

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: CONDITIONAL USE PERMIT 09-006 (SAC Wireless) APN 025-421-047**  
**DATE: DECEMBER 8, 2009**

**Needs:** For the Planning Commission to consider the applicant's request to install a wireless communication facility located at 2231 Wisteria Lane.

- Facts:**
1. The request is to install antennas on the roof of the existing IQMS building within the existing building columns.
  2. The antennas would be incorporated into the existing columns, and with the use of RF transparent material, the antennas would be camouflaged and not be noticeable.
  3. The support equipment is proposed to be located within a new equipment shelter that would be located on the east end of the building near the existing trash enclosure.
  4. The support equipment includes the installation of an auxiliary generator. The generator is for emergency purposes only and besides routine testing (once a month) would not be operated.
  5. The property is zoned PM (Planned Industrial) and the General Plan designation is BP (Business Park).
  6. Section 21.16.200 of the Municipal Code requires approval of a Conditional Use Permit for transmission and receiving stations in the PM zoning district.
  7. The Planning Division staff has determined that this application is Categorically Exempt from environmental review per Section 15301 of the State's Guidelines to Implement CEQA.
  8. The Development Review Committee (DRC) reviewed this project at its meeting of November 23, 2009, where the Committee recommended that the Planning Commission approve the request, with added conditions of approval requiring the support equipment to be located further to the north, beyond the trash enclosure, and to install landscaping to help screen the equipment from Wisteria Lane and the adjacent parcels.

## **Analysis**

**and**

**Conclusions:** Wireless telecommunications antennas and support equipment are allowed in the PM zoning district with approval of a conditional use permit, provided the Commission determines that the facility is camouflaged. In this case, the project could be considered “camouflaged,” since the antennas would be incorporated into the existing columns on the building. A condition of approval has been added to the project that would require further setback and landscape screening be added to adequately screen the ground mounted support equipment. The condition requires a landscaping plan to be submitted for review by the DRC prior to the issuance of a building permit. With an equipment screening plan approved by the DRC, staff believes the proposed installation would be consistent with the intent of the Zoning Regulations and consistent with General Plan policies related to visual identity (LUE Policy 2B).

**Policy**

**Reference:** Zoning Code, General Plan, Economic Strategy

**Fiscal**

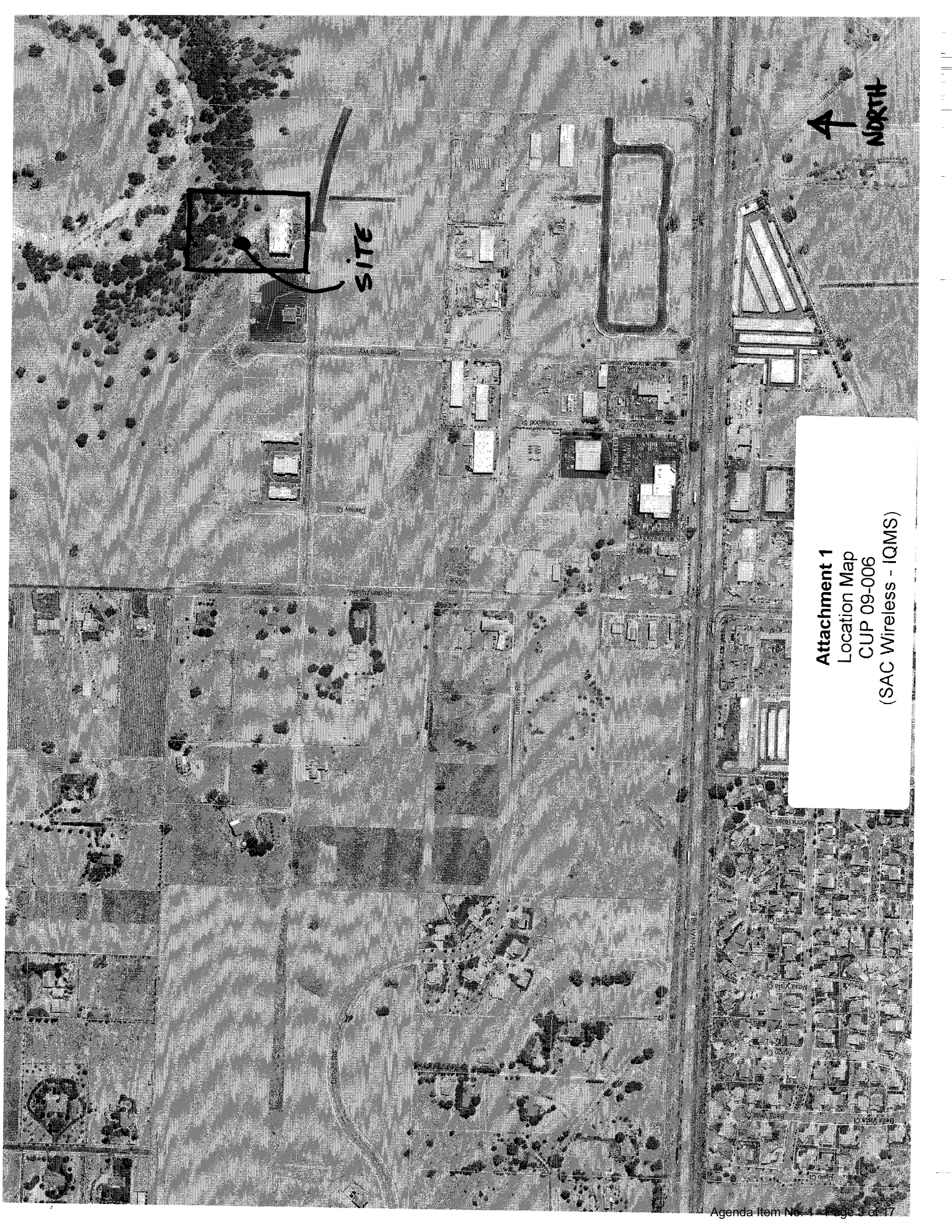
**Impact:** None

**Options:** After consideration of any public testimony, the Planning Commission should consider the following options:

- a). Adopt the attached resolution granting approval of Conditional Use Permit 09-006, subject to site specific and standard conditions of approval.
- b). Amend, modify or alter the above noted options.

**Attachments:**

- 1. Location Map
- 2. Project Information provided by Applicant
- 3. Resolution Approving CUP 09-006
- 4. Newspaper notice and mail affidavits



**site**

**Attachment 1**  
Location Map  
CUP 09-006  
(SAC Wireless - IQMS)



**RECEIVED**  
OCT 28 2009  
**BUILDING DIVISION**



October 27, 2009

City of El Paso De Robles  
Community Development Department  
1000 Spring St.  
Paso Robles, CA 93446

**RE: VERIZON WIRELESS AT 2231 WISTERIA LN., APN 025-421-047**

This firm represents Verizon Wireless. Enclosed with this letter are the materials your department requires in reviewing their proposed telecommunications facility at 2231 Wisteria Lane.

