

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMITS (CUP) (VERIZON WIRELESS, CELLULAR ANTENNA INSTALLATION ON EXISTING UTILITY POLES AND PARKING LOT LIGHT POLES)

1. CUP 15-007: THE DENNY'S RESTAURANT PARKING LOT AT 1310 24<sup>th</sup> ST.,
2. CUP 15-008: THE WEST SIDE OF RIVERSIDE AVE AND SOUTHWEST OF THE INTERSECTION OF 24<sup>th</sup> & RIVERSIDE IN THE RIGHT-OF-WAY,
3. CUP 15-010: THE NORTH SIDE OF GREGORY AND EAST OF THE INTERSECTION OF GREGORY & RIVERSIDE IN THE RIGHT-OF-WAY, AND
4. CUP 15-011: THE NORTH SIDE OF GREGORY AND WEST OF THE INTERSECTION OF GREGORY & SAN LUIS IN THE RIGHT-OF-WAY.

DATE: MARCH 8, 2016

Needs: For the Planning Commission to consider the applicant's request to install four new wireless communication facilities for Verizon Wireless near the intersections of 24<sup>th</sup> & Riverside, Gregory & Riverside, Gregory & San Luis, and the Denny's Restaurant parking lot.

Facts:

1. This project is comprised of four separate cellular facilities located on private property and in the right-of-way along Riverside Avenue between 24<sup>th</sup> Street and Gregory Avenue, surrounding the Mid-State Fairgrounds (See Attachment 1, Vicinity Map)
2. CUP 15-007 proposes to install a Verizon facility in the Denny's Restaurant parking lot located at 1310 24<sup>th</sup> Street (See Attachment 1, Vicinity Map):
  - CUP 15-007: Proposes to install two new poles with directional mounted antennas, camouflaged as light poles, and accessory equipment in the parking lot of the Denny's Restaurant. (See Attachment 2)
3. CUP 15-008, 010, & 011 propose to install three Verizon facilities located in the public right-of-way (See Attachment 1, Vicinity Map):
  - CUP 15-008: Proposes to replace an existing 42-foot, 9-inches-tall utility pole with a new 57-foot, 4-inches-tall installation of a new utility pole and directional antenna with accessory equipment, to be mounted on the new pole, in the public right-of-way located on the west side of Riverside Ave, 320 feet south of the intersection of 24<sup>th</sup> Street & Riverside Avenue. (See Attachment 3)

- CUP 15-010: Proposes to install an antenna with accessory equipment, to be mounted to an existing 40-foot, 2-inches-tall utility pole located on the north side of Gregory Ave, 220 feet east of the intersection of Gregory Ave & Riverside Ave. (See Attachment 4)
  - CUP 15-011: Proposes to install a new wood extension and antenna with accessory equipment, to be mounted to an existing 34-foot, 11-inches-tall utility pole for a total new height of 46-foot, 6-inches, located on the north side of Gregory Ave, 180 feet west of the intersection of Gregory Ave & San Luis Avenue (Paper street). (See Attachment 5)
4. The surrounding properties for the area are zoned Civic (C) and Riverside Corridor (RC). Table 5.3-1 of the Uptown/Town Centre Specific Plan allows transmission and receiving stations with the approval of a Conditional Use Permit (CUP) in the RC zones.
  5. California Public Utilities Code 7901 and 7901.1 allows for the possibility of telephone corporations such as Verizon Wireless to place telephone equipment in the public right-of-way with the stipulation that local regulation can control the time, place, and manner of such access. (See Attachment 6 & 7)
  6. Verizon has negotiated with PG&E a Master License agreement to place their equipment on the proposed new PG&E pole. This agreement between PG&E and Verizon holds Verizon responsible for the removal and/or relocation of all equipment mounted to the pole in the event that the pole is required to be removed. (See Attachment 8)
  7. City staff reviewed the project with the City attorney who confirmed Verizon's ability to make the request pursuant to its CPUC-issued CPCN as a telephone corporation, subject to the City's reasonable time, place, and manner regulations.
  8. The City of Paso Robles established Undergrounding District No. 5 to be Riverside Avenue, 10<sup>th</sup> Street to 24<sup>th</sup> Street, for the undergrounding of overhead utilities to be completed in 2 Phases. The paving of Riverside that occurred in January of 2015 included the undergrounding of all utilities from 10<sup>th</sup> Street to 17<sup>th</sup> Street, thereby completing Phase 1. Phase 2, which would encompass Riverside between 18<sup>th</sup> and 24<sup>th</sup> Street, does not have a timeline at this time.
  9. The Development Review Committee (DRC) reviewed these projects on multiple occasions due to concerns regarding height increases for the replacement poles, extension to an existing pole, and placement of a new pole within the right-of-way. The DRC determined that the height increases would

be acceptable for the remaining projects, and recommended approval to the Planning Commission.

Analysis

and

Conclusions: This is one group of many applications to request access to utility poles within the public right-of-way for the purpose of installing "micro" cell antennas. These proposed installations are strategically placed to capture cellular activity within the fairgrounds and off load cellular activity during peak times, specifically during the Mid-State Fair and other events that take place at the fairgrounds. Prior to submittal for these applications, Verizon attempted to locate cellular facilities within the fairgrounds, but were unable to obtain a lease agreement.

The City Engineer reviewed original designs for the project, which showed equipment placed on the ground in the right-of-way, and required the equipment be pole mounted or undergrounded to meet ADA access requirements. Due to clearance requirements for the equipment, Verizon will need to increase the utility pole height for two of the proposed facilities, CUP 15-008 & CUP 15-011.

New telecommunication facilities in the City are required to be camouflaged. The four projects will meet this requirement as follows:

1. CUP 15-007 proposes to install two new 25-foot-tall parking lot lights to match existing parking lot lighting in the Denny's parking lot with the antennas side mounted to both poles. Accessory equipment will be located along the existing block wall at the back of the parking lot in a screened enclosure with a 7-foot-high chain link fence with vinyl slats. Three bollards will be placed in front of the chain link fence.
2. CUP 15-008 proposes to replace an existing 42-foot, 9-inches-tall utility pole with a new 57-foot, 4-inches-tall installation of a new utility pole, with equipment mounted to the new pole, and an antenna mounted to the top of the new pole. This is a 15-foot, 5-inches-tall (or roughly 37%) increase in height from the existing pole. All equipment will be painted brown to match the new pole.
3. CUP 15-010 proposes to mount an antenna and equipment to an existing utility pole, with no change to the existing pole height, located in the right-of-way. The antenna will be mounted to a standoff arm on the existing utility pole, projecting 2-feet off the side of the pole next to the existing 8-foot-tall chain link fence. All accessory equipment will also be mounted on the side of the pole next to the existing chain link fence.
4. CUP 15-011 proposes to install a new wood extension and antenna with accessory equipment, to be mounted to an existing 34-foot, 11-inches-tall utility

pole for a total new height of 46-feet, 6-inches. This is an 11-feet, 7-inches (or roughly 36%) increase in height from the existing pole. All equipment mounted to the pole will be painted brown.

Policy

Reference: Zoning Code, Uptown/Town Centre Specific Plan, and California Public Utilities Code

Fiscal

Impact: None

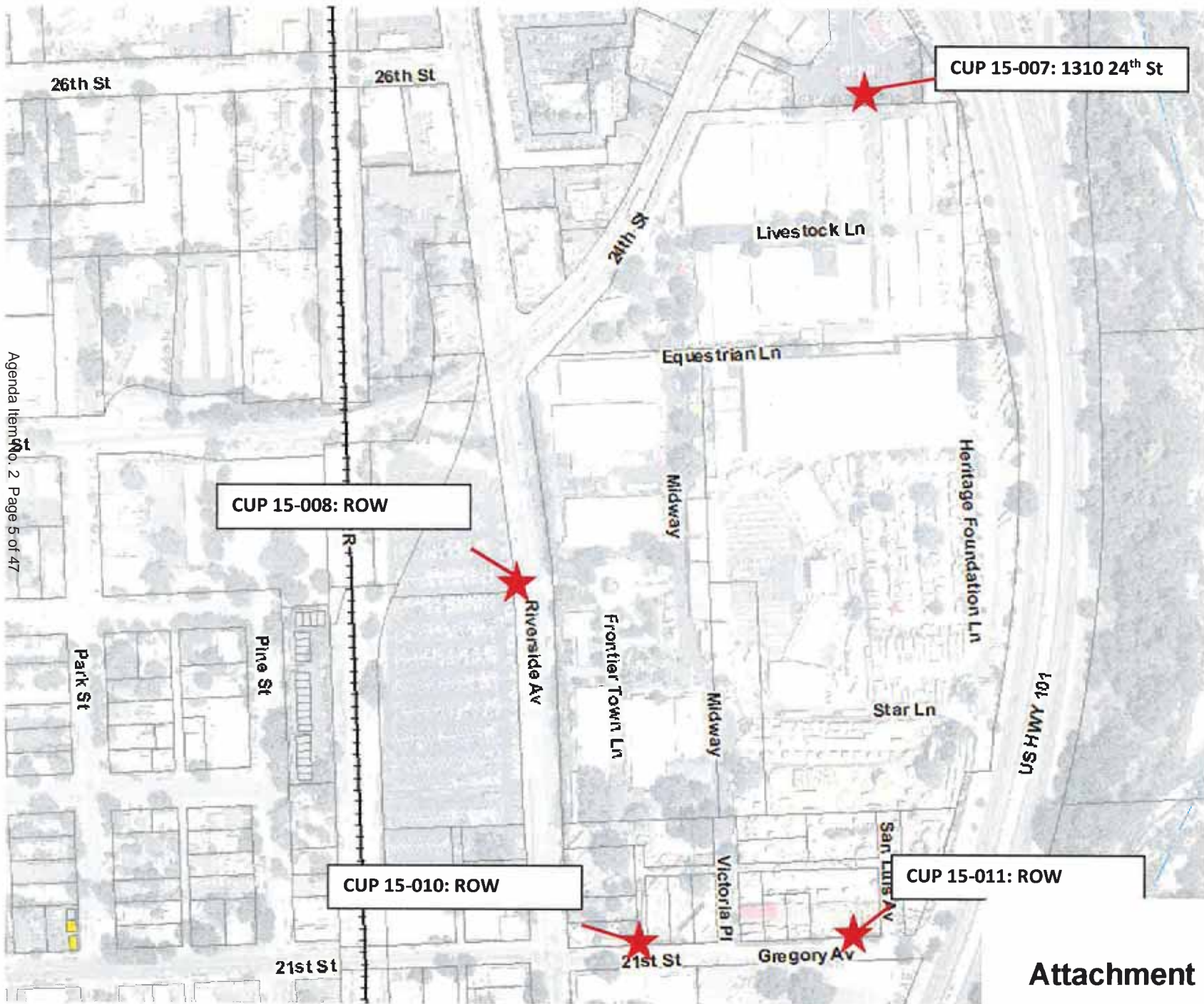
Options: After consideration of the staff report and public testimony, the Planning Commission may consider the following options:

- a) Determine that the proposed design for all the proposed cellular facilities are adequately camouflaged and adopt:
  1. Draft Resolution A: Granting approval of CUP 15-007
  2. Draft Resolution B: Granting approval of CUP 15-008
  3. Draft Resolution C: Granting approval of CUP 15-010
  4. Draft Resolution D: Granting approval of CUP 15-011
- b) Determine that the proposed design of any proposed cellular facility is not camouflaged, and deny the applications, based on findings.
- c) Refer any of the applications back to staff and DRC for revised design that complies with the intent of the City's regulations.
- d) Modify the above noted options.

Attachments:

1. Vicinity Map
2. CUP 15-007 Photo simulations
3. CUP 15-008 Photo simulations
4. CUP 15-010 Photo simulations
5. CUP 15-011 Photo simulations
6. California Utilities Code 7901 & 7901.1
7. Verizon Wireless Reservation of Rights
8. Excerpt from Master Licensing agreement between Verizon and PG&E
9. Draft Resolution A - Approving CUP 15-007
10. Draft Resolution B - Approving CUP 15-008
11. Draft Resolution C - Approving CUP 15-010
12. Draft Resolution D - Approving CUP 15-011
13. Newspaper notice and mail affidavits

# Vicinity Map



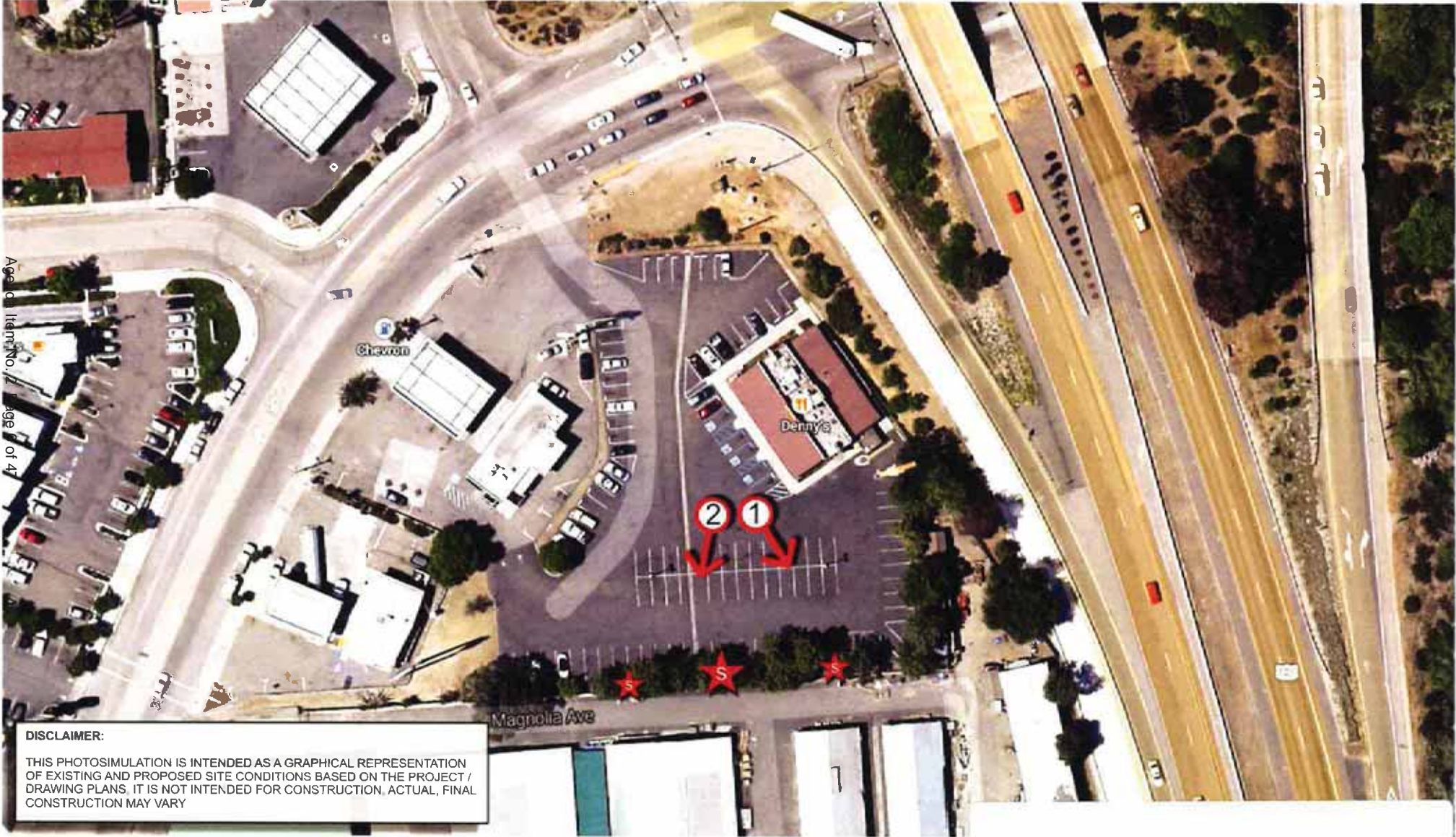


**VICINITY MAP  
PHOTOSIMULATION VIEWPOINTS**



MID STATE FAIR SC1  
PSL # 295281  
1310 24TH ST.  
PASO ROBLES, CA 93446

**SD**  
SERRA  
ENGINEERING GROUP  
585 AVENIDA ENONIS, SUITE 1429  
CARLSBAD, CA 92008  
OFFICE (760) 795-3200



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**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 2:  
CUP 15-007 Photo Simulations**





MID STATE FAIR SC1  
PSL # 295281  
1310 24TH ST.  
PASO ROBLES, CA 93446

SC  
WIRELESS  
ENGINEERING GROUP  
5865 AVENIDA ENCINAS, SUITE 142B  
CARLSBAD, CA 92009  
OFFICE (760) 795-5200

PHOTOSIMULATION VIEW 1



NEW



NEW VERIZON WIRELESS 25'-0" HIGH STREET LIGHT (2) TOTAL (MATCH EXISTING STREET LIGHT)

NEW VERIZON WIRELESS ANTENNAS (2) TOTAL, (1) AT EACH NEW STREET LIGHT

PHOTOSIMULATION VIEW 1  
PHOTOSIMULATION VIEW 2  
PHOTOSIMULATION VIEW 3  
PHOTOSIMULATION VIEW 4  
PHOTOSIMULATION VIEW 5  
PHOTOSIMULATION VIEW 6  
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PHOTOSIMULATION VIEW 100



