

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: SUSAN DECARLI, ACTING COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 14-007 (VERIZON)  
APN: 009-813-010

DATE: JANUARY 13, 2015

Needs: For the Planning Commission to consider the applicant's request to construct a new wireless communication facility.

- Facts:
1. The facility would be located within the PG&E substation located at the northeast corner of Niblick Road and South River Road. See Vicinity Map, Attachment 1.
  2. The proposed facility would consist of a new 65-foot tall cellular mono pole with six panel antennas. See photo simulations, Attachment 2.
  3. The property is zoned PM (Planned Industrial) and the General Plan designation is PF (Public Facilities). Table 21.16.200 requires a Conditional Use Permit for wireless communication facilities in the PM zoning district.
  4. The equipment associated with the cellular facility would consist of ground mounted equipment that would be located within a fenced in area adjacent to the facility.
  5. This facility would be the third cellular mono-pole located within the PG&E substation.
  6. The Development Review Committee (DRC) reviewed this project at its meeting on December 15, 2014. The DRC was supportive of the proposal, indicating that a cellular facility within an area where there is significant other utility facilities seems appropriate.
  7. The Planning Division staff has determined that this application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement CEQA. Section 15303 exempts new construction of small structures. The monopole and equipment building are considered small structures.

Analysis  
and

Conclusions: New telecommunication facilities in the City are required to be camouflaged. In this case the cellular mono-pole is located within the PG&E substation where there are two other existing cellular mono-poles and the existing PG&E transmission facilities. There were no previous requirements for camouflage of the existing cellular mono-poles. With the processing of their respective CUPs, the Planning Commission determined that the mono-poles within the PG&E substation blended in with the existing structures and equipment.

Policy

Reference: Zoning Code, General Plan, Economic Strategy

Fiscal

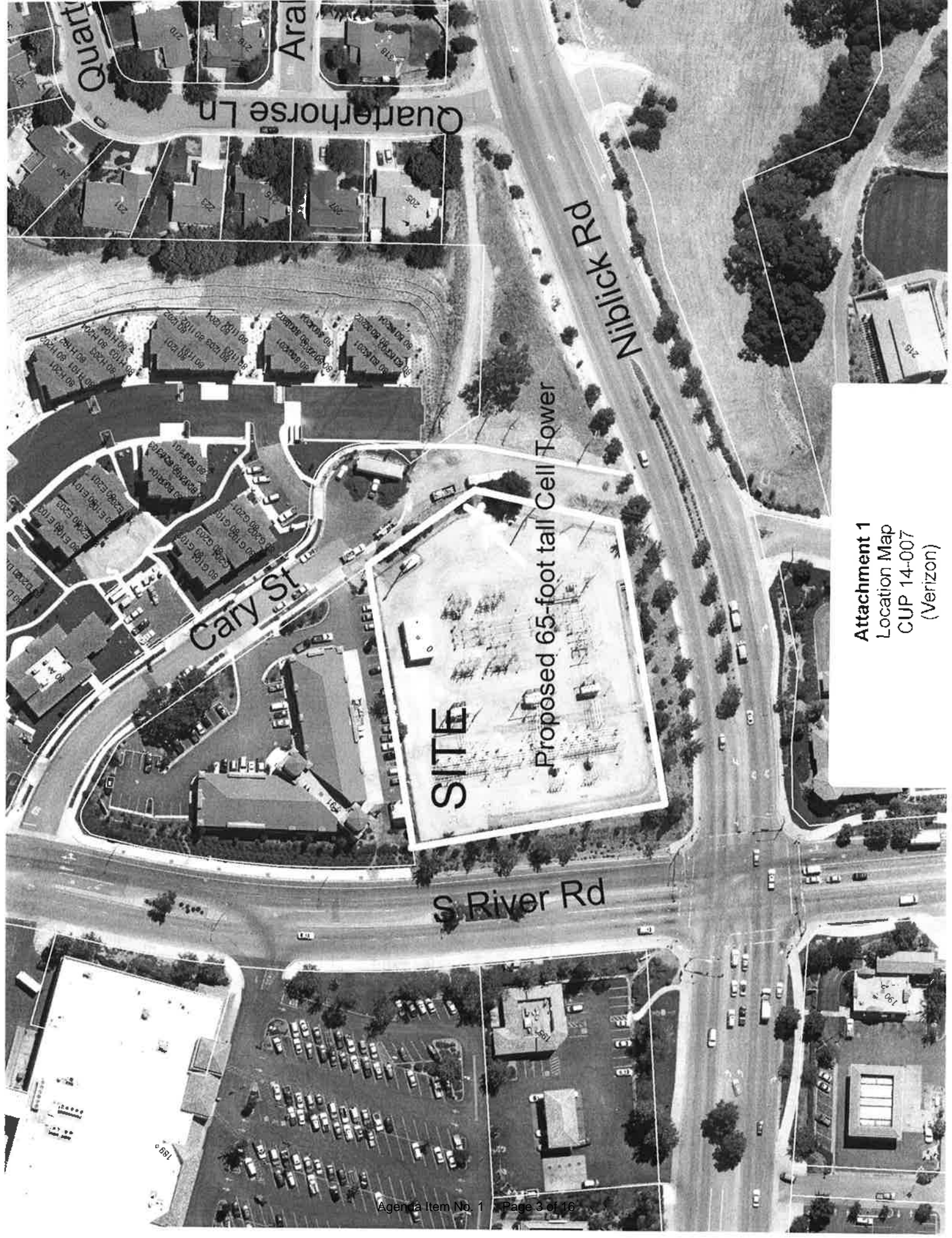
Impact: None

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

- a). Determine that the proposed design is considered camouflaged and adopt the attached resolution granting approval of Conditional Use Permit 14-007.
- b). Determine the proposed design is not camouflaged, deny the application, and direct the applicant to present a design that complies with the intent of the City's regulations.
- c). Amend, modify or alter the above noted options.

Attachments:

1. Vicinity Map
2. Photo simulations of existing and proposed appearance of location
3. Resolution approving CUP 14-007
4. Newspaper notice and mail affidavits



Quarterhorse Ln

Ara

Niblick Rd

Cary St

S River Rd

SITE

Proposed 65-foot tall Cell Tower

**Attachment 1**  
Location Map  
CUP 14-007  
(Verizon)

# VICINITY MAP

## PHOTOSIMULATION VIEWPOINTS



WOODLAND PLAZA  
PLS# 268398  
105 OLD SOUTH RIVER RD  
PASO ROBLES, CA 93446



595 AVILA BLVD STE 1120  
CARLESON, CA 94008  
OFFICE (415) 279-8700



Attachment 2  
Photo Simulations  
CUP 14-007  
(Verizon)

