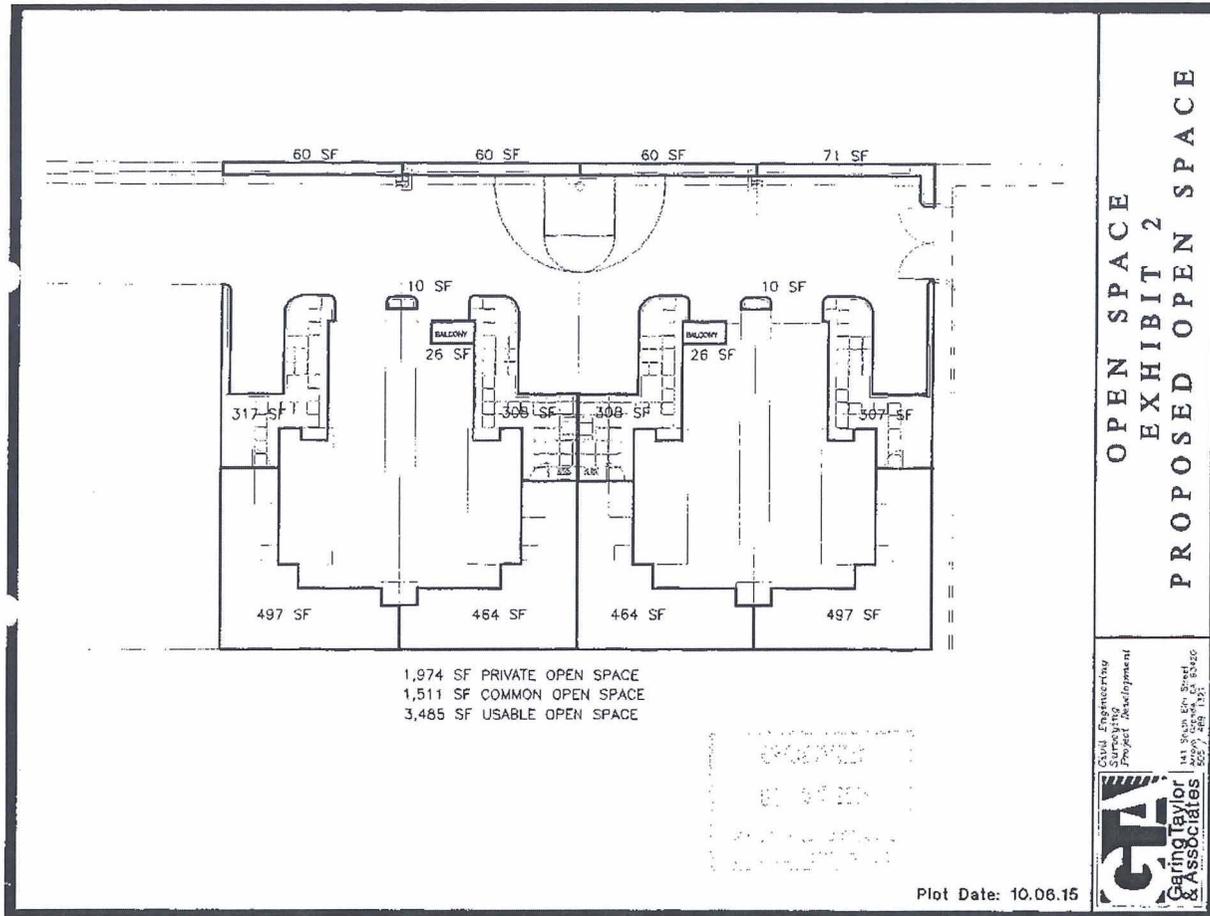


**OPEN SPACE
 EXHIBIT 1
 SEC 16.32.050-C STD.**

Civil Engineering
 Surveying
 Project Development

GTA
 Garing Taylor & Associates
 1115 South F Street
 Arcadia, CA 91702
 (909) 489-1337

Exhibit 2



Section 16.32.050.E(5)(l)(v) of the Development Code states that “the Planning Commission may permit minor deviations from open space standards when it can be determined that: A) the objectives underlying these standards can be met without strict adherence to them; and/or B) because of peculiarities in the tract of land or the facilities proposed, it would be unreasonable to require strict adherence to these standards.” If the Planning Commission determines that the 3.1% reduction in usable open space is a minor deviation given the recreational amenity of the half basketball court in addition to the two (2) guest parking spaces, then the project can be considered compliant with open space requirements.

Architecture

The architectural design is modernistic, incorporating a variety of integrated boxy elements composed of stucco and corrugated steel. The proposed building colors will complement the neighboring structures, using beige and brown stucco on the body of the building, with dark green for the trim, front door, and garage door. The proposed

**PLANNING COMMISSION
CONSIDERATION OF TPM 15-001 AND PUD 15-001; 1177 ASH STREET
JULY 5, 2016
PAGE 8**

siding at the rear of the building is red corrugated high carbon steel. A color board is included with the project plans.

Landscaping

The proposed conceptual landscape plan indicates four (4) new Brown Pine (*Podocarpus Neriifolius*) trees, one (1) new Improved Myer Lemon tree, one (1) new Dancy Mandarin Orange tree, and four (4) new Asian Pear (*Pyrus Pyrifolia*) trees with drought tolerant shrubs and ground cover. As indicated above, the fruit trees and *Myoporum Parvifolium* shrubs are conditioned to be replaced with more appropriate species given the planting site conditions (constrained area and limited solar exposure). All landscaping is required to comply with the State's Model Water Efficient Landscape Ordinance adopted by the City prior to issuance of building permits.

ALTERNATIVES:

The following alternatives are provided for the Commission's consideration:

- Adopt the attached Resolution, approving Tentative Parcel Map 15-001 and Planned Unit Development 15-001 as proposed;
- Modify and adopt the attached Resolution, approving Tentative Parcel Map 15-001 and Planned Unit Development 15-001;
- Do not adopt the attached Resolution and provide direction regarding findings for denial of the project; or
- Provide direction to staff.

ADVANTAGES:

The proposed project will construct additional residential units in an area identified in the General Plan for high density residential development. It is anticipated that the residences will be affordable by design given the compact nature of the overall development and smaller size of the units.

DISADVANTAGES:

Open space requirements per Table 16.32.050-C of the Development Code are not fully met. However, Section 16.32.050.E(5)(l)(v) of the Development Code allows flexibility for the Planning Commission to approve minor deviations to open space requirements when the objectives underlying these standards can be met without strict adherence to them. For this project, two (2) additional guest parking spaces have been added as well as a half basketball court. These may be considered amenities that offset the 3.1% additional usable open space requirement.

ENVIRONMENTAL REVIEW:

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15315 of the CEQA Guidelines regarding minor land divisions.

**PLANNING COMMISSION
CONSIDERATION OF TPM 15-001 AND PUD 15-001; 1177 ASH STREET
JULY 5, 2016
PAGE 9**

PUBLIC NOTIFICATION AND COMMENT:

A notice of public hearing was mailed to all property owners within 300' of the project site, published in The Tribune, posted at City Hall and on the City's website, and posted at the project site on Monday June 27, 2016. The agenda and staff report were posted at City Hall and on the City's website on Thursday, June 30, 2016. One letter has been received from a neighboring property owner concerned about street parking (Attachment 1).

Attachments:

1. Letter dated June 29, 2016 from Mrs. Bonifacio
2. Project plans (Available for public review at City Hall)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; LOCATED AT 1177 ASH STREET; APPLIED FOR BY JEFF EMRICK

WHEREAS, the applicant has filed Tentative Parcel Map 15-001 and Planned Unit Development 15-001 to subdivide a 0.22-acre site into four (4) lots and construct four (4) one-bedroom, 1.5 bath townhome units including a one-car garage per unit and four (4) guest parking spaces; and

WHEREAS, the Planning Commission has reviewed the 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 have determined that this project is categorically exempt per Section 15315 of the CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on July 5, 2016; and

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

Tentative Parcel Map Findings

1. The proposed tentative parcel map is consistent with goals, objectives, policies, plans, programs, intent and requirements of the Arroyo Grande General Plan, as well as any Specific Plan, and the requirements of this title;

The proposed Parcel Map is consistent with the goals, objectives, and policies of the General Plan, specifically Policies LU3-3, LU11-1, and LU11-3 of the General Plan Land Use Element.