These materials are being submitted in accordance with Title 21 of the Paso Robles Municipal Code, and should satisfy the requirements herein for a Conditional Use Permit. Enclosed please find the following:

- One (1) Development Application
- One (1) Check for \$1,200 for a permit processing fee deposit
- One (1) Project Description (please see below discussion)
- One (1) Environmental Information Form
- One (1) RF Compliance Report prepared by Hammet and Edison
- One (1) Set of Color Photo Simulations
- Two (2) Sets of typed mailing address labels for all property owners within 300 feet
- Four (4) Labels each for the property owner of the project and the applicant
- One (1) Certified Property Owner's list
- Two (2) Copies of a Preliminary Title Report
- Nine (9) Sets of Full Size Architectural Plans
- Two (2) Sets of Reduced Plans

Verizon Wireless is a national telecommunications carrier which plans to expand and improve coverage in the Paso Robles area in the near future. The proposal at this site includes the installation of nine panel type antennas on an existing office building rooftop and a small enclosed equipment area adjacent to the building. The antennas will be screened by radio frequency transparent material designed to match the existing building in an effort to mitigate visual impact. Antenna radio emissions are designed to comply with all applicable federal safety

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**Attachment 2**  
Project Info. Letter  
CUP 09-006  
(SAC Wireless - IQMS)



standards. More information is available in the enclosed RF compliance report prepared by third party engineering firm Hammet and Edison.

The equipment area will consist of a CMU shelter to house radio equipment for the operations and maintenance of the facility, as well as a 48KW/2.4L diesel generator to provide backup power in the event of an emergency. Both will be enclosed by a 6' block wall designed to match the existing refuse enclosure, and secured by a locked gate.

Power for the project will be taken from existing on site sources. No new above ground poles are proposed. No grading is proposed, except for grubbing for the equipment area and minor trenching for power and telco connections. The project will not require or remove parking spaces, and will have no impact on local traffic at the site, with the exception of a minor temporary increase during construction.

I look forward to answering any questions you may have regarding this project. Please contact me directly at 805.637.6670 to discuss this submittal and the next steps in your review.

Regards,

A handwritten signature in black ink, appearing to read 'Jay Higgins', is written over a circular scribble.

Jay Higgins  
SAC Wireless on behalf of Verizon Wireless  
4050 Calle Real, Suite 200B  
Santa Barbara, CA 93110  
Phone: 805.692.4705  
Mobile: 805.637.6670

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Site Acquisition Consultants Wireless  
4050 Calle Real, Suite 201B  
Santa Barbara, CA 93110

RESOLUTION NO: \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 09-006  
(SAC Wireless / Verizon)  
APN: 025-421-047

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for transmission and receiving stations in the PM zoning district; and

WHEREAS, the applicant, SAC Wireless, has filed a Conditional Use Permit application to construct a wireless communication facility within the existing building columns of the IQMS building located at 2231 Wisteria Lane; and

WHEREAS, the facility would have a camouflaged design with the antennas completely screened within the existing columns, and would therefore not be visible from a public street; and

WHEREAS, a public hearing was conducted by the Planning Commission on December 8, 2009, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 Existing Facilities of the State's Guidelines to Implement CEQA; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following finding:

1. The Planning Commission finds that the establishment, maintenance or operation of the communication facility will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the vicinity of the proposed use.
2. The Planning Commission finds that the proposed communication facility will not be injurious or detrimental to property and improvements in the area or to the general welfare of the City because it shall comply with all applicable zoning, building and municipal codes.
3. By allowing the use, the Planning Commission finds that proposed communication facility would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure since the antennas and equipment will not be visible; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of

El Paso de Robles does hereby approve Conditional Use Permit 09-006 subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Title Sheet
B	Site Survey
C	Site Plan
D	Enlarged Site Plan
E	South & East Elevations
F	North & West Elevations
G	Equipment Shelter Layout & Details

2. This Conditional Use Permit (CUP) authorizes the construction of a wireless communication facility within the existing columns of the IQMS building located at 2231 Wisteria Lane, where the project would be constructed in a manner described in attached exhibits and as required by the conditions contained within this resolution.
3. Prior to the issuance of a building permit a landscape and screening plan shall be submitted for review by the Development Review Committee (DRC). The plan shall set the ground mounted equipment further to the north approximately 25-feet from the existing trash enclosure to allow room for landscaping to be installed to screen the equipment from Wisteria Lane and the adjacent properties.
4. This project approval shall expire on December 8, 2011, unless a building permit is issued for the project, or unless a time extension request is filed with the Community Development Department prior to expiration.
5. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
6. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
7. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of December, 2009 by the following Roll Call  
Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
CHARLES E. TREATCH, CHAIRMAN

ATTEST:

\_\_\_\_\_  
RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION



OCT 28 2009

Planning Division



# verizon wireless

PSL# 100340  
UNION ROAD  
2231 WISTERIA LANE  
PASO ROBLES, CA 93446  
SAN LUIS OBISPO COUNTY

**PLANNING:**  
SAC WIRELESS  
C/O CAPITAL PARTNERS DEVELOPMENT GROUP  
3700 SANDHILL DRIVE, SUITE 100  
SAN JOSE, CA 95131  
TELEPHONE: (408) 953-4000

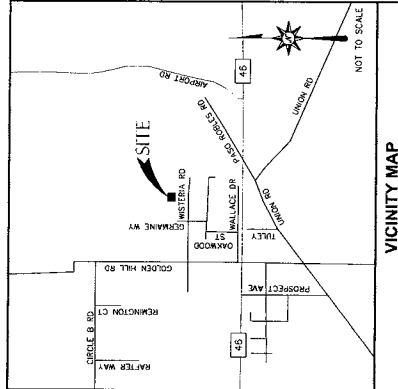
**SITE ACQUISITION:**  
SAC WIRELESS  
C/O CAPITAL PARTNERS DEVELOPMENT GROUP  
3700 SANDHILL DRIVE, SUITE 100  
SAN JOSE, CA 95131  
TELEPHONE: (408) 953-4000

**ENGINEER:**  
SAC WIRELESS  
11300 SERRANO VALLEY RD., SUITE 208  
MANTUA, CA 93450  
TELEPHONE: (805) 684-4000

**SUBSECTOR:**  
SAC WIRELESS  
400 S. STATE ST. #100  
PASO ROBLES, CA 93427  
TELEPHONE: (805) 684-4000

**UTILITY COORDINATOR:**  
SAC WIRELESS  
400 S. STATE ST. #100  
PASO ROBLES, CA 93427  
TELEPHONE: (805) 684-4000

**PROJECT TEAM**



**DRIVING DIRECTIONS**

START: 2785 MITCHELL DR, MANTUA CREEK, CA 93408

1. Turn left onto Union Rd.

2. Turn right onto Wisteria Ln.

3. The project site is located on the east side of Wisteria Ln, north of Union Rd.

**PROJECT DESCRIPTION**

THE PROJECT WOULD BE COMPOSED OF NEW WIRELESS ANTENNAS, (1) ANTENNA PER SECTION WITH (3) SECTIONS, A TOTAL OF (9) ANTENNAS MOUNTED ON NEW (EXISTING) YELLOW MONOPOLAS WITH A TOTAL HEIGHT OF 150 FEET. THE ANTENNAS WOULD BE MOUNTED ON THE EXISTING MONOPOLAS.