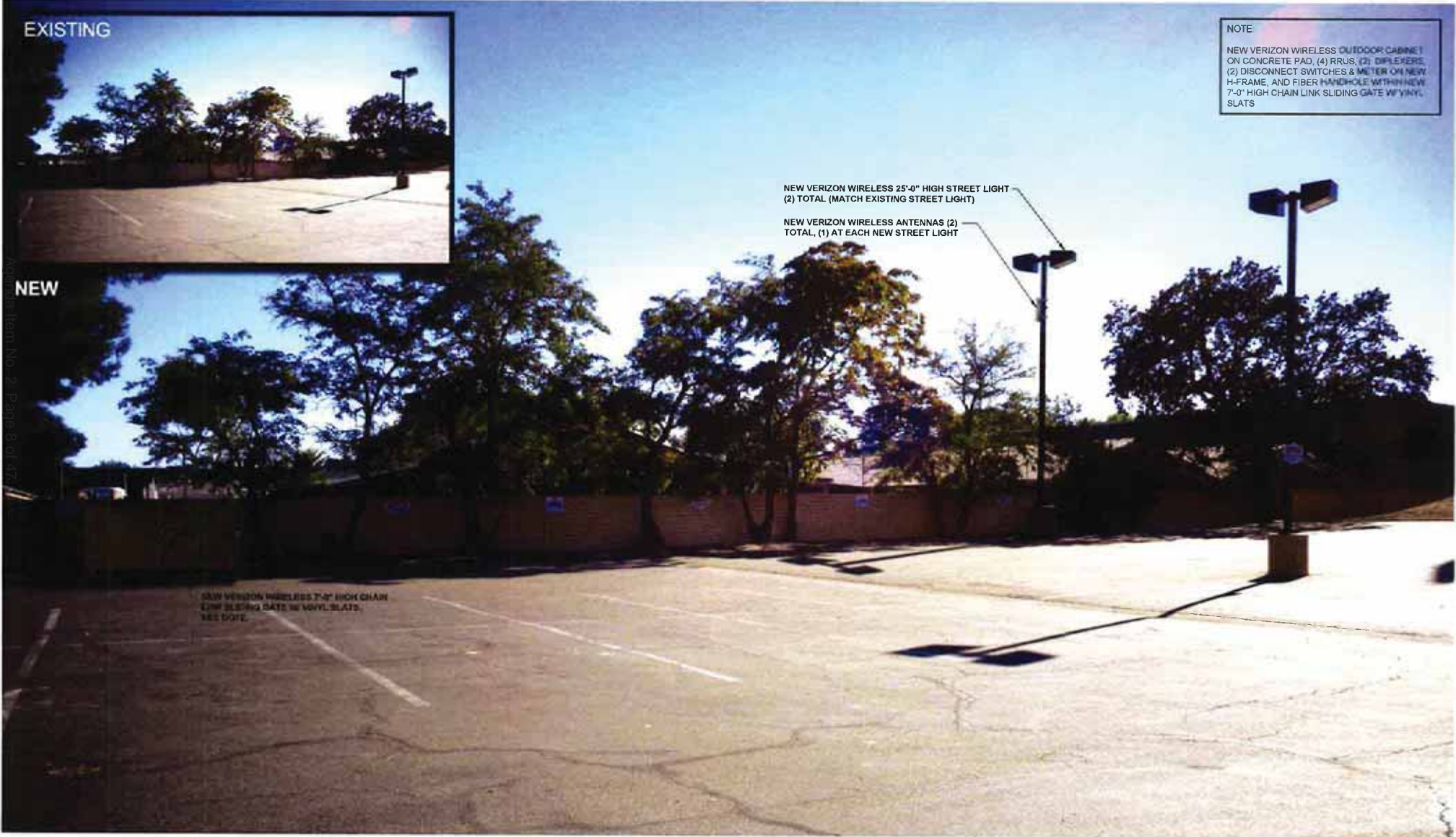
MID STATE FAIR SC1  
PSL # 295281  
1310 24TH ST.  
PASO ROBLES, CA 93446

SC  
WIRELESS  
ENGINEERING GROUP  
3805 AVENIDA ENCONAS, SUITE 1428  
CARLSBAD, CA 92008  
OFFICE: (760) 765-5202

PHOTOSIMULATION VIEW 2



NEW



NOTE  
NEW VERIZON WIRELESS OUTDOOR CABINET ON CONCRETE PAD, (4) RRUS, (2) DIPLEXERS, (2) DISCONNECT SWITCHES & METER ON NEW H-FRAME, AND FIBER HANDHOLE WITH NEW 7'-0" HIGH CHAIN LINK SLIDING GATE W/ VINYL SLATS

NEW VERIZON WIRELESS 25'-0" HIGH STREET LIGHT  
(2) TOTAL (MATCH EXISTING STREET LIGHT)

NEW VERIZON WIRELESS ANTENNAS (2)  
TOTAL, (1) AT EACH NEW STREET LIGHT

NEW VERIZON WIRELESS 7'-0" HIGH CHAIN LINK SLIDING GATE W/ VINYL SLATS, SEE DATE.

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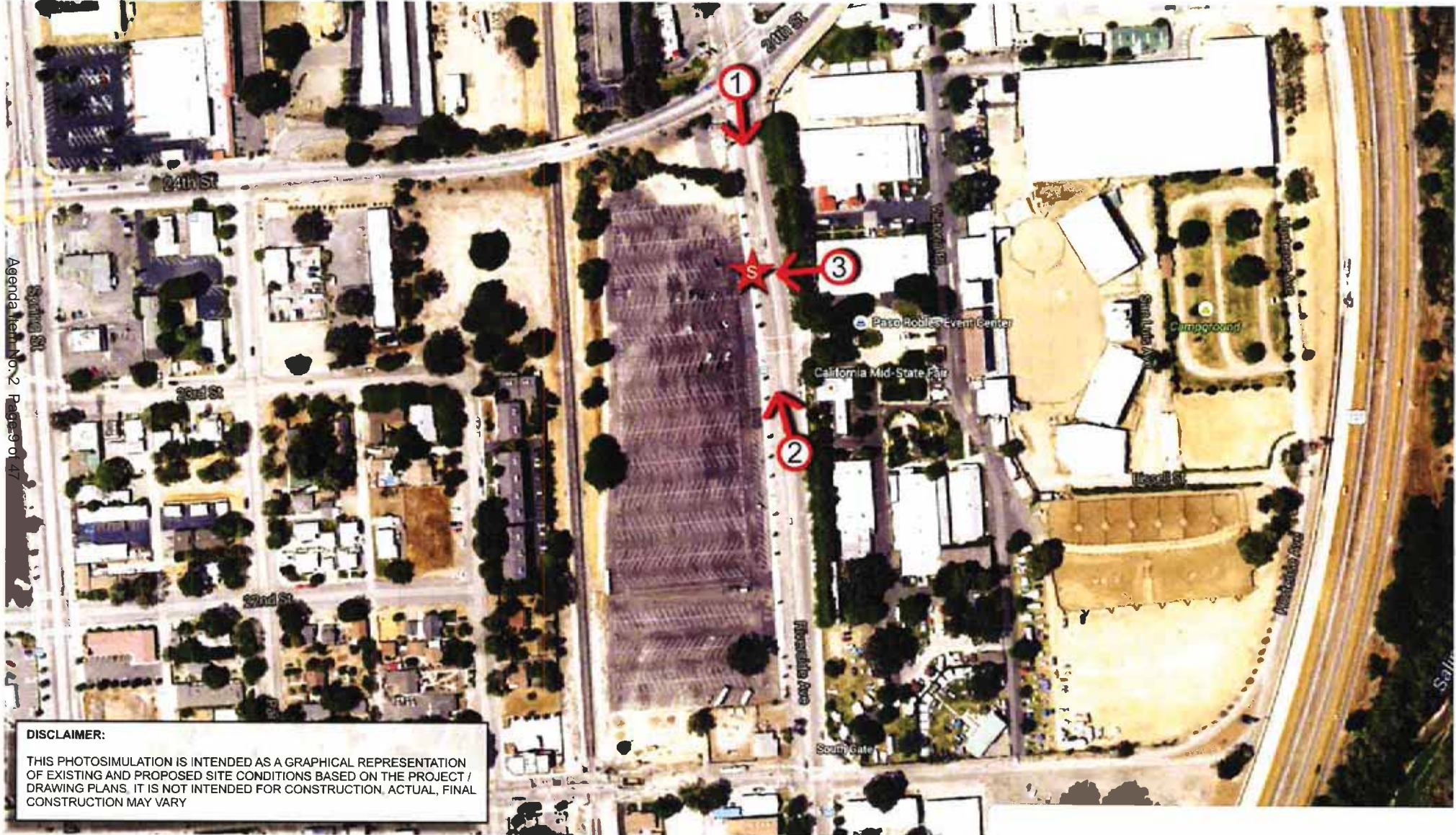


**VICINITY MAP  
PHOTOSIMULATION VIEWPOINTS**



MID STATE FAIR SC2  
PSL # 295282  
NEAR 2345 RIVERSIDE AVENUE (WITHIN RIGHT-OF-WAY)  
PASO ROBLES, CA 93446  
LATITUDES: 35° 38' 19.60" N  
LONGITUDE: 120° 41' 16.96" W

SC  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
OFFICE (619) 730-3766



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**Attachment 3:  
CUP 15-008 Photo Simulations**

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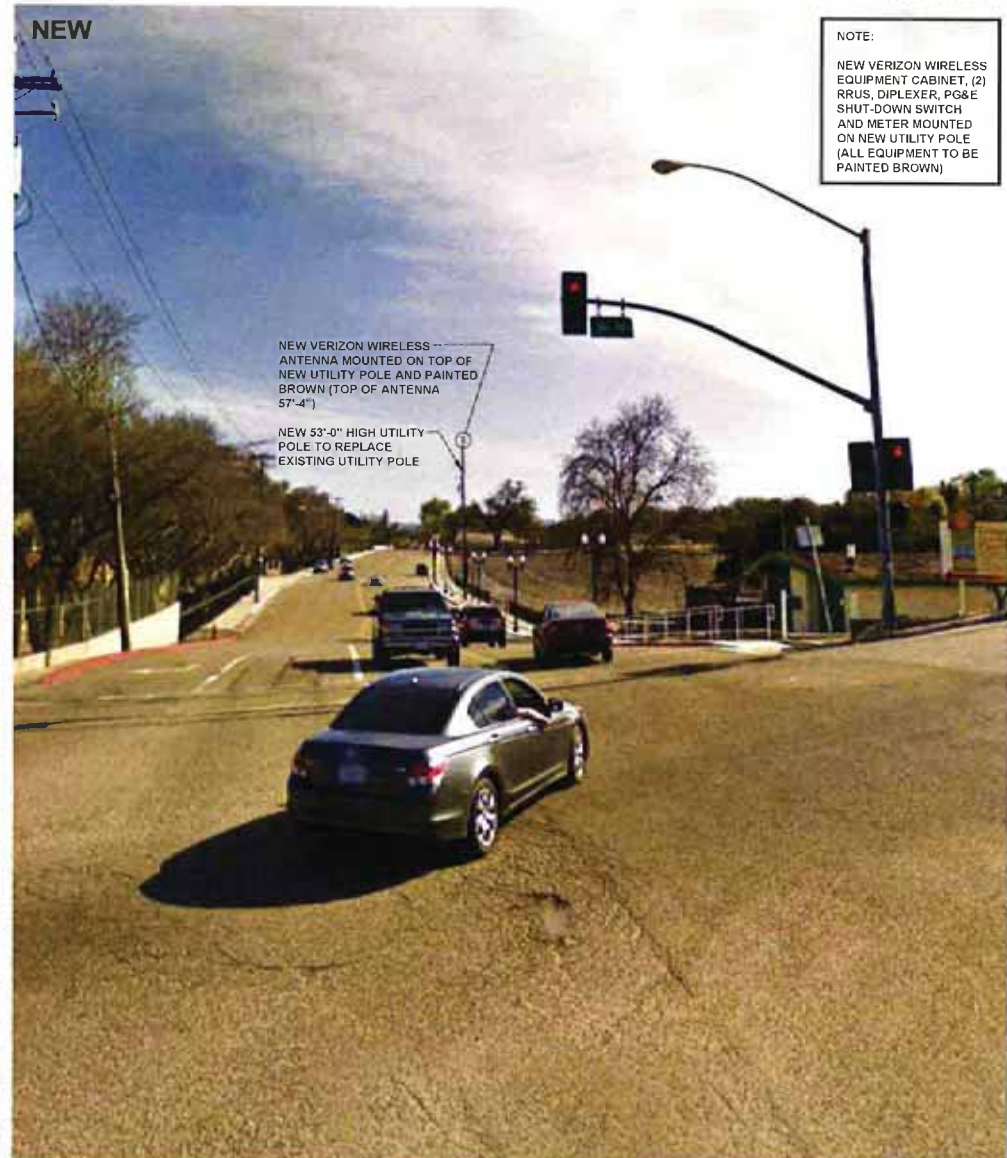
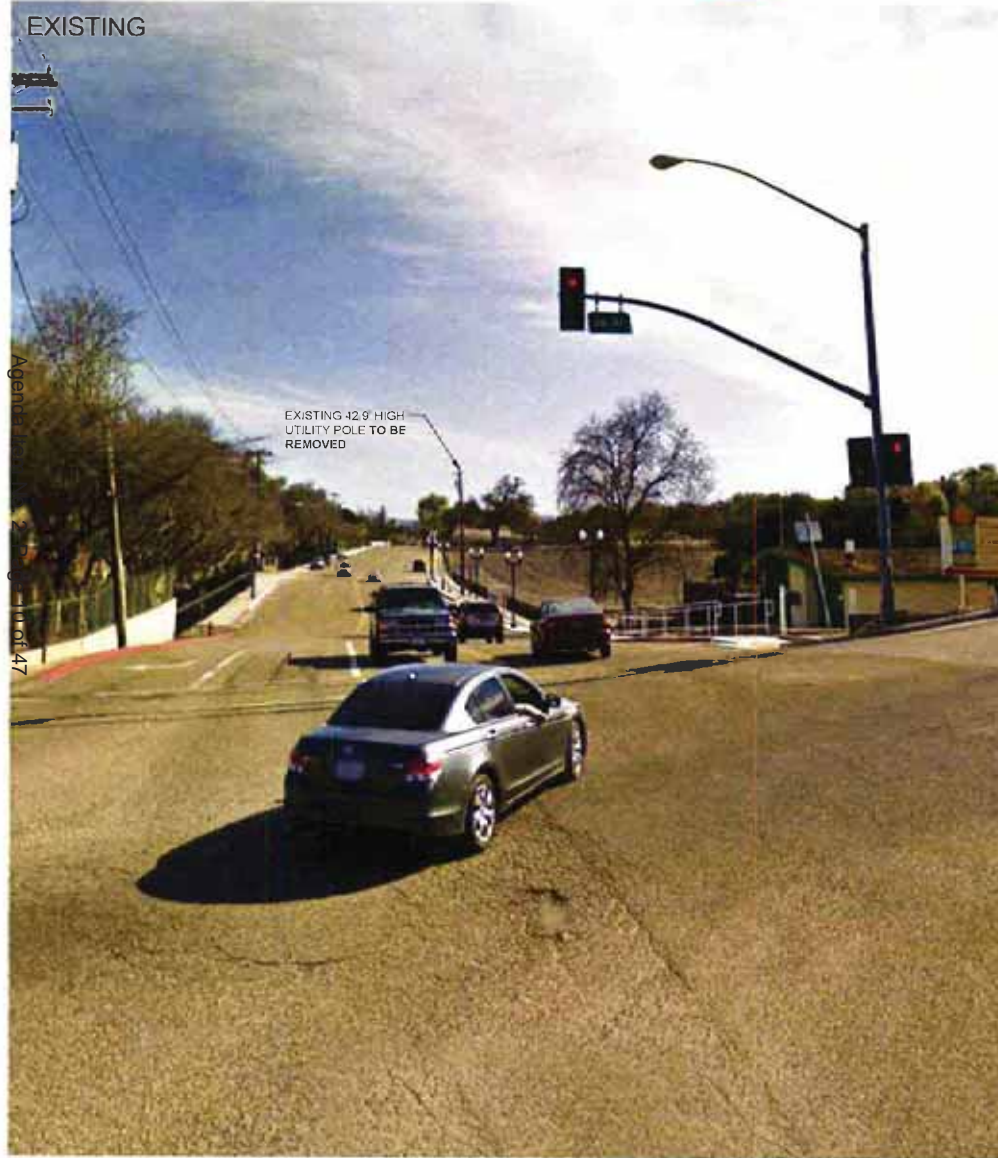




MID STATE FAIR SC2  
PSL # 295282  
NEAR 2345 RIVERSIDE AVENUE (WITHIN RIGHT-OF-WAY)  
PASO ROBLES, CA 93446  
LATITUDES: 35° 38' 19.60" N  
LONGITUDE: 120° 41' 16.96" W

SD  
WIRELESS  
FIBER OPTIC COMPANY  
1015 BISHOP PLACE SUITE 100  
SAN DIEGO, CALIFORNIA  
OFFICE 619.736.1262

### PHOTOSIMULATION VIEW 1



NOTE:  
NEW VERIZON WIRELESS EQUIPMENT CABINET, (2) RRUS, DIPLEXER, PG&E SHUT-DOWN SWITCH AND METER MOUNTED ON NEW UTILITY POLE (ALL EQUIPMENT TO BE PAINTED BROWN)



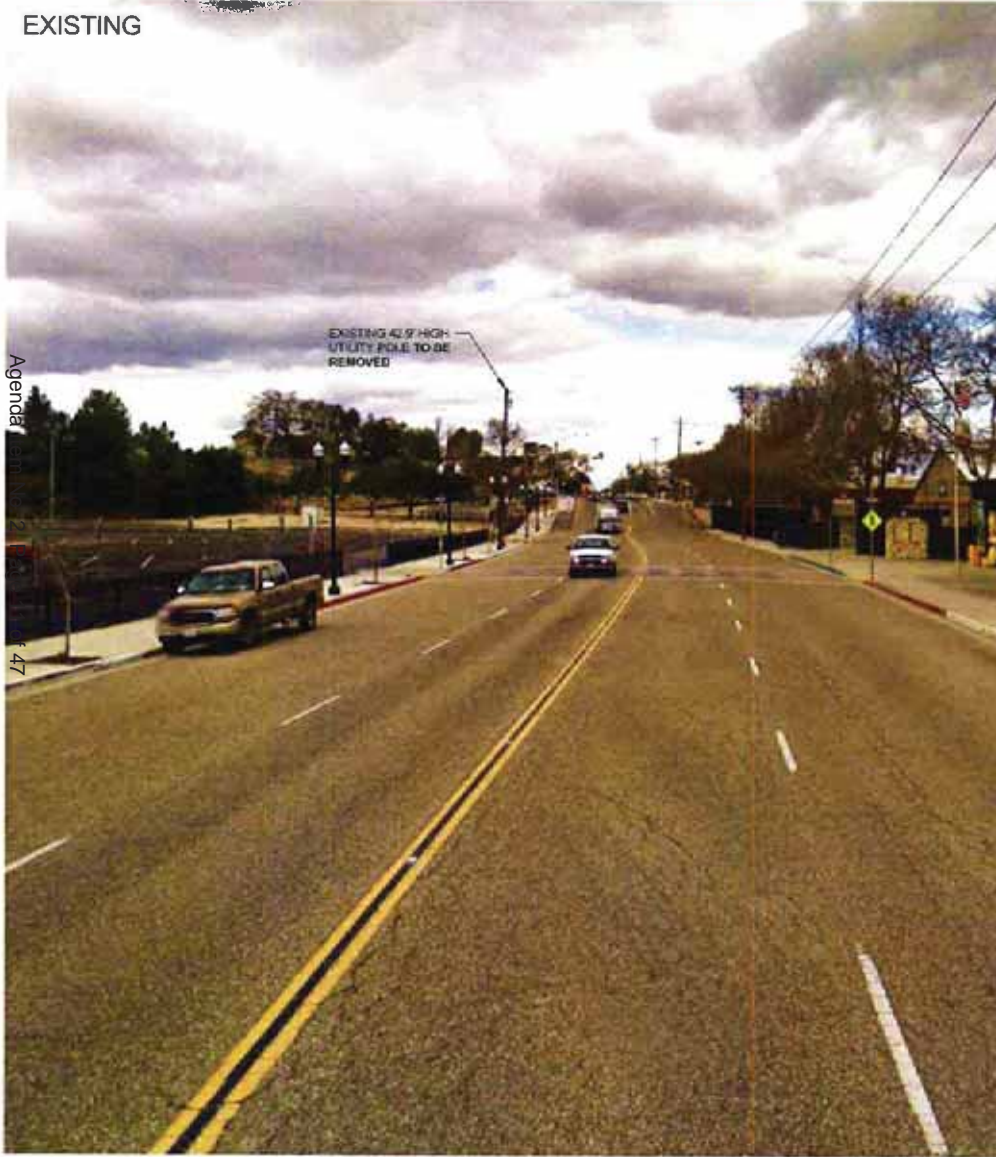


MID STATE FAIR SC2  
PSL # 295282  
NEAR 2345 RIVERSIDE AVENUE (WITHIN RIGHT-OF-WAY)  
PASO ROBLES, CA 93446  
LATITUDES: 35° 38' 19.60" N  
LONGITUDE: 120° 41' 16.96" W