2. The site is physically suitable for the type of development proposed;

The site is approximately 0.22 acres and is physically suitable for four (4) residences as proposed on a residential infill lot.

3. The site is physically suitable for the proposed density of development;

The site is 0.22-acres, is located in the Multi-Family zoning district on a relatively flat site, and is physically suitable for the density of four (4) residences as proposed.

RESOLUTION NO.

PAGE 2

4. The design of the tentative parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The tentative parcel map is proposed on an infill residential lot and the design of the map and associated improvements are not likely to cause substantial environmental damage.

5. The design of the subdivision or type of improvements is not likely to cause serious public health problems;

The design of the parcel map on an infill residential lot and the type of improvements proposed is not likely to cause serious public health problems.

6. The design of the tentative parcel map or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed tentative parcel map or that alternate easements for access or for use will be provided, and that these alternative easements will be substantially equivalent to ones previously acquired by the public;

The project site does not contain any existing public easements and therefore the proposed project will not interfere with any public easements. All existing private easements will remain or be appropriately updated.

7. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements as prescribed by Division 7 (commencing with Section 13000) of the California Water Code;

The proposed discharge of waste into the existing waste system is conditioned to meet requirements.

8. Adequate public services and facilities exist or will be provided as the result of the proposed tentative parcel map to support project development;

Adequate public services and facilities exist for the proposed parcel map and subsequent development.

RESOLUTION NO.

PAGE 3

Planned Unit Development Findings:

1. That the proposed development is consistent with the goals, objectives and programs of the general plan and any applicable specific plan.

The proposed Parcel Map and subsequent residential development is consistent with the goals, objectives, and policies of the General Plan, specifically Policies LU3-3, LU11-1, and LU11-3 of the General Plan Land Use Element.

2. That the site for the proposed development is adequate in size and shape to accommodate the use and all yards, open spaces, setbacks, walls and fences, parking area, loading areas, landscaping, and other features required.

With the flexibility offered by the Planned Unit Development and the modified development standards for lot size and setbacks, the site is adequate to meet the intent of the Multi-Family zoning district.

3. That the site for the proposed development has adequate access, meaning that the site design and development plan conditions consider the limitations of existing streets and highways.

The site has adequate common access from Ash Street for the design of the proposed project and the newly created lots.

4. That adequate public services exist, or will be provided in accordance with the conditions of development plan approval, to serve the proposed development; and that the approval of the proposed development will not result in a reduction of such public services to properties in the vicinity so as to be a detriment to public health, safety or welfare.

The proposed development is consistent with the General Plan, adequate public services are available to serve the project, and proposed development will not result in a reduction of public services in the vicinity so as to be a detriment to public health, safety or welfare.

5. That the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property, or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area.

With the flexibility offered by the Planned Unit Development and the modified development standards for lot size and setbacks, the project will not have an adverse effect on the surrounding property.

RESOLUTION NO.

PAGE 4

6. That the improvements required, and the manner of development, adequately address all natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, seismic, fire and slope hazards.

There are no known natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, seismic, fire and slope hazards.

7. The proposed development carries out the intent of the planned unit development provisions by providing a more efficient use of the land and an excellence of design greater than that which could be achieved through the application of conventional development standards.

The planned unit development provides a more efficient use of the land by allowing modifications to the development standards for lot size and setbacks and allowing for an additional residential lots in the Multi-Family zoning district.

8. The proposed development complies with all applicable performance standards listed in Section 16.32.050(E).

The proposed development meets the standards of Planned Unit Developments including open space requirements. Minor deviations from open space standards are allowed when it can be determined that the objectives underlying these standards can be met without strict adherence to them. In this case, the inclusion of the recreational amenity of a half basketball court provides sufficient justification for a 3.1% reduction in usable open space.

9. The clustering of dwelling units is approved pursuant to a specific plan, planned unit development, or similar mechanism.

The Planned Unit Development is allowing for the clustering of residences in a small lot, attached format in the Multi-Family zoning district.

10. The overall permitted density of the project area is not exceeded.

The overall density of the proposed project is in compliance with the allowable density of the project site. Pursuant to Arroyo Grande Municipal Code Section 16.32.030, all remainders of fifty-one (51) percent or greater shall be rounded to the next higher whole number in the Multiple Family zoning district.

RESOLUTION NO.

PAGE 5

11. The resulting project will not require a greater level of public services and facilities than would an equivalent nonclustered project.

The development resulting from the Planned Unit Development will be of a density consistent with the zoning district and will therefore not require a greater level of public services and facilities than an equivalent nonclustered project.

12. The result of clustering residential units is a more desirable and environmentally sensitive development plan which creates usable open space areas for the enjoyment of project residents and which preserves significant environmental features.

The result of clustering lots allows for the development of additional residential lots and reduces development pressure on non in-fill lots.

13. The project development pattern, including the net density of developed area and proposed lot sizes which result from clustering are compatible with surrounding areas.

With modifications to lot size and setbacks, the resulting development will be at a scale and intensity consistent and compatible with the surrounding properties.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Tentative Parcel Map 15-001 and Planned Unit Development 15-001 as shown in Exhibit "B", attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as 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 5th day of July, 2016.

LAN GEORGE
CHAIR

ATTEST:

DEBBIE WEICHINGER
SECRETARY TO THE COMMISSION

AS TO CONTENT:

TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT 'A'
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 15-001 AND
PLANNED UNIT DEVELOPMENT 15-001
1177 ASH STREET

This approval authorizes the subdivision of a 0.22-acre property into four (4) parcels and development four (4) residences in the Multi-Family (MF) zoning district.

PLANNING DIVISION CONDITIONS

GENERAL CONDITIONS:

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 Tentative Parcel Map 15-001 and Planned Unit Development 15-001.
3. Development shall occur in substantial conformance with the plans presented to the Planning Commission at their meeting of July 5, 2016 and marked Exhibit "B".
4. The applicant shall agree to indemnify and 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.
5. Development shall conform to the Multi-Family Apartment (MF) zoning district standards except as otherwise approved.
6. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan, as modified per these conditions.
7. All conditions of approval for the project shall be included in construction drawings.
8. This approval shall expire on July 5, 2018 unless the final map is recorded or an extension is granted pursuant to Section 16.12.140 of the Development Code.
9. Setbacks, lot coverage, and floor area ratios shall be as shown on the development plans, including those specifically modified by these conditions.

RESOLUTION NO.
PAGE 8

10. Development shall comply with Development Code Sections 16.48.070, "Fences, Walls and Hedges"; 16.48.120, "Performance Standards"; and 16.48.130 "Screening Requirements".
11. The developer shall comply with Development Code Chapter 16.56, "Parking and Loading Requirements". All parking spaces adjacent to a wall, fence, or property line shall have a minimum width of 11 feet.
12. The developer shall comply with Development Code Chapter 16.80 "Inclusionary Affordable Housing Requirements".
13. Noise resulting from construction and operational activities shall conform to the standards set forth in Chapter 9.16 of the Municipal Code. Construction activities shall be restricted to the hours of 7 AM and 5 PM Monday through Friday. No construction shall occur on Saturday or Sunday. The developer shall invite neighbors to the project's preconstruction meeting and provide regular notice to neighboring residences during heavy disruption events, including, but not limited to, material deliveries, concrete deliveries, and impacts to the driveway. Hours for large truck deliveries shall be limited to 8 AM until 4 PM Monday through Friday.
14. All new construction shall utilize fixtures and designs that minimize water and energy usage. Such fixtures shall include, but are not limited to, low flow showerheads, water saving toilets, instant water heaters and hot water recirculating systems. Water conserving designs and fixtures shall be installed prior to final occupancy.
15. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The lighting plan shall include the height, location and intensity of all exterior lighting consistent with Section 16.48.090 of the Development Code. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. All lighting for the site shall be downward directed and shall not create spill or glare to adjacent properties. All lighting shall be energy efficient (e.g. LED).
16. For projects approved with specific exterior building colors, the developer shall paint a test patch on the building including all colors. The remainder of the building may not be painted until inspected by the Community Development Department to verify that colors are consistent with the approved color board. A 48-hour notice is required for this inspection.
17. All Fire Department Connections (FDC) shall be located near a fire hydrant, adjacent to a fire access roadway, away from the public right-of-way, incorporated into the design of the site, and screened.
18. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the

RESOLUTION NO.