VERIZON SIGNATURE BLOCK	
RESPONSE:	SIGNATURE:
SAC ADMINISTRATION	DATE:
CONSTRUCTION:	
FRAME:	
TELECOM:	
EQUIPMENT:	
PROJECT ADMINISTRATION:	
NO ADMINISTRATION:	

**LEGAL DESCRIPTION:**  
SEE C-1 FOR FULL DESCRIPTION

**ACCESSORIES PARCEL NUMBER:**  
005-417-001

**APPLICANTS REPRESENTATIVE:**  
VERIZON WIRELESS  
2785 MITCHELL DR., SUITE 208  
MANTUA, CA 93450  
CONTACT: JAY HIGGINS  
TELEPHONE: (805) 777-4333

**PROJECT OWNER:**  
SAC WIRELESS  
2231 WISTERIA LANE  
PASO ROBLES, CA 93446  
CONTACT: JAY HIGGINS  
PHONE: (805) 777-4333

**PROPERTY INFORMATION:**  
SITE NUMBER: 100340  
SITE ADDRESS: 2231 WISTERIA LANE  
CITY: PASO ROBLES, CA 93446  
COUNTY: SAN LUIS OBISPO COUNTY  
ZONING: M-100  
APPLICANT'S ADDRESS: 2785 MITCHELL DR., SUITE 208, MANTUA, CA 93450

**CONSTRUCTION INFORMATION:**  
JIS: 0817  
AREA OF CONSTRUCTION:  
CITY OF PASO ROBLES  
(P) PLANNED INDUSTRIAL  
TELECOMMUNICATIONS FACILITY  
TYPE OF CONSTRUCTION:  
FACILITY IS UNIMPAIRED AND NOT FOR HUMAN HABITATION. IMPROVED ACCESS NOT PROVIDED.

**PROJECT SUMMARY**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE AND THE CITY OF PASO ROBLES. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PASO ROBLES' ZONING ORDINANCE AND THE CITY OF PASO ROBLES' ZONING ORDINANCE. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PASO ROBLES' ZONING ORDINANCE AND THE CITY OF PASO ROBLES' ZONING ORDINANCE.

**CODE COMPLIANCE**

1. 2007 CALIFORNIA BUILDING CODE  
2. 2007 CALIFORNIA ELECTRICAL CODE  
3. 2007 CALIFORNIA FIRE CODE  
4. 2007 CALIFORNIA MECHANICAL CODE  
5. 2007 CALIFORNIA PLUMBING CODE

6. 2007 CALIFORNIA BUILDING CODE  
7. 1997 INTERCOM AGENCY CODE  
8. 1997 INTERCOM FIRE CODE  
9. 2007 CALIFORNIA MECHANICAL CODE  
10. 2007 CALIFORNIA PLUMBING CODE

8. SHEETER IS STATE OF CALIFORNIA APPROVED AND REGISTERED. NOT FOR LOCAL JURISDICTION.

SHEET	DESCRIPTION	REV
1-1	TITLE SHEET	0
C-1	SITE SURVEY	0
A-1	SITE PLAN	0
A-2	ENHANCED SITE PLAN	0
A-3	SOUTH & EAST ELEVATIONS	0
A-4	NORTH & WEST ELEVATIONS	0
A-5	ANTENNA, EQUIPMENT SHELTER LAYOUT & ELEVATION DETAILS	0

**SAC WIRELESS SIGNATURE BLOCK**

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

JAY HIGGINS

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	07/23/09	DATE ZONING	AK

2785 MITCHELL DRIVE, BLDG 9  
MANTUA CREEK, CA 93458

PSL # 100340  
UNION ROAD  
2231 WISTERIA LANE  
PASO ROBLES, CA 93446  
SAN LUIS OBISPO COUNTY

SHEET TITLE:  
TITLE SHEET

T-1

**Exhibit A**  
Title Sheet  
CUP 09-006  
(SAC Wireless - IQMS)

REV	DATE	DESCRIPTION	BY	DA
0	07/17/09	PRELIMINARY		

ISSUE STATUS

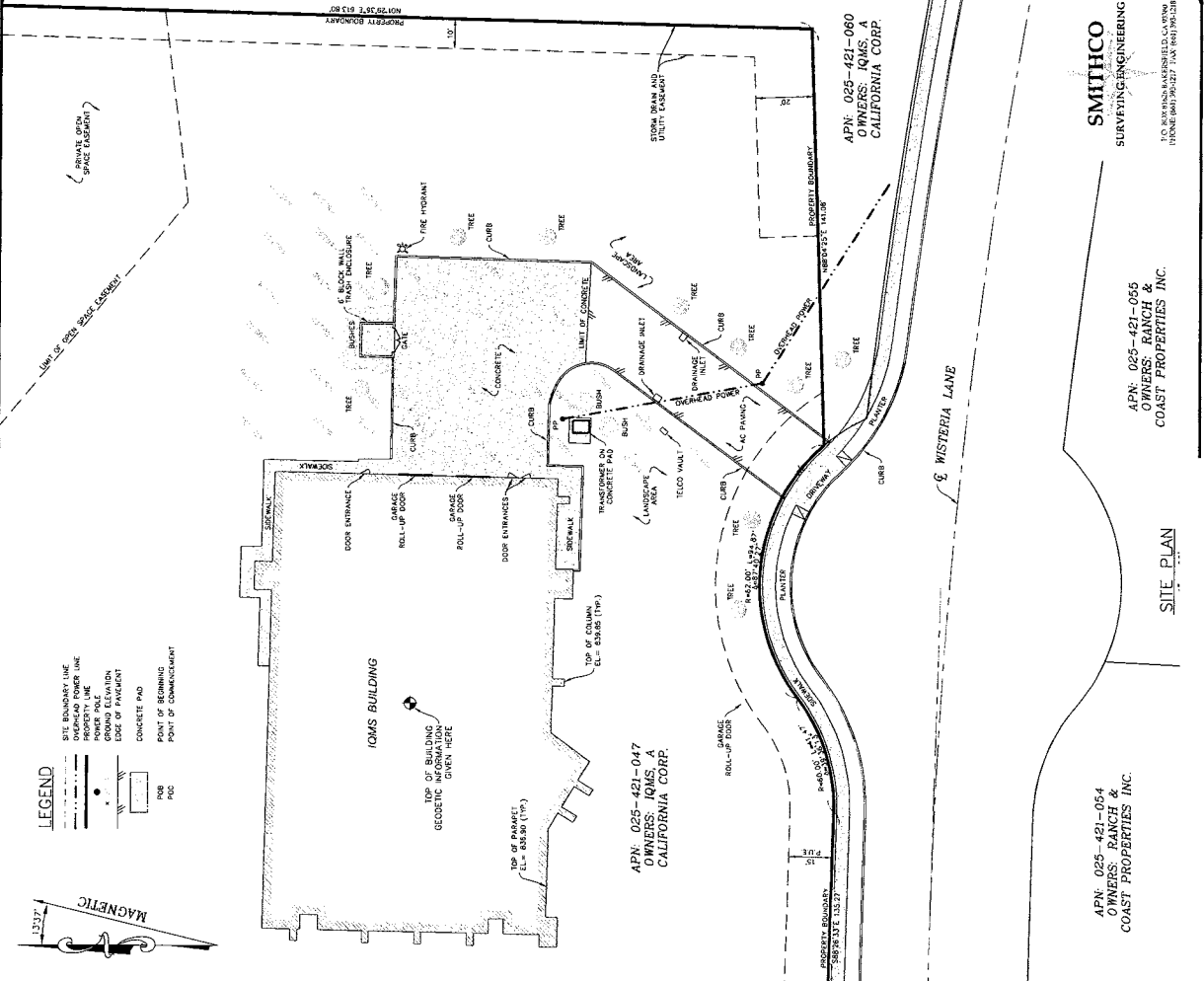
**SC**  
**WIRELESS**  
 11000 S. WILSON AVENUE  
 SUITE 1000  
 SAN LUIS OBISPO, CA 93426  
 TEL: 805.438.8284

**Verizon Wireless**  
 2785 MITCHELL DRIVE, BLDG 9  
 WAINUT CREEK, CA 94598

100340  
 UNION ROAD

2231 WISTERIA LANE  
 PASO ROBLES, CA 93446  
 SAN LUIS OBISPO  
 COUNTY

SHEET TITLE:  
**SITE SURVEY**  
 C-1



LEGEND

- SET BACKLINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

EXCEPTIONS SEE TITLE RECORD:  
 SUPPORTING DOCUMENT HAS NOT BEEN PROVIDED.