SO

499 AVENUE 168, SUITE 111  
CARLSBAD, CALIFORNIA 92008  
PHONE: (760) 439-9128

WOODLAND PLAZA  
PLS# 268388  
105 OLD SOUTH RIVER RD.  
PASO ROBLES, CA 93446

**PHOTOSIMULATION VIEW 1**  
LOOKING EAST

EXISTING

PROPOSED

NEW VERIZON 6'-0" TALL ANTENNAS,  
(6) TOTAL, (2) PER SECTOR

NEW VERIZON RRUS-12, (6)  
TOTAL, (2) PER SECTOR

NEW VERIZON 65'-0" HIGH  
MONOPOLE



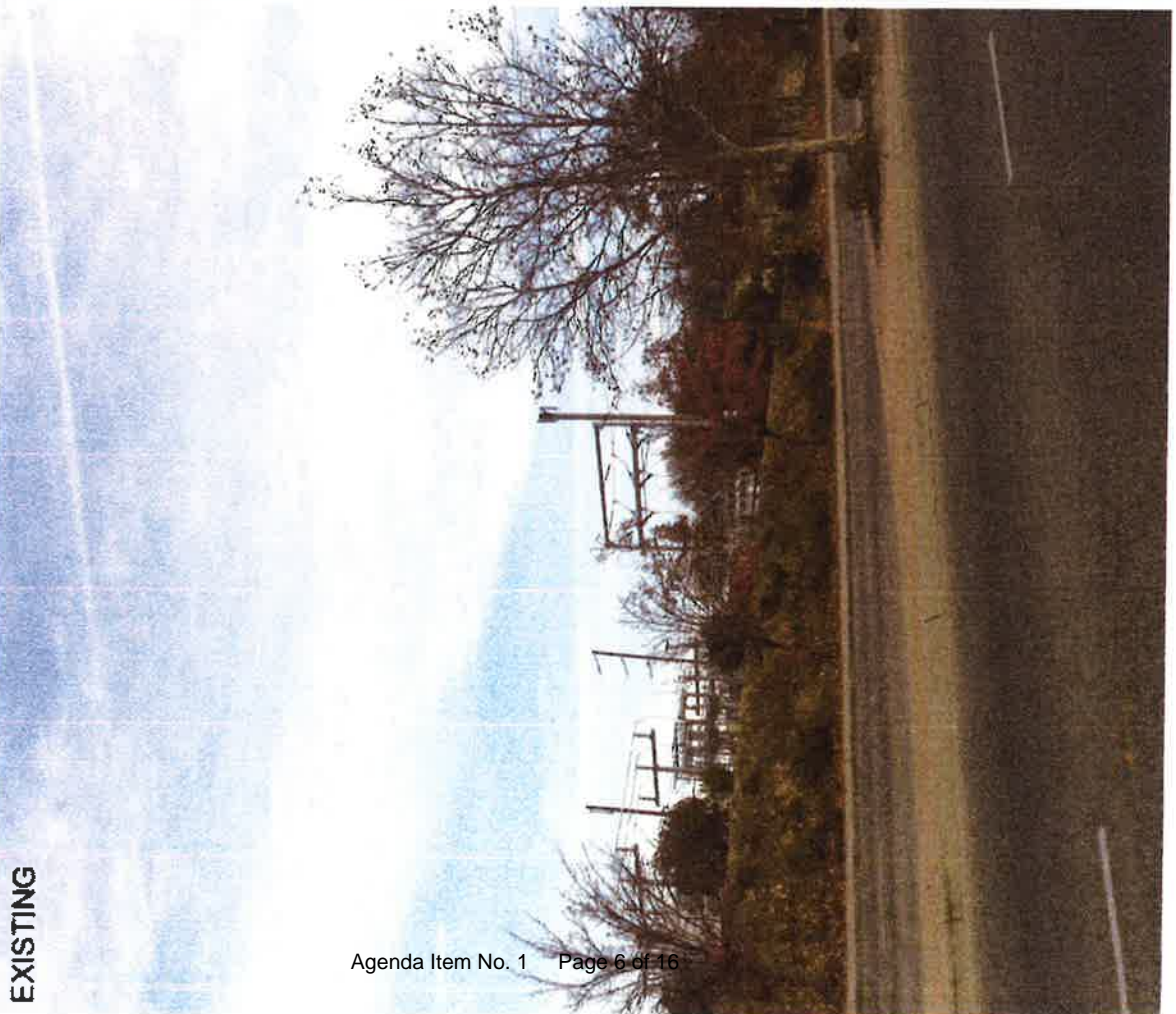
**PHOTOSIMULATION VIEW 2**  
LOOKING NORTHEAST

WOODLAND PLAZA  
PLS# 268398  
105 OLD SOUTH RIVER RD.  
PASO ROBLES, CA 93446

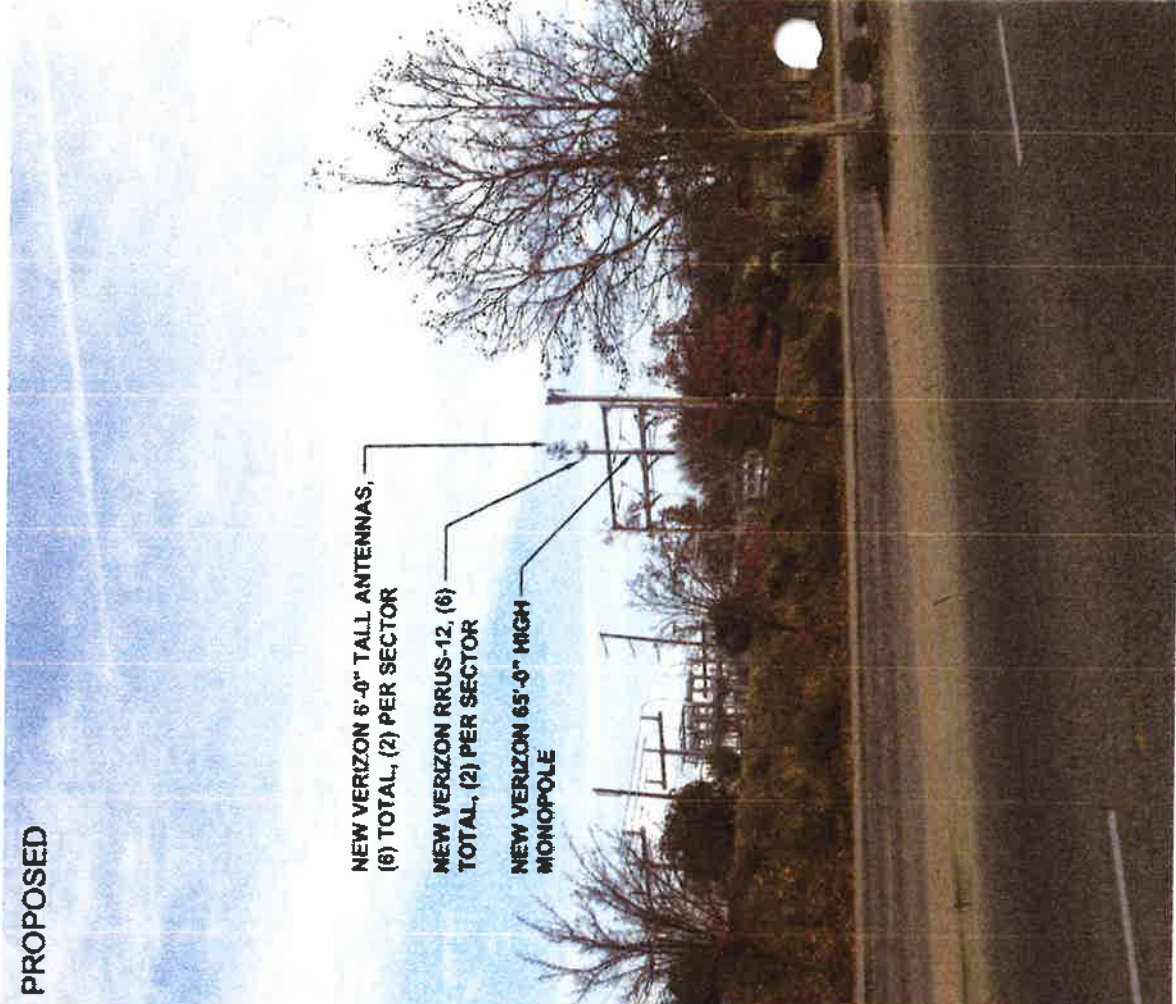


4065 AVENUE EYONAS, ST# 142  
CARR SANIT, CA 95009  
C/F ICT 0569-73 4421

**EXISTING**



**PROPOSED**



NEW VERIZON 6'-0" TALL ANTENNAS,  
(6) TOTAL, (2) PER SECTOR  
NEW VERIZON RRUS-12, (6)  
TOTAL, (2) PER SECTOR  
NEW VERIZON 65'-0" HIGH  
MONOPOLE

SC

REVIEW THAT VIEWS SITE 1028  
CARRIBO CASPER'S  
OFFICE 10/26/2008

WOODLAND PLAZA  
PLS# 268398  
105 OLD SOUTH RIVER RD.  
PASO ROBLES, CA 93446

**PHOTOSIMULATION VIEW 3**  
LOOKING SOUTHWEST

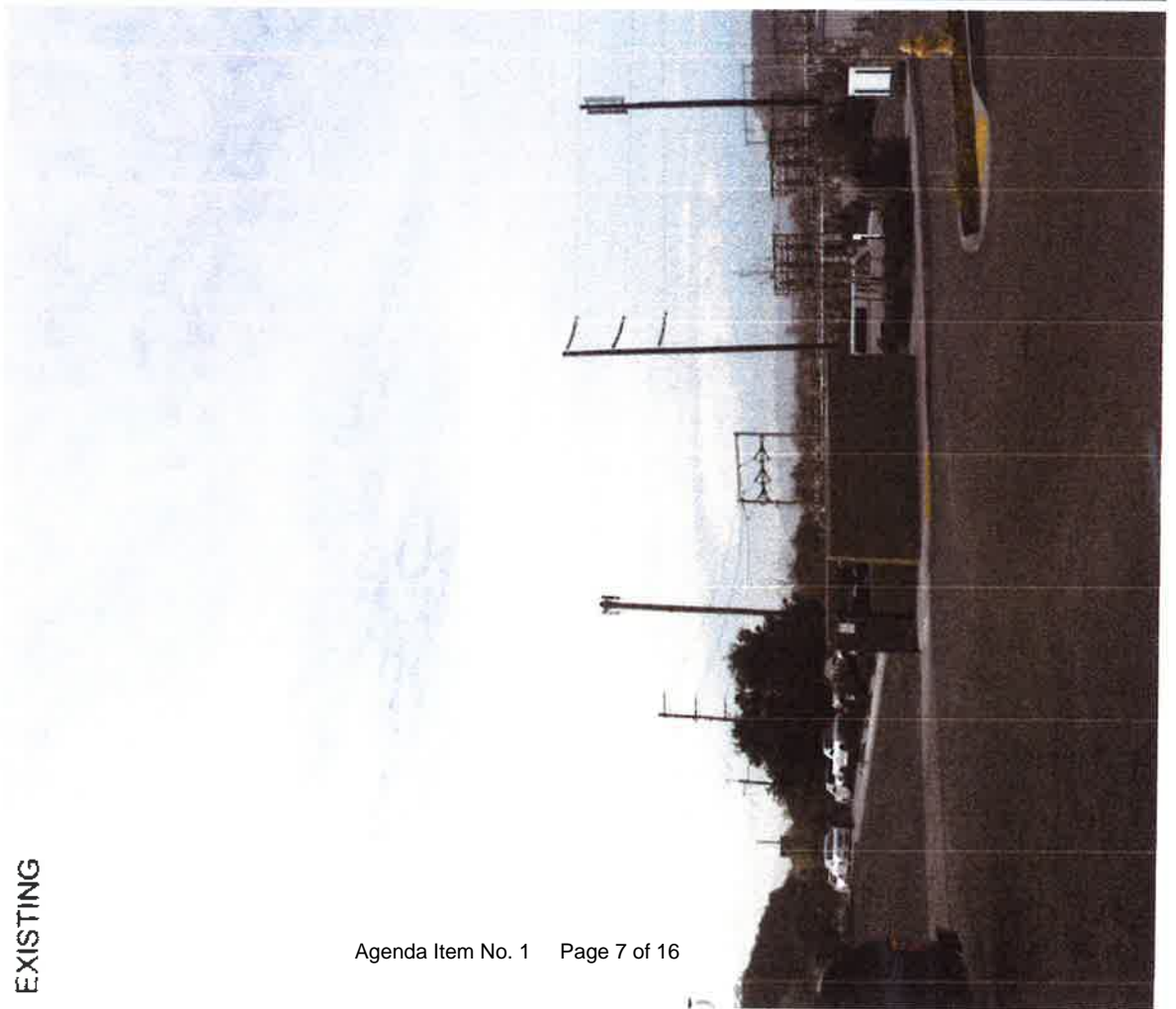
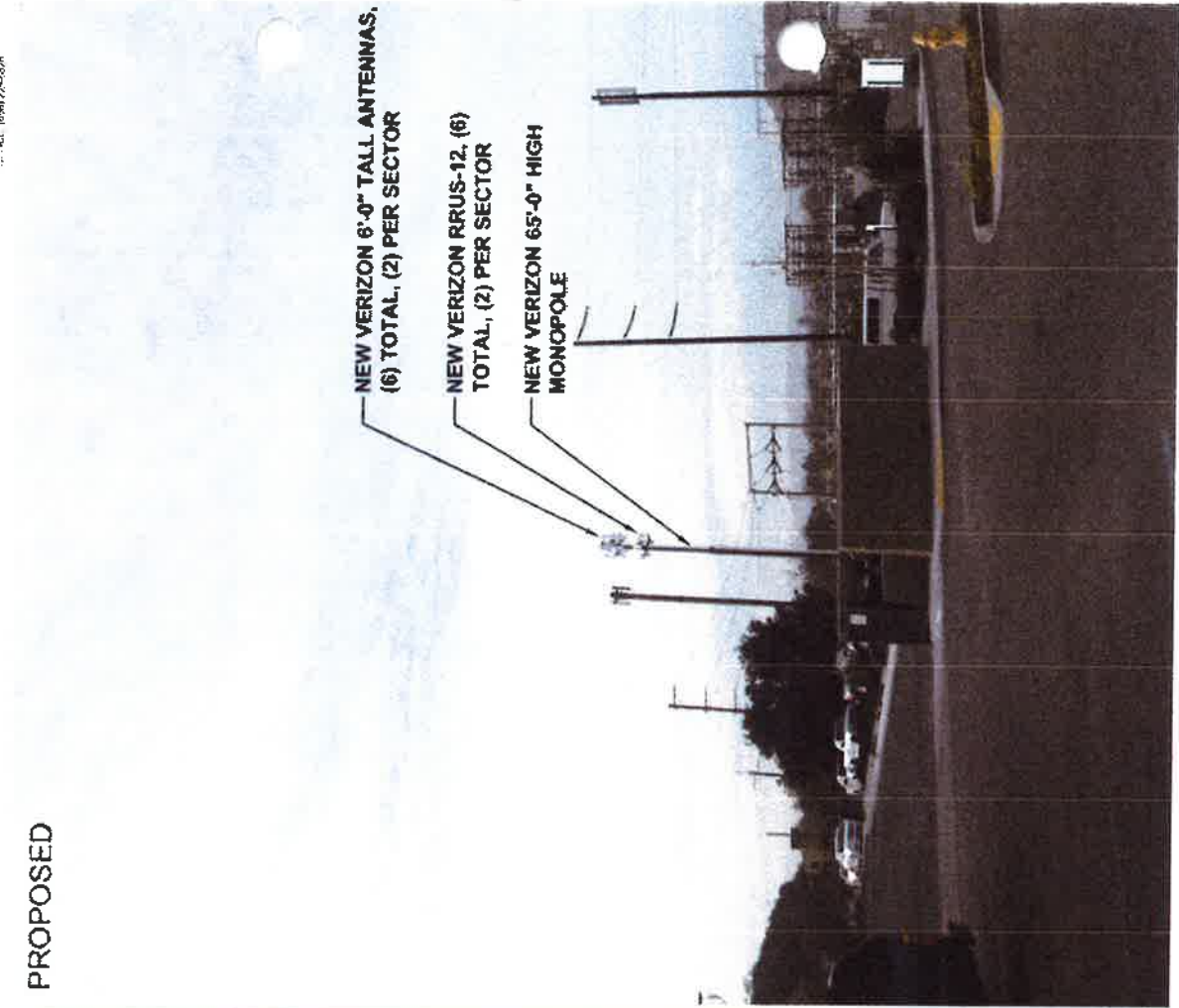
EXISTING

PROPOSED

NEW VERIZON 6'-0" TALL ANTENNAS,  
(6) TOTAL, (2) PER SECTOR

NEW VERIZON RRUS-12, (6)  
TOTAL, (2) PER SECTOR

NEW VERIZON 65'-0" HIGH  
MONOPOLE



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

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 14-007  
(VERIZON – PG&E SUBSTATION)  
APN: 009-313-010

WHEREAS, Table 21.16.200 of the City of El Paso de Robles Zoning Code requires approval of a Conditional Use Permit for transmission and receiving stations in the PM (Planned Industrial) zoning district; and

WHEREAS, the facility would be located within the PG&E substation located at the northeast corner of Niblick Road and South River Road; and

WHEREAS, the facility would consist of a new 65-foot tall cellular mono pole with six panel antennas; and

WHEREAS, the equipment associated with the cellular facility would consist of ground mounted equipment that would be located within a fenced in area adjacent to the facility; and

WHEREAS, since the mono-pole would be located within an area where there are two existing cellular mono-poles, and existing PG&E equipment of similar height and appearance, the facility would blend in with the other facilities and be considered camouflaged, therefore, the project would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 13, 2015, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this request for a Conditional Use Permit; and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance and operation for the requested use and building would be consistent with the General Plan and not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of the proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 14-007 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	Site Plan
B	Equipment/Antenna Layout
C	Elevations (South & East)
D	Elevations (North & West)

2. This Conditional Use Permit (CUP) authorizes the construction of a 65-foot tall wireless communication mono-pole within the PG&E substation located at the northeast corner of South River Road and Niblick Road, in a manner described in attached exhibits.
3. This project approval shall expire on January 13, 2017, 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.
4. Future requests to co-locate additional antennas on this mono-pole facility may be reviewed by the Development Review Committee (DRC). The DRC's approval of the additional antennas would be based on the antennas not increasing the height or width of the existing facility, and the additional equipment/antennas being substantially compliant with Exhibits A-D of this resolution. The DRC has the ability to require the request to go before the Planning Commission with an amendment to this Conditional Use Permit.
5. All equipment and structures shall be located out of the critical root zone of any oak trees unless approved by the City in compliance with oak tree protection measures provided in an Arborist Report.
6. 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, and all other applicable regulations.
7. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
8. 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 13<sup>th</sup> day of January, 2015 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN, DOUG BARTH

ATTEST:

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SUSAN DECARLI, SECRETARY OF THE PLANNING COMMISSION

ISSUE	DATE	DESCRIPTION
1	11/11/14	ISSUE
2	12/01/14	ISSUE
3	12/01/14	ISSUE
4	12/01/14	ISSUE
5	12/01/14	ISSUE

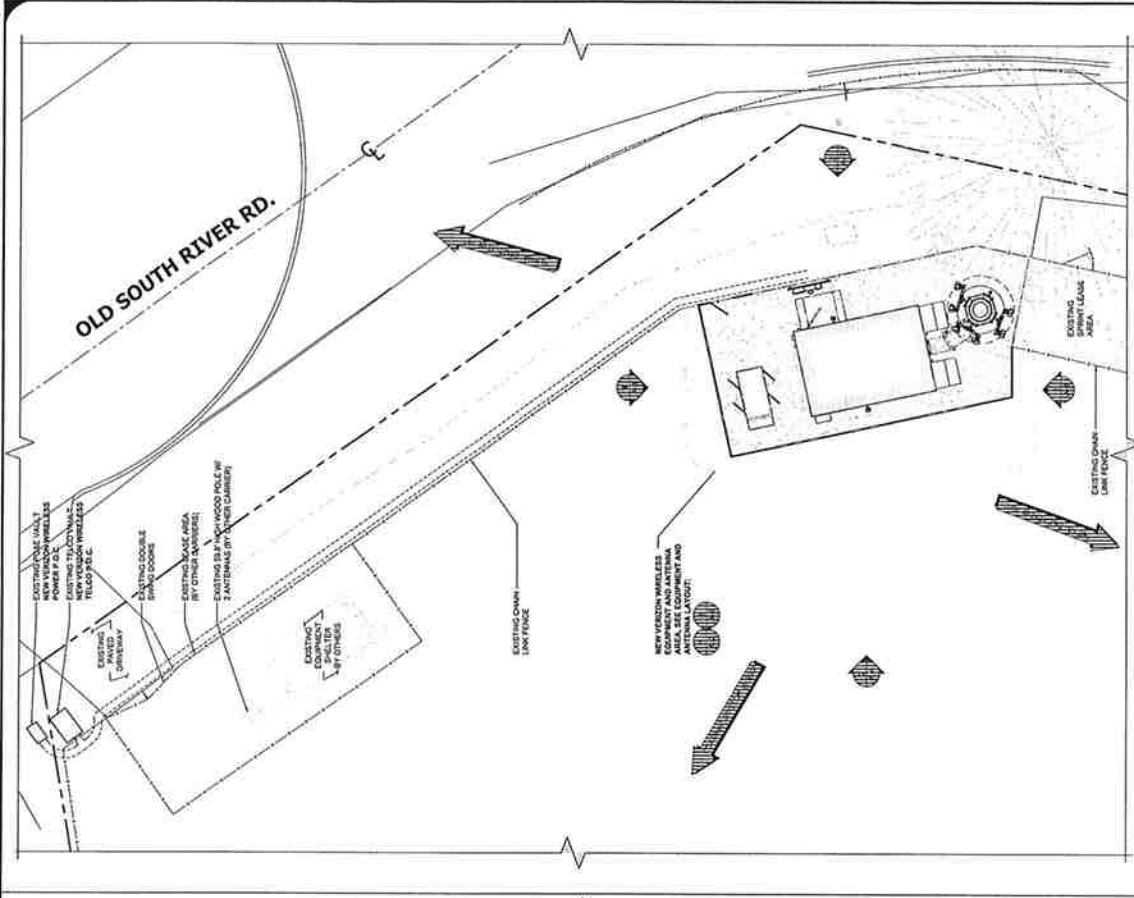


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**verizon wireless**  
 2765 MITCHELL DRIVE, BLDG 9  
 WAMNUT CREEK, CA 94598