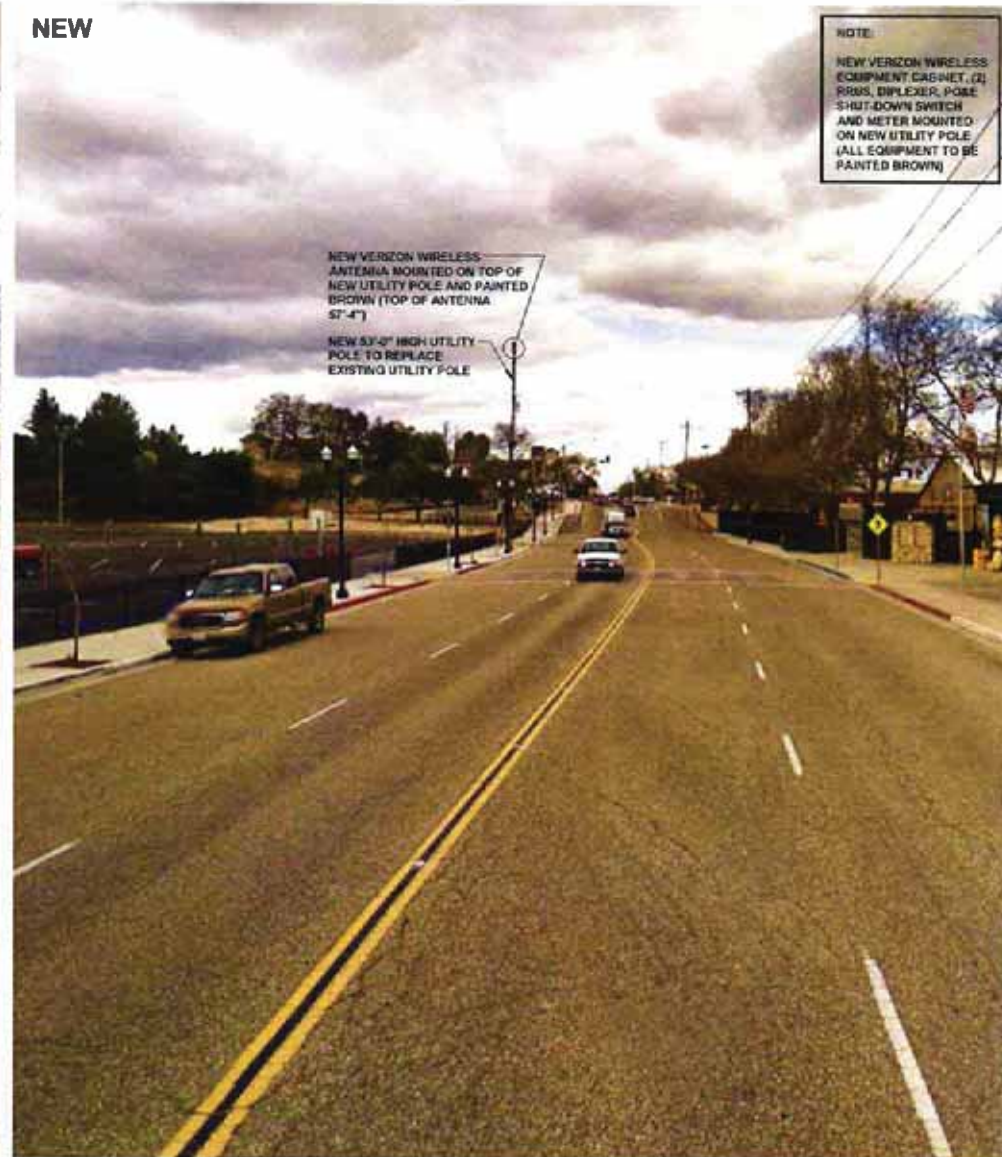
SD  
WIRELESS  
A COMM. COMPANY  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
OFFICE: (619) 736-3768

## PHOTOSIMULATION VIEW 2

EXISTING



NEW



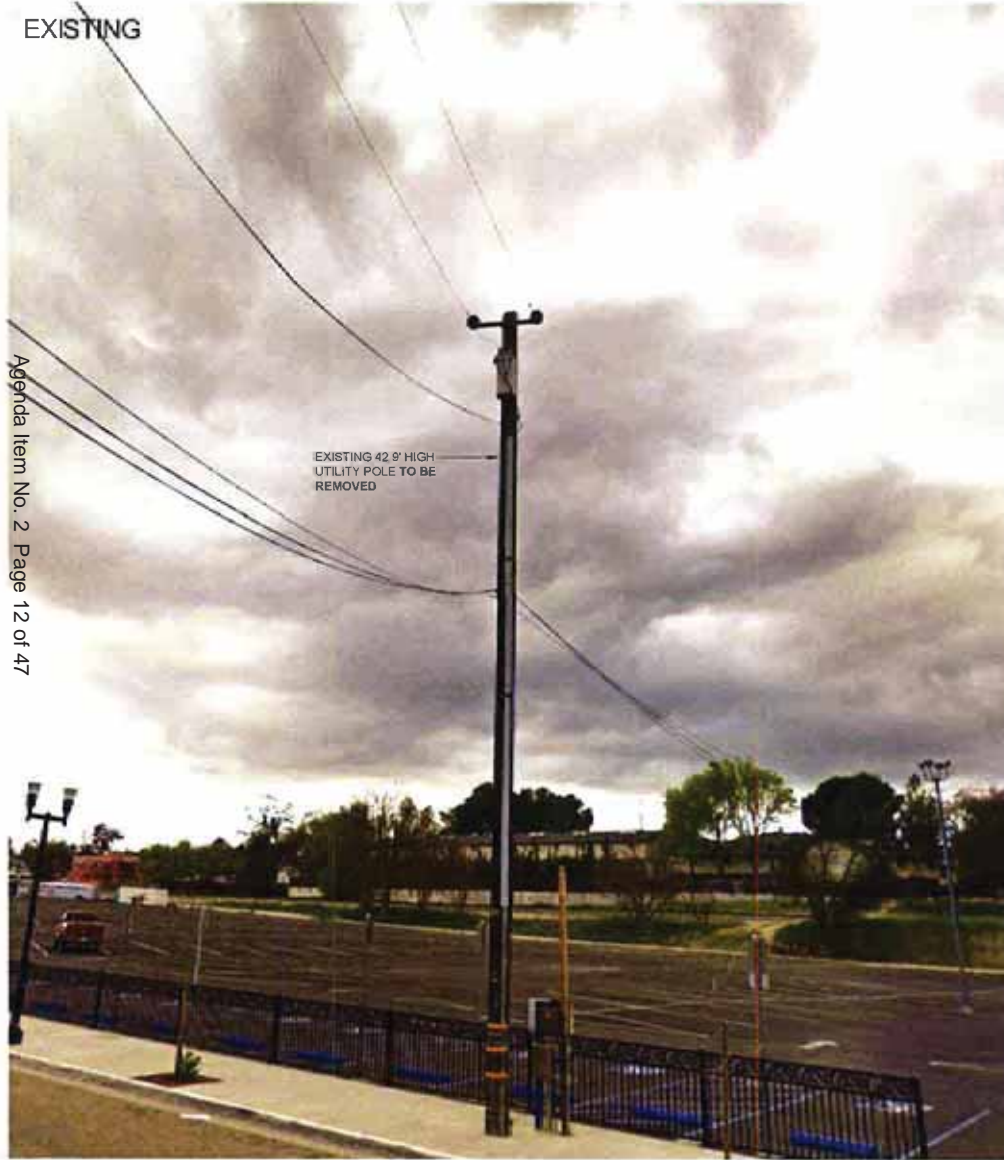




# PHOTOSIMULATION VIEW 3

MID STATE FAIR SC2  
PSL # 295282  
NEAR 2345 RIVERSIDE AVENUE (WITHIN RIGHT-OF-WAY)  
PASO ROBLES, CA 93446  
LATITUDES: 35° 38' 19.60" N  
LONGITUDE: 120° 41' 16.96" W

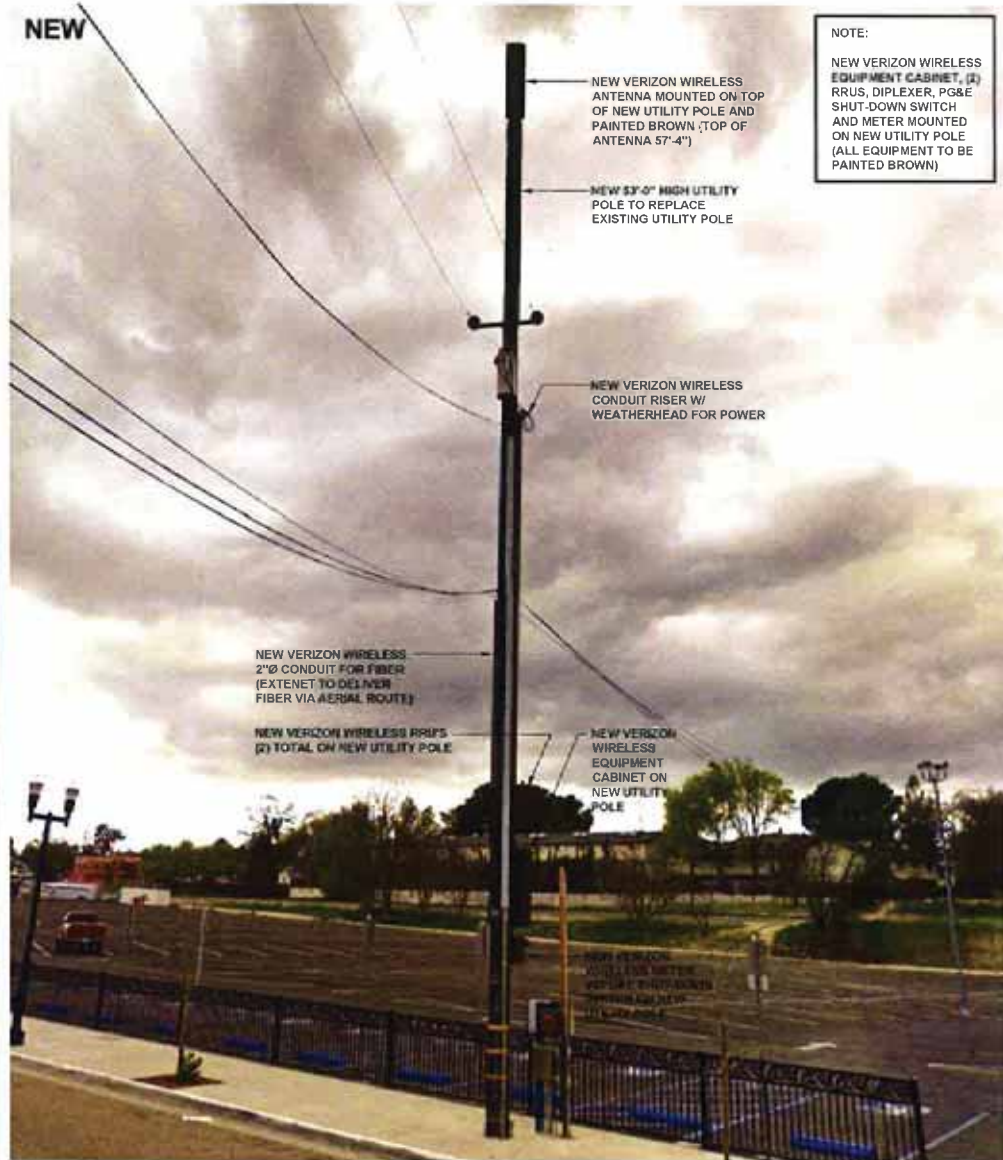
SD  
WIRELESS  
A NOKIA COMPANY  
5015 SHOREHAM PLACE, SUITE 100  
SAN DIEGO, CA 92122  
OFFICE (619) 730-5706



EXISTING

EXISTING 42' HIGH UTILITY POLE TO BE REMOVED

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NEW

NEW VERIZON WIRELESS ANTENNA MOUNTED ON TOP OF NEW UTILITY POLE AND PAINTED BROWN (TOP OF ANTENNA 57'-4")

NEW 53'-0" HIGH UTILITY POLE TO REPLACE EXISTING UTILITY POLE

NEW VERIZON WIRELESS CONDUIT RISER W/ WEATHERHEAD FOR POWER

NEW VERIZON WIRELESS 2"Ø CONDUIT FOR FIBER (EXTENET TO DELIVER FIBER VIA AERIAL ROUTE)

NEW VERIZON WIRELESS RRUS (2) TOTAL ON NEW UTILITY POLE

NEW VERIZON WIRELESS EQUIPMENT CABINET ON NEW UTILITY POLE

NEW VERIZON WIRELESS METER AND SHUT-DOWN SWITCH MOUNTED ON NEW UTILITY POLE

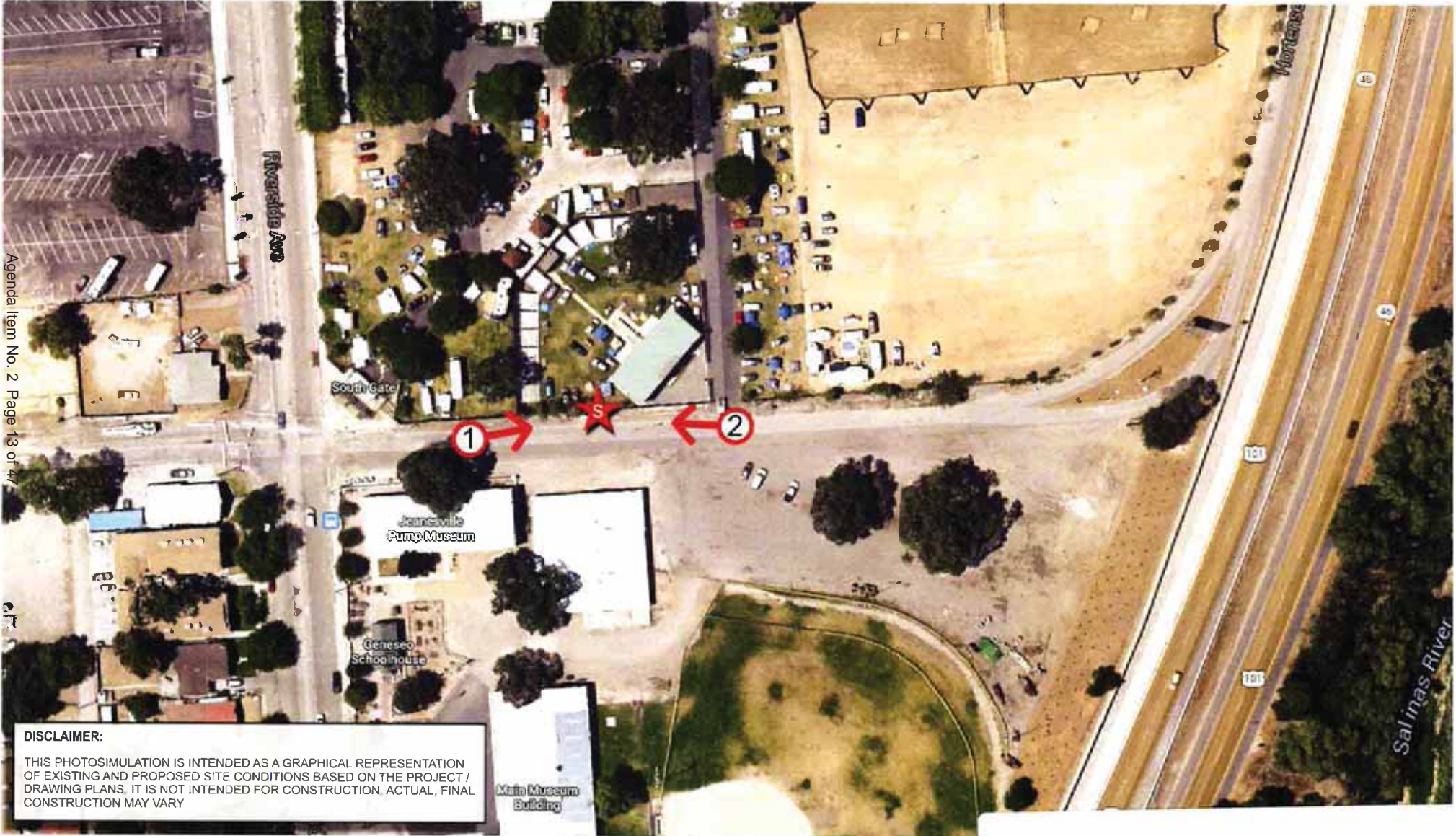
NOTE:  
NEW VERIZON WIRELESS EQUIPMENT CABINET, (2) RRUS, DIPLEXER, PG&E SHUT-DOWN SWITCH AND METER MOUNTED ON NEW UTILITY POLE (ALL EQUIPMENT TO BE PAINTED BROWN)



**VICINITY MAP  
PHOTOSIMULATION VIEWPOINTS**



MID STATE FAIR SC4  
PSL # 295284  
NEAR 2102 21ST STREET (WITHIN RIGHT-OF-WAY)  
PASO ROBLES, CA 93446  
LATITUDE: 35° 38' 10.87"  
LONGITUDE: 120° 41' 12.48"



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**Attachment 4:  
CUP 15-010 Photo Simulations**





MID STATE FAIR SC4  
PSL # 295284  
NEAR 2102 21ST STREET (WITHIN RIGHT-OF-WAY)  
PASO ROBLES, CA 93446  
LATTITUDE: 35° 38' 10.87"  
LONGITUDE: 120° 41' 12.48"



PHOTOSIMULATION VIEW 1







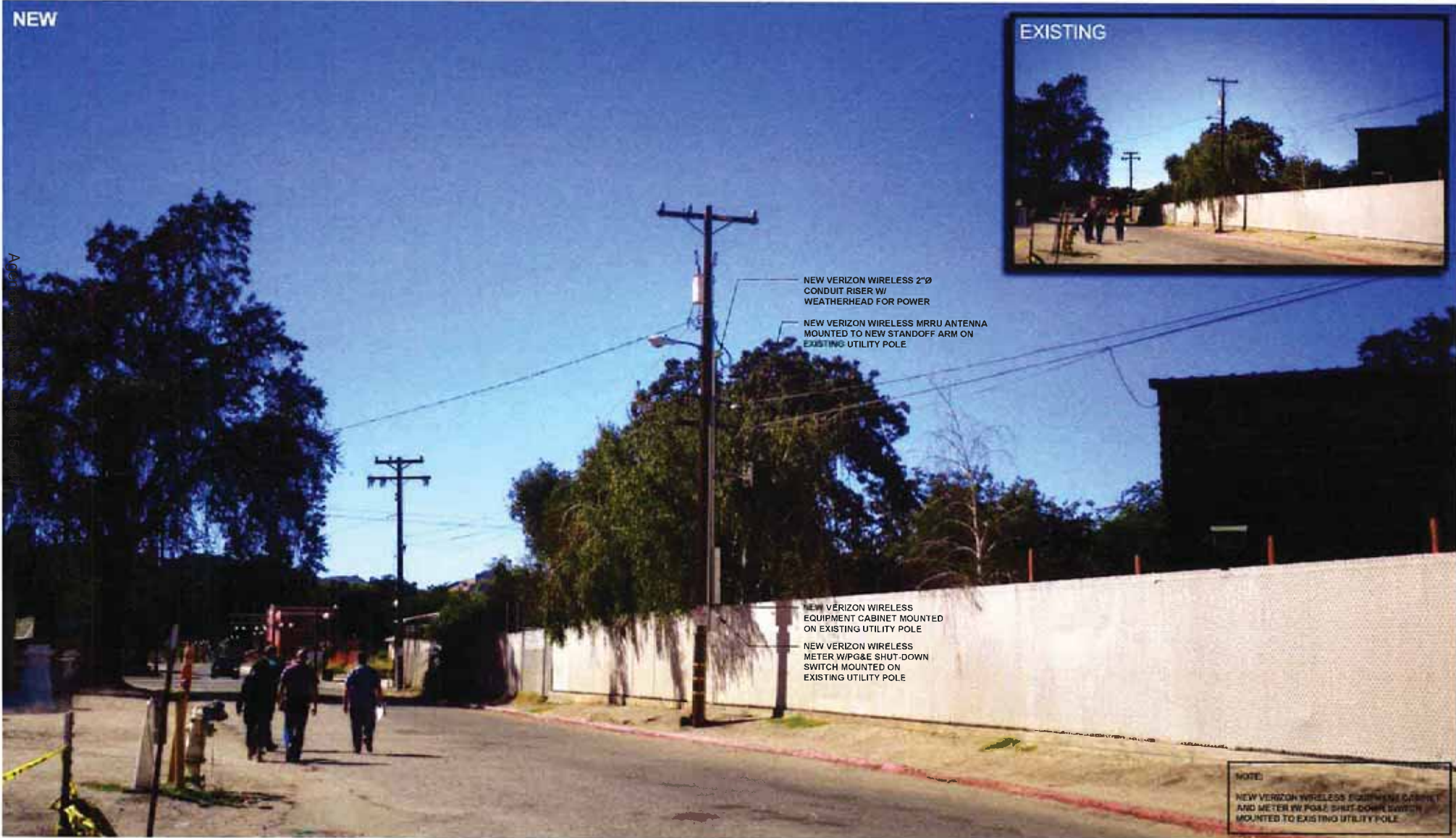
MID STATE FAIR SC4  
PSL # 295284  
NEAR 2102 21ST STREET (WITHIN RIGHT-OF-WAY)  
PASO ROBLES, CA 93446  
LATITUDE: 35° 38' 10.87"  
LONGITUDE: 120° 41' 12.48"



PHOTOSIMULATION VIEW 2

NEW

EXISTING



NEW VERIZON WIRELESS 2"Ø  
CONDUIT RISER W/  
WEATHERHEAD FOR POWER

NEW VERIZON WIRELESS MRRU ANTENNA  
MOUNTED TO NEW STANDOFF ARM ON  
EXISTING UTILITY POLE

NEW VERIZON WIRELESS  
EQUIPMENT CABINET MOUNTED  
ON EXISTING UTILITY POLE

NEW VERIZON WIRELESS  
METER W/P&E SHUT-DOWN  
SWITCH MOUNTED ON  
EXISTING UTILITY POLE

NOTE:  
NEW VERIZON WIRELESS EQUIPMENT CABINET  
AND METER W/ P&E SHUT-DOWN SWITCH  
MOUNTED TO EXISTING UTILITY POLE

ASPT

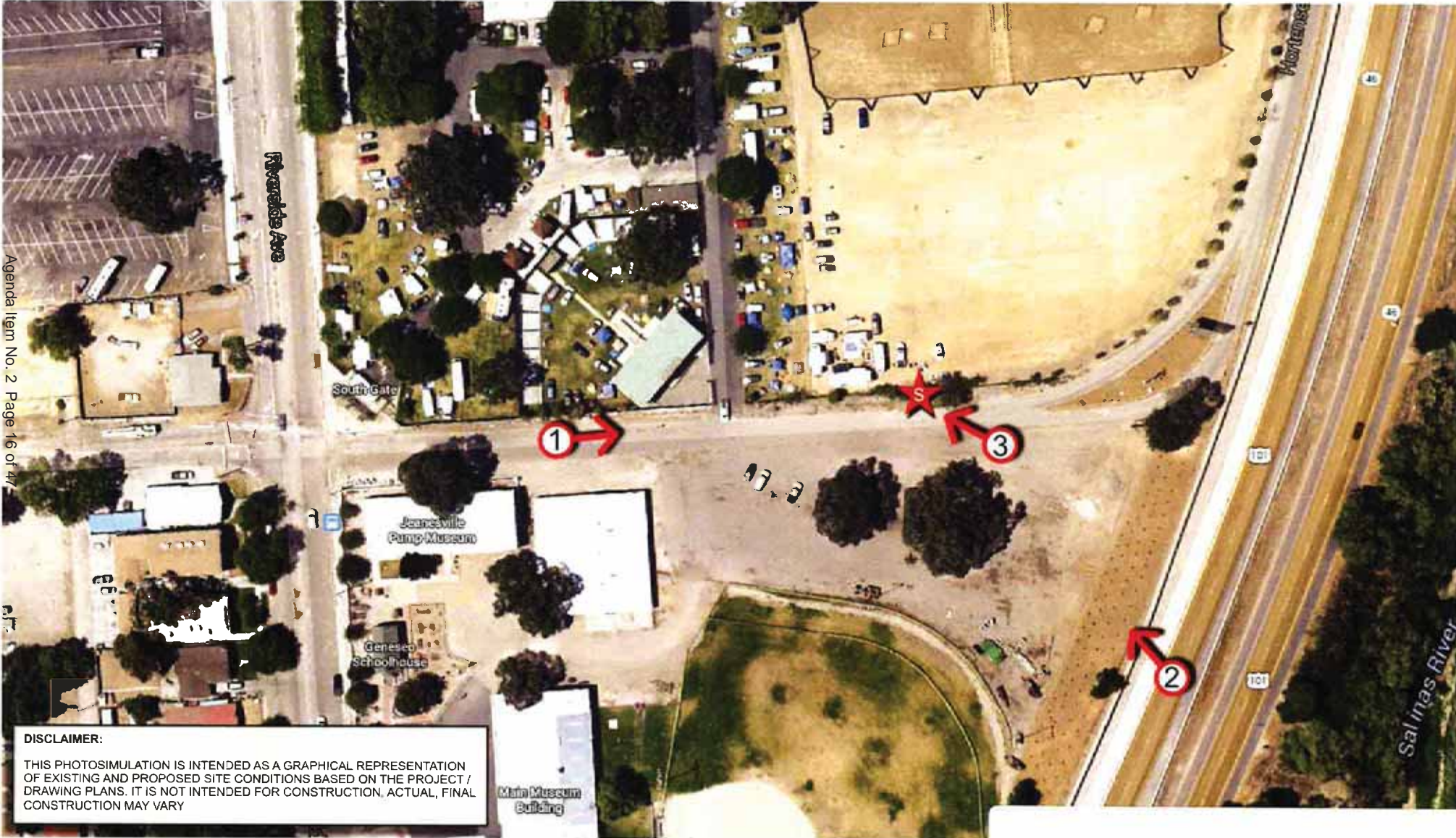


**VICINITY MAP**  
**PHOTOSIMULATION VIEWPOINTS**



MID STATE FAIR SC5  
 PSL # 295285  
 NEAR 2102 21ST STREET  
 WITHIN RIGHT-OF-WAY  
 PASO ROBLES, CA 93446  
 LATITUDE: 35° 38' 11.05" N  
 LONGITUDE: 120° 41' 09.19" W

SC  
 WIRELESS  
 AERIAL COMMUNIT  
 5015 SHOREHAM PLACE, SUITE 150  
 SAN DIEGO, CA 92122  
 OFFICE: 619 736 3766



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**Attachment 5:**  
**CUP 15-011 Photo Simulations**



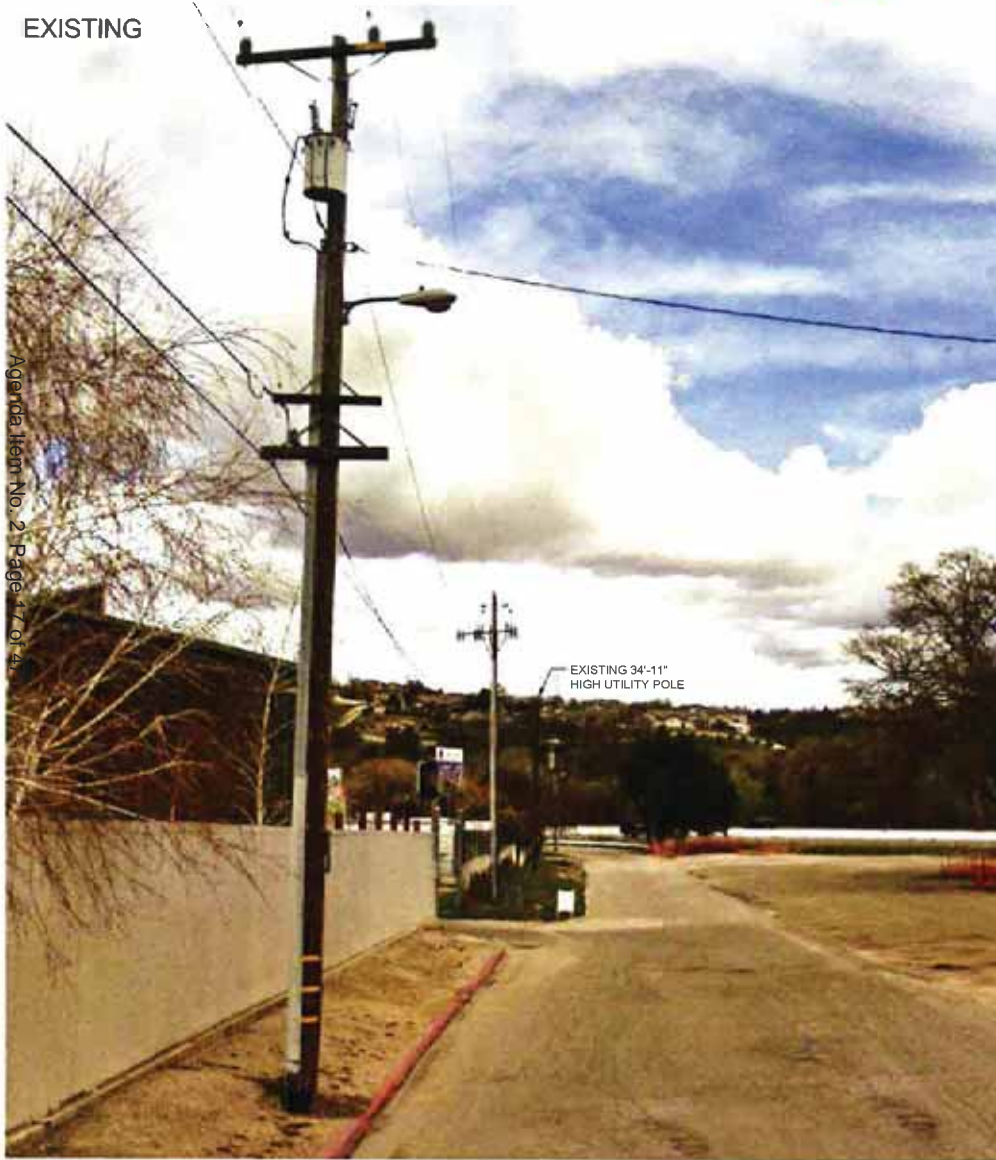


MID STATE FAIR SC5  
PSL # 295285  
NEAR 2102 21ST STREET  
WITHIN RIGHT-OF-WAY  
PASO ROBLES, CA 93446  
LATITUDE: 35° 38' 11.05" N  
LONGITUDE: 120° 41' 09.19" W

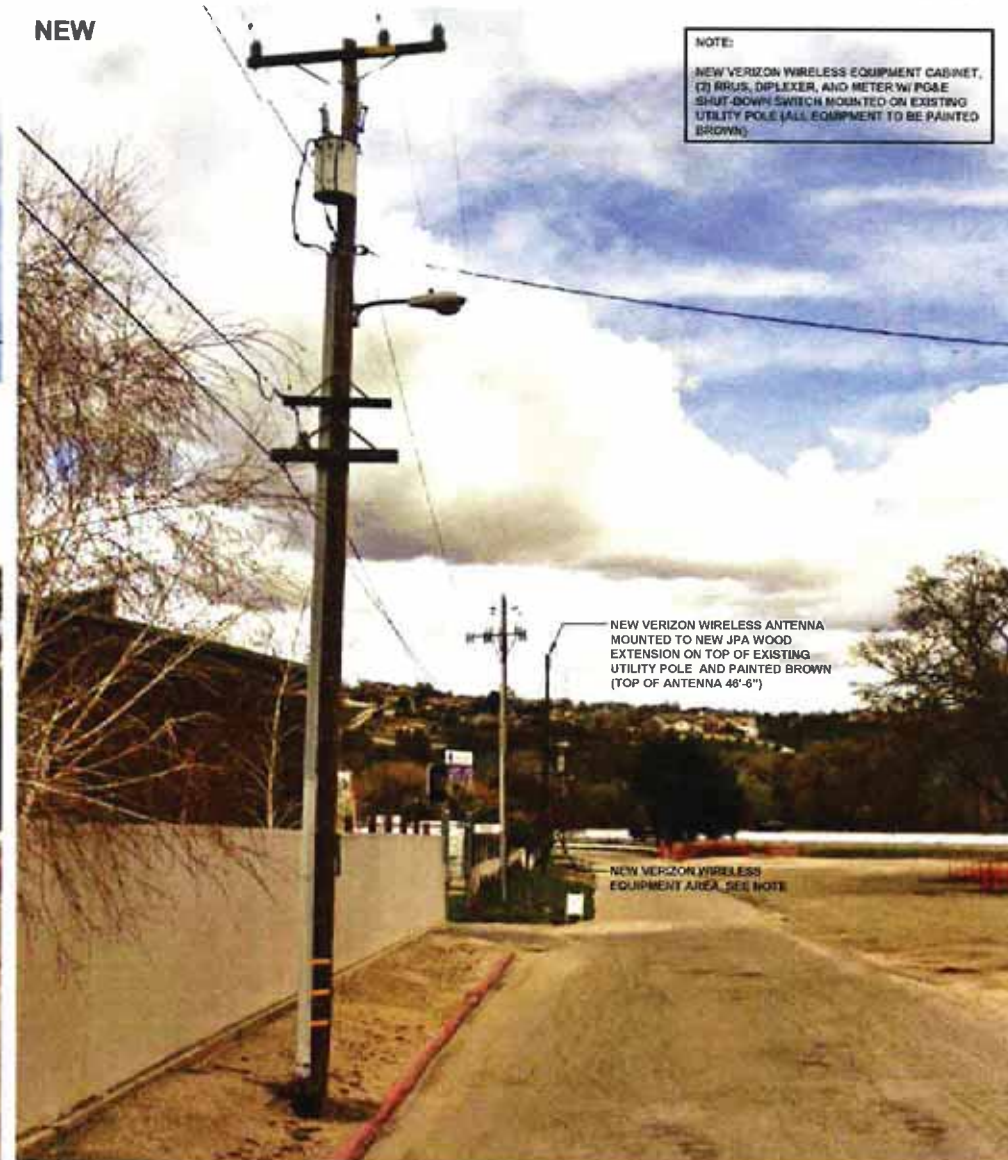
SD  
WIRELESS  
SAN DIEGO, CALIFORNIA  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
OFFICE: (619) 735-3766

# PHOTOSIMULATION VIEW 1

EXISTING



NEW



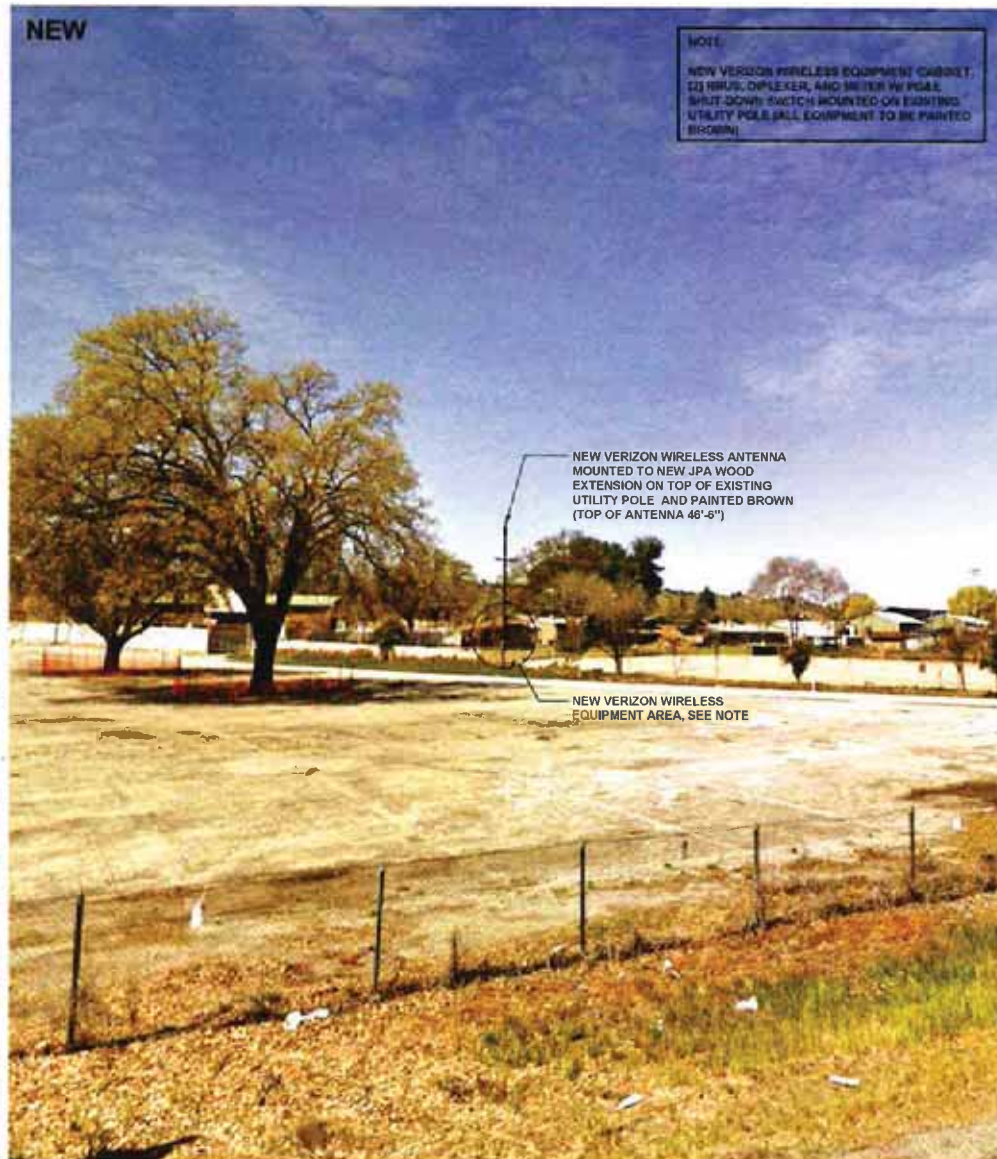




MID STATE FAIR SC5  
PSL # 295285  
NEAR 2102 21ST STREET  
WITHIN RIGHT-OF-WAY  
PASO ROBLES, CA 93446  
LATITUDE: 35° 38' 11.05" N  
LONGITUDE: 120° 41' 09.19" W

SD  
WIRELESS  
SOLUTIONS COMPANY  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
OFFICE: (619) 735-3766

## PHOTOSIMULATION VIEW 2



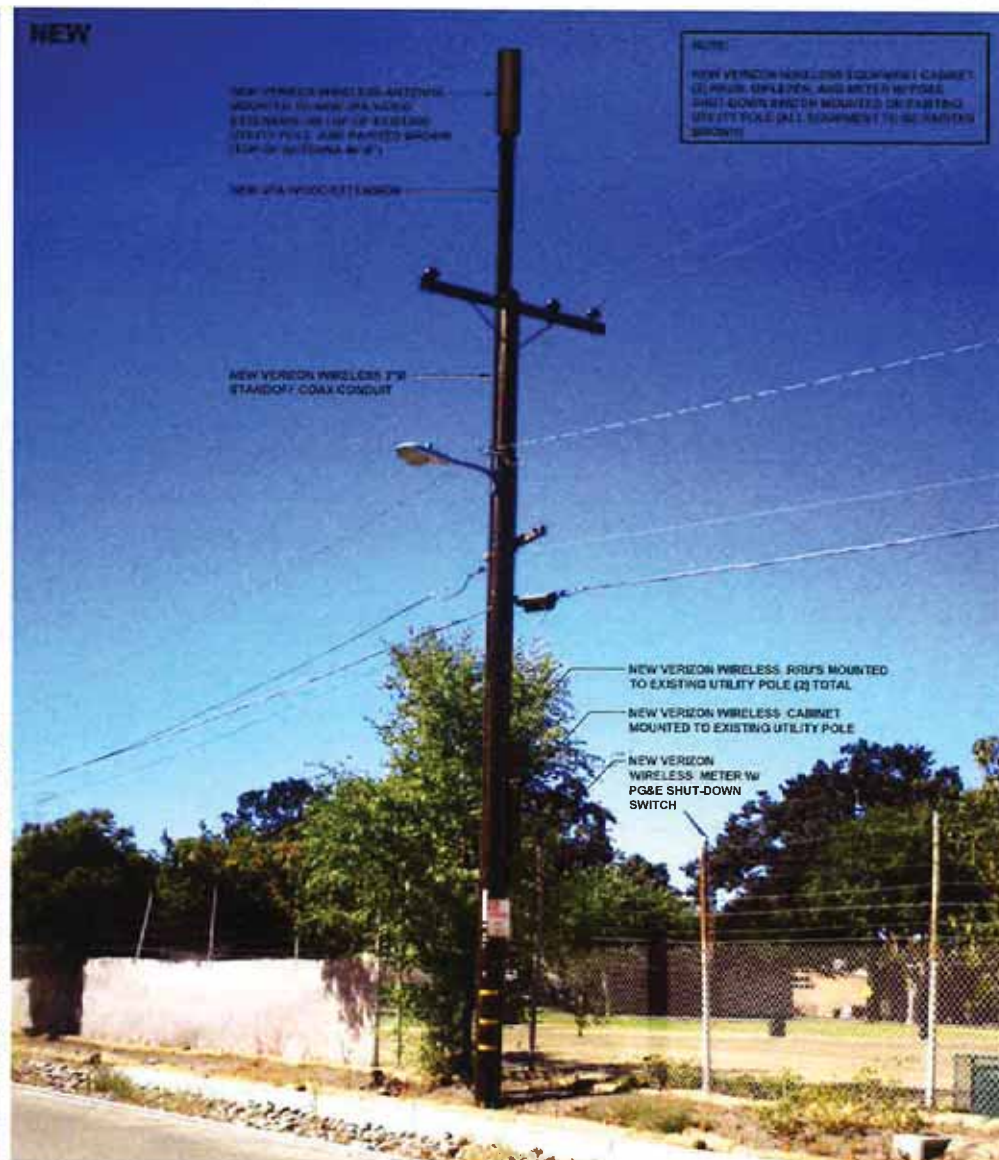
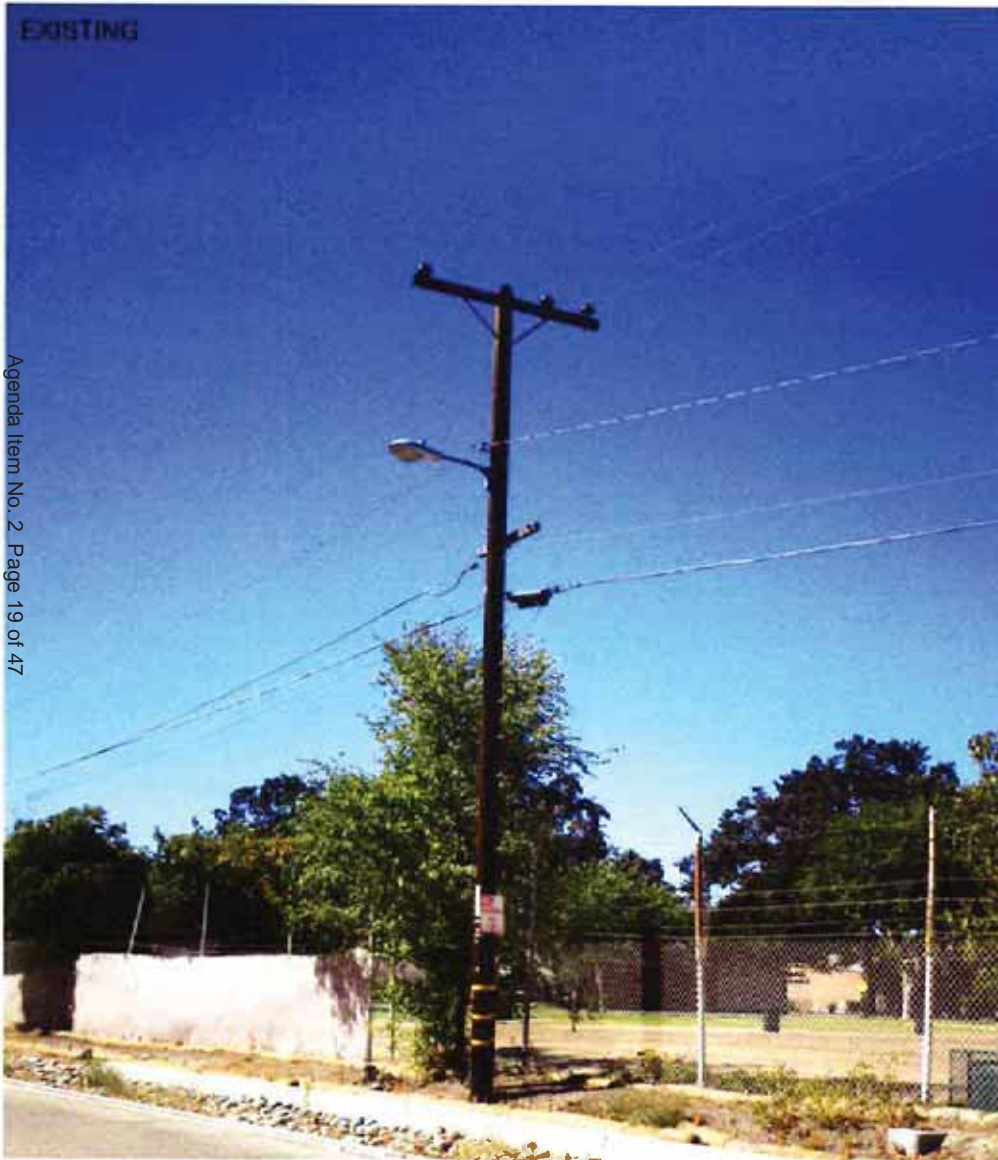




MID STATE FAIR SC5  
PSL # 295285  
NEAR 2102 21ST STREET  
WITHIN RIGHT-OF-WAY  
PASO ROBLES, CA 93446  
LATITUDE: 35° 38' 11.05" N  
LONGITUDE: 120° 41' 09.19" W



### PHOTOSIMULATION VIEW 3





# CALIFORNIA PUBLIC UTILITIES CODE

## SECTION 7901-7912

7901. Telegraph or telephone corporations may construct lines of telegraph or telephone lines along and upon any public road or highway, along or across any of the waters or lands within this State, and may erect poles, posts, piers, or abutments for supporting the insulators, wires, and other necessary fixtures of their lines, in such manner and at such points as not to incommode the public use of the road or highway or interrupt the navigation of the waters.

7901.1. (a) It is the intent of the Legislature, consistent with Section 7901, that municipalities shall have the right to exercise reasonable control as to the time, place, and manner in which roads, highways, and waterways are accessed.

(b) The control, to be reasonable, shall, at a minimum, be applied to all entities in an equivalent manner.

(c) Nothing in this section shall add to or subtract from any existing authority with respect to the imposition of fees by municipalities.

**RETURN JURISDICTION DATE  
STAMPED COPY TO:**

Paul Albritton  
Mackenzie & Albritton LLP  
220 Sansome Street, 14<sup>th</sup> Floor  
San Francisco, CA 94104

**JURISDICTION TO DATE STAMP TOGETHER WITH  
VERIZON WIRELESS APPLICATION**

**Verizon Wireless  
Reservation of Rights**

We have attached Verizon Wireless's permit application to install a wireless facility in the public right-of-way as more particularly described in the application. Please be advised that Verizon Wireless reserves all of its rights under California Public Utilities Code § 7901, the federal Telecommunications Act, Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (codified at 47 U.S.C. § 1455(a)), the Federal Communications Commission ("FCC") declaratory ruling *In Re: Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review, Etc.*, FCC 09-99 (FCC November 18, 2009), and the FCC rules adopted in *In Re: Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, Etc.*, FCC 14-153 (FCC October 17, 2014), the licenses granted to it by the FCC, and all of its other rights that arise under any federal or state statute, regulation, or other legal authority (collectively, "Federal and State Rights"). Among other Federal and State Rights, we note that California Public Utilities Code § 7901 grants a statewide franchise to telephone corporations such as Verizon Wireless to place telephone equipment in the public rights-of-way and that use of the rights-of-way by telephone corporations is a matter of statewide concern that is not subject to local regulation except for limited regulation of the time, place, and manner of such use. In addition, the Telecommunications Act limits the authority of local jurisdictions by, among other restrictions, requiring approval within a reasonable period of time. In submitting this application, Verizon Wireless expressly reserves all of its Federal and State Rights, including, without limitation, its rights under federal and state law to challenge the requirement for a discretionary permit for its proposed installation in the public right-of-way. Neither the act of submitting the application nor anything contained therein shall be construed as a waiver of any such rights.



**Section of Master License Agreement with PG&E & Verizon**

Received Via email from Tricia Knight

**9.6 Removal for PG&E Work.** PG&E shall have the right to require LICENSEE to temporarily or permanently remove or relocate its Communications Equipment and/or any other equipment located on the PG&E Facilities or other PG&E property if the removal or relocation is necessary, either (i) upon order of the CPUC, or (ii) upon PG&E's own decision to commence or resume the use of the property in question whenever, in the interest of PG&E's core utility service to its patrons or customers, it shall appear necessary or desirable to do so, or (iii) to accommodate the construction, completion, repair, relocation or maintenance of a PG&E project, or (iv) in the event PG&E replaces, repairs, or alters the PG&E Facilities on which LICENSEE has placed Communications Equipment. PG&E shall notify LICENSEE thirty (30) days before the date on which removal or relocation is required to commence, and shall provide a longer notice period where PG&E reasonably determines that a longer notice period is necessary or appropriate for the work required. LICENSEE shall complete such removal or relocation, at LICENSEE's sole cost and expense, after written notice from PG&E and within a period of time reasonably determined by PG&E, which shall be at least thirty (30) days. If LICENSEE does not comply with this Section 9.6, PG&E may remove or relocate the Communications Equipment or other equipment at LICENSEE's expense. If LICENSEE is directed, under this Section 9.6, to remove its Communications Equipment from the PG&E Facilities it is authorized to use, LICENSEE may elect to relocate, replace, or transfer some or all of the Communications Equipment to replacement PG&E Facilities, at LICENSEE's cost and subject to PG&E issuing SLAs, if required by PG&E, for the proposed replacement PG&E Facilities.

DRAFT RESOLUTION A

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

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-007  
(VERIZON WIRELESS CELLULAR FACILITY – 1310 24<sup>th</sup> Street)  
DENNY'S PARKING LOT, APN: 008-134-009

WHEREAS, Table 5.3-1 of the Uptown/Town Centre Specific Plan requires approval of a Conditional Use Permit for utilities facilities in the RC (Riverside Corridor) zoning district; and

WHEREAS, the project is located at Denny's Restaurant parking lot, 1310 24<sup>th</sup> Street; and

WHEREAS, the project would consist of installing two new light poles with directional panel cell antennas and accessory equipment in the parking lot; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement CEQA; and

WHEREAS, a public hearing was conducted by the Planning Commission on March 8, 2016, 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, the Planning Commission finds since the two antennas will be camouflaged as light poles and the accessory equipment screened from view with a 7-foot-high chain link fence with vinyl slats, the facility would be considered camouflaged, therefore the project would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure; 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 such 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 15-007 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:

**Attachment 9:  
Draft Resolution A -  
Approving CUP 15-007**



EXHIBIT	DESCRIPTION
A	Site Plan
B	Equipment & Antenna Layout
C	Overall North, Antenna & Equipment Elevations
D	Antenna & Equipment West Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of two antennas and accessory equipment in the parking lot of the property located at 1310 24<sup>th</sup> Street, (APN: 008-134-009) in a manner described in attached exhibits.
3. This project approval shall expire on March 8, 2018, 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. 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 regulations.
5. Prior to operation, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or designee.
6. 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 March, 2016 by the following Roll Call Vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

\_\_\_\_\_  
 CHAIRMAN, BOB ROLLINS

ATTEST:

\_\_\_\_\_  
 WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

NO.	DATE	DESCRIPTION	BY
0	11/18/16	FOR QUANTAL	THE
1	11/18/16	FOR QUANTAL	THE
2	11/18/16	FOR QUANTAL	THE
3	11/18/16	FOR QUANTAL	THE
4	11/18/16	FOR QUANTAL	THE
5	11/18/16	FOR QUANTAL	THE
6	11/18/16	FOR QUANTAL	THE
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10	11/18/16	FOR QUANTAL	THE



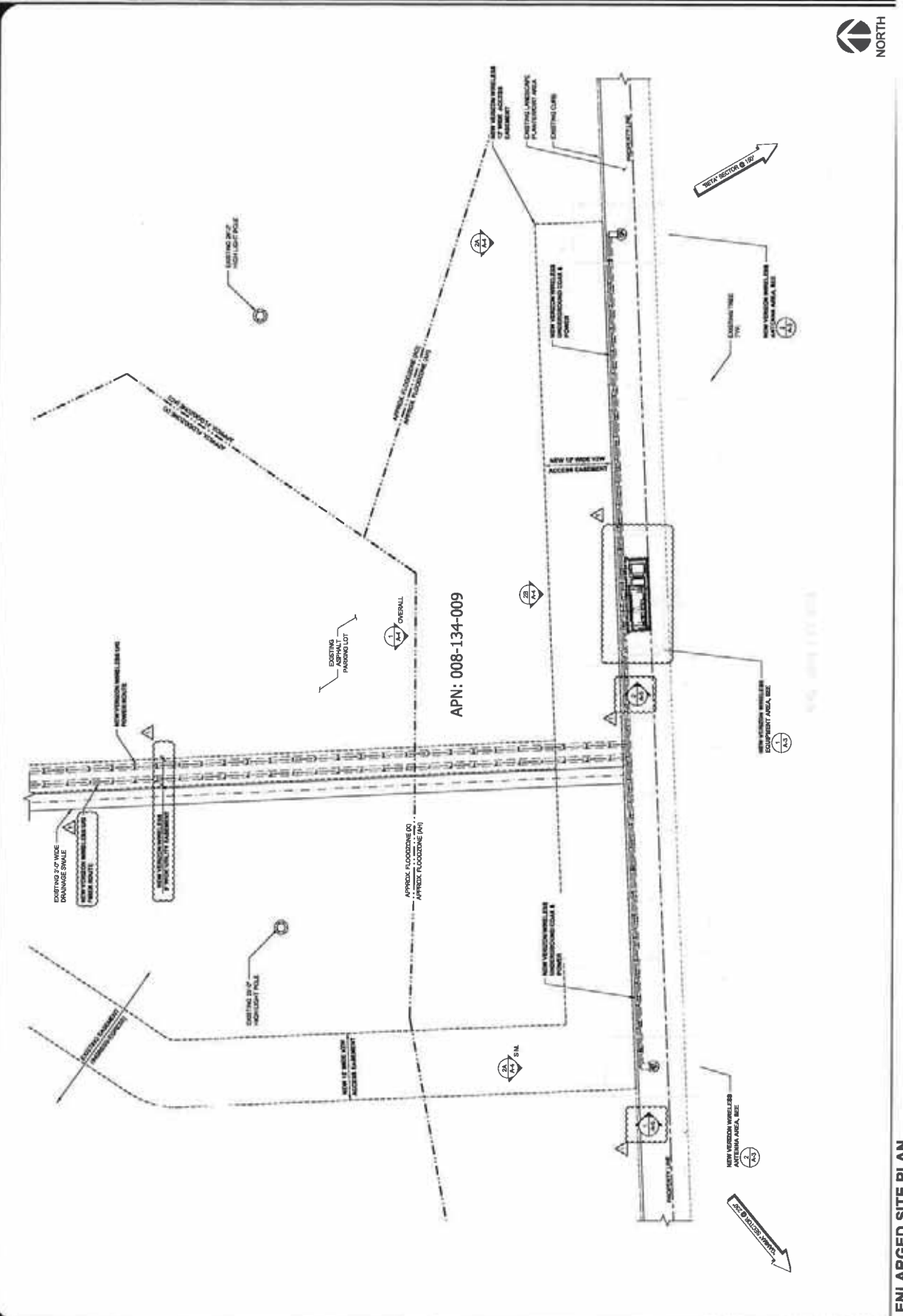
PROPRIETARY INFORMATION  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS UNCLASSIFIED AND IS NOT TO BE RELEASED TO THE PUBLIC WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS  
 ANY USE OR DISCLOSURE OTHER THAN THAT SET FORTH IN THIS NOTICE IS STRICTLY PROHIBITED

**Verizon Wireless**  
 2785 MITCHELL DRIVE, BLDG 8  
 WALNUT CREEK, CA 94588

SMALL CELL PROJECT

MID STATE  
 FAIR SC1  
 PSL # 295281  
 1310 24TH ST.  
 PASO ROBLES, CA 93446

SHEET TITLE  
 ENLARGED SITE PLAN  
 A 3



ENLARGED SITE PLAN

# Exhibit A: Site Plan

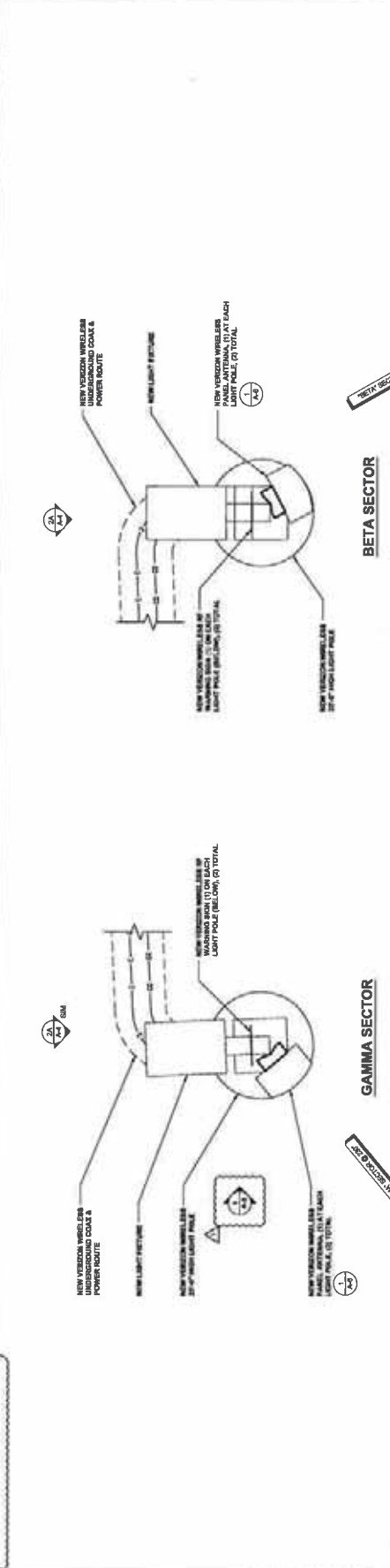
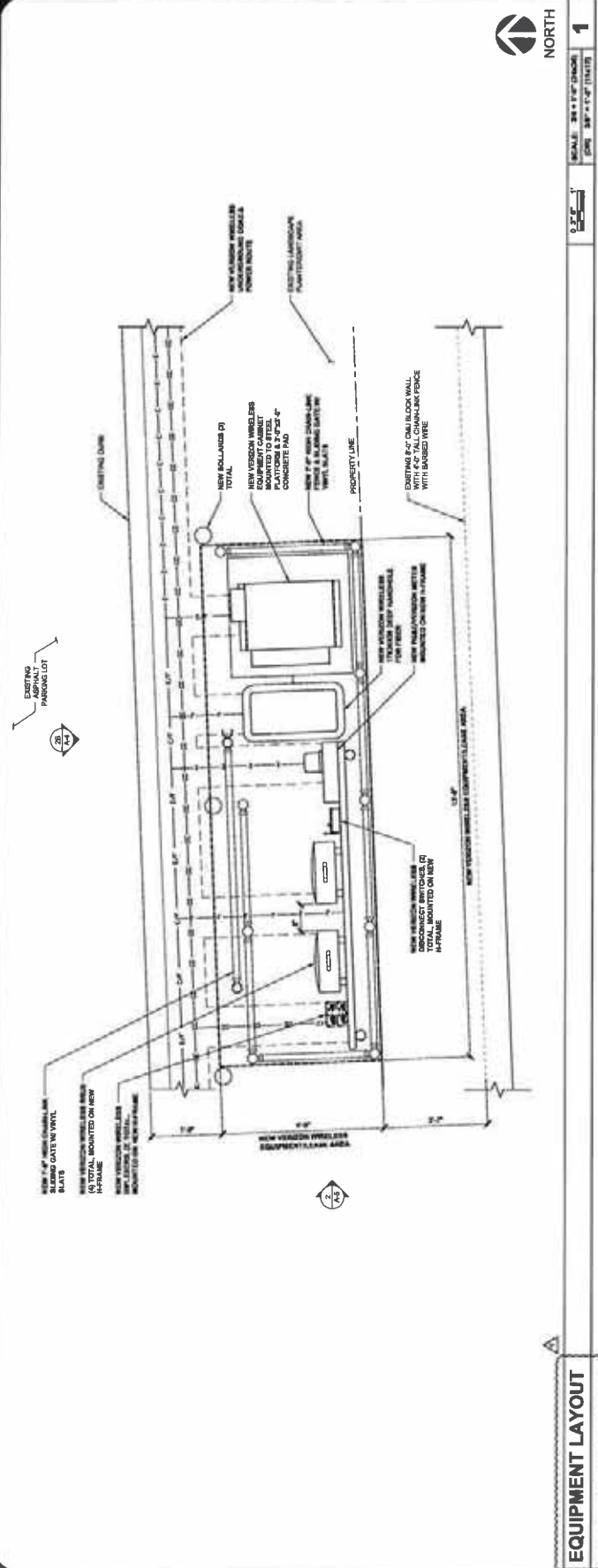


**ISSUE STATUS**

NO.	DATE	DESCRIPTION	BY
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3	08/14/14	ISSUE 3 - COMPLETE	WVS
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38	08/14/14	ISSUE 38 - COMPLETE	WVS
39	08/14/14	ISSUE 39 - COMPLETE	WVS
40	08/14/14	ISSUE 40 - COMPLETE	WVS



MID STATE  
FAIR SC1  
PSL # 295281  
1310 24TH ST.  
PASO ROBLES, CA 93446



**ANTENNA LAYOUT**

**GAMMA SECTOR**

**BETA SECTOR**

**EXHIBIT B: Equipment & Antenna Layout**

NO.	DATE	DESCRIPTION	BY
1	10/15/16	FOR SUBMITTAL	TKS

**SIS WIRELESS**  
 850 AVENUE 68000  
 CARLSBAD, CA 92009  
 760.939.0000

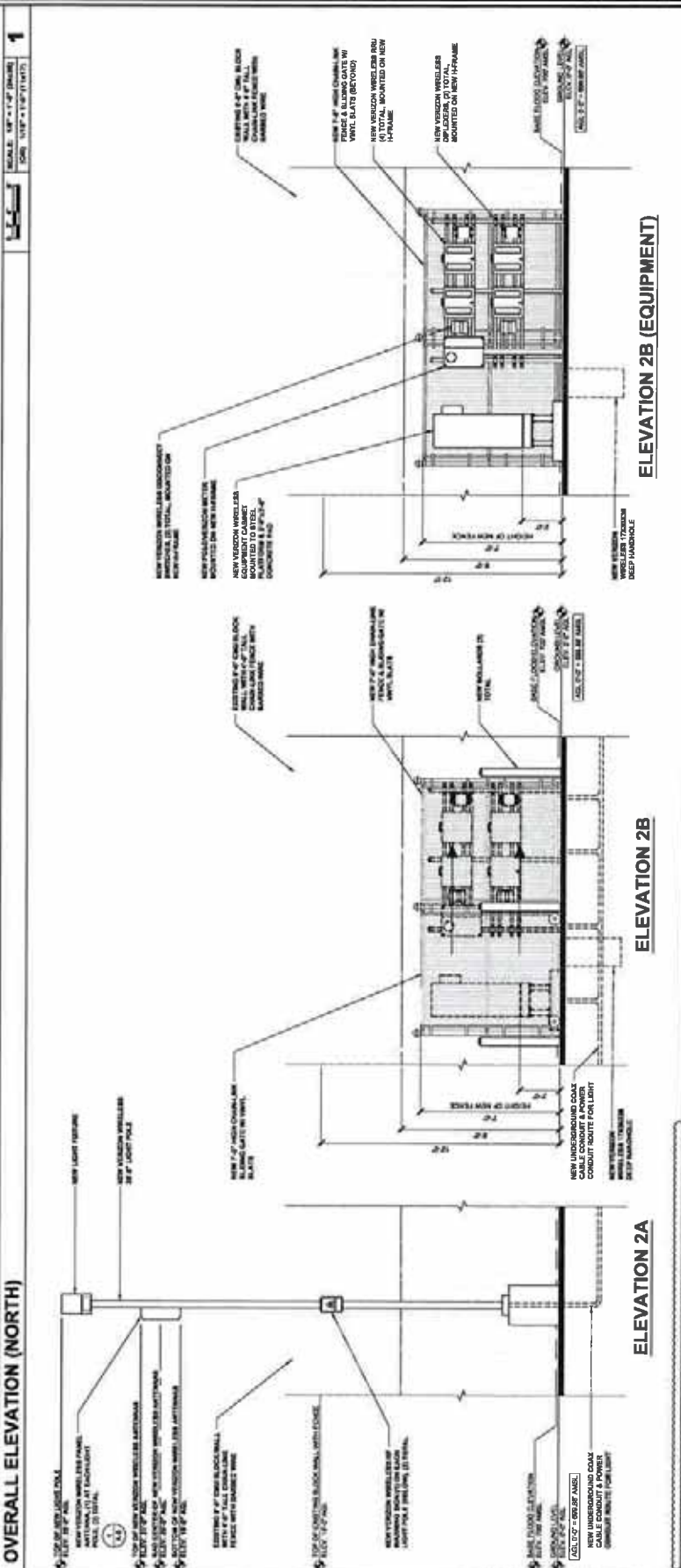
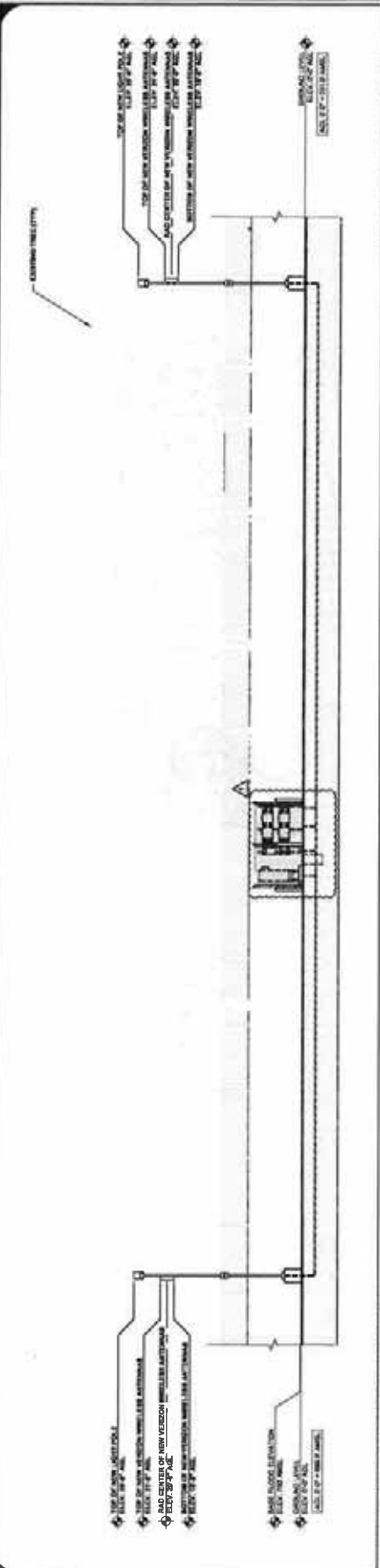
**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT CONTROLLED UNDER EXECUTIVE ORDER 13526, WHICH MAY BE DECLASSIFIED OR DOWNGRADED TO UNCLASSIFIED STATUS AT ANY TIME.

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

SMALL CELL PROJECT

MID STATE  
 FAIR SC1  
 PSL # 295281  
 1310 24TH ST.  
 PASO ROBLES, CA 93446

SHEET TITLE:  
**OVERALL NORTH,  
 ANTENNA & EQUIPMENT  
 ELEVATIONS**



ANTENNA & EQUIPMENT ELEVATIONS (NORTH)

Exhibit C:  
 Overall North,  
 Antenna & Equipment Elevations



NO.	DATE	DESCRIPTION	BY
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3	08/26/09	FOR SUBMITTAL	JFA
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99	06/26/11	FOR SUBMITTAL	JFA
100	07/03/11	FOR SUBMITTAL	JFA



**SIS WIRELESS**  
1000 WILSON AVENUE  
SUNNYVALE, CA 95050  
TEL: 408.277.1000

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF SIS WIRELESS. IT IS TO BE USED ONLY FOR THE PROJECT AND AT THE LOCATION INDICATED ON THESE DRAWINGS. ANY REUSE OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF SIS WIRELESS IS STRICTLY PROHIBITED.

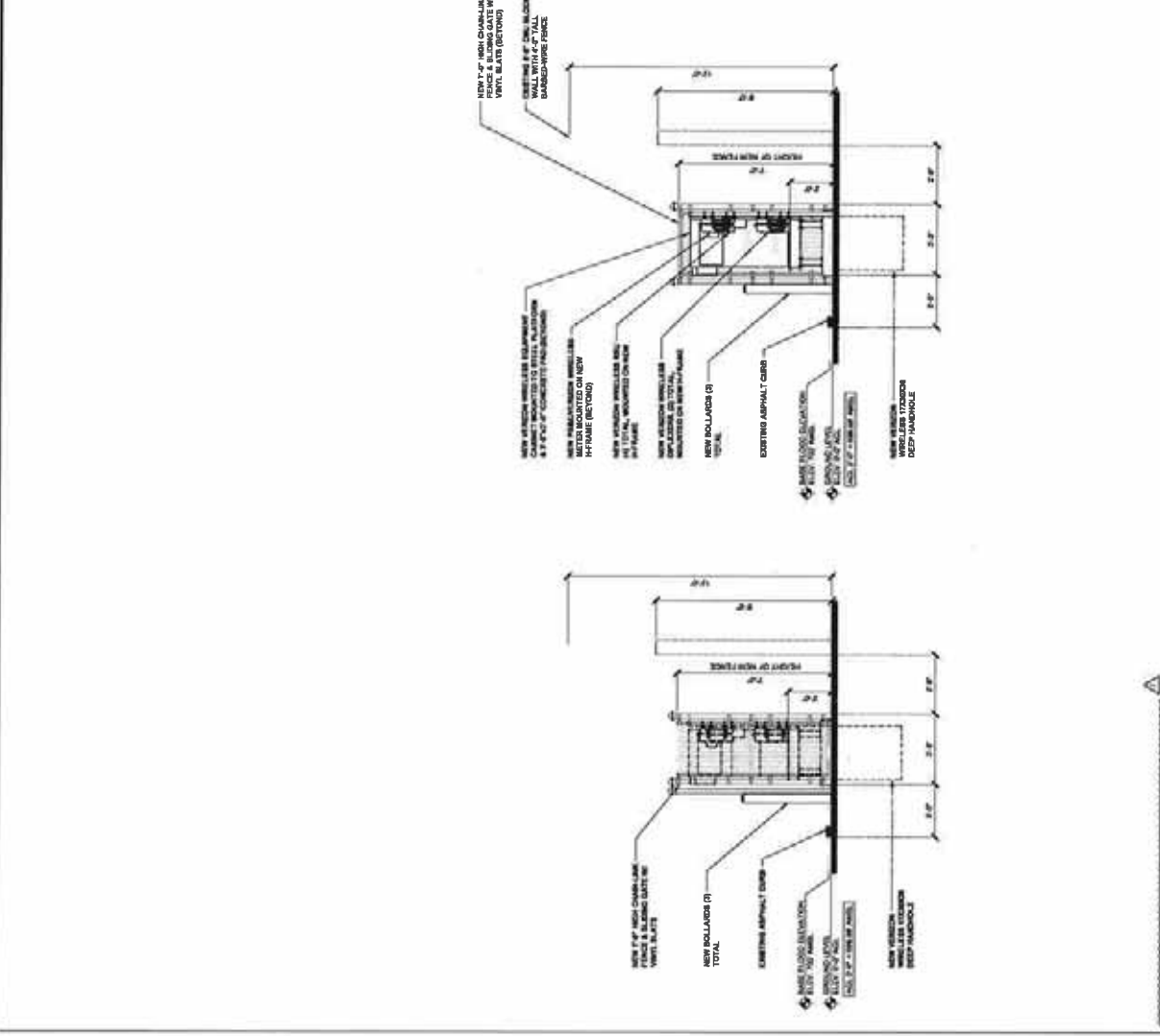


2766 MITCHELL DRIVE, BLDG 8  
WALNUT CREEK, CA 94596

SMALL CELL PROJECT

MID STATE  
FAIR SC1  
PSL # 295281  
1310 24TH ST.  
PASO ROBLES, CA 93446

SHEET TITLE  
ANTENNA & EQUIPMENT  
WEST ELEVATIONS



ANTENNA ELEVATION (WEST) **1** SCALE: 3/8" = 1'-0" (SEE SHEET 1-2) **1**

EQUIPMENT ELEVATION (WEST)

# Exhibit D: Antenna & Equipment West Elevations

DRAFT RESOLUTION B

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

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-008  
(VERIZON WIRELESS CELLULAR FACILITY – WEST SIDE OF RIVERSIDE AVE, 320  
FEET SOUTH OF THE INTERSECTION OF 24<sup>th</sup> ST & RIVERSIDE AVE)

WHEREAS, Table 5.3-1 of the Uptown/Town Centre Specific Plan requires approval of a Conditional Use Permit for utilities facilities in the RC (Riverside Corridor) zoning district; and

WHEREAS, the project is located in the right-of-way near the intersection of 24<sup>th</sup> Street and Riverside Ave; and

WHEREAS, the project would consist of replacing an existing utility pole with a new utility pole and adding a directional cellular antenna with accessory equipment, mounted to the new pole; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on March 8, 2016, 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, the Planning Commission finds since the equipment and antenna will be mounted to the new utility pole, and all components painted brown to match the new utility pole, the project would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure; 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 such 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 15-008 subject to the following conditions:

**Attachment 10:  
Draft Resolution B -  
Approving CUP 15-008**



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	South & West Equipment Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a new utility pole to replace the existing utility pole, and the antenna and accessory equipment to be mounted to the pole located in the right-of-way near the intersection of 24<sup>th</sup> Street & Riverside Avenue, (adjacent to APN: 008-174-002) in a manner described in attached exhibits.
3. Verizon is responsible for removal or relocation of equipment, and any costs associated, as provided in Master License Agreement between Verizon and PG&E, Section 9.6 Removal for PG&E Work.
4. This project approval shall expire on March 8, 2018, 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 regulations.
6. Prior to operation, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or 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.
8. This facility and all equipment shall be removed at the applicant's cost if and when the City requests removal related to any street right-of-way improvement project.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of March, 2016 by the following Roll Call Vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

CHAIRMAN, BOB ROLLINS

ATTEST:

---

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



**NOTE:**  
POWER PLAN PHASE DESIGN TO BE DETERMINED  
TRANSPORT SOLUTION: EXTEND TO DELIVER POWER VIA AERIAL ROUTE

NO.	DATE	DESCRIPTION	BY



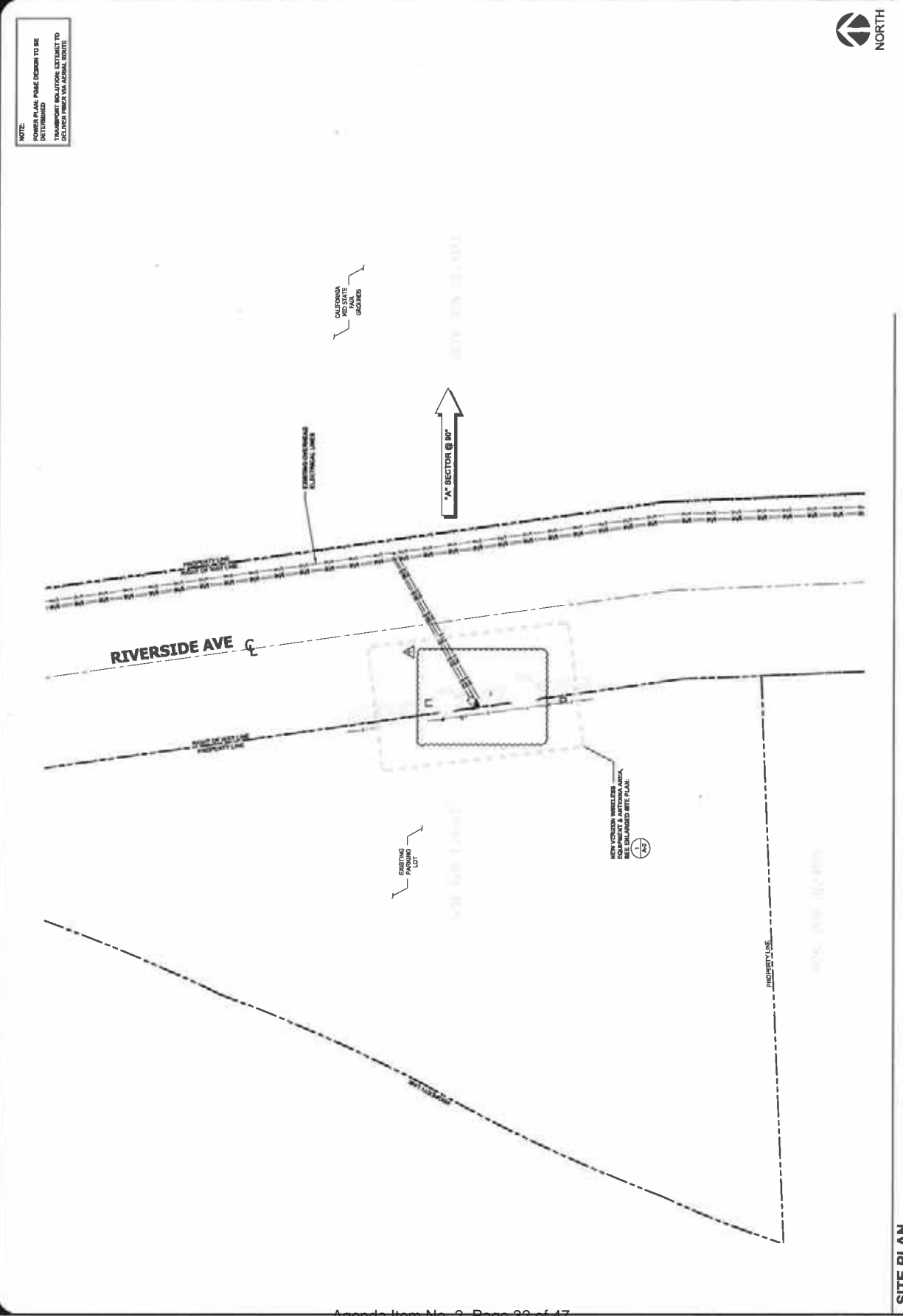
**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF VERIZON WIRELESS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**verizon wireless**  
2788 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

SMALL CELL PROJECT

MID STATE FAIR SC2  
PSL # 295282  
NEAR 2345 RIVERSIDE AVE.  
WITHIN RIGHT-OF-WAY  
PASO ROBLES, CA 93446  
LAT: 35° 38' 19.60" N  
LONG: 120° 41' 16.96" W

SHEET TITLE:  
**SITE PLAN**  
A 1



**SITE PLAN**

**SITE PLAN**

# Exhibit A: Site Plan



**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS UNCLASSIFIED INFORMATION, TO BE RELEASED TO THE PUBLIC BY VERIZON WIRELESS, OR BY ANY OTHER ENTITY OTHER THAN AN IT RELATIVES.

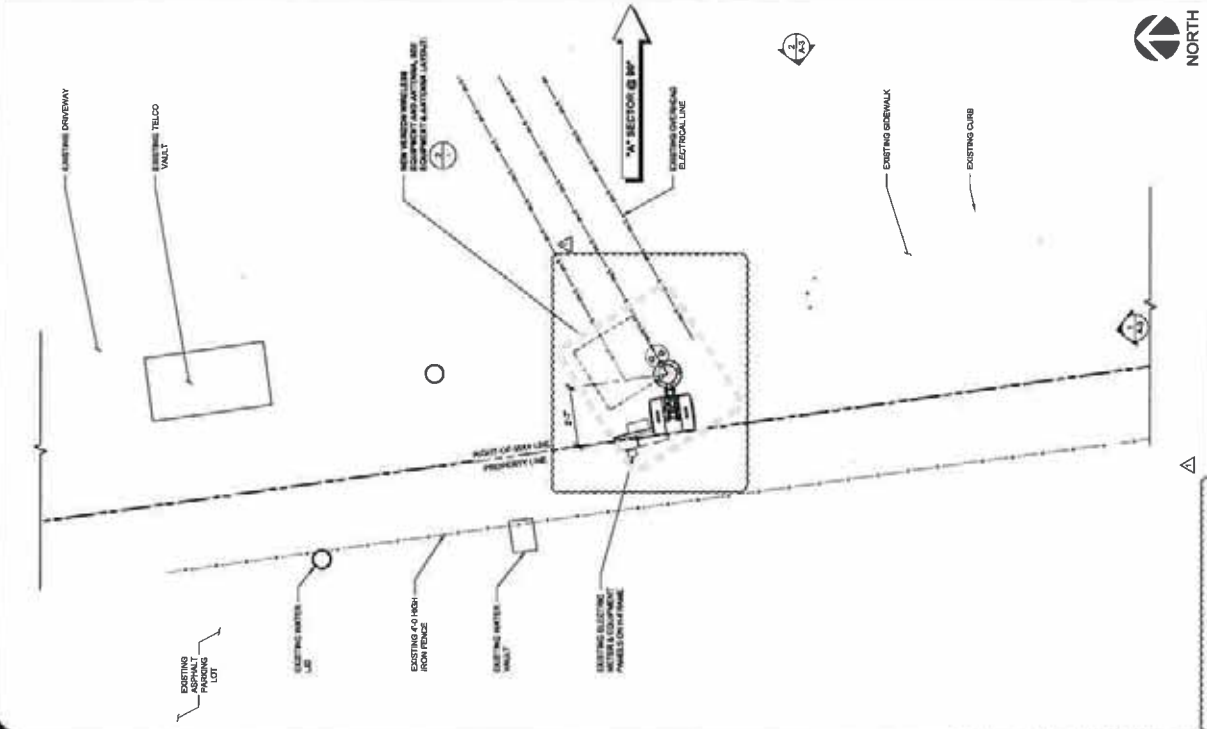
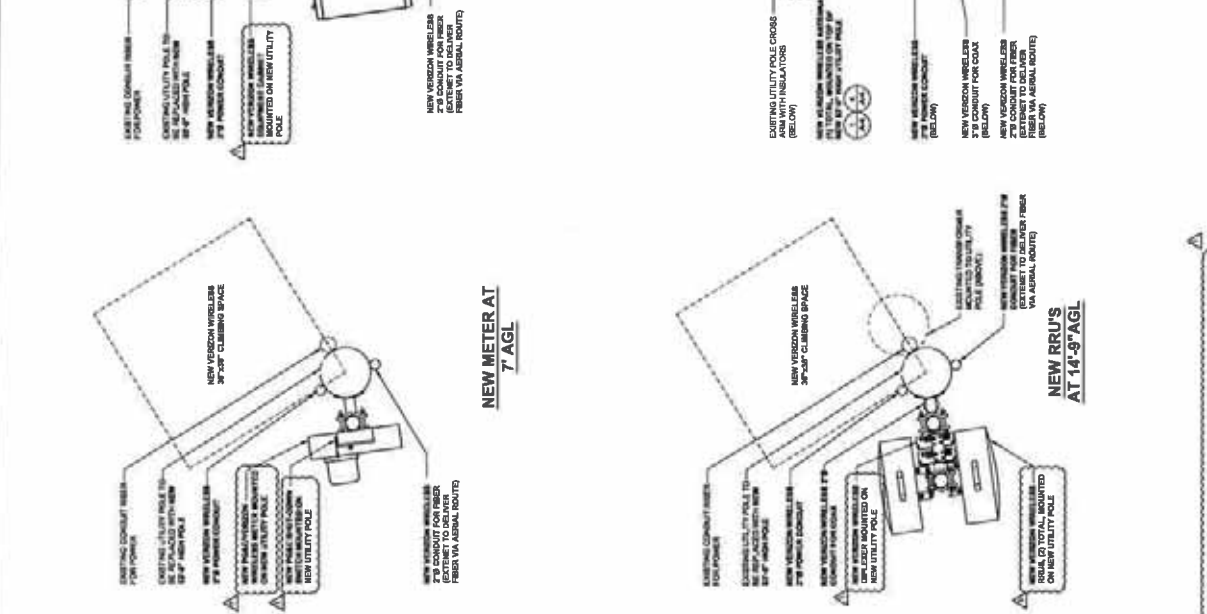
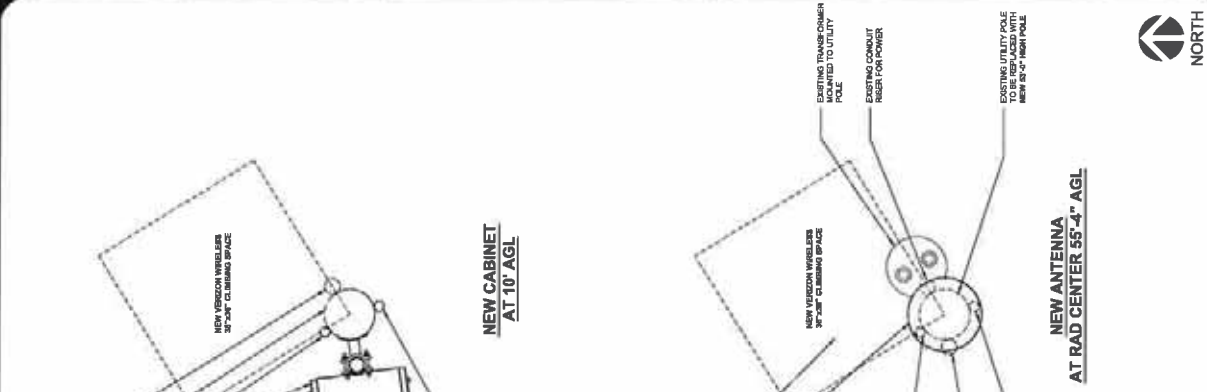


SMALL CELL PROJECT

MID STATE FAIR SC2  
PSL # 295282  
NEAR 2345 RIVERSIDE AVE.  
WITHIN RIGHT-OF-WAY  
PASO ROBLES, CA 93446  
LAT: 35° 38' 19.60" N  
LONG: 120° 41' 16.96" W

SHEET TITLE:  
ENLARGED SITE PLAN,  
EQUIPMENT &  
ANTENNA LAYOUT

1 A 3



**EQUIPMENT & ANTENNA LAYOUT**

**ENLARGED SITE PLAN**

**NEW ANTENNA LAYOUT**

# Exhibit B: Equipment & Antenna Layout



**ISSUE STATUS**

NO.	DATE	DESCRIPTION	BY	CHKD.
1	08/11/11	ISSUE FOR REVIEW	WJ	WJ
2	08/11/11	ISSUE FOR REVIEW	WJ	WJ
3	08/11/11	ISSUE FOR REVIEW	WJ	WJ
4	08/11/11	ISSUE FOR REVIEW	WJ	WJ
5	08/11/11	ISSUE FOR REVIEW	WJ	WJ
6	08/11/11	ISSUE FOR REVIEW	WJ	WJ
7	08/11/11	ISSUE FOR REVIEW	WJ	WJ
8	08/11/11	ISSUE FOR REVIEW	WJ	WJ
9	08/11/11	ISSUE FOR REVIEW	WJ	WJ
10	08/11/11	ISSUE FOR REVIEW	WJ	WJ

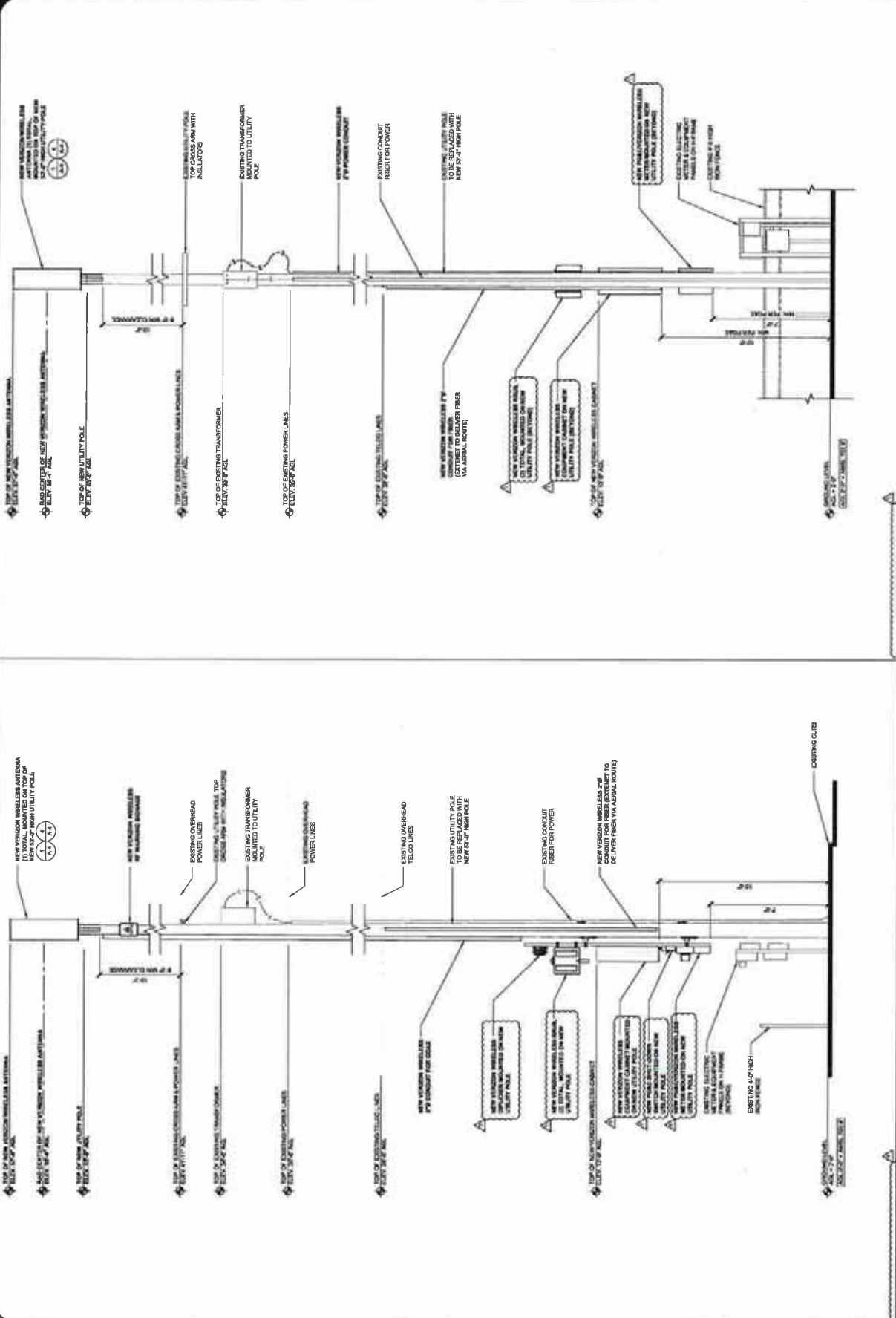
**VERIZON WIRELESS**  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

**SMALL CELL PROJECT**

**MID STATE FAIR SC2**  
**PSL # 295282**  
 NEAR 2345 RIVERSIDE AVE.  
 WITHIN RIGHT-OF-WAY  
 PASO ROBLES, CA 93446  
 LAT: 35° 38' 19.60" N  
 LONG: 120° 41' 16.96" W

**SHEET TITLE:**  
**SOUTH & WEST ELEVATIONS**

**A 2**



# Exhibit C: South & West Equipment Elevations

DRAFT RESOLUTION C

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

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-010  
(VERIZON WIRELESS CELLULAR FACILITY – NORTH SIDE OF GREGORY AVE, 220  
FEET EAST OF THE INTERESECTON OF GREGORY AVE & RIVERSIDE AVE)

WHEREAS, Table 5.3-1 of the Uptown/Town Centre Specific Plan requires approval of a Conditional Use Permit for utilities facilities in the RC (Riverside Corridor) zoning district; and

WHEREAS, the project is located in the right-of-way on the north side of Gregory Ave, 220 feet east of the intersection of Gregory Ave & Riverside Ave, adjacent to APN: 008-184-001; and

WHEREAS, the project would consist of installing a cellular antenna on a new standoff arm and accessory equipment, mounted to the existing utility pole sited in the public right-of-way; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on March 8, 2016, 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, the Planning Commission finds since the equipment and antenna will be mounted to the existing utility pole, the project would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure; 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 such 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 15-010 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:

**Attachment 11:  
Draft Resolution C -  
Approving CUP 15-010**



EXHIBIT	DESCRIPTION
A	Site Plan
B	Equipment & Antenna Layout
C	South & East Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of the antenna and accessory equipment to be mounted to the existing utility pole located in the right-of-way near the intersection of Gregory Avenue & Riverside Avenue, (adjacent to APN: 008-184-001) in a manner described in attached exhibits.
3. Verizon is responsible for removal or relocation of equipment, and any costs associated, as provided in Master License Agreement between Verizon and PG&E, Section 9.6 Removal for PG&E Work.
4. This project approval shall expire on March 8, 2018, 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 regulations.
6. Prior to operation, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or 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.
8. This facility and all equipment shall be removed at the applicant's cost if and when the City requests removal related to any street right-of-way improvement project.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of March, 2016 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

CHAIRMAN, BOB ROLLINS

ATTEST:

---

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



**ISSUE STATUS**

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

**SIS WIRELESS**  
SUNSHINE SIGNALING SYSTEMS  
1000 S. GARDEN  
SUNSHINE SIGNALING SYSTEMS  
1000 S. GARDEN  
SUNSHINE SIGNALING SYSTEMS  
1000 S. GARDEN

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF SUNSHINE SIGNALING SYSTEMS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, 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 SUNSHINE SIGNALING SYSTEMS.

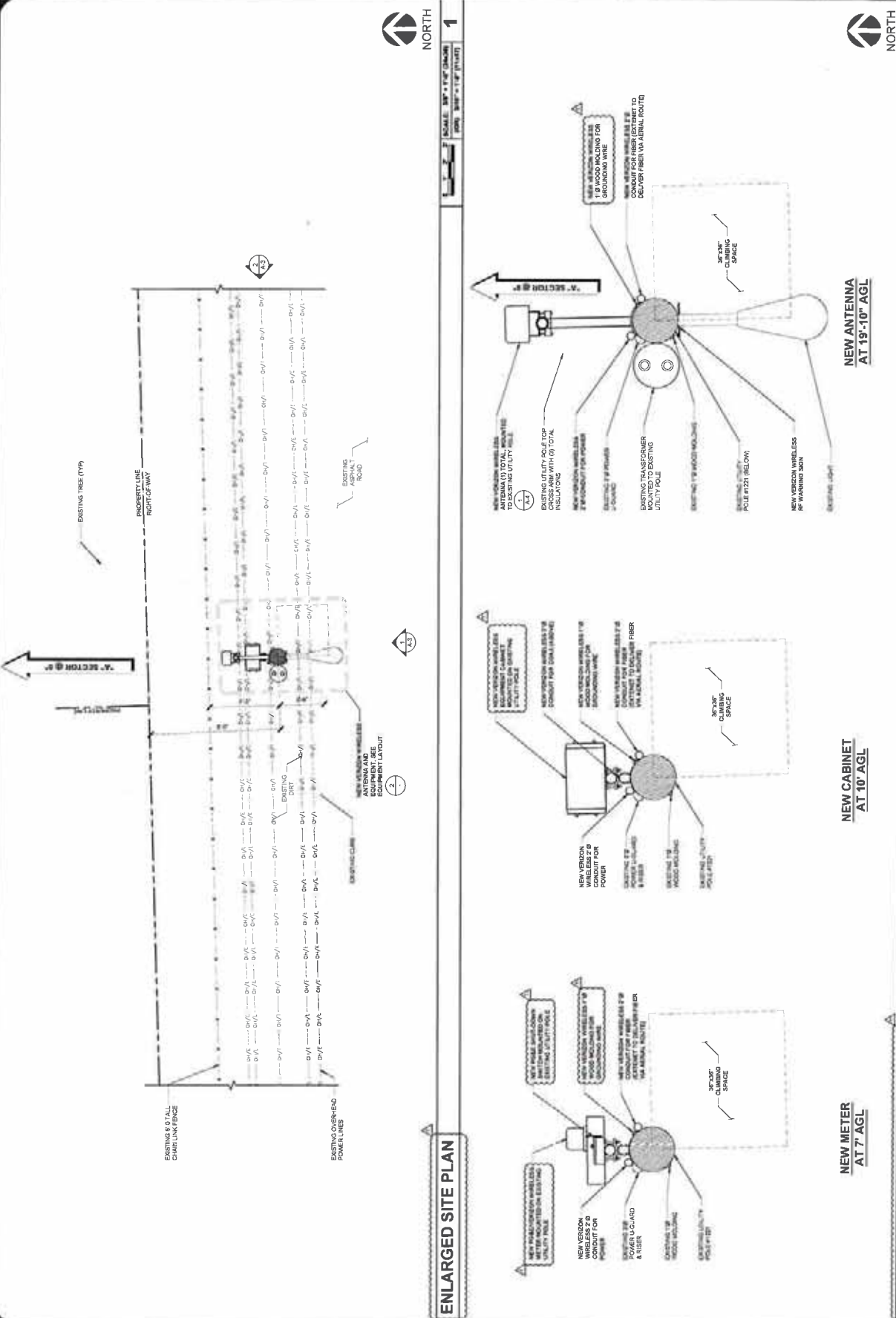
**Verizon Wireless**  
2785 MITCHELL DRIVE, BLDG 8  
WALNUT CREEK, CA 94598

**SMALL CELL PROJECT**

**MID STATE FAIR SC4**  
PSL # 295284  
LAT: 36.38 10.87" N  
LONG: 120.41 12.48" W  
NEAR 2102 21ST ST  
WITHIN RIGHT-OF-WAY  
PASO ROBLES, CA 93446

**SHEET TITLE:**  
ENLARGED SITE PLAN,  
EQUIPMENT &  
ANTENNA LAYOUT

**A-2**



# Exhibit A & B:

## Site Plan / Equipment & Antenna Layout

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

**SIC**  
 SOUTHERN INDEPENDENT COMMERCIAL WIRELESS  
 5605 SAN JUAN AVENUE  
 SAN JOSE, CA 95128

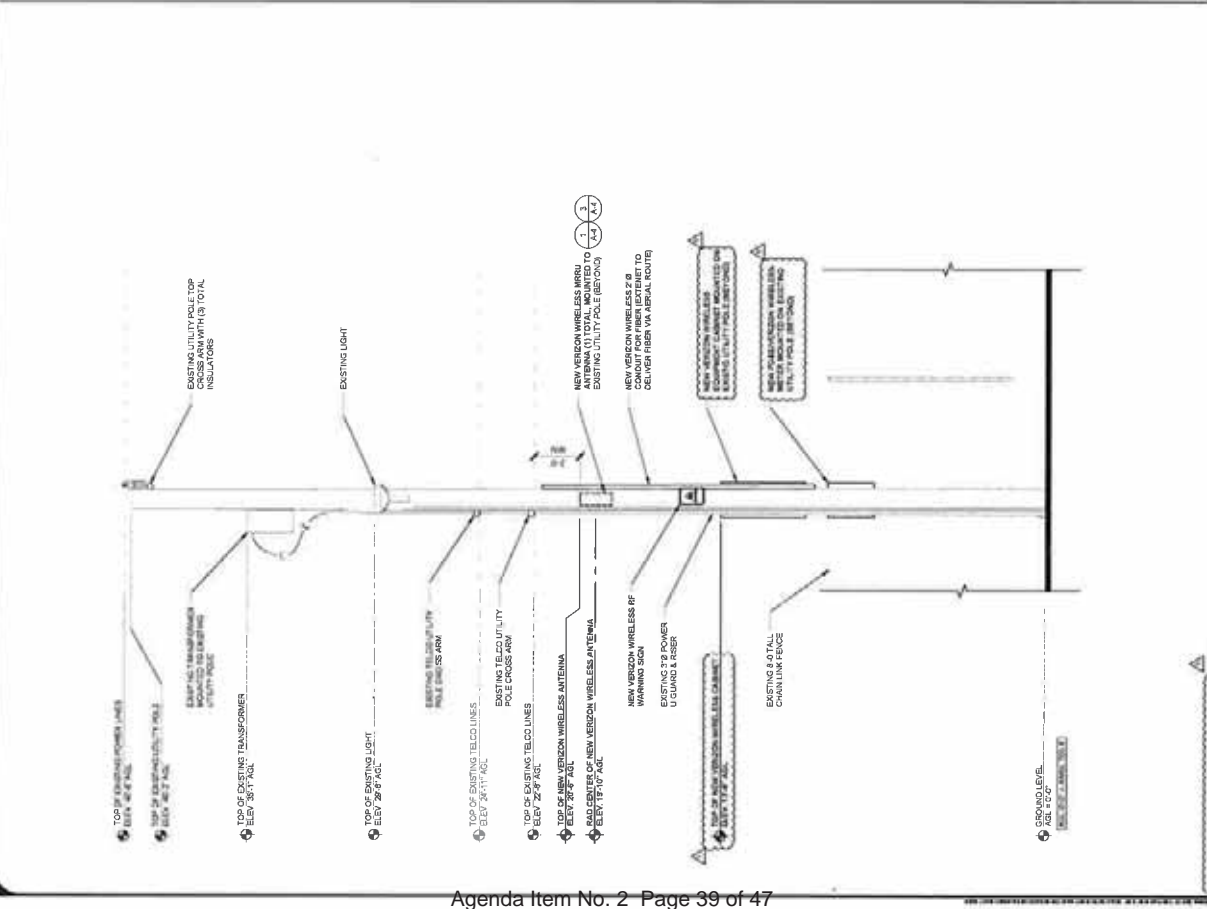
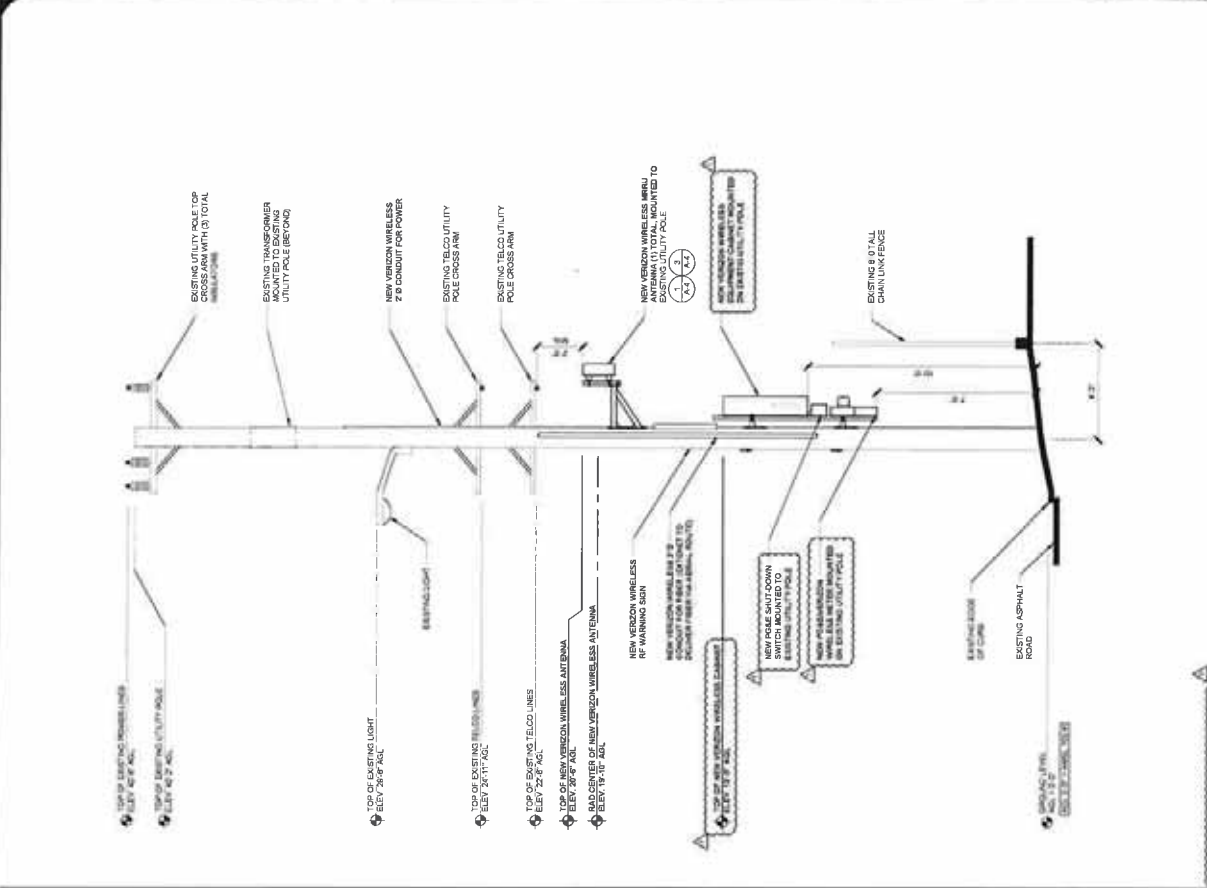
**VERIZON WIRELESS**  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF VERIZON WIRELESS. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF VERIZON WIRELESS. VERIZON WIRELESS IS STRICTLY PROPRIETARY.

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

**SMALL CELL PROJECT**

MID STATE FAIR SC4  
 PSL # 295284  
 LAT: 35° 38' 10.87" N  
 LONG: 120° 41' 12.48" W  
 NEAR 2102 21ST ST  
 WITHIN RIGHT-OF-WAY  
 PASO ROBLES, CA 93446

SHEET TITLE:  
**SOUTH & EAST ELEVATIONS**



**1** SOUTH ELEVATION | EAST ELEVATION

SCALE: 1/4" = 1'-0" (HORIZONTAL) | 1/8" = 1'-0" (VERTICAL)

**Exhibit C: South & East Elevations**

DRAFT RESOLUTION D

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

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-011  
(VERIZON WIRELESS CELLULAR FACILITY – NORTH SIDE OF GREGORY AVE, 180  
FEET WEST OF THE INTERESECTON OF GREGORY AVE & SAN LUIS AVE (PAPER  
STREET))

WHEREAS, Table 5.3-1 of the Uptown/Town Centre Specific Plan requires approval of a Conditional Use Permit for utilities facilities in the RC (Riverside Corridor) zoning district; and

WHEREAS, the project is located in the right-of-way on the north side of Gregory Ave, 180 feet west of the intersection of Gregory Ave & San Luis Ave, near APN: 008-251-006; and

WHEREAS, the project would consist of installing a new wood extension, antenna, and accessory equipment, mounted to the existing utility pole sited in the public right-of-way; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on March 8, 2016, 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, the Planning Commission finds since the equipment and antenna will be mounted to the existing utility pole, the project would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure; 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 such 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 15-011 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:



EXHIBIT	DESCRIPTION
A	Site Plan
B	Equipment & Antenna Layout
C	South & East Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of the JPA wood extension, antenna and accessory equipment to be mounted to the existing utility pole located in the right-of-way near the intersection of Gregory Avenue & San Luis Avenue, (adjacent to APN: 008-251-006) in a manner described in attached exhibits.
3. Verizon is responsible for removal or relocation of equipment, and any costs associated, as provided in Master License Agreement between Verizon and PG&E, Section 9.6 Removal for PG&E Work.
4. This project approval shall expire on March 8, 2018, 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 regulations.
6. Prior to operation, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or 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.
8. This facility and all equipment shall be removed at the applicant's cost if and when the City requests removal related to any street right-of-way improvement project.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of March, 2016 by the following Roll Call Vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

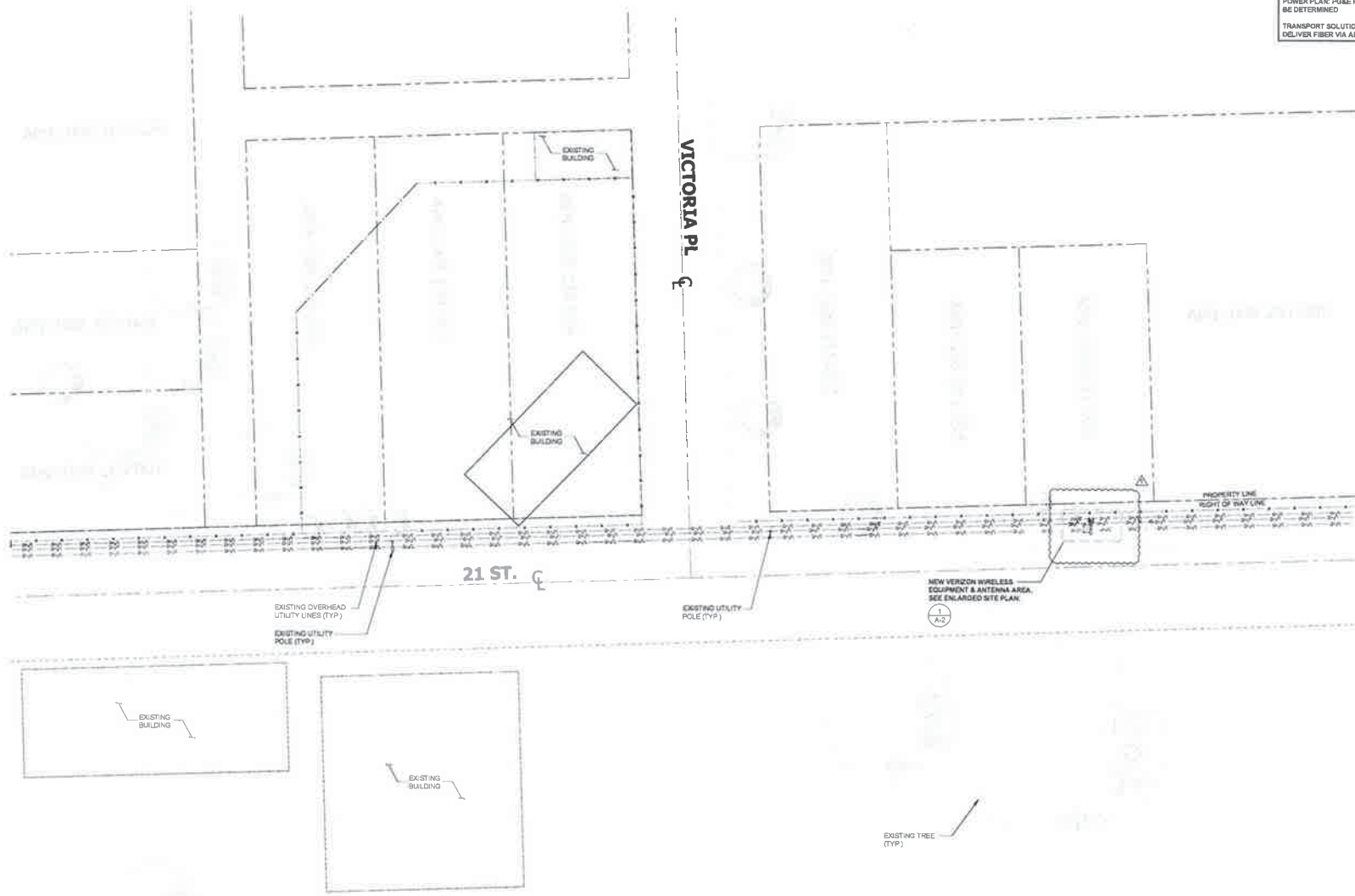
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CHAIRMAN, BOB ROLLINS

ATTEST:

---

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



NOTE:  
 POWER PLAN: PG&E PLAN DESIGN TO BE DETERMINED  
 TRANSPORT SOLUTION: EXTENITY TO DELIVER FIBER VIA AERIAL ROUTE

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
1	02/17/15	SUBMITTAL	FR
2	02/27/15	CITY COMMENTS	FR



5885 ALYONIA DRIVE  
 CHULUPIO, CA 92008  
 TEL: 619.439.0000  
 FAX: 619.439.0005

**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



2785 MITCHELL DRIVE, BLDG 8  
 WALNUT CREEK, CA 94598

SMALL CELL PROJECT

**MID STATE FAIR SC5**  
**PSL # 295285**  
 LAT: 36° 38' 11.05" N  
 LONG: 120° 41' 09.19" W  
 NEAR 2196 RIVERSIDE AVE.  
 PASO ROBLES, CA 93446

SHEET TITLE:

