



Shandon

DRC2014-00137

WIEBE JACOB J

# 1. General APPLICATION 1

San Luis Obispo County Department of Planning and

CONDITIONAL USE PERMIT/  
CELL SITE: VERIZON PROPOSES  
INSTALLING THE FOLLOWING: 8' WOOD  
NCSHCA/ NCSHCA  
AG

### APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Zoning Clearance
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Other
- Tree Permit
- Site Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit
- Plot Plan
- Minor Use Permit
- Variance

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Jacob and Laura Wiebe Daytime Phone 805-674-7333  
 Mailing Address 1250 W. Centre St. Shandon Zip 93461  
 Email Address: WIEBE.LAURA@GMAIL.COM

Applicant Name Verizon Wireless Daytime Phone \_\_\_\_\_  
 Mailing Address 2785 Mitchell Drive, Bldg 9 Walnut Creek, CA Zip 94598  
 Email Address: \_\_\_\_\_

Agent Name Tricia Knight Daytime Phone (805) 448-4221  
 Mailing Address 123 Seacliff Dr. Pismo Beach Zip 93449  
 Email Address: triciaknight@charter.net

### PROPERTY INFORMATION

Total Size of Site: 14 acres Assessor Parcel Number(s): 017-166-007  
 Legal Description: T26S R15E PTN SEC 20.  
 Address of the project (if known): 1250 W. Centre St. Shandon, CA 93461  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 46 W to McMillan Canyon Rd.- Exit R to Centre St.- site on Right

Describe current uses, existing structures, and other improvements and vegetation on the property:  
AG

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Verizon proposes installing the following: 8' wood fence around 33' x 39' lease area, (1) prefab equipment shelter, (2) GPS units, (1) standby generator, (1) electrical meter, (1) 40' faux water tank, (12) 6' panel antennas, (12) RRHs, and (4) raycaps.

### LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature see Attached Date 4/28/15  
authorization

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# 2. LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  
 Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): none

Describe existing and future access to the proposed project site: Centre St.

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site?: \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Open Space South: Open Space  
East: Open Space West: Open Space

### For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: n/a  sq. feet  acres

Total area of grading or removal of ground cover: n/a  sq. feet  acres

Number of parking spaces proposed: n/a Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

**N/A** Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

**N/A** Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_  
 Community System -List the agency or company responsible for sewage disposal: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

**N/A** Fire Agency: - List the agency responsible for fire protection: \_\_\_\_\_

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

**N/A** Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# 3. ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: \_\_\_\_\_ acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
6. Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: \_\_\_\_\_



N/A

**Solid Waste Information**

1. What type of solid waste will be generated by the project?     Domestic     Industrial  
 Agricultural         Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: \_\_\_\_\_
3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
4. Does your project design include an area for collecting recyclable materials and/or composting materials?     Yes     No

N/A

**Community Service Information**

1. Name of School District: \_\_\_\_\_
2. Location of nearest police station: \_\_\_\_\_
3. Location of nearest fire station: \_\_\_\_\_
4. Location of nearest public transit stop: \_\_\_\_\_
5. Are services (grocery / other shopping) within walking distance of the project?  Yes  No  
 If yes, what is the distance? \_\_\_\_\_ feet / miles

**Historic and Archeological Information**

1. Please describe the historic use of the property: \_\_\_\_\_  
 \_\_\_\_\_
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?     Yes     No  
 If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site?  Yes     No  
 If yes, please include **two** copies of the report with the application.

**Commercial/Industrial Project Information**

*Only complete this section if you are proposing a commercial or industrial project or zoning change.*

1. Days of Operation: 7                      Hours of Operation: 24
2. How many people will this project employ? one / once a month
3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_  
 \_\_\_\_\_
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?  
 Yes     No  
 If yes, please explain: \_\_\_\_\_
5. Will this project increase the noise level in the immediate vicinity?     Yes     No  
 If yes, please explain: \_\_\_\_\_  
*(If loud equipment is proposed, please submit manufacturers estimate on noise output)*
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site?  Yes  No  
If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared?  Yes  No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.  
Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?  
 Yes  No If yes, please specify what you are proposing \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No  
If yes, please describe \_\_\_\_\_

### **Agricultural Information**

**Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.**

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

### **Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): none
2. Will the development occur in phases?  Yes  No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe: \_\_\_\_\_

### **Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: none

\* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Antennas mitigated by Faux Water Tank  
\_\_\_\_\_  
\_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

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

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

# 6. SUMMARY SHEET - RF EXPOSURE

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

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## SUMMARY SHEET FOR RF EXPOSURE

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

Land Owner: Jacob and Laura Wiebe  
Applicant: Tricia Knight  
APN: 017-166-007

1. Is this the only transmitting facility proposed or permitted on this property?  
 Yes  No (please answer questions 7 - 9)
2. Structure type  Freestanding  Building/Roof mounted  Other
3. Will the lowest point of the antenna be at least 10 meters above the ground?  Yes  No
4. Please indicate height above ground of lowest point of the antenna 35'
5. Indicate the estimated exposure from this facility see RF reports
6. What percent of the FCC guidelines does this represent? see RF reports

## CUMULATIVE ANALYSIS

7. Enter number of transmitting facilities on site: 1
8. Indicate the total estimated RF exposure from this site: see RF reports
9. What percent of the FCC guidelines does this represent? see RF reports

## PROPOSED MITIGATION

Faux Water Tank

\_\_\_\_\_

## FOR MORE INFORMATION

For questions, contact Airlin Singewald, County Planner, at (805) 781-5198 or by email: [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us).

On-site pre-application meetings can be arranged to discuss design issues and potential locations. We encourage you to schedule a pre-application meeting in advance of completing lease negotiations and applications for new wireless communications facilities.

**VICINITY MAP**  
**PHOTOSIMULATION VIEWPOINTS**



SHANDON  
PSL # 291760  
1250 W. CENTRE ST.  
SHANDON, CA 93461

**SDC**  
WIRELESS  
ENGINEERING GROUP  
5865 AVENIDA ENCINAS, SUITE 142B  
CARLSBAD, CA 92008  
OFFICE: (760) 795-6200



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

PHOTOSIMULATION VIEW 1



SHANDON  
PSL # 291760  
1250 W. CENTRE ST.  
SHANDON, CA 93461

SOC  
WIRELESS  
ENGINEERING GROUP  
5965 AVENIDA ENCINAS, SUITE 142B  
CARLSBAD, CA 92008  
OFFICE (760) 796-5200

NEW

NOTE:  
NEW VERIZON WIRELESS EQUIPMENT SHELTER,  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
H-FRAME, AND FAUX WATER TANK WITHIN NEW 33'-0" x  
39'-0" (WOOD FENCE ENCLOSURE) LEASE AREA



NEW VERIZON WIRELESS 40'-0" HIGH  
FAUX WATER TANK



PHOTOSIMULATION VIEW 2



SHANDON  
PSL # 291760  
1250 W. CENTRE ST.  
SHANDON, CA 93461

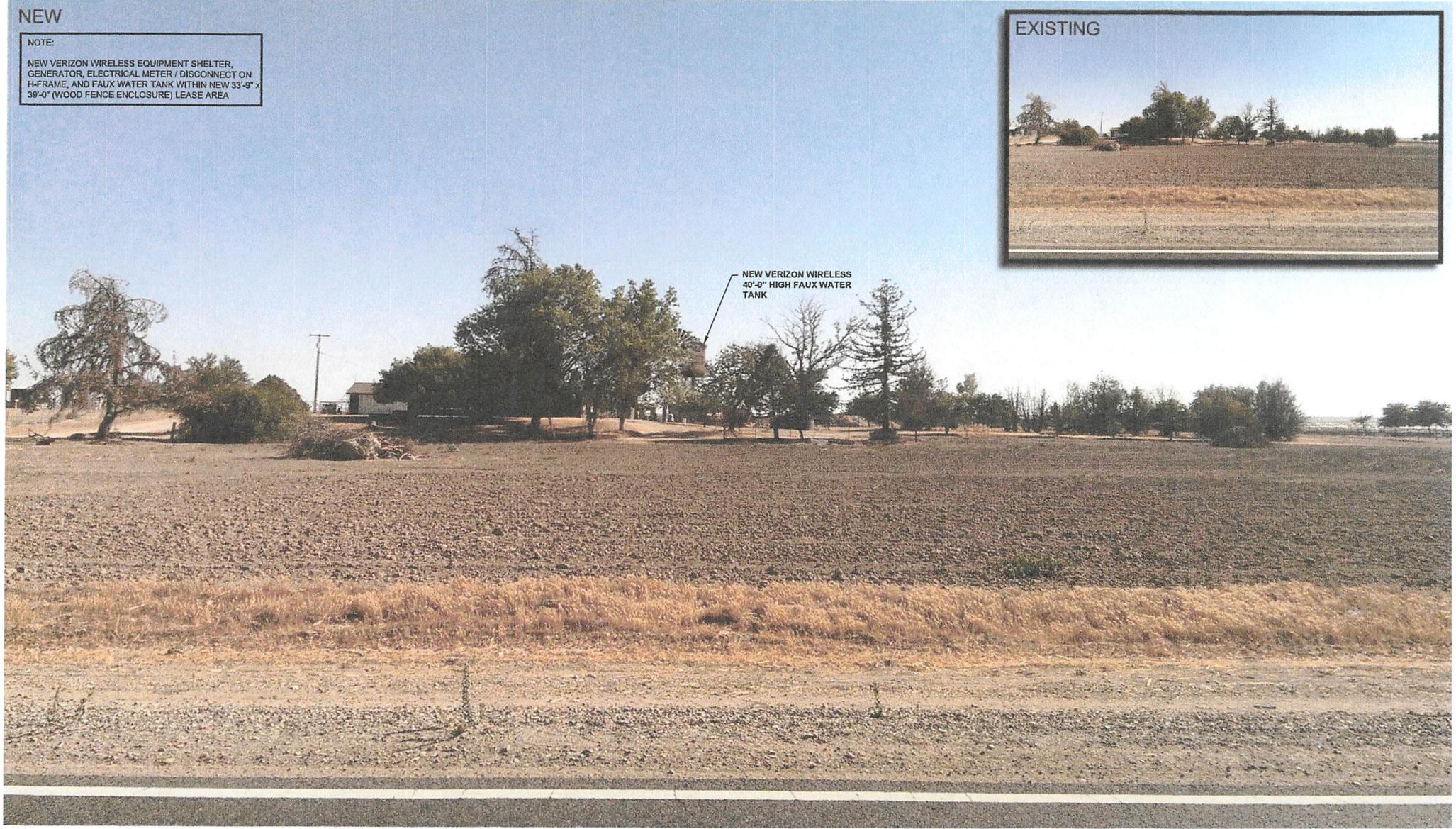
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NEW

NOTE:  
NEW VERIZON WIRELESS EQUIPMENT SHELTER,  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
H-FRAME, AND FAUX WATER TANK WITHIN NEW 33'-9" x  
39'-0" (WOOD FENCE ENCLOSURE) LEASE AREA



NEW VERIZON WIRELESS  
40'-0" HIGH FAUX WATER  
TANK



PHOTOSIMULATION VIEW 3

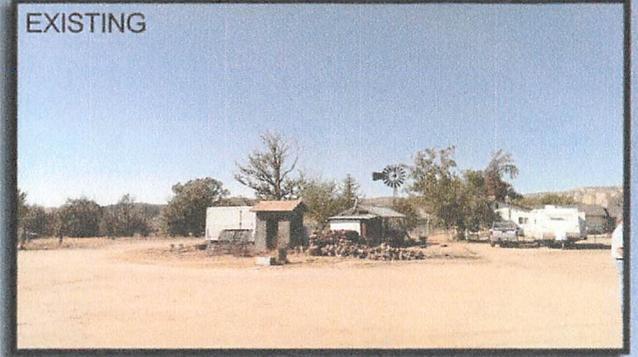


SHANDON  
PSL # 291760  
1250 W. CENTRE ST.  
SHANDON, CA 93461



NEW

NOTE:  
NEW VERIZON WIRELESS EQUIPMENT SHELTER,  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
H-FRAME, AND FAUX WATER TANK WITHIN NEW 33'-9" x  
39'-0" (WOOD FENCE ENCLOSURE) LEASE AREA



NEW VERIZON WIRELESS  
40'-0" HIGH FAUX WATER  
TANK

NEW VERIZON WIRELESS  
EQUIPMENT SHELTER

NEW VERIZON WIRELESS  
WOOD FENCE ENCLOSURE

NEW VERIZON WIRELESS  
DROUGHT-RESISTANT  
BUTTERFLY BUSH (TYP.)

NEW VERIZON WIRELESS  
ELECTRICAL METER /  
DISCONNECT ON H-FRAME  
(FOR LANDLORD USE)



**NOTES:**

OWNER(S): JACOB AND LAURA WIEBE

APN: 017-166-007

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

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4704377, DATED AUGUST 4, 2014. WITHIN SAID TITLE REPORT THERE ARE TEN (10) EXCEPTIONS LISTED, FIVE (FIVE) OF WHICH ARE EASEMENTS, AND THREE (3) 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. 06079C, PANEL NO. 0450C, DATED NOVEMBER 16, 2012, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**LESSOR'S PROPERTY LEGAL DESCRIPTION:**

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20 IN TOWNSHIP 26 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OR PLATS OF THE SURVEY OF SAID LANDS RETURNED TO THE GENERAL LAND OFFICE BY THE SURVEYOR GENERAL, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 486 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO WILLIAM DONNELLY IN DEED DATED JULY 16, 1941 AND RECORDED MARCH 27, 1942 IN BOOK 315, AT PAGE 471 OF OFFICIAL RECORDS; THENCE SOUTH ALONG THE WESTERLY LINE OF THE PROPERTY SO CONVEYED AND THE WESTERLY LINE OF THE PROPERTY CONVEYED TO WILLIAM DONNELLY IN DEED DATED SEPTEMBER 27, 1943 AS RECORDED OCTOBER 4, 1943, IN BOOK 84, AT PAGE 84 OF OFFICIAL RECORDS; 1320 FEET TO THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST ALONG SAID SOUTHERLY LINE, 486 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1320 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF STATE HIGHWAY NO. 41.

APN: 017-166-007

**EASEMENTS(S) PER TITLE REPORT:**

3. A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED FEBRUARY 11, 1896 IN BOOK H OF PATENTS, PAGE 13.  
 \*\*\* NOT PLOTTABLE - EXACT LOCATION CANNOT BE DETERMINED FROM RECORD \*\*\*

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 03, 1919 AS BOOK 70, PAGE 349 AND AUGUST 13, 1946, BOOK 421, PAGE 18, BOTH OF OFFICIAL RECORDS.  
 \*\*\* PLOTTED AS SHOWN HEREON \*\*\*

5. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 198, PAGE 2 OF OFFICIAL RECORDS.  
 \*\*\* NOT PLOTTABLE - EXACT LOCATION CANNOT BE DETERMINED FROM RECORD \*\*\*

6. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY FINAL DECREE OF CONDEMNATION, SUPERIOR COURT OF: SAN LUIS OBISPO COUNTY CASE NO. 2128-ND CIVIL IN FAVOR OF: UNITED STATES OF AMERICA PURPOSE: PIPELINES RECORDED: DECEMBER 21, 1962, BOOK 1217, PAGE 341, OF OFFICIAL RECORDS AFFECTS: PORTION AS SHOWN ON RECORD OF SURVEY RECORDED OCTOBER 7, 1960 IN BOOK 10, PAGE 103 OF RECORD OF SURVEYS  
 \*\*\* NOT PLOTTABLE - EXACT LOCATION CANNOT BE DETERMINED FROM RECORD \*\*\*

7. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED MAY 14, 1999 AS INSTRUMENT NO. 99-35055 OF OFFICIAL RECORDS.  
 \*\*\* PLOTTED AS SHOWN HEREON \*\*\*

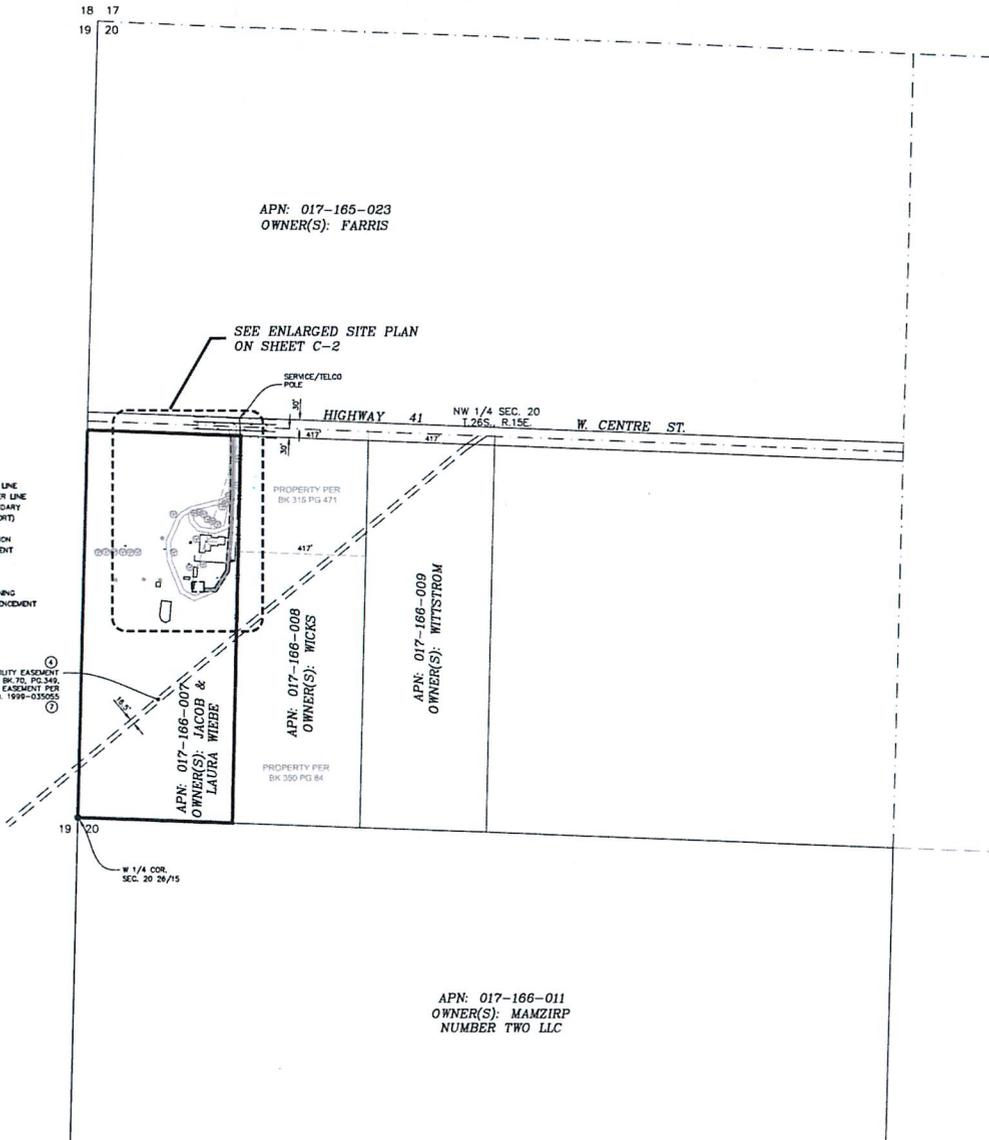
APN: 017-165-023  
 OWNER(S): FARRIS

SEE ENLARGED SITE PLAN  
 ON SHEET C-2

**LEGEND**

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

○ PUBLIC UTILITY EASEMENT  
 PER BK. 70, PG. 349,  
 PIPELINE EASEMENT PER  
 INST. NO. 1999-035055



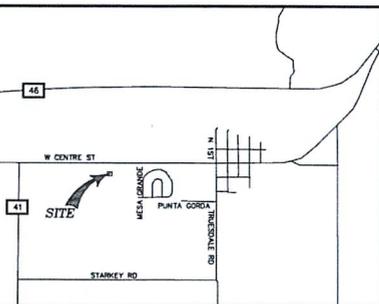
APN: 017-166-011  
 OWNER(S): MAMZIRP  
 NUMBER TWO LLC

**SMITHCO**  
 SURVEYING ENGINEERING

P.O. BOX 8708 BAKERSFIELD, CA 93307  
 PHONE: (661) 393-1217 FAX: (661) 393-1218

OVERALL SITE MAP  
 1" = 200'

VICINITY MAP  
 N.T.S.



**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	09/19/14	PRELIMINARY	DL
1	10/30/14	LEASE/EASEMENTS	SL
2	02/02/15	TITLE REVIEW	DL

SMITHCO JOB NO.: 82-308



**WIRELESS**  
 8888 AVENUE ENCHUSA, SUITE 1428  
 CARLSBAD, CA 92009  
 Office (760) 798-2700  
 Fax (760) 831-0088

**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.

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

**PRELIMINARY**

291760  
**SHANDON**  
 1250 W. CENTRE ST.  
 SHANDON, CA 93461  
 SAN LUIS OBISPO  
 COUNTY

SHEET TITLE:  
**SITE SURVEY**  
 FOR EXAMINATION ONLY

**C-1**

**LESSEE PROPOSED DEMISED PREMISE DESCRIPTION:**

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

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 18°01'39" W, A DISTANCE OF 513.53 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE N 90°00'00" E, A DISTANCE OF 39.00 FEET;
- COURSE 2) THENCE S 00°00'00" E, A DISTANCE OF 27.75 FEET TO POINT 'A';
- COURSE 3) THENCE CONTINUING S 00°00'00" E, A DISTANCE OF 6.00 FEET;
- COURSE 4) THENCE S 90°00'00" W, A DISTANCE OF 39.00 FEET;
- COURSE 5) THENCE N 00°00'00" W, A DISTANCE OF 33.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,316 SQUARE FEET, MORE OR LESS.

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

A 12.00 FOOT WIDE NON-EXCLUSIVE RIGHT-OF-WAY 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 S 90°00'00" E, A DISTANCE OF 36.69 FEET;
- COURSE 2) THENCE N 31°56'58" E, A DISTANCE OF 75.65 FEET;
- COURSE 3) THENCE N 04°24'23" E, A DISTANCE OF 34.61 FEET TO POINT 'B';
- COURSE 4) THENCE CONTINUING N 04°24'23" E, A DISTANCE OF 96.91 FEET;
- COURSE 5) THENCE N 02°13'47" E, A DISTANCE OF 117.92 FEET;
- COURSE 6) THENCE N 02°23'46" E, A DISTANCE OF 204.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 41, AND THE TERMINUS OF THIS DESCRIPTION.

**LESSEE PROPOSED UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:**

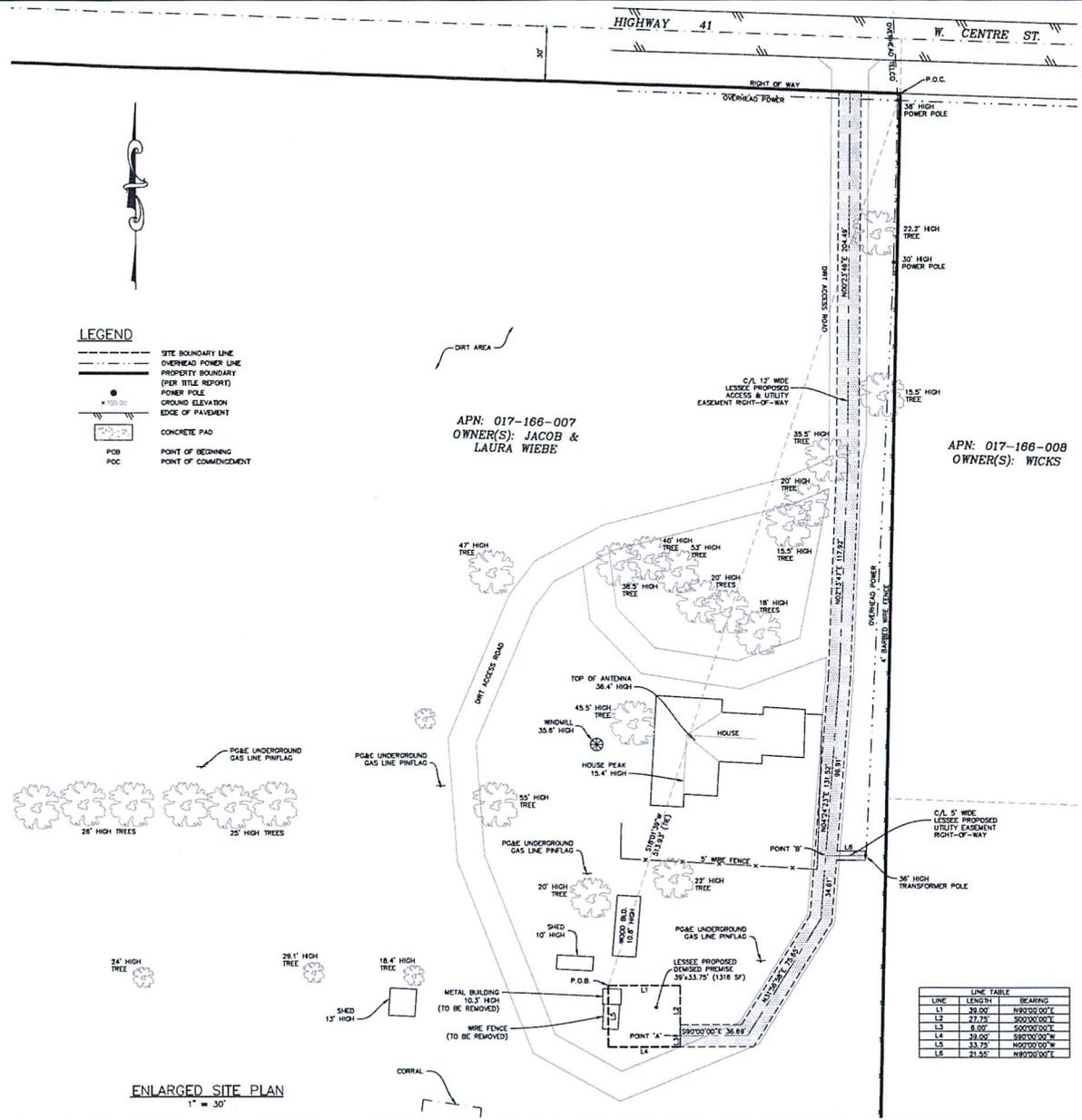
A 5.00 FOOT WIDE RIGHT-OF-WAY FOR POWER PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'B':

- COURSE 1) THENCE N 90°00'00" E, A DISTANCE OF 21.55 FEET TO THE EAST LINE OF SAID LESSOR'S PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

**LEGEND**

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



APN: 017-166-007  
OWNER(S): JACOB & LAURA WIEBE

APN: 017-166-008  
OWNER(S): WICKS

LINE	LENGTH	BEARING
L1	39.00'	N90°00'00"E
L2	27.75'	S00°00'00"E
L3	6.00'	S00°00'00"E
L4	39.00'	S90°00'00"W
L5	33.75'	N00°00'00"W
L6	21.55'	N90°00'00"E

**ENLARGED SITE PLAN**  
1" = 30'

**SMITHCO**  
SURVEYING ENGINEERING  
P.O. BOX 8428 BAKERSFIELD, CA 93308  
PHONE: (805) 793-1217 FAX: (805) 793-2218

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
0	09/19/14	PRELIMINARY	DL
1	10/30/14	LEASE/ESMNTS	SL
2	02/24/15	TITLE REVIEW	DL

SMITHCO JOB NO.: 82-308

**WIRELESS**  
8886 AVENIDA ENCINAS SUITE 140B  
CARLISLE, CA 95008  
Office: (916) 955-0000  
Fax: (916) 951-0008

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

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

**PRELIMINARY**

**291760 SHANDON**  
1250 W. CENTRE ST.  
SHANDON, CA 93461  
SAN LUIS OBISPO COUNTY

SHEET TITLE:  
**SITE SURVEY**  
FOR EXAMINATION ONLY

**C-2**





**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITAL	DM



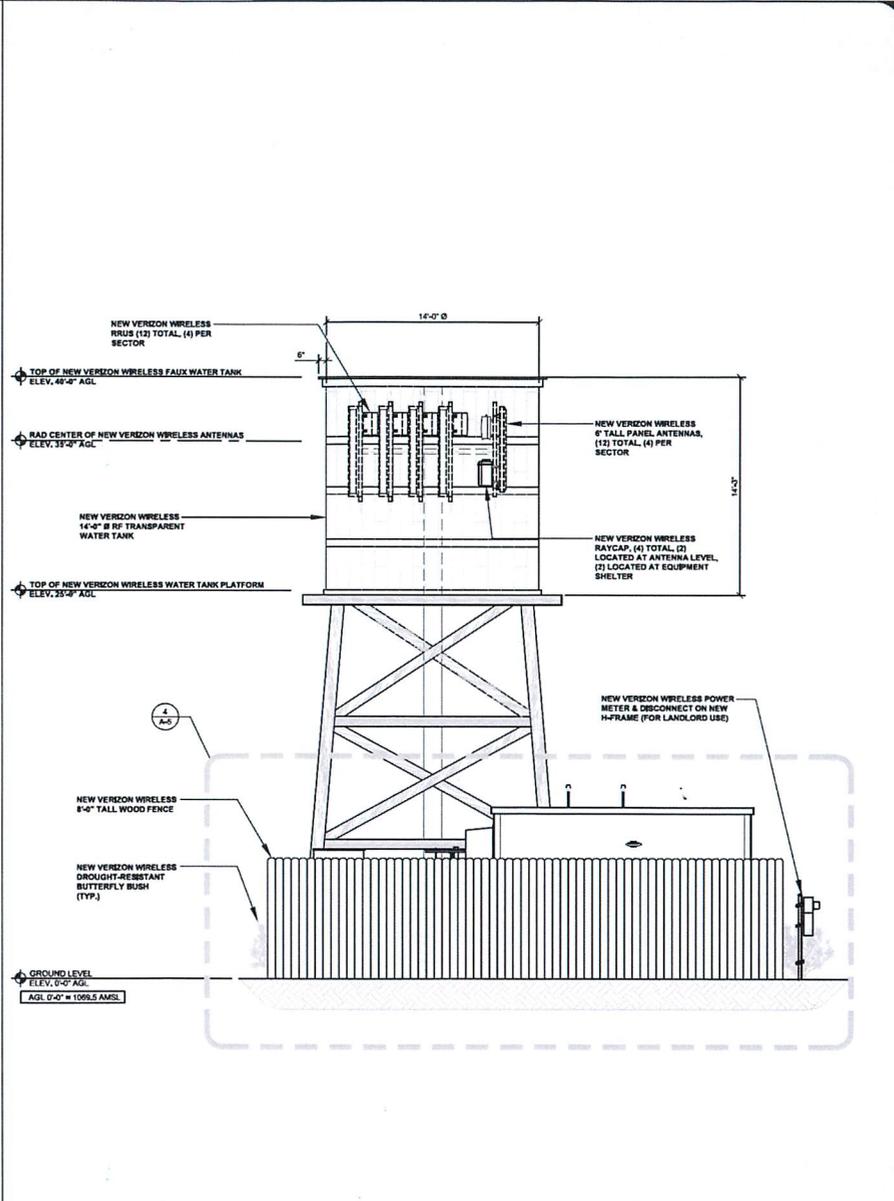
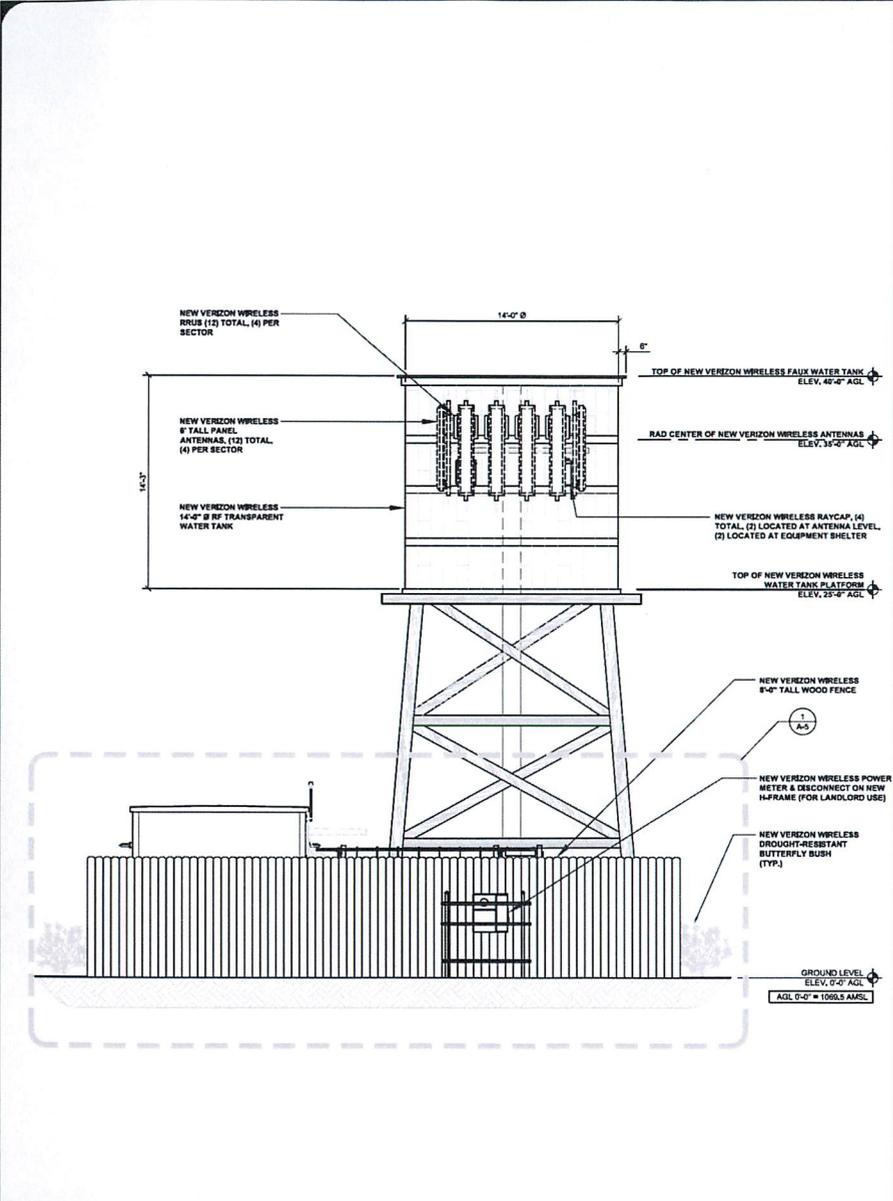
**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS.  
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS IS STRICTLY PROHIBITED.



**SHANDON**  
**PSL # 291760**  
1250 W. CENTRE ST.  
SHANDON, CA 93461

SHEET TITLE:  
**SOUTH & WEST ELEVATION**

**A-3**



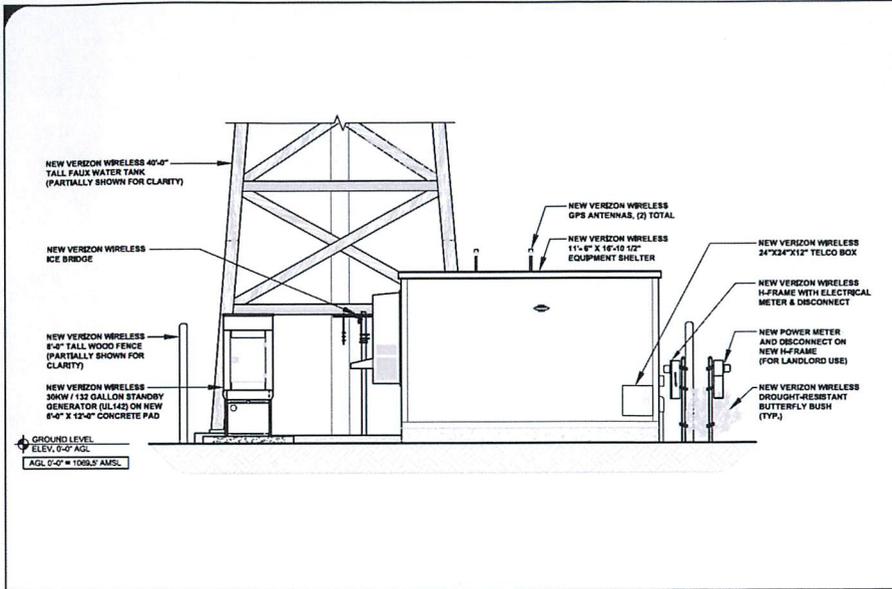
**SOUTH ELEVATION**

**WEST ELEVATION**

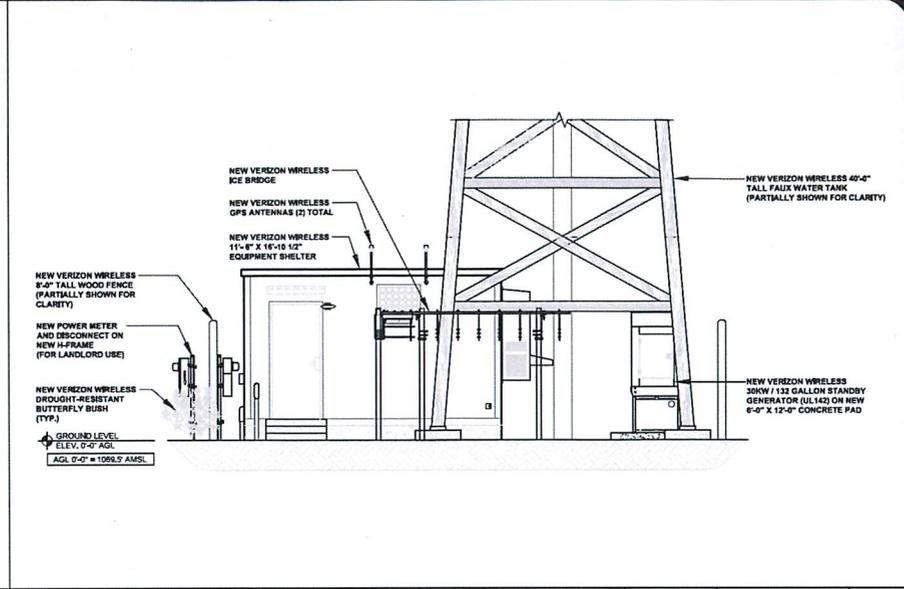
SCALE: 1/4" = 1'-0" (24x36)  
(OR) 1/8" = 1'-0" (11x17)

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

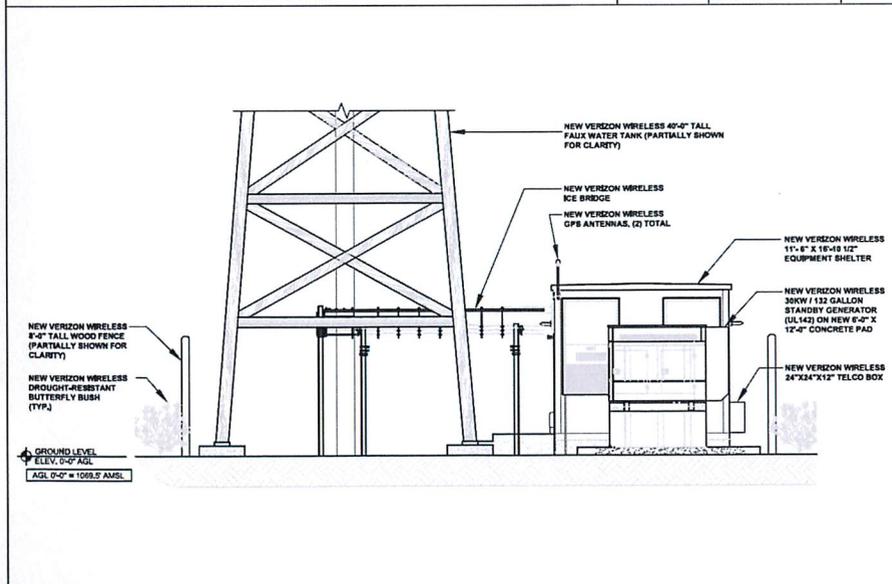




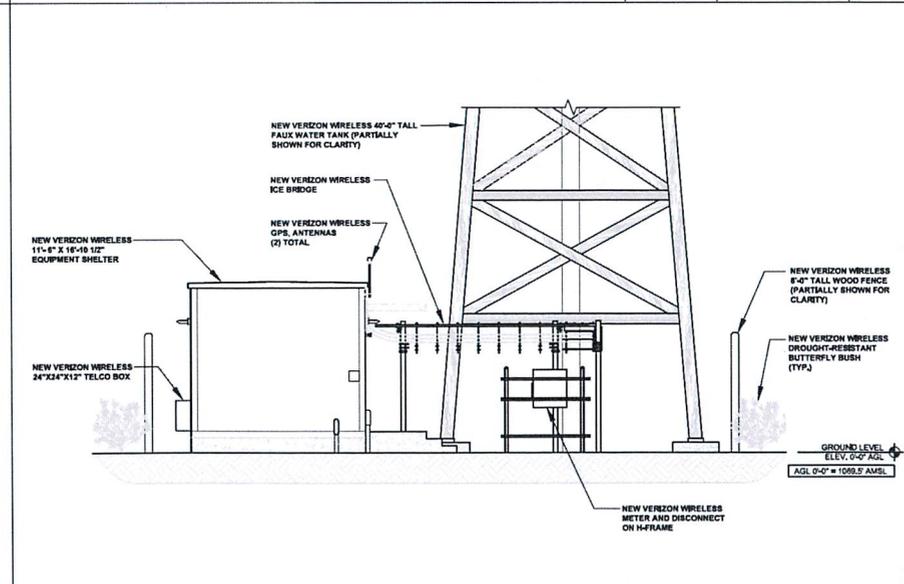
**WEST EQUIPMENT ELEVATION** SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17) **4**



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



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



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

**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	DM



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

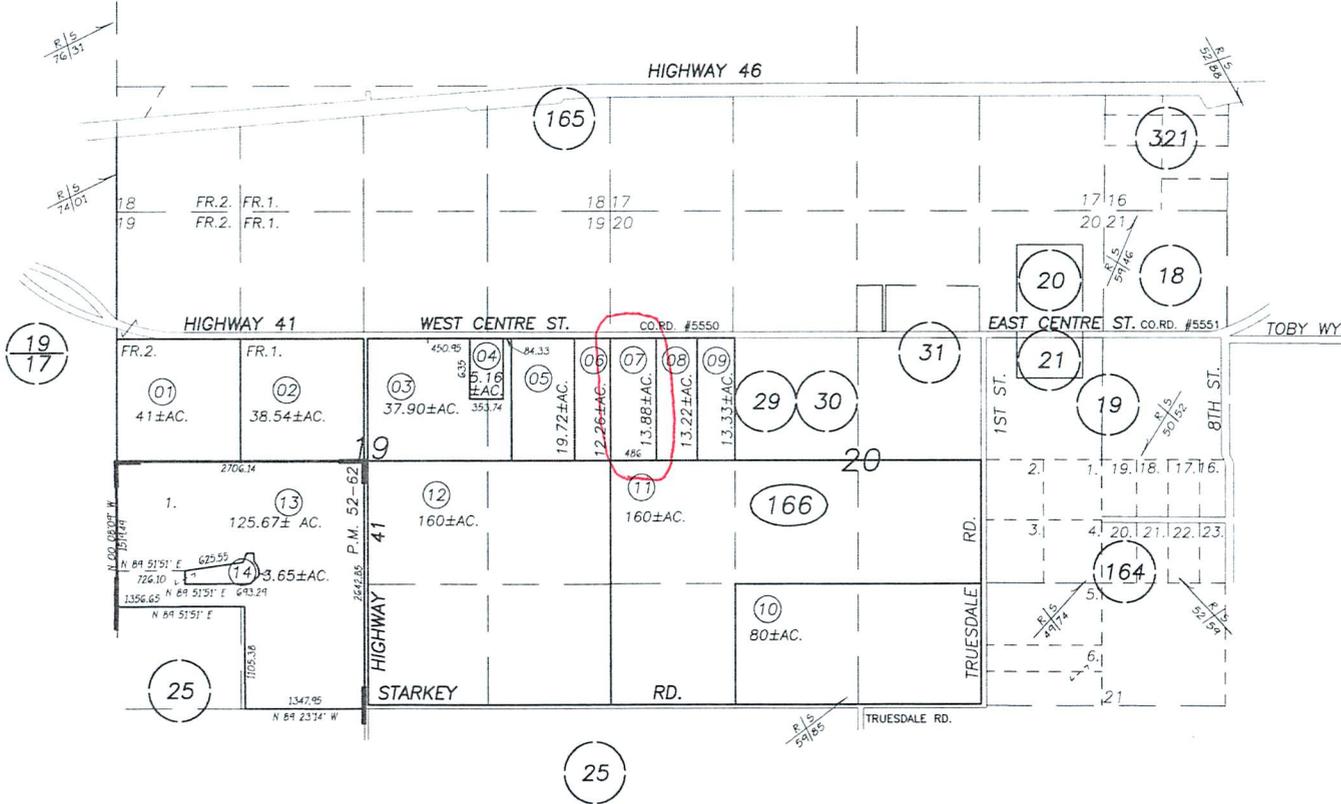


**SHANDON**  
**PSL # 291760**  
 1250 W. CENTRE ST.  
 SHANDON, CA 93461

SHEET TITLE:  
**EQUIPMENT ELEVATIONS**

**A-5**

017-163



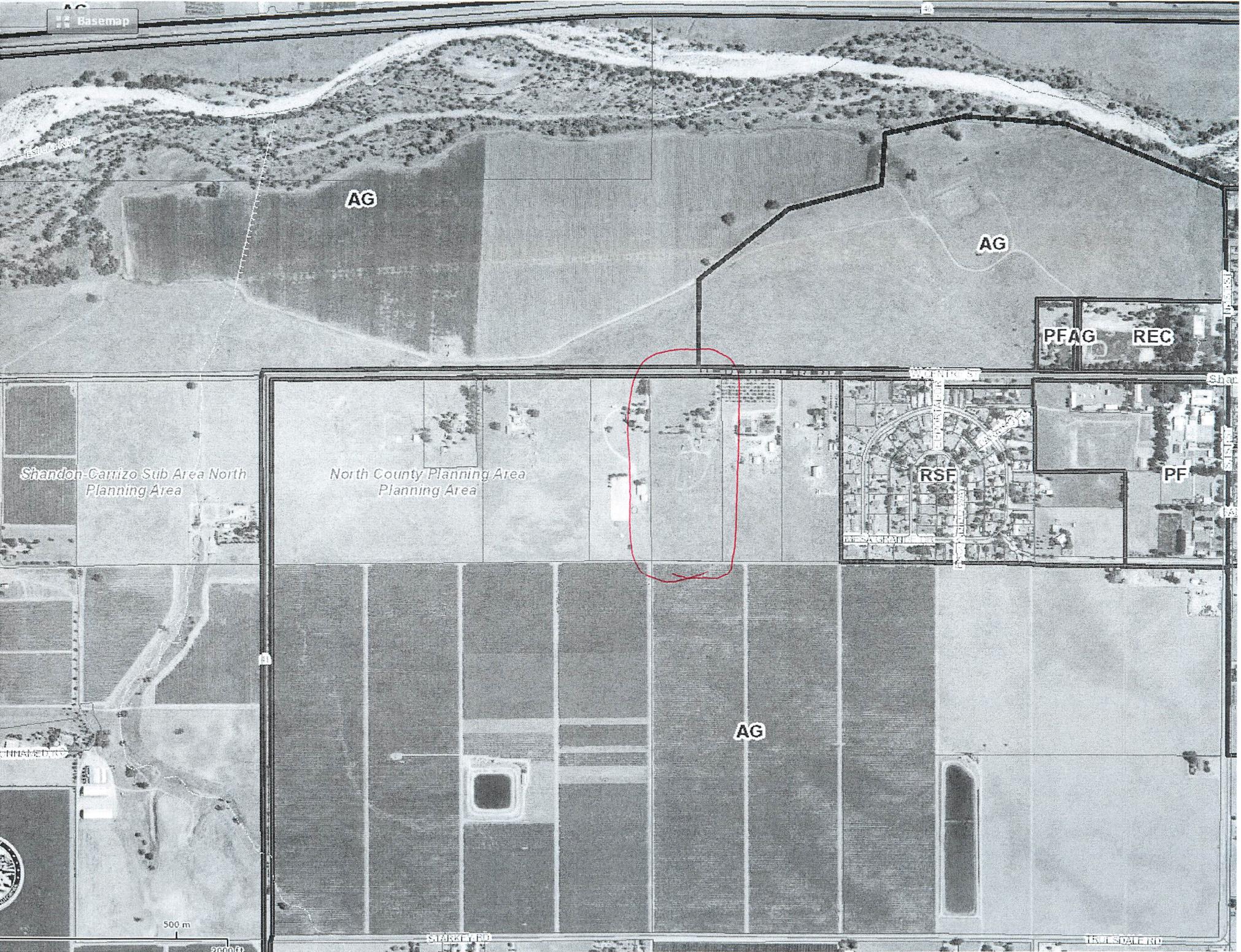
REVISIONS	
I.S.	DATE
13-147	03-28-13
NA	03-30-13



GB 03-28-13 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

COASTAL AQUEDUCT, REACH II, DRAWING NO'S. S-9A-45,46.  
 SUBDIVISION OF CALIFORNIA RHO., R.M. Bk. A , Pg. 163.  
 T. 26S. ; R. 15E. ; SECTIONS PTNS 19, 20 M.D.B.M.

SHANDON  
 ASSESSOR'S MAP COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 017 PAGE 166



AG

AG

PFAG

REC

Shandon-Carrizo Sub Area North Planning Area

North County Planning Area

RSE

PF

AG

500 m

2000 ft

STARTY RD

TRAIL SOLE RD



# Parcel Summary Report For Parcel # 017-166-007

5/1/2015  
8:39:43AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    WIEBE JACOB J  
          PO BOX 378 SHANDON CA 93461-0378  
OWN    WIEBE LAURA A

### Address Information

Status        Address  
P                01250 WE CENTRE ST NCSHCA

### Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
T26S	R12E	20P	North Cty. Plan	North County I AG				U		

### Parcel Information

Status        Description  
Active        T26S R15E PTN SEC 20

### Notes

### Tax Districts

SHANDON JT(27,40)  
SAN LUIS OBISPO JT(27,40)  
SHANDON  
NO. 01  
AREA NO. 21

### Case Information

Case Number:        Case Status:



# Parcel Summary Report For Parcel # 017-166-007

5/1/2015  
8:39:44AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COD2007-00755

CLD

Primary Parcel

**Description:**

VEHICLE AND JUNK STORAGE COMPLAINT (1250 W. CENTRE ST)

DRC2014-00137

REC

Primary Parcel

**Description:**

CELL SITE: VERIZON PROPOSES INSTALLING THE FOLLOWING: 8' WOOD FENCE AROUND 33' X 39' LEASE AREA, (1) PREFAB EQUIPMENT SHELTER, (2) GPS UNITS, (1) STANDBY GENERATOR, (1) ELECTRICAL METER, (1) 40' FAUX WATER TANK, (12) 6' PANEL ANTENNAS, (12) RRHS, AND (4) RAYCAPS