**WOODLAND**  
**PLAZA-1**  
**PSL # 268398**  
 105 OLD SOUTH RIVER RD.  
 PASO ROBLES, CA, 93446

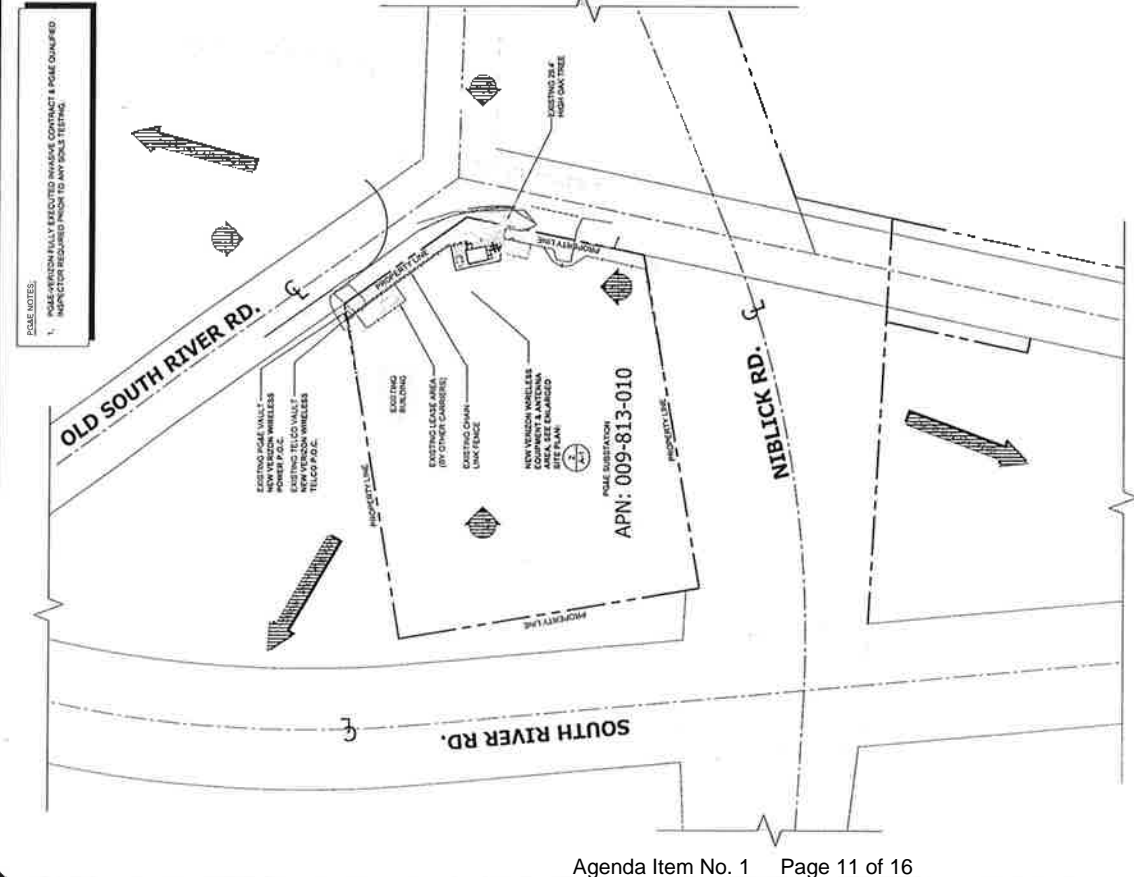
SHEET TITLE:  
**SITE PLAN & ENLARGED SITE PLAN**  
**A-1**



**1** ENLARGED SITE PLAN

SCALE: 1" = 40'-0" (PLAN)  
 1" = 100'-0" (ELEVATION)

NORTH



**2**

SCALE: 1" = 40'-0" (PLAN)  
 1" = 100'-0" (ELEVATION)

NORTH

**Exhibit A**  
 Site Plan  
 CUP 14-007  
 (Verizon - PG&E)

REV.	DATE	DESCRIPTION	BY
1	01/20/14	ISSUE FOR PERMIT	ST
2	01/20/14	REVISED	ST
3	02/03/14	100% ZONING	FR
4	02/03/14	100% ZONING	FR
5	02/03/14	REVISED 100% ZONING	FR

**WIRELES**

444 WILSON AVENUE  
DANFORTH, CA 94503  
TEL: 925.733.6300

**PROPRIETARY INFORMATION**  
FOR INFORMATION ONLY - 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. VERIZON WIRELESS IS STRICTLY PROPRIETARY.

**verizon wireless**

2755 MITCHELL DRIVE, BLDG 9  
WALKIT CREEK, CA 94598

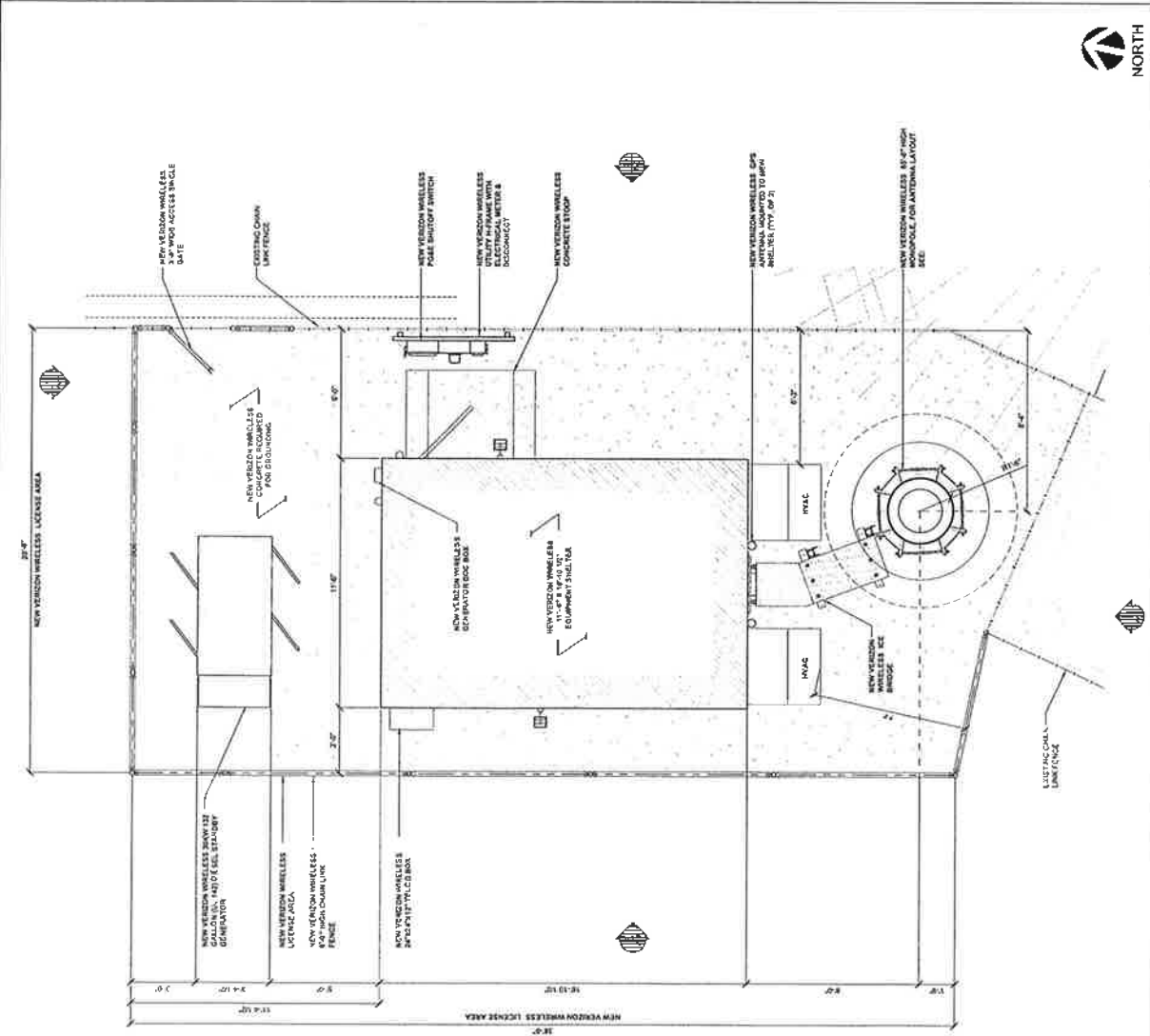
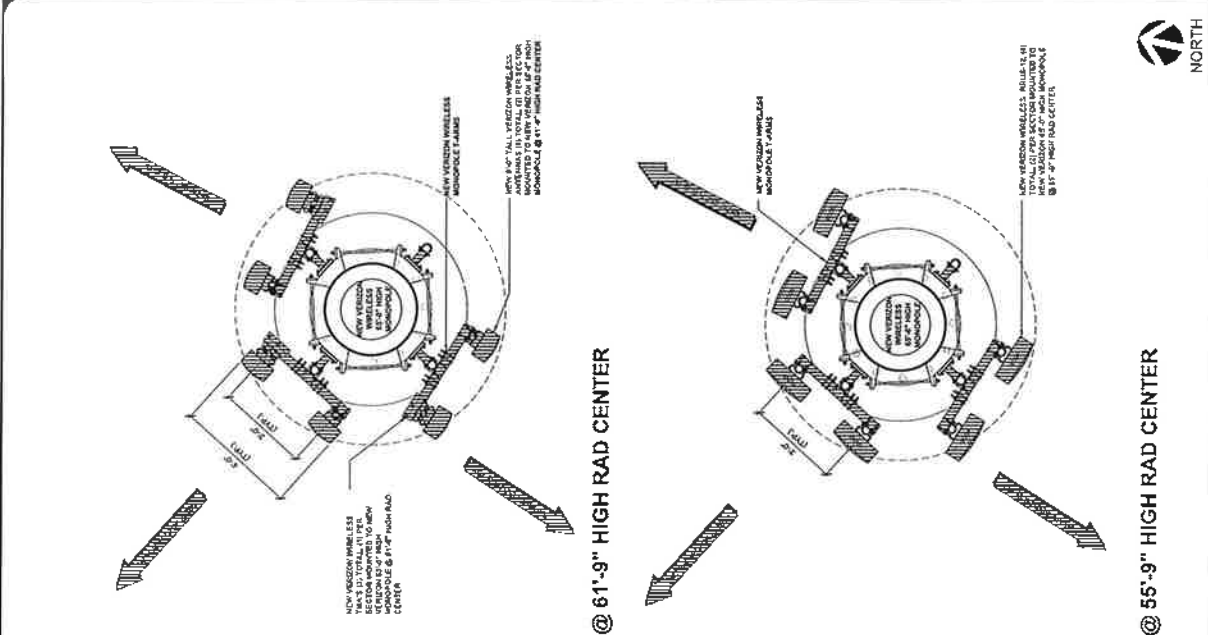
**WOODLAND**

PLAZA-1  
PSL # 268398

105 OLD SOUTH RIVER RD.  
PASO ROBLES, CA. 93446

SHEET TITLE:  
**EQUIPMENT & ANTENNA LAYOUT**

**A-2**



SCALE: 1/8" = 1'-0" (GRAPHIC) (EQUIP. 1/4" = 1'-0" (GRAPHIC))	1	2
	ANTENNA LAYOUT	

**EQUIPMENT LAYOUT**

AGENDA ITEM NO. 1 PAGE 12 OF 16

**Exhibit B**  
Equipment/Antenna Location  
CUP 14-007  
(Verizon - PG&E)

REV	DATE	DESCRIPTION
1	11/07/14	ISSUE FOR PERMITS
2	11/07/14	ISSUE FOR PERMITS
3	11/07/14	ISSUE FOR PERMITS
4	11/07/14	ISSUE FOR PERMITS
5	11/07/14	ISSUE FOR PERMITS

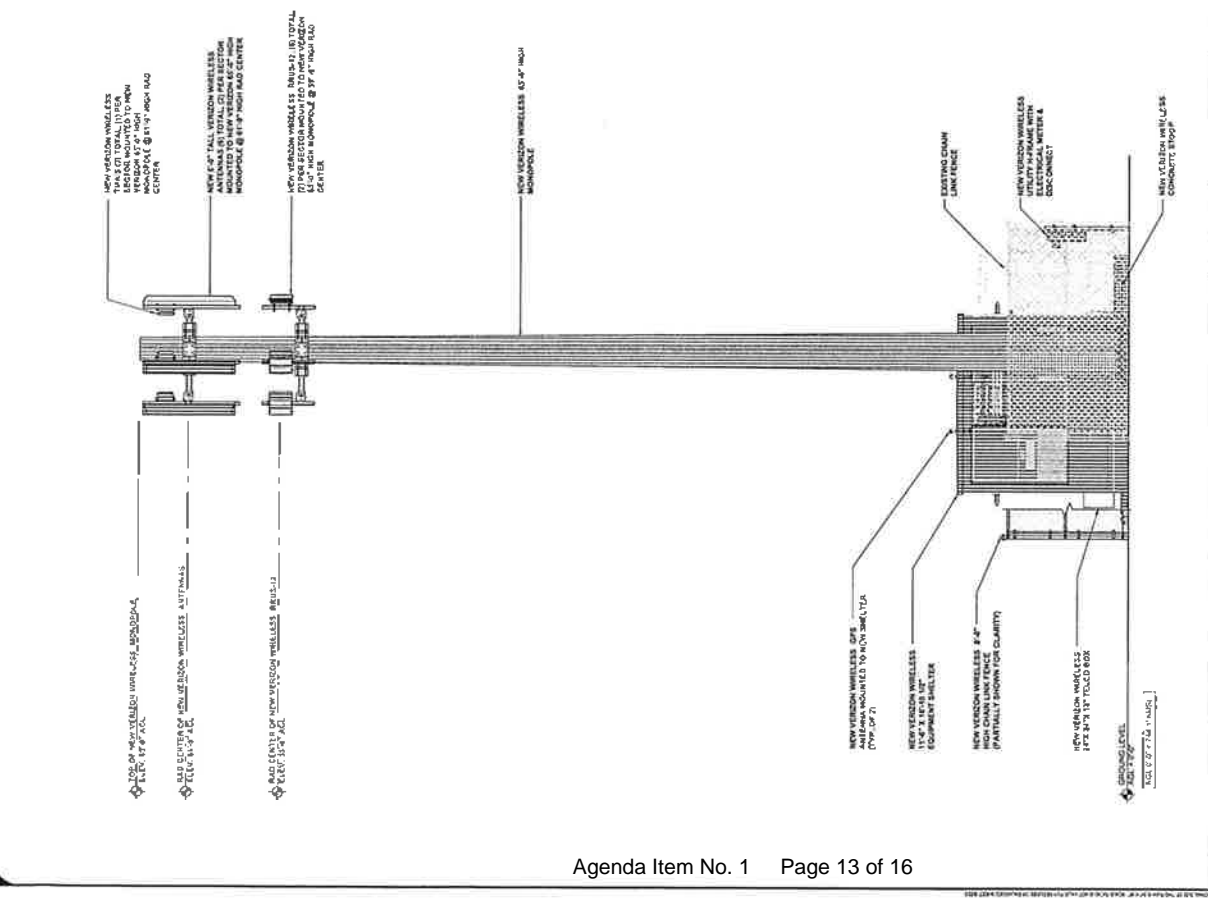
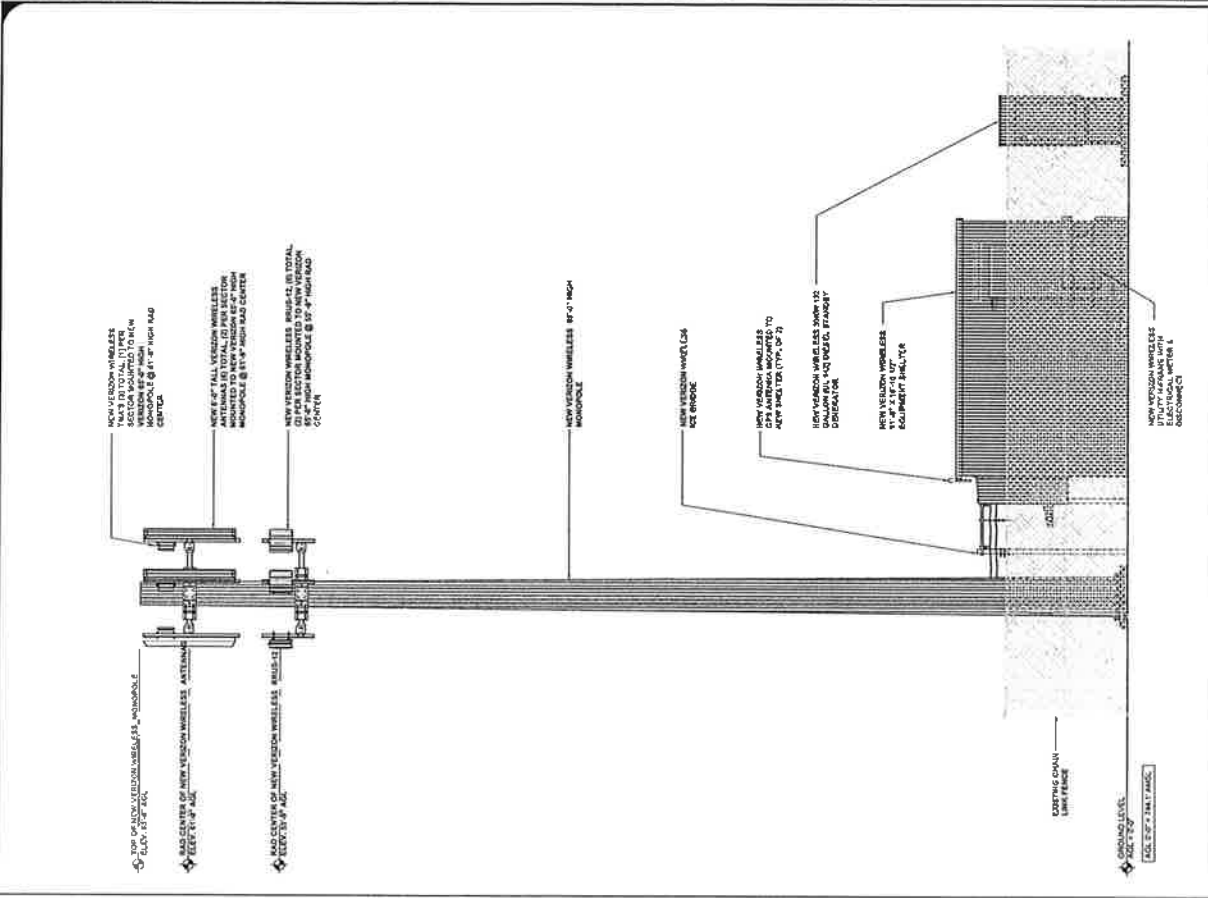


**Verizon Wireless**  
2755 MITCHELL DRIVE, ELDOS PASO, CA 94466

**WOODLAND**  
PLAZA-1  
PSL # 268398  
105 OLD SOUTH RIVER RD.  
PASO ROBLES, CA, 93446

**SHEET TITLE**  
SOUTH & EAST  
ELEVATION

**A-3**



**SOUTH ELEVATION** 1 **EAST ELEVATION** 2

SCALE: 1/8" = 1'-0" (VERTICAL)  
1/16" = 1'-0" (HORIZONTAL)

**Exhibit C**  
Elevations (South/East)  
CUP 14-007  
(Verizon - PG&E)

NO.	DATE	DESCRIPTION
1	05/12/2009	ISSUED FOR PERMIT
2	05/12/2009	ISSUED FOR PERMIT
3	05/12/2009	ISSUED FOR PERMIT
4	05/12/2009	ISSUED FOR PERMIT
5	05/12/2009	ISSUED FOR PERMIT

**ISSUE STATUS**

VERIZON WIRELESS  
 2000 AVENUE OF THE STARS  
 SUITE 1000  
 WASHINGTON, DC 20007

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**verizon wireless**

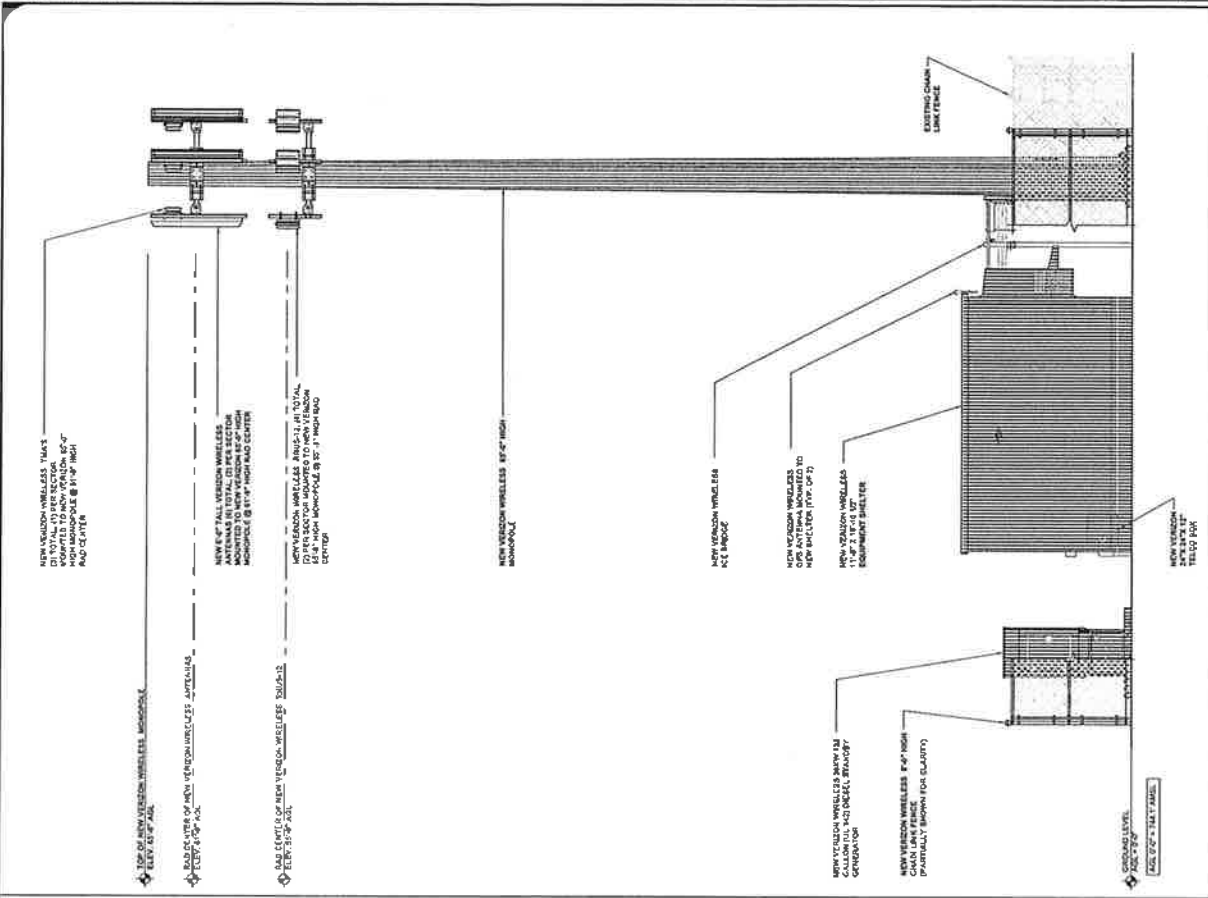
2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

**WOODLAND**

PLAZA-1  
 PSL # 268398  
 105 OLD SOUTH RIVER RD.  
 PASO ROBLES, CA. 93446

SHEET TITLE:  
**NORTH & WEST ELEVATION**

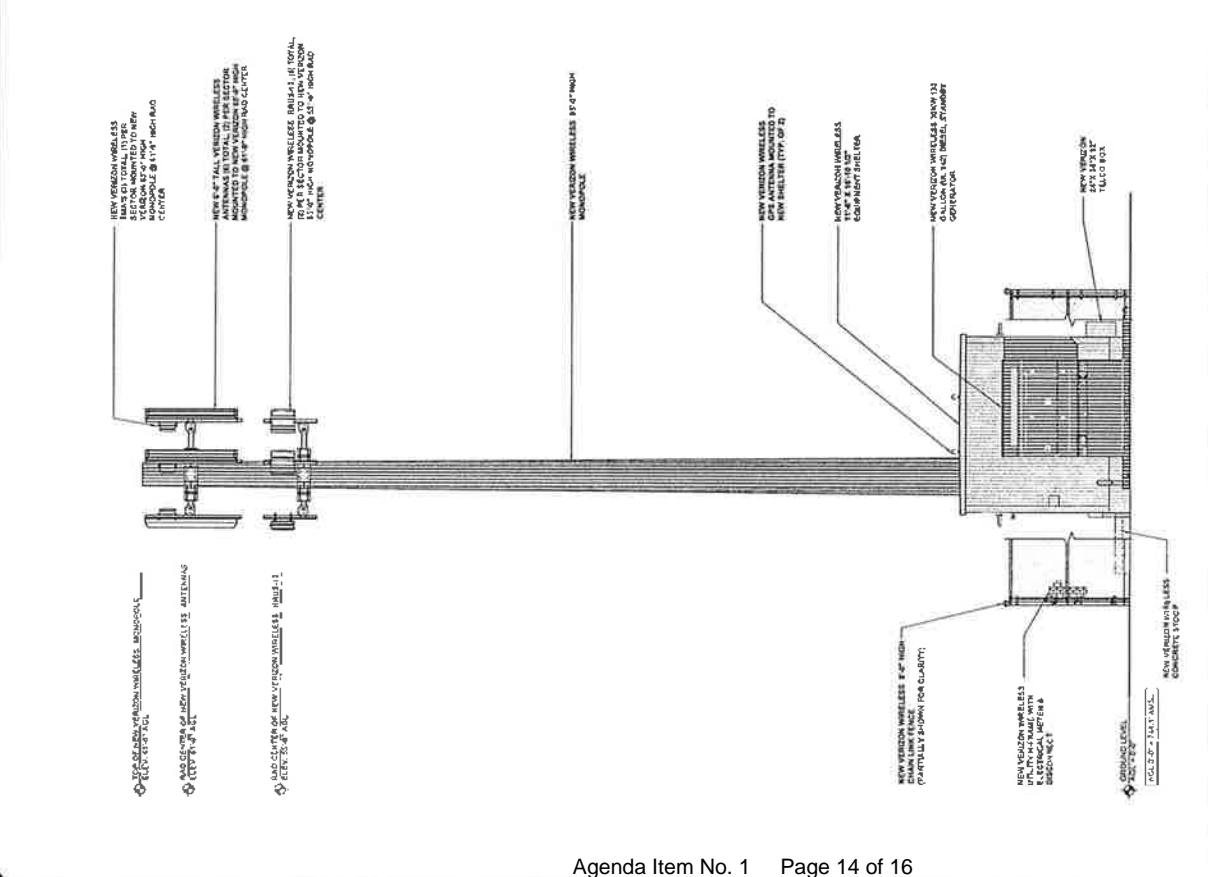
**A-4**



**WEST ELEVATION**

SCALE: 1/4" = 1'-0" (MAX)  
 (OR) 1/8" = 1'-0" (MAX)

**2**



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0" (MAX)  
 (OR) 1/8" = 1'-0" (MAX)

**1**

**Exhibit D**  
 Elevations (North/West)  
 CUP 14-007  
 (Verizon - PG&E)



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

## AFFIDAVIT

## OF MAIL NOTICES

## PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, 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 14-007, on this 30<sup>th</sup> day of December, 2014.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Kristen Buxkemper  
Kristen Buxkemper

THE *Newspaper of the Central Coast*  
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California  
In and for the County of San Luis Obispo  
AFFIDAVIT OF PUBLICATION

AD # 1476998  
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; JANUARY 2, 2015 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)  
DATED: JANUARY 2, 2015  
AD COST: \$155.94

CITY OF EL PASO DE ROBLES

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 on Tuesday, January 13, 2015, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Conditional Use Permit (CUP 14-007), a request filed by Tricia Knight on behalf of Verizon to install a new 65 foot monopole and six panel antennas, with corresponding ground mounted equipment area located at the PG&E Substation at 105 South River Road (APN: 009-813-010).

This application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [planning@prcity.com](mailto:planning@prcity.com), provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at [dnash@prcity.com](mailto:dnash@prcity.com).

If you challenge the project 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 Nash  
Associate Planner  
January 2, 2015

1476998