PAGE 9

project. Failure to comply with these conditions of approval may result in an immediate enforcement action. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Development Code Section 16.08.100.

19. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection/establishment of use. The landscape and irrigation plan shall be prepared by a licensed landscape architect subject to review and approval by the Community Development and Public Works Departments. The landscape plan shall be in conformance with Development Code Chapter 16.84 (Model Water Efficient Landscaping Ordinance).

SPECIAL CONDITIONS:

20. The landscape plan shall be revised to: 1) replace the Myoporum Parvifolium shrubs with a drought-tolerant shrub species that is better suited for the space limitations adjacent to the access driveway; and 2) replace the citrus and pear trees on the north side of the structures with tree species that will thrive given limited sun exposure.
21. If the Coast Live Oak tree located to the east of the access driveway needs to be pruned for emergency vehicle access or other reasons, it shall be pruned under supervision of a Certified Arborist using the International Society of Arboricultural (ISA) Pruning Standards.

SUBDIVISION CONDITIONS

22. The developer shall comply with Development Code Chapter 16.64 "Dedications, Fees and Reservations."
23. The applicant shall comply with Development Code Chapter 16.20 "Land Divisions".
24. The developer shall comply with Development Code Chapter 16.68 "Improvements".
25. The applicant shall submit Covenants, Conditions and Restrictions (CC&R's) that are reviewed and approved by the City Attorney and recorded prior to or concurrently with the final map. At a minimum, the CC&R's shall:
 - a. Provide for maintenance of the driveways, common areas, and other facilities;
 - b. Prohibit additions to the units;
 - c. Require garages to be kept clear for parking cars at all times; and
 - d. Inform residents of the water conservation requirements placed on this project.

RESOLUTION NO.

PAGE 10

26. A joint maintenance agreement for the common landscape, drainage and access driveway shall be submitted for review and approval of the City Attorney. The joint maintenance agreement shall be recorded prior to or concurrently with the final map.

BUILDING AND LIFE SAFETY DIVISION CONDITIONS

GENERAL CONDITIONS:

BUILDING CODES

27. The project shall comply with the most recent editions of all California Codes, as adopted by the City of Arroyo Grande.

FIRE LANES

28. **Prior to issuance of a certificate of occupancy**, the applicant shall post designated fire lanes, per Section 22500.1 of the California Vehicle Code.
29. **Prior to occupancy**, all fire lanes must be posted and enforced, per Police Department and Fire Department guidelines.

FIRE SPRINKLERS

30. Prior to Occupancy, all buildings must be fully sprinklered per Building and Fire Department guidelines.
31. Provide Fire Department approved access & sprinkler-system per National Fire Protection Association Standards.

ABANDONMENT / NON-CONFORMING

32. **Prior to map recordation, issuance of a grading permit or building permit, whichever occurs first**, applicant shall show proof of properly abandoning all non-conforming items such as septic tanks, wells, underground piping and other undesirable conditions.

SPECIAL CONDITIONS

33. **One week prior to scheduling of final inspection or any issuance of certificate of occupancy**, a project inspection by the Building, Planning and Engineering Divisions and Public Works Department is required.

FEES

34. Pay all required City fees at the time they are due (for your information, the "Procedure for Contesting Fees, Dedications, Reservations or Exactions" is provided below).

RESOLUTION NO.

PAGE 11

35. Water Meter, service main, distribution, and availability fees, to be based on codes and rates in effect at the time of building permit issuance.
36. Water neutralization fee, to be based on codes and rates in effect at the time of building permit issuance.
37. Traffic Impact fee, to be based on codes and rates in effect at the time of building permit issuance.
38. Traffic Signalization fee, to be based on codes and rates in effect at the time of building permit issuance.
39. Sewer hook-up & facility Permit fees, to be based on codes and rates in effect at the time of building permit issuance.
40. Building Permit fees, to be based on codes and rates in effect at the time of building permit issuance.
41. Strong Motion Instrumentation Program (SMIP) fee and State Green Building fee, to be based on codes and rates in effect at the time of building permit issuance in accordance with State mandate.
42. South San Luis Obispo County Sanitation District Connection fee in accordance with Municipal Code Section 13.12.180.
43. Drainage fee, as required by the area drainage plan for the area being developed.
44. Park Development fee, to be based on codes and rates in effect at the time of building permit issuance.
45. Park Improvements fee, to be based on codes and rates in effect at the time of building permit issuance.
46. Community Centers fee, to be based on codes and rates in effect at the time of building permit issuance.
47. Fire Protection fee, to be based on codes and rates in effect at the time of building permit issuance.
48. Police Facilities fee, to be based on codes and rates in effect at the time of building permit issuance.
49. Reimburse the City for all Land Survey Professional Service needs to process project prior to issuance of Building Permit.

PROCEDURE FOR PROTESTING FEES, DEDICATIONS, RESERVATIONS OR EXACTIONS:

- (A) Any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on a development project, for the purpose of defraying all or a portion of the cost of public facilities related to the development project by meeting both of the following requirements:
 - (1) Tendering any required payment in full or providing satisfactory evidence of arrangements to pay the fee when due or ensure performance of the conditions necessary to meet the requirements of the imposition.
 - (2) Serving written notice on the City Council, which notice shall contain all of the following information:
 - (a) A statement that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, under protest.
 - (b) A statement informing the City Council of the factual elements of the dispute and the legal theory forming the basis for the protest.
 - (B) A protest filed pursuant to subdivision (A) shall be filed at the time of the approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project.
 - (C) Any party who files a protest pursuant to subdivision (A) may file an action to attack, review, set aside, void, or annul the imposition of the fees, dedications reservations, or other exactions imposed on a development project by a local agency within 180 days after the delivery of the notice.
 - (D) Approval or conditional approval of a development occurs, for the purposes of this section, when the tentative map, tentative parcel map, or parcel map is approved or conditionally approved or when the parcel map is recorded if a tentative map or tentative parcel map is not required.
 - (E) The imposition of fees, dedications, reservations, or other exactions occurs, for the purposes of this section, when they are imposed or levied on a specific development.
-

ENGINEERING DIVISION CONDITIONS

POST CONSTRUCTION REQUIREMENTS REGIONAL WATER QUALITY CONTROL BOARD, STORMWATER CONTROL PLAN, OPERATIONS AND MAINTENANCE PLAN, AND ANNUAL STORMWATER CONTROL FACILITIES MAINTENANCE

50. The Applicant shall develop, implement and provide the City with the following:
 - a. Stormwater Control Plan that clearly provides engineering analysis of all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
 - b. Operations and Maintenance Plan and Maintenance Agreements that clearly establish responsibility for all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
 - c. Annual Maintenance Notification indicating that all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls have been maintained and are functioning as designed.
 - d. All reports must be completed by either a Registered Civil Engineer or Qualified Stormwater Pollution Prevention Plan Developer (QSD).

51. **Prior to any Permit – Stormwater Control Plan.** Provide a Stormwater Control Plan that complies with Engineering Standard 1010 Section 5.2.2.

52. **Prior to Final Approval - Operations and Maintenance Plan, Maintenance Agreement, and Maintenance Notification.** Provide an Operations and Maintenance Plan, Maintenance Agreement, and Maintenance Notification that complies with Engineering Standard 1010 Section 5.2.3.

GENERAL CONDITIONS

53. The developer shall sweep streets in compliance with Standard Specifications Section 13-4.03F.

54. Working hours shall comply with Standard Specification Section 5-1.01.

55. All residential units shall be designed to mitigate impacts from non-residential project noise, in compliance with the City's noise regulations.

56. All project improvements shall be designed and constructed in accordance with the most recent version of the City of Arroyo Grande Standard Specifications and Engineering Standards.

57. Record Drawings ("as-built" plans) are required to be submitted prior to release of the Faithful Performance Bond.

RESOLUTION NO.

PAGE 14

58. Submit as-built plans at the completion of the project or improvements as directed by the Community Development Director in compliance with Engineering Standard 1010 Section 9.3. Provide one (1) set of paper prints and electronic documents on CD or flash drive in both AutoCAD and PDF format.
59. Submit three (3) full-size paper copies and one (1) electronic PDF file of approved improvement plans for inspection purposes during construction.
60. Preserve existing survey monuments and vertical control benchmarks in compliance with Standard Specifications Section 5-1.26A.

IMPROVEMENT PLANS

61. Public Improvement Plans, Site Civil Plans, and Maps shall be submitted to the Community Development Department Engineering Division be separate submittal from any vertical construction/structures building improvement plans.
62. Improvement plans must comply with Engineering Standard 1010 Section 1 and shall be prepared by a registered Civil Engineer or qualified specialist licensed in the State of California and approved by the Public Works Department and/or Community Development Department. The following plan sheet shall be provided:
 - a. Site Plan
 - i. The location and size of all existing and proposed water, sewer, and storm drainage facilities within the project site and abutting streets or alleys.
 - ii. The location, size and orientation of all trash enclosures.
 - iii. All existing and proposed parcel lines and easements crossing the property.
 - iv. The location and dimension of all existing and proposed paved areas.
 - v. The location of all existing and proposed public or private utilities.
 - vi. Location of 100-year flood plain and any areas of inundation within project area.
 - b. Grading Plan with Cross Sections
 - c. Retaining Wall Plan and Profiles
 - d. Driveway Improvements Plan and Profile
 - e. Utilities - Sewer Plan and Profile
 - f. Utilities – Composite Utility
 - g. Signing and Striping
 - h. Erosion Control
 - i. Landscape and Irrigation Plans for Public Right-of-Way
 - j. Tree Protection Plan
 - k. Details
 - l. Notes
 - m. Conditions of Approval and Mitigation Measures

RESOLUTION NO.

PAGE 15

- n. Other improvements as required by the Community Development Director.
 - o. Engineers estimate for construction cost based on County of San Luis Obispo unit cost.
63. Submit all retaining wall calculations for review and approval by the Community Development Director including any referenced geotechnical report.
64. Prior to approval of an improvement plan the applicant shall enter into an agreement with the City for inspection of the required improvements.
65. Applicant shall fund outsourced plan and map check services, as required.
66. The applicant shall be responsible for obtaining an encroachment permit for all work within a public right-of-way.

STREET IMPROVEMENTS

67. Obtain approval from the Public Works Director prior to excavating in any street recently over-laid or slurry sealed. The Director shall approve the method of repair of any such trenches, but shall not be limited to an overlay or type 2 slurry seal.
68. Place type 2 slurry seal on Ash Street after all underground utilities are placed and street patching is complete.
69. Remove existing roadway striping and markers prior to any overlay or slurry seal work to the satisfaction of the Public Works Director. Use only thermoplastic roadway striping.
70. Street structural sections shall be determined by an R-Value soil test, but shall not be less than 3" of asphalt and 6" of Class II AB.

CURB, GUTTER, AND SIDEWALK

71. Install new concrete curb, gutter, and sidewalk as directed by the Community Development Director and Public Works Director.
72. Install ADA compliant facilities where necessary or verify that existing facilities are compliant with State and City Standards.

DEDICATIONS AND EASEMENTS

73. Provide a Public Utility Easement (PUE) and Emergency Access Easement over proposed driveway. Easements shall be dedicated to the public on the map.
74. Driveway Traffic Index shall comply with Engineering Standard 7010.

RESOLUTION NO.

PAGE 16

75. The subdivider shall enter into a **subdivision agreement** for the completion and guarantee of improvements required. The subdivision agreement shall be on a form acceptable to the City.

GRADING AND DRAINAGE

76. **Prior to issuance of a grading permit**, the developer shall submit two (2) copies of the final project-specific Storm Water Pollution Prevention Plan (SWPPP) or a Water Quality Control Plan (WQCP) consistent with the San Luis Obispo Regional Water Quality Control Board (RWCB) requirements.
77. All grading shall be performed in accordance with the City Grading Ordinance and Standard Specifications and Engineering Standards.
78. Drainage facilities shall be designed in compliance with Engineering Standard 1010 Section 5.1.2.
79. Submit a soils report for the project shall be prepared by a registered Civil Engineer and supported by adequate test borings. All earthwork design and grading shall be performed in accordance with the approved soils report.
80. The applicant shall dedicate a pedestrian access easement(s) for the ADA sidewalk extension.
81. Infiltration basins shall be designed based on soil tests. Infiltration test shall include adequate borings depth and frequency to support design recommendations.

WATER

82. Each parcel shall have separate water meters.
83. Non-potable water is available at the Soto Sports Complex for construction activities. The City of Arroyo Grande does not allow the use of hydrant meters for this purpose.
84. Lots using fire sprinklers shall have individual service connections. If the units are to be fire sprinkled, a fire sprinkler engineer shall determine the size of the water meters.

SEWER

85. The applicant shall extend the sewer main to adequately serve the project across the property frontage. All new sewer mains shall be a minimum diameter of 8".

RESOLUTION NO.

PAGE 17

86. All sewer laterals shall comply with Engineering Standard 6810.
87. Each parcel shall be provided a separate sewer lateral. Laterals shall be sized for the appropriate use, minimum 4".
88. All sewer mains or laterals crossing or parallel to public water facilities shall be constructed in accordance with Standard Specifications and Engineering Standards.
89. Obtain approval from the South County Sanitation District for the development's impact to District facilities prior to permit issuance.
90. Obtain approval from the South County Sanitation District prior to relocation of any District facilities.

PUBLIC UTILITIES

91. The developer shall comply with Development Code Section 16.68.050: All projects that involve the addition of over 100 square feet of habitable space shall be required to place service connections underground - existing and proposed utilities.
92. Prior to approving any building permit within the project for occupancy, all conditions of approval for project are satisfied.
93. Public Improvement Plans shall be submitted to the public utility companies for review and approval. Utility comments shall be forwarded to the Director of Public Works for approval.
94. Street lighting shall comply with Engineering Standard 1010 Section 3.1.2.Q.

PUBLIC WORKS DEPARTMENT CONDITIONS

TREE PRESERVATION/TREE REMOVAL PLAN

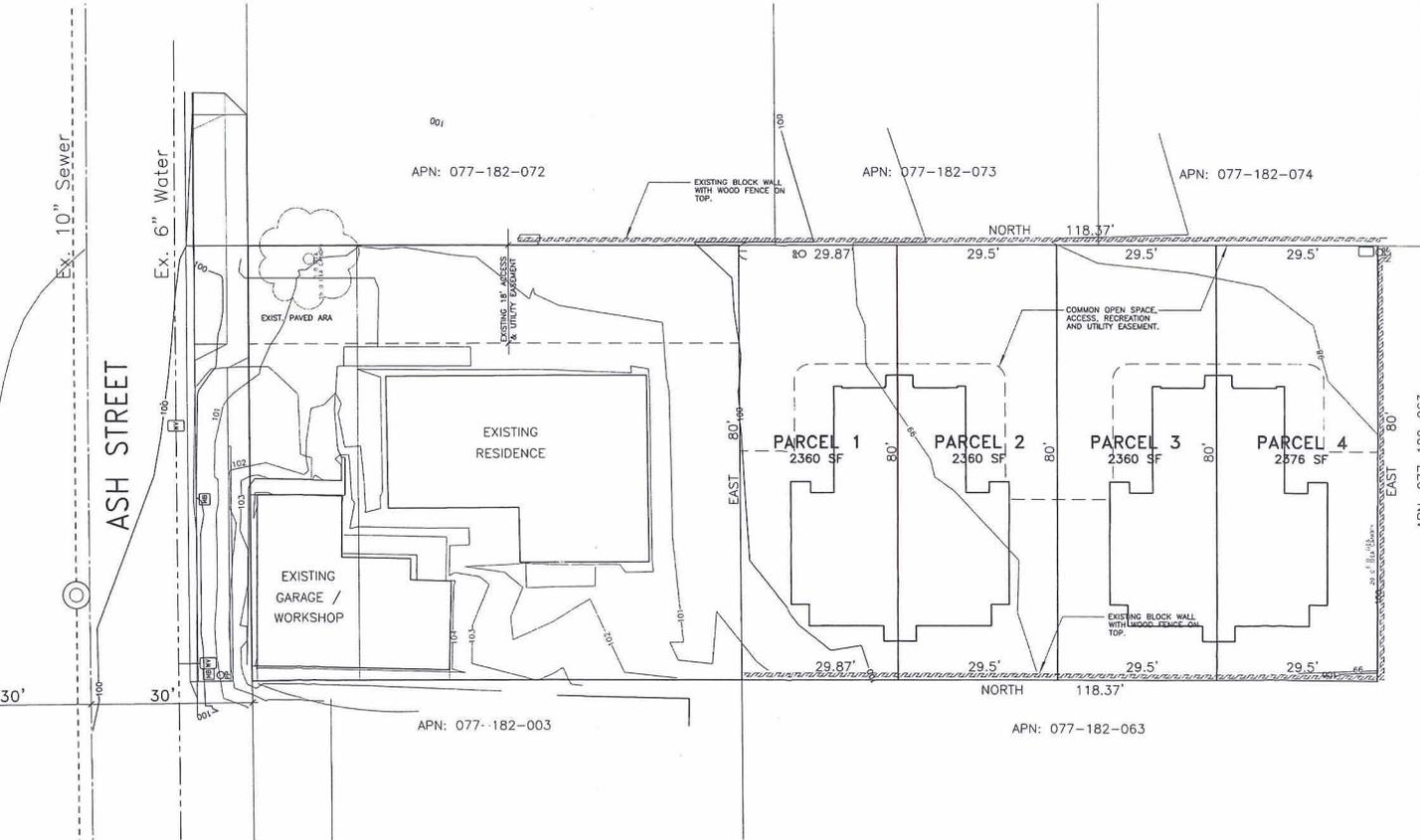
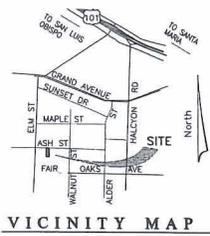
95. Landscaping shall be maintained by Homeowners Association.
96. **Prior to issuance of a grading or building permit**, the developer shall submit a tree preservation and tree removal plan to the Director of Public Works/City Arborist for undeveloped parcels or lots with trees. The plan shall include the location, size and species of all trees located on the lot or on adjoining lots, where development could affect the roots or limbs of trees on adjacent property.
97. All significant trees to be removed as designated by the Director of Public Works/City Arborist shall be replaced at a 3:1 ratio and planted on site. With the

RESOLUTION NO.

PAGE 18

approval of the Public Works Director, tree removal shall be mitigated by planting on site, off-site, or payment of in-lieu fees (at the current street tree fee rate for a 15-gallon tree). Larger trees may be required to mitigate tree removal. **Prior to issuance of a grading permit, all trees shall be planted or fees paid.**

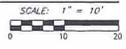
98. **Prior to issuance of a grading permit**, all trees to remain on site shall be marked with paint/ribbon and protected by a five (5') foot vinyl or chain link fence. The fence shall be located at a minimum of eight (8') foot radius from the trunk of the tree.
99. All trees on the construction site to be preserved shall be protected under the conditions of the Community Tree Ordinance (431 C.S.) which include but are not limited to:
 - a. ___ No mechanical trenching within the drip line of a tree, unless approved by the Public Works Director.
 - b. ___ No storage of equipment, supplies, tools, etc., within 8' of the trunk of any tree.
 - c. ___ No grading shall occur under a trees dripline, unless approved by the Public Works Director.
 - d. ___ A five foot (5') protective fence shall be constructed a minimum of 8' from the trunk of each tree.
100. All trees to be pruned shall be pruned under supervision of a Certified Arborist using the International Society of Arboriculture (ISA) Pruning Standards.
101. Prior to issuance of a building permit, the applicant shall submit a final landscape plan, subject to review by and approval of the Public Works Director.



PARCEL MAP

- NOTES**
1. ALL DRAINAGE IS TO BE STORED ON SITE.
 2. EXTERNAL BOUNDARY DIMENSIONS PER R1 (8 RS 117)
 3. SEWER, WATER, GAS AND UNDERGROUND ELECTRIC AND TELEPHONE IN PRIVATE DRIVE TO SERVE INDIVIDUAL LOTS.
 4. EXISTING DOMESTIC WELL LOCATED IN PROPOSED LOT 6 TO BE ABANDONED.
 5. PROJECT AREA FOR LOTS 1-4 = 9,456 SQUARE FEET
 6. ASSESSOR'S PARCEL NUMBERS: 077-182-007
 7. PARCEL 007 GENERAL PLAN DESIGNATION: MFR Medium-High Density Res.
 8. ZONING DESIGNATION: MFR; MULTI-FAMILY RESIDENTIAL.
 9. WATER SERVICE SUPPLIED BY CITY OF ARROYO GRANDE.
 10. SEWAGE DISPOSAL: BY CITY OF ARROYO GRANDE.
 11. THIS PROJECT, AS PROPOSED, CONTAINS 7,500 SQUARE FEET OF NEW IMPERVIOUS AREA AND IS DEFINED AS A TIER 2 PROJECT. TIER 2 PROJECTS ARE REQUIRED TO INCORPORATE 2 LID MEASURES. THE LID MEASURES TO BE INCORPORATED INTO THIS PROJECT ARE:
 DOWN-SPOUT DISCONNECT
 OPEN JOINT BLOCK PAVERS IN WALKWAY AREAS.
 STORMWATER POND (SUBSURFACE).

- LEGEND**
- PARCEL LINE
 - EXTERNAL BOUNDARY DIMENSIONS PER R1 (8 RS 117)
 - BOUNDARY LINE
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - TELEPHONE LINE
 - FENCE
 - PUBLIC UTIL. EASHT.
 - BUILDING SETBACK
 - DRIVEWAY MONUMENT
 - MAILBOX
 - PROPOSED ASPHALT CONCRETE DRIVEWAY
 - PROPOSED PERVIOUS PAVEMENT
 - (x) WATER VALVE
 - WATER METER
 - BENCHMARK
 - GAS VALVE
 - POWER POLE
 - TELEPHONE POLE
 - EXISTING TREE
 - NEW FIRE HYDRANT
 - NEW MANHOLE
 - TREES TO BE REMOVE D
 - EXISTING OAK TREE TRUNK
 - EXISTING WELL



- UTILITIES**
- AT&T
 502 CIPRES STREET
 SAN LUIS OBISPO, CA 93401
 805.546.7417
- THE S&S COMPANY
 3138 INDUSTRIAL PARKWAY
 SANTA ANITA, CA 93453
 805.341.6600
- PUBLIC GAS & ELECTRIC
 406 HICKORY STREET
 SAN LUIS OBISPO, CA 93401
 805.743.8000
- CHARTER CABLE
 122 BRIDGE STREET
 ARROYO GRANDE, CA 93420
 805.481.9653
- SEWER AND WATER
 CITY OF ARROYO GRANDE
 214 E. MARCO STREET
 ARROYO GRANDE, CA 93420
 805.473.8438

VESTING
 TENTATIVE PARCEL MAP
 FOR
P M A G 1 5 - 0 0 1 2
 1177 ASH STREET

BEING A MAP OF A PORTION OF LOT 10,
 IN BLOCK 3 OF FAIR OAKS TRACT IN THE
 CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO,
 STATE OF CALIFORNIA, 4 RESIDENTIAL PARCELS
 RANGING IN SIZE FROM 2,360 SF TO 2,376 SF.

PREPARED FOR:
 Owner
 APN 077 182 007
 Thomas G Franck
 826 Carro Vista Circle
 Arroyo Grande, CA 93420
 (805) 488-3251
 Jeffrey J. Emeric, P.E.

As requested by: Tom Franck

Topic: FEBRUARY 21, 2014
 GARING TAYLOR & ASSOCIATES
 Plot Date: 04.16.18
 File Name: TTM.dwg

PREPARED BY:
 Applicant/Engineer:
 Garing Taylor & Associates
 141 S. Elm Street
 Arroyo Grande, CA 93420
 (805) 488-3251
 Jeffrey J. Emeric, P.E.

Civil Engineering
 Surveying
 Project Development

GTA
 Garing Taylor & Associates

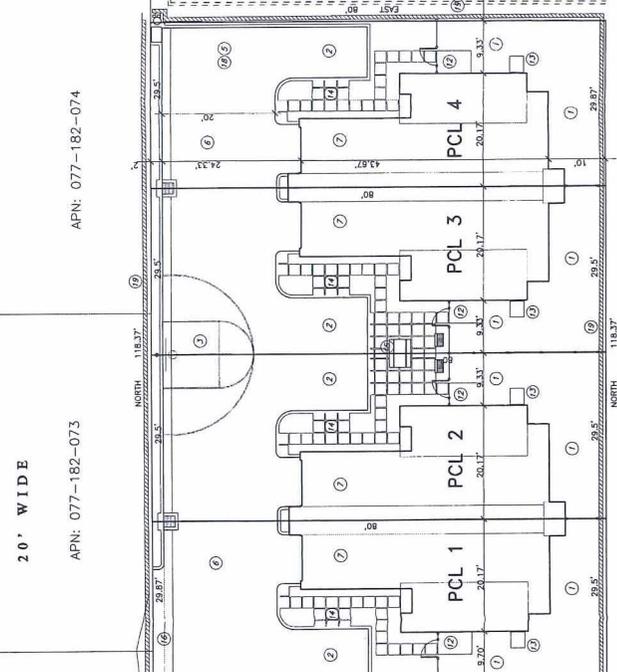
141 South Elm Street
 Arroyo Grande, CA 93420
 805 / 488-3251

EXHIBIT B

120' LENGTH 18' WIDE
APN: 077-182-072

20' WIDE
APN: 077-182-073

APN: 077-182-063



APN: 077-182-003

APN: 077-182-063

DEVELOPMENT PLAN

REFERENCE NOTES

- 1 PRIVATE OPEN SPACE
- 2 MIN. 9'x18' PARKING SPACE, 1 PER UNIT.
- 3 BASKETBALL COURT, COURT OBSERVATION AREA.
- 4 SEE 3rd PUBLIC OPEN SPACE.
- 5 PERVIOUS PAVED PARALLEL OF EXISTING CAR TRAIL TO REMAIN.
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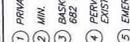
PROJECT STATISTICS

LOT	1	2	J	4	TOTAL	PERCENTAGE
LOT AREA (SF)	2,160	2,360	2,360	2,376	9,456	100%
BUILDING FOOTPRINT	729	729	729	729	2,916	31%
FLOOR AREA	875	875	875	875	3,500	37%
PRIVATE OPEN SPACE	497	490	490	497	1,974	20.9%
COMMON OPEN SPACE	30	373	373	383	1,571	16%
USABLE OPEN SPACE	879	863	863	860	3,465	36.9%

BUILDING DATA

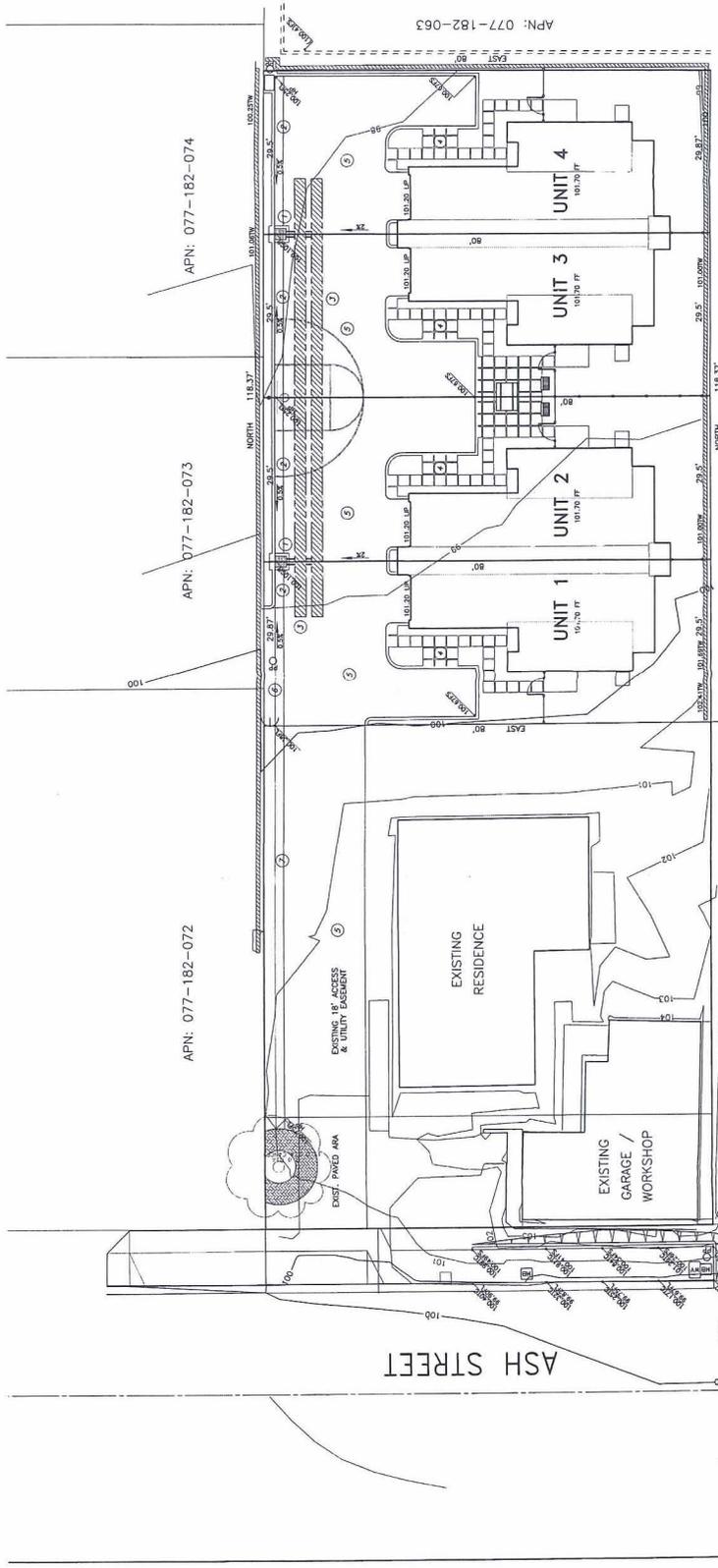
- 1 CONCRETE TRASH RECEPTACLE PAD.
- 2 7x7 CONCRETE STOP.
- 3 NEW PERVIOUS PARKERS.
- 4 8x8-6" GLE SPACE WITH SORTING AREA.
- 5 PERVIOUS PARKERS PER POSTAL SERVICE STANDARDS.
- 6 NEW 100-POY FOR FACILITY VEHICLE EXIT FROM PROJECT SITE.
- 7 NEW AC PARKING AREA.
- 8 SINGLE CAR GARAGE IN EACH UNIT.
- 9 NEW CURB, GUTTER AND SIDEWALK PER CITY STANDARDS.
- 10 NEW RESIDENTIAL DRIVEWAY APRON.
- 11 EXISTING PAVED AREA.
- 12 EXISTING PARKING LOT AREA ON ADJACENT PROPERTY.

SCALE



VESTING TENTATIVE PARCEL MAP FOR PM A G 1 5 - 0 0 1 2
1177 ASH STREET
CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, CALIFORNIA
RANGING IN SIZE FROM 2,360 SF TO 2,376 SF

DESIGNED BY: [Firm Name]
DRAWN BY: [Firm Name]
CHECKED BY: [Firm Name]
DATE: [Date]
PROJECT: [Project Name]
SHEET: 2 OF 8 SHEETS
GTA No. 14-48-009



PRELIMINARY GRADING PLAN

REFERENCE NOTES

- ① 2'x2' DROP INLET
- ② NEW CONCRETE CURB & GUTTER
- ③ SURFACE STORM WATER INLET/MOTOR
- ④ NEW PERVIOUS PAVING
- ⑤ NEW PERVIOUS PAVING
- ⑥ TRUCK BIN PICK UP AREA
- ⑦ NEW 2' WIDE x 0.15' DEEP CONCRETE SWALE

LEGEND

- PARCEL LINE
- RIGHT OF WAY
- BOUNDARY LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- PUBLIC UTIL. EASMT.
- FENCE
- BUILDING SETBACK
- DRIVEWAY ENCROACH
- WALLS
- PROPOSED ASPHALT CONCRETE DRIVEWAY
- PROPOSED PERVIOUS PAVEMENT
- (W) WATER VALVE
- (M) WATER METER
- BENCHMARK
- (C) GAS VALVE
- (P) POWER POLE
- (T) TELEPHONE POLE
- (T) EXISTING TREE
- (N) NEW TREE PROPOSAL
- (D) TREES TO BE REMOVED
- (D) EXISTING ONE TREE TRUNK
- (D) EXISTING WELL



VESTING
TENTATIVE PARCEL MAP
FOR
P M A G 1 5 - 0 0 1 2
11777 ASH STREET
ARROYO GRANDE, CALIFORNIA

BEING A MAP OF A PORTION OF LOT 10,
TRACT 1000, COMMENCED WITH THE
CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO,
CALIFORNIA, AND 4 RESIDENTIAL PARCELS
BANKING IN SIZE FROM 2000 SF TO 2000 SF.

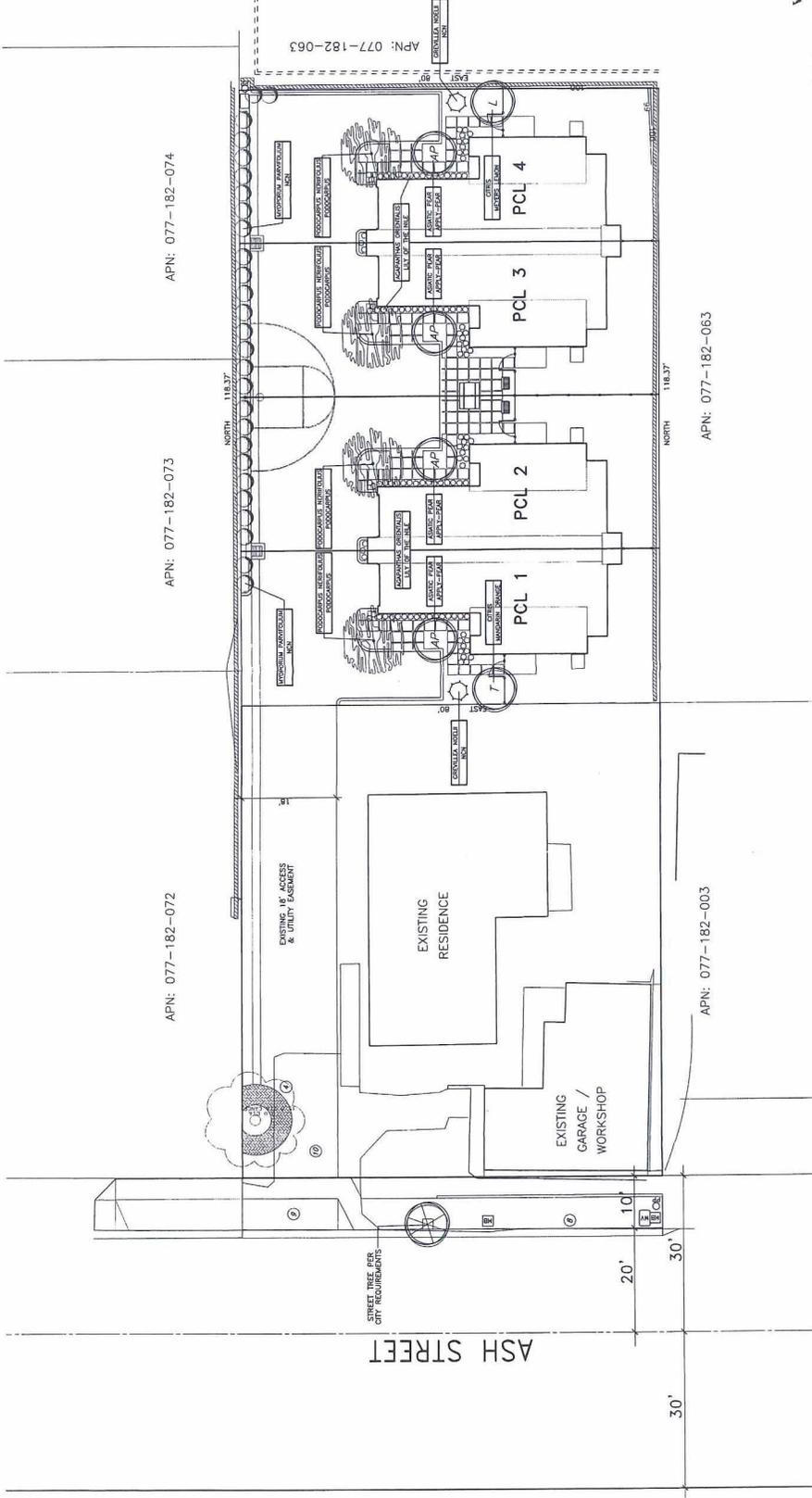
PREPARED FOR:
APN: 077-182-003
Thomas G. French
Arroyo Grande, CA 93420
(805) 998-9821

As requested by: Tom French
GABING TAYLOR & ASSOCIATES
Feb Date: 04.18.18
FILE NUMBER: 18-003

PREPARED BY:
Appointed Engineer:
141 S. Elm Street
Arroyo Grande, CA 93420
(805) 482-3328
Jeffrey J. Emick, P.E.

Professional Engineer
Civil Engineering
Project #2018-003

DTA No. 14-463-000
SHEET 3 OF 6 SHEETS



PRELIMINARY LANDSCAPE PLAN

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	PODOCARPUS NERIFOLIUS		15 GAL		GREXELLA NOELII	MCN	1 GAL
	CITRUS		15 GAL		MYOPORUM PARVIFOLIUM	MCN	1 GAL
	CITRUS		15 GAL		ACANTHACEAE	LEY OF THE ALE	1 GAL
	ASIATIC PEAR		15 GAL		SAGELEAF ROCKROSE		12" O.C.

VESTING TENTATIVE PARCEL MAP FOR PM A G 1 5 - 0 0 1 2

1177 ASH STREET

BEING A MAP OF A PORTION OF LOT 10, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, CALIFORNIA, SHOWING THE PROPOSED VESTING PARCEL MAPS HAVING IN SIZE FROM 4,360 SF TO 4,278 SF.

PREPARED BY: GEA Group, Inc. 141 S. Elm Street, Suite 200, Arroyo Grande, CA 93420 (805) 489-1321, www.gea.com

As requested by: Tom Frank, 141 S. Elm Street, Suite 200, Arroyo Grande, CA 93420 (805) 489-1321, www.gea.com

DATE: FEBRUARY 21, 2014

PROJECT: TENTATIVE PARCEL MAP & ASSOCIATES

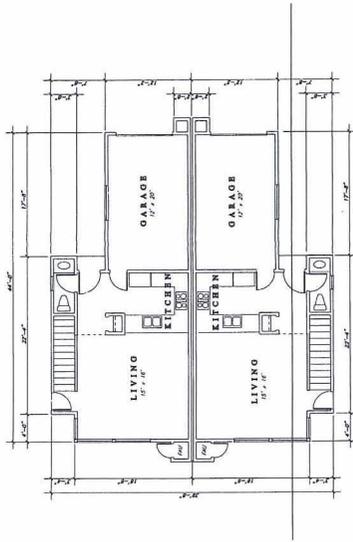
FILE NAME: TTM-AWG

141 S. Elm Street, Suite 200, Arroyo Grande, CA 93420 (805) 489-1321, www.gea.com

DATE: FEBRUARY 21, 2014

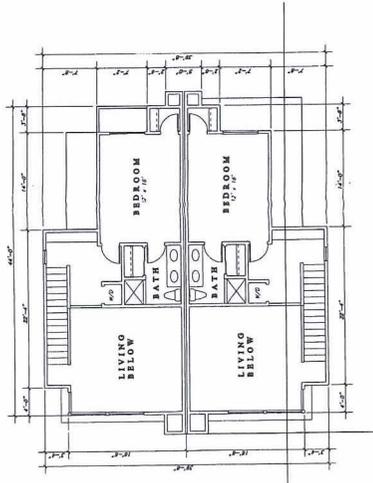
PROJECT: TENTATIVE PARCEL MAP & ASSOCIATES

FILE NAME: TTM-AWG



FIRST FLOOR

SCALE: 1" = 8'



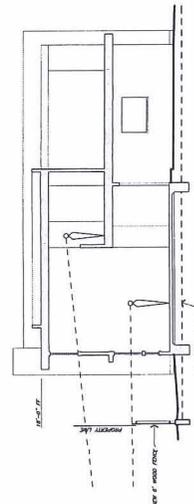
SECOND FLOOR

SCALE: 1" = 8'



ELEVATIONS

SCALE: 1" = 8'



BUILDING SECTION

SCALE: 1" = 8'

VESTING
TENTATIVE PARCEL MAP
FOR
P M A G 1 5 - 0 0 1 2
11777 ASH STREET

BEING A MAP OF A PORTION OF LOT 10,
IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO,
CALIFORNIA, SHOWING THE PROPOSED VESTING
HANGING IN SIZE FROM 2,380 SF TO 2,378 SF.

ARROYO GRANDE, CALIFORNIA

PREPARED BY:
APM 077 182 007
Tommy G. French
141 S. Elm Street
Atrevo Grande, CA 93420
(805) 489-9231
Jeffrey J. Emlich, P.E.

As requested by: Tom French
Tom French
141 S. Elm Street
Atrevo Grande, CA 93420
(805) 489-9231
Tom French
Tom French
141 S. Elm Street
Atrevo Grande, CA 93420
(805) 489-9231
Tom French



Project Development
141 S. Elm Street
Atrevo Grande, CA 93420
(805) 489-9231
GFA CONSULTING ENGINEERS & ASSOCIATES, INC.
SHEET 6 OF 8 SHEETS CTA No. 14-485000

Diane and Mike Bonifacio
1186 Ash street
Arroyo Grande, Ca. 93420

Arroyo Grande Planning Commission
To whom it may concern;

6/29/2016

Attention Planning Commission;

I have enclosed a couple of pictures of a major traffic concern on the 1100 block of Ash street in Arroyo Grande due to the purposed development at 1177 Ash street which is purposed for 4 townhomes. As you can see by the pictures this street is at maximum capacity every day. Pictures were shot east and west on Ash street.

Of course #1 concern was the exceptional drought we are in, my husband and I recently attended a water conservation class as we were penalized for going over 2 cons/units with our water, just can't understand how development could occur at this time?

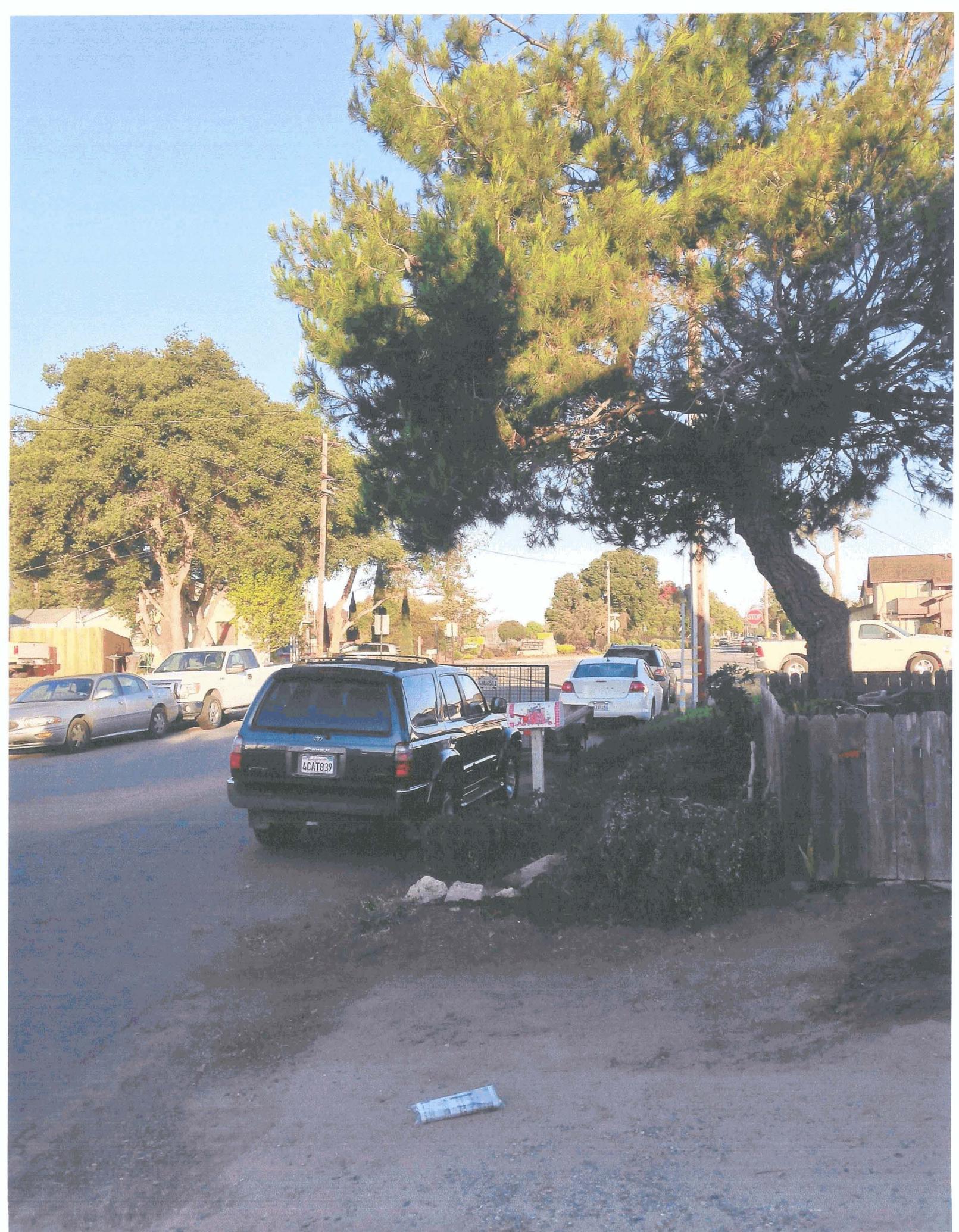
Sincerely,

Diane Bonifacio

RECEIVED

JUN 30 2016

CITY OF ARROYO GRANDE
COMMUNITY DEVELOPMENT





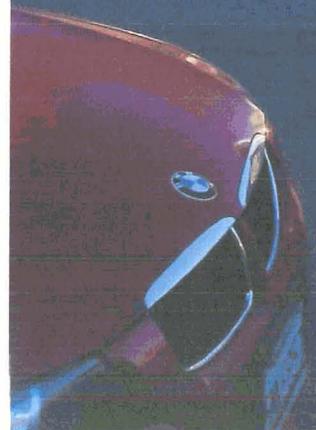


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**ADMINISTRATIVE ITEMS
PLANNING COMMISSION
JULY 5, 2016**

(Approvals by the Community Development Director)

ITEM NO. 1: TEMPORARY USE PERMIT 16-008; SIX (6) MONTH EXTENSION OF SOUTH COUNTY TRANSIT BUS PARKING YARD INCLUDING EMPLOYEE PARKING IN THE LOWER LOT; LOCATION – 800 RODEO DRIVE; APPLICANT – SOUTH COUNTY TRANSIT

After making the findings specified in Section 16.16.090 of the Municipal Code, the Community Development Director approved the above referenced project to extend the use of a bus parking yard for a six (6) month time period for property located at 800 Rodeo Drive. Conditional Use Permit 16-002 has been submitted to allow this use for a longer period of time. The TUP fills the gap between expired CUP 11-002 and processing of CUP 16-002.