RECORDED VERIZON WIRELESS DELETED BECAUSE DESCRIPTION  
 I.B.D.

**NOTES**  
 OWNER: IQMS, A CALIFORNIA CORPORATION  
 APN: 025-421-047  
 THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPARISON OF AVAILABLE RECORDS AND TITLE SURVEY UNLESS NOTED OTHERWISE. PROPERTY LINES ARE DERIVED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN OBTAINED FROM THE PUBLIC RECORDS AND THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION SHOWN THEREON.  
 THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION SHOWN THEREON.  
 ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, ARE SHOWN AS LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION SHOWN THEREON.  
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RISK MAP 2008 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH IS OUTSIDE THE PUBLISHED 100-YEAR FLOOD PLAIN.  
 THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.  
 LAT. 35°39'02.37" N, NAD 83  
 LONG. 120°39'07.5" W, NAD 83  
 ELEV. 838.8 MVD 88 (BASIS OF DRAWING)  
 LAT. 35°39'02.57" N, NAD 27  
 LONG. 120°39'07.5" W, NAD 27  
 ELEV. 833.8 MVD 20  
 The information shown above meets or exceeds the requirements set forth in the California Civil Code, Section 8180, which requires that a preliminary title report be prepared by a licensed title company and that the report be accurate to the nearest tenth of a foot, and that the report be prepared by a licensed title company and that the report be accurate to the nearest tenth of a foot.

**LESSOR'S PROPERTY LEGAL DESCRIPTION**  
 TITLE REPORT HAS NOT BEEN PROVIDED.

**PRELIMINARY DRAWING**  
 TITLE REPORT SUPPORTING DOCUMENTS HAVE NOT BEEN PROVIDED FOR THIS PROJECT



SMITHCO  
 SURVEYING ENGINEERING  
 1100 S. WILSON AVENUE, SUITE 1000  
 SAN LUIS OBISPO, CA 93426  
 TEL: 805.438.8284

APN: 025-421-054  
 OWNERS: RANCHO &  
 COAST PROPERTIES INC.

APN: 025-421-055  
 OWNERS: RANCHO &  
 COAST PROPERTIES INC.

APN: 025-421-060  
 OWNERS: IQMS, A  
 CALIFORNIA CORP.

100340  
 UNION ROAD

2231 WISTERIA LANE  
 PASO ROBLES, CA 93446  
 SAN LUIS OBISPO  
 COUNTY

SHEET TITLE:  
**SITE SURVEY**  
 C-1

Exhibit B  
 Site Survey  
 CUP 09-006  
 (SAC Wireless - IQMS)

REV	DATE	DESCRIPTION	BY
0	07/23/09	SEE ZONING	LAG

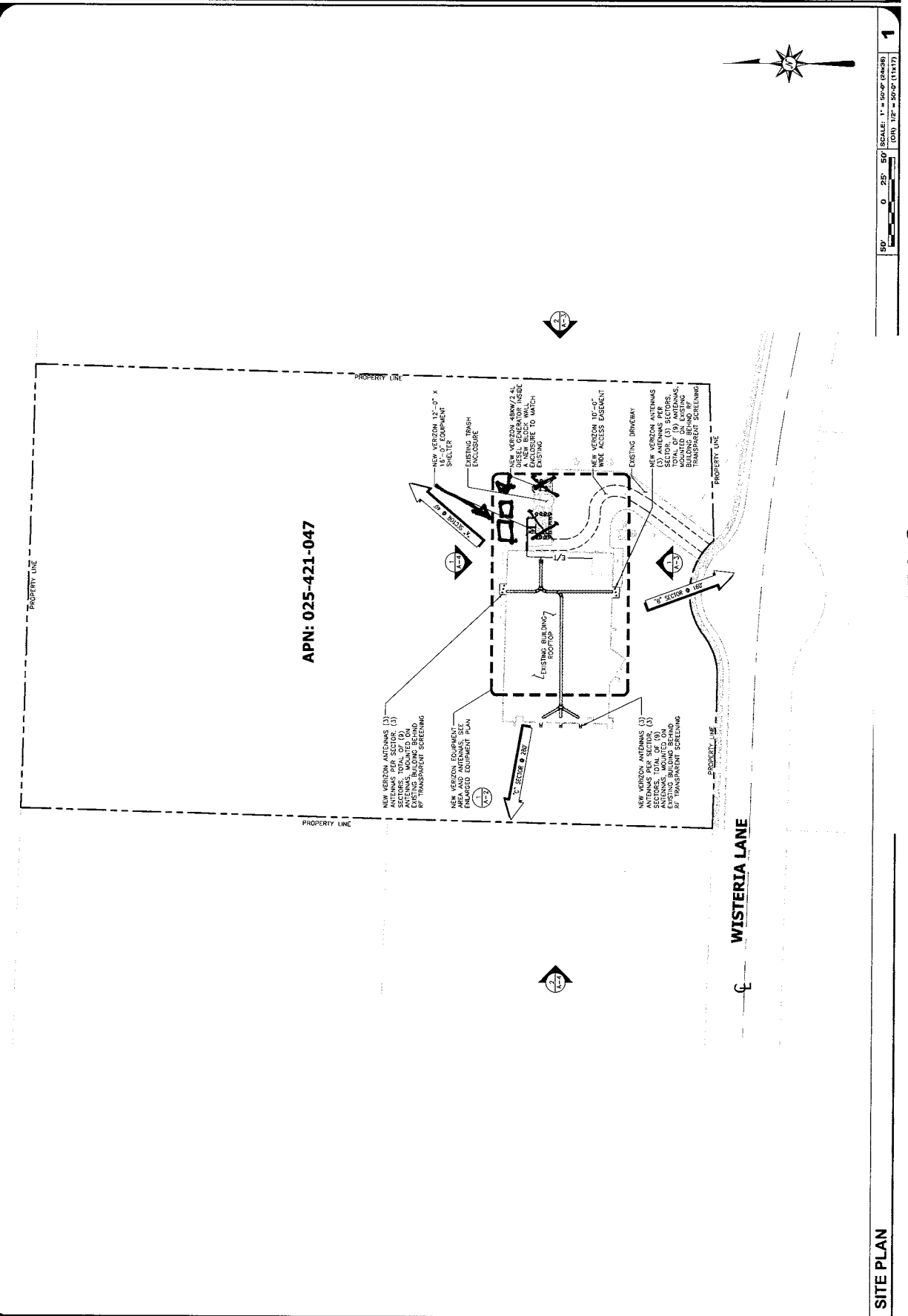
**SS WIRELESS**  
 12360 SANDRIDGE VALLEY RD. SUITE 220  
 SAN LUIS OBISPO, CA 95068  
 TEL: (805) 532-9200  
 FAX: (805) 532-9189

**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF SANDRIDGE VALLEY COMMUNICATIONS, INC. AND IS LOANED TO WIRELESS COMMUNICATIONS. IT IS TO BE KEPT CONFIDENTIAL AND IS NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF SANDRIDGE VALLEY COMMUNICATIONS, INC. ANY VIOLATION OF THIS NOTICE IS STRICTLY PROHIBITED.

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

PSL # 100340  
 UNION ROAD  
 2231 WISTERIA LANE  
 PASO ROBLES, CA 93446  
 SAN LUIS OBISPO COUNTY

SHEET TITLE:  
**SITE PLAN**  
**A-1**



**SITE PLAN**  
**1**

50' 0' 25' 50' (SCALE: 1" = 50'-0" (6498))  
 (GN) 1/2" = 50'-0" (1247)

**Exhibit C**  
 Site Plan  
 CUP 09-006  
 (SAC Wireless - IQMS)

**SITE PLAN**

ISSUE STATUS	
NO.	DATE
1	07/21/09
2	
3	
4	
5	
6	
7	
8	
9	
10	

**SC**

W. R. E. S.  
11328 SERRANO VALLEY BLVD. SUITE 200  
DANA POINT, CA 92629  
TEL: (949) 552-2111

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF W. R. E. S. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISSEMINATED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF W. R. E. S.

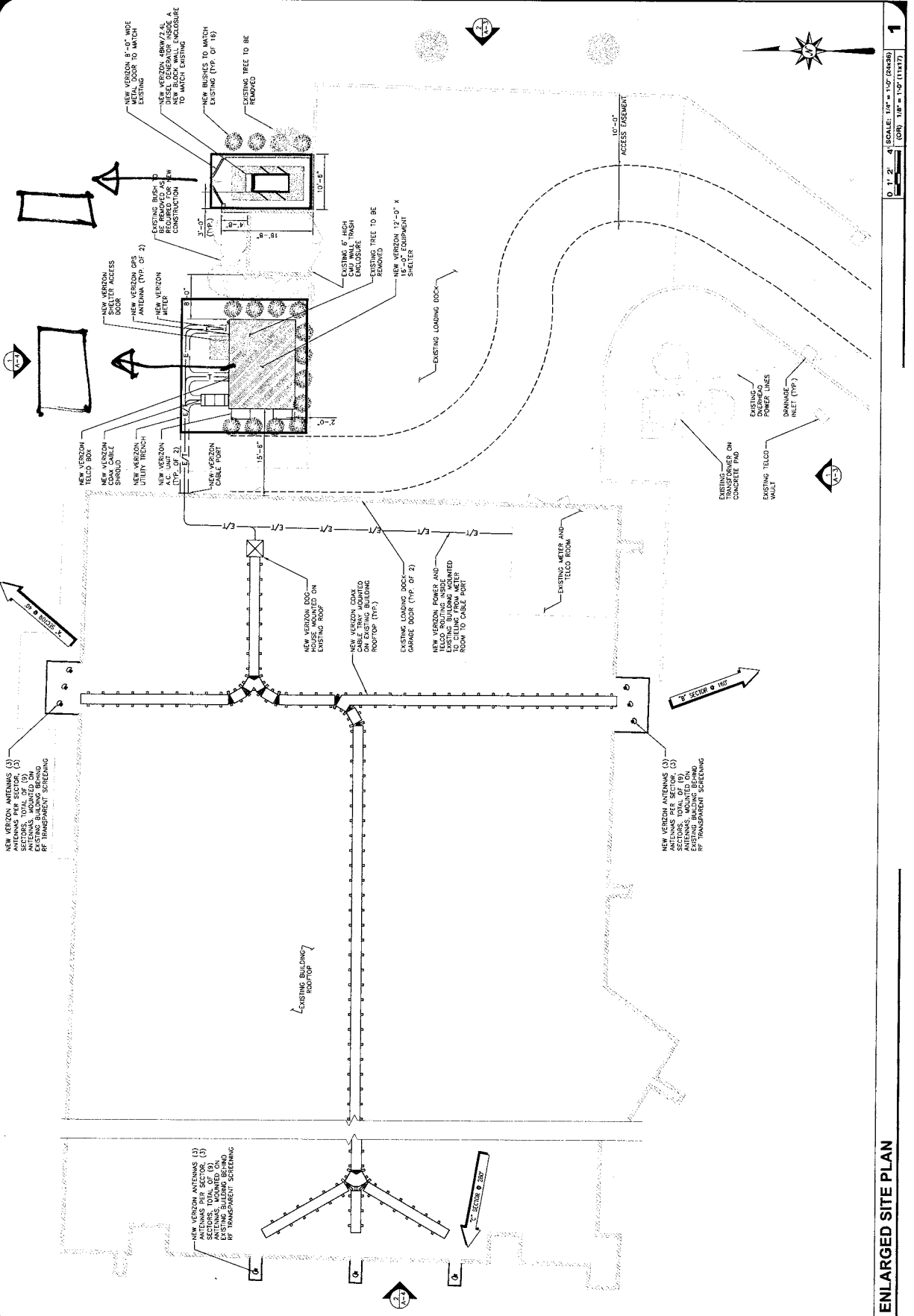
**Verizon wireless**

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

PSL # 100340  
UNION ROAD  
2231 WISTERIA LANE  
PASO ROBLES, CA 93446  
SAN LUIS OBISPO COUNTY

SHEET TITLE:  
**ENLARGED SITE PLAN**

**A-2**



**ENLARGED SITE PLAN**

**Exhibit D**  
Enlarged Site Plan  
CUP 09-006  
(SAC Wireless - IQMS)

REV	DATE	DESCRIPTION	BY
0	07/23/09	ISSUE FOR PERMITS	AK

**SC WIRELESS**  
 13200 SHIPPO VALLEY RD, SUITE 200  
 DUBLIN, CA 94568  
 (916) 939-3338  
 FAX: (916) 939-3338

PROPRIETARY INFORMATION  
 THIS DRAWING IS THE PROPERTY OF SC WIRELESS  
 AND IS NOT TO BE REPRODUCED OR  
 TRANSMITTED IN ANY FORM OR BY ANY  
 MEANS, ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION STORAGE AND  
 RETRIEVAL SYSTEM, WITHOUT THE  
 WRITTEN PERMISSION OF SC WIRELESS

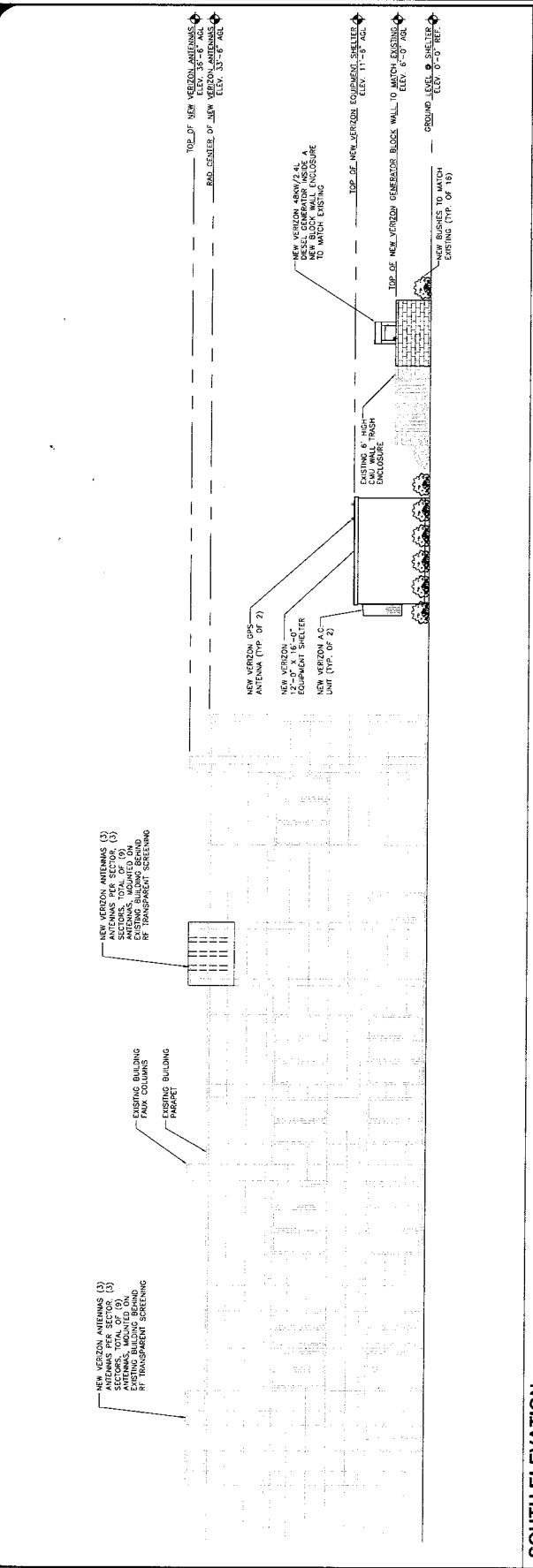
**Verizon Wireless**  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

PSL # 100340

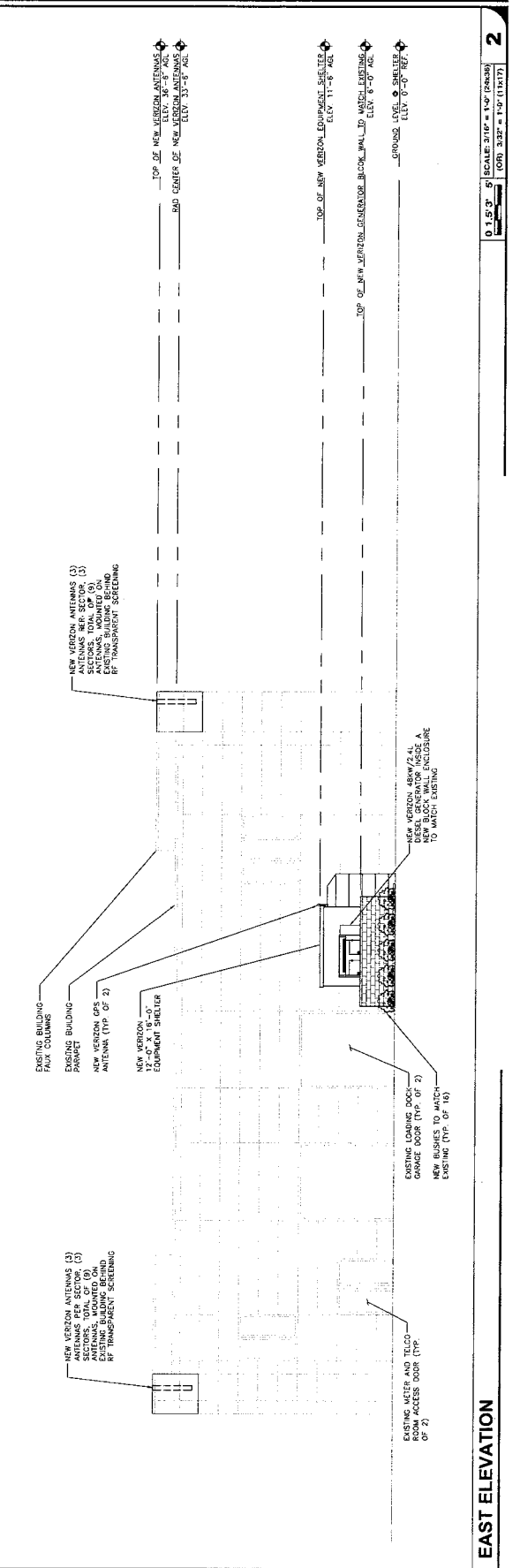
2231 WISTERIA LANE  
 PASO ROBLES, CA 93446  
 SAN LUIS OBISPO COUNTY

SHEET TITLE:  
 SOUTH & EAST  
 ELEVATIONS

**A-3**



**SOUTH ELEVATION**  
 0.15" = 1'-0" SCALE: 3/16" = 1'-0" (24/38)  
 (COR.) 3/32" = 1'-0" (11/17) **1**



**EAST ELEVATION**  
 0.15" = 1'-0" SCALE: 3/16" = 1'-0" (24/38)  
 (COR.) 3/32" = 1'-0" (11/17) **2**

**Exhibit E**  
 South & East Elevations  
 CUP 09-006  
 (SAC Wireless - IQMS)

REV	DATE	DESCRIPTION	BY
0	07/22/09	50% ZONING	LAK

**S**

**WIRELESS**  
 1330 SERRANO VALLEY BLVD. SUITE 220  
 SAN JOSE, CA 95128  
 TEL: 408.435.8150  
 WWW.WIRELESS.COM

PROPRIETARY INFORMATION  
 ANY REUSE OR DISSEMINATION OF THIS DOCUMENT  
 IS STRICTLY FORBIDDEN.

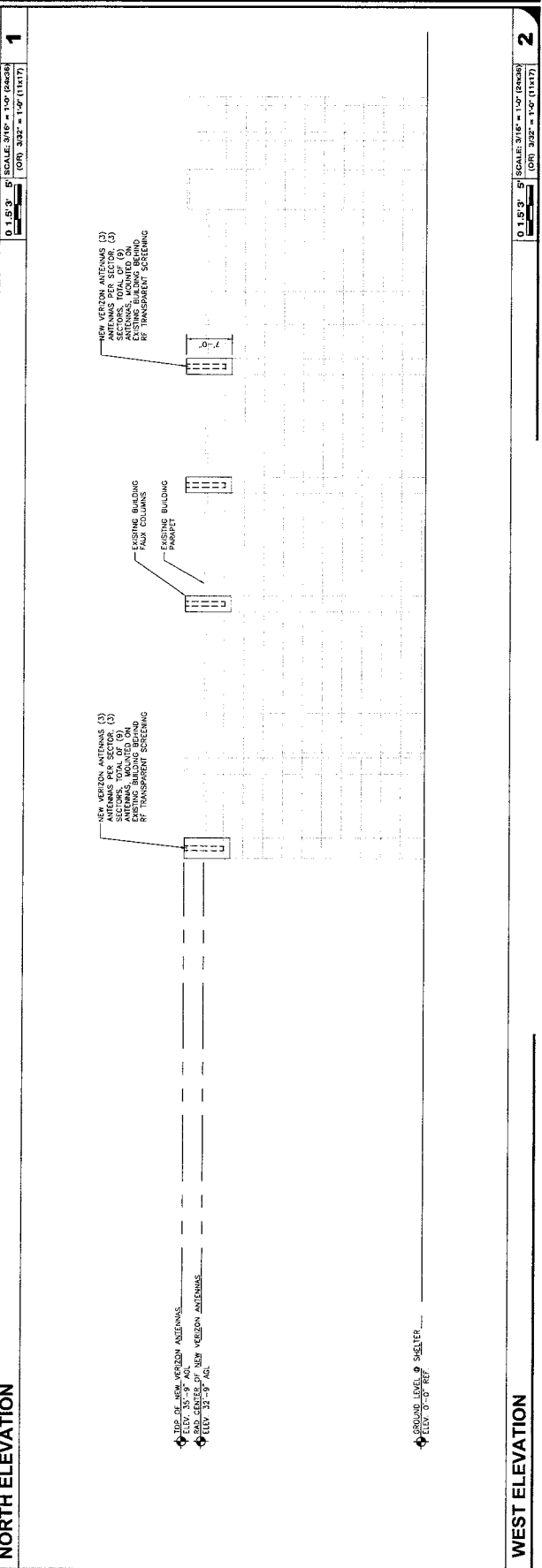
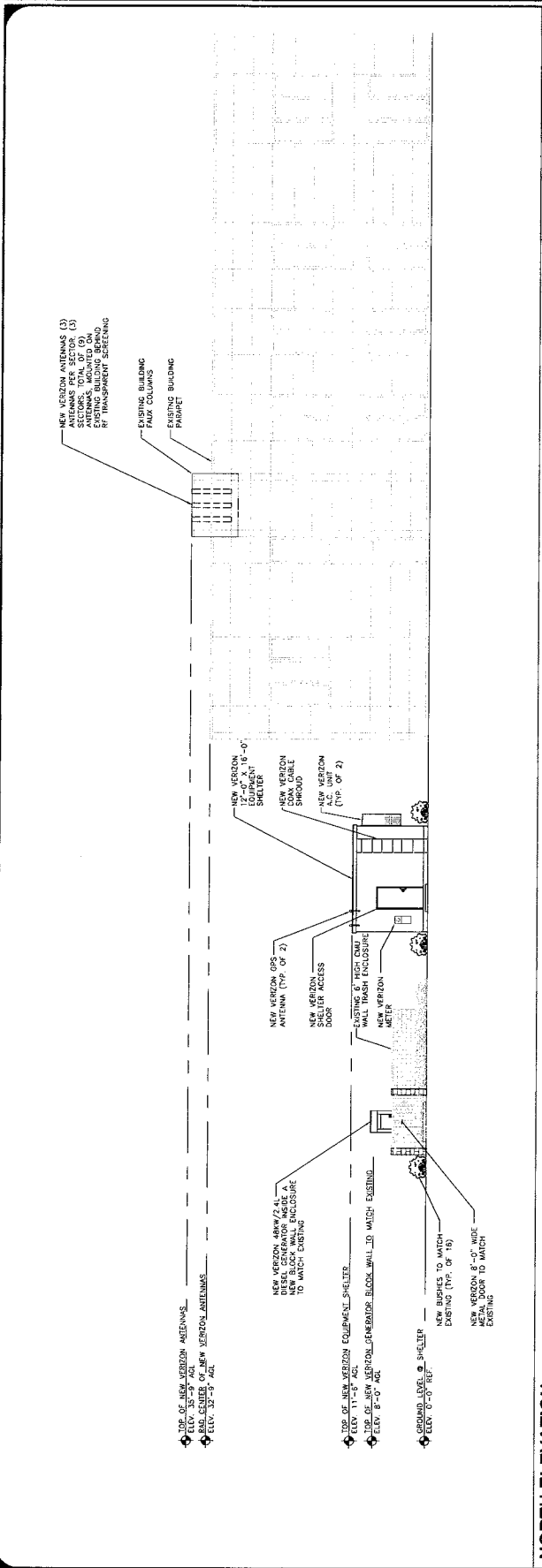
**Verizon wireless**  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

PSL # 100340

UNION ROAD  
 2231 WISTERIA LANE  
 PASO ROBLES, CA 93446  
 SAN LUIS OBISPO COUNTY

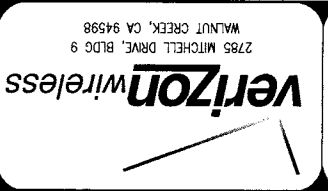
SHEET TITLE:  
**NORTH & WEST  
 ELEVATIONS**

**A-4**



**Exhibit F**  
 North & West Elevations  
 CUP 09-006  
 (SAC Wireless - IQMS)

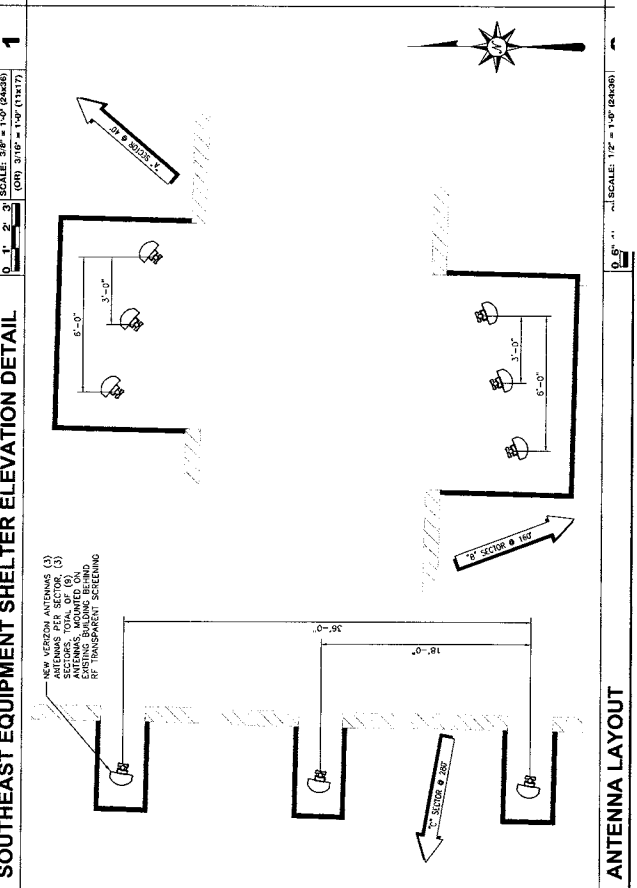
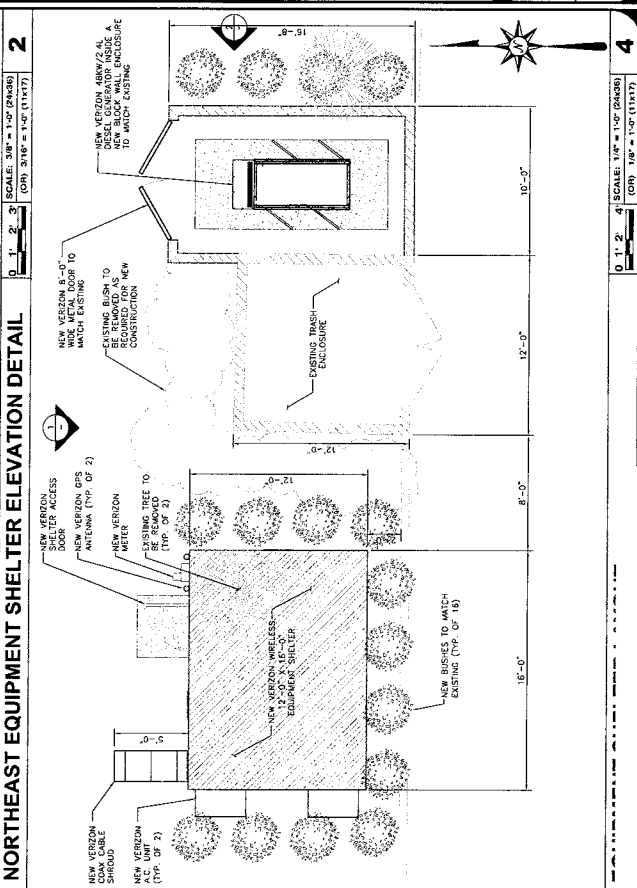
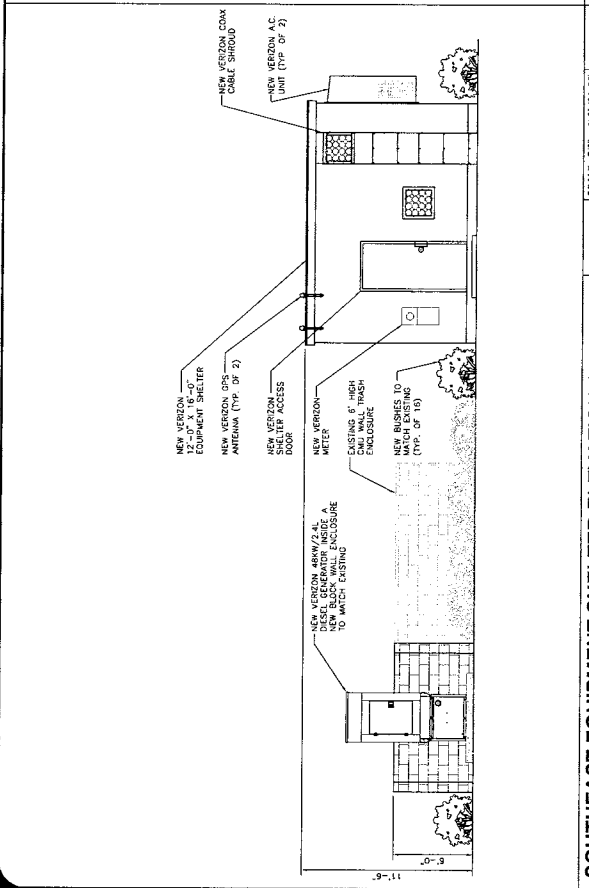
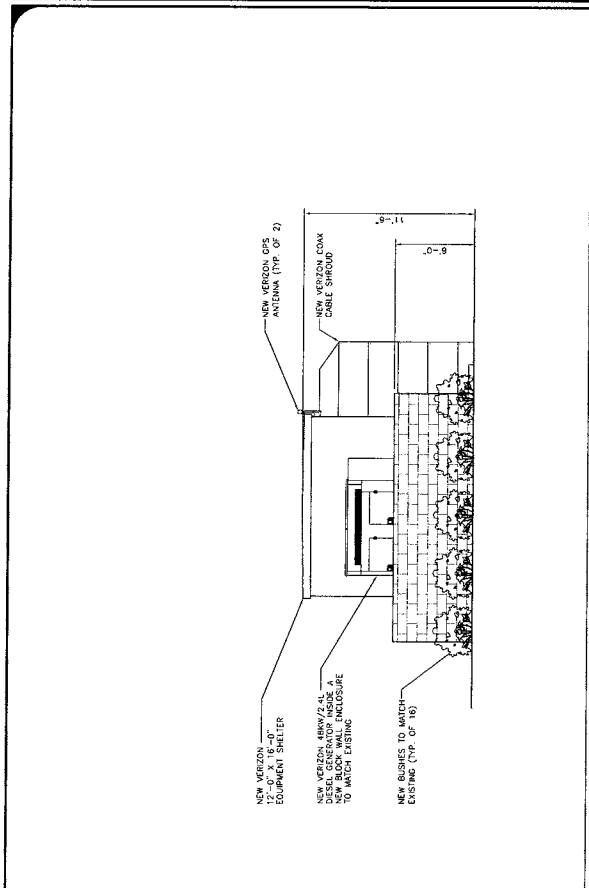
REV	DATE	DESCRIPTION	BY
0	07/23/09	REV. ZONING	AK



PSL # 100340  
UNION ROAD  
2231 WISTERIA LANE  
PASO ROBLES, CA 93446  
SAN LUIS OBISPO COUNTY

SHEET TITLE  
ANTENNA EQUIPMENT  
SHELTER LAYOUT &  
ELEVATION DETAILS

A-5



**Exhibit G**  
Equipment Shelter Layout & Details  
CUP 09-006  
(SAC Wireless - IQMS)

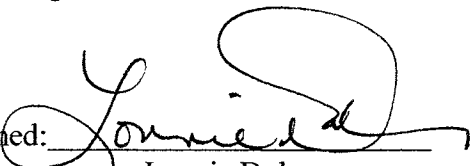
**AFFIDAVIT  
OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 09-006 (SAC Wireless/Verizon) on this 23rd day of November, 2009.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_

  
Lonnie Dolan

forms\mailaffi.691



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

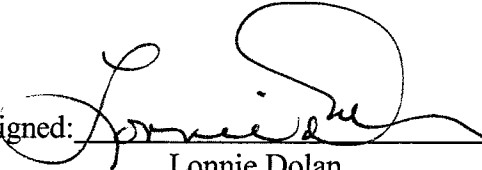
Newspaper: Tribune

Date of  
Publication: November 24, 2009

Hearing  
Date: December 8, 2009  
(Planning Commission)

Project: Conditional Use Permit 09-006  
(Verizon at IQMS Building)

I, Lonnie Dolan, employee of the Community  
Development Department, Planning Division, of the City  
of El Paso de Robles, do hereby certify that this notice is  
a true copy of a published legal newspaper notice for the  
above named project.

Signed:   
Lonnie Dolan

forms/newsaffi.691

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Conditional Use Permit 09-006, a request to install new telecommunications antennas on the roof top of the existing building and install a new support equipment shelter. Project is proposed for the existing IQMS building located at 2231 Wisteria Lane.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, December 8, 2009, at which time all interested parties may appear and be heard.

This application is Categorical Exempt from environmental review per Section 15301c of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

If you challenge the Conditional Use Permit application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner  
November 24, 2009 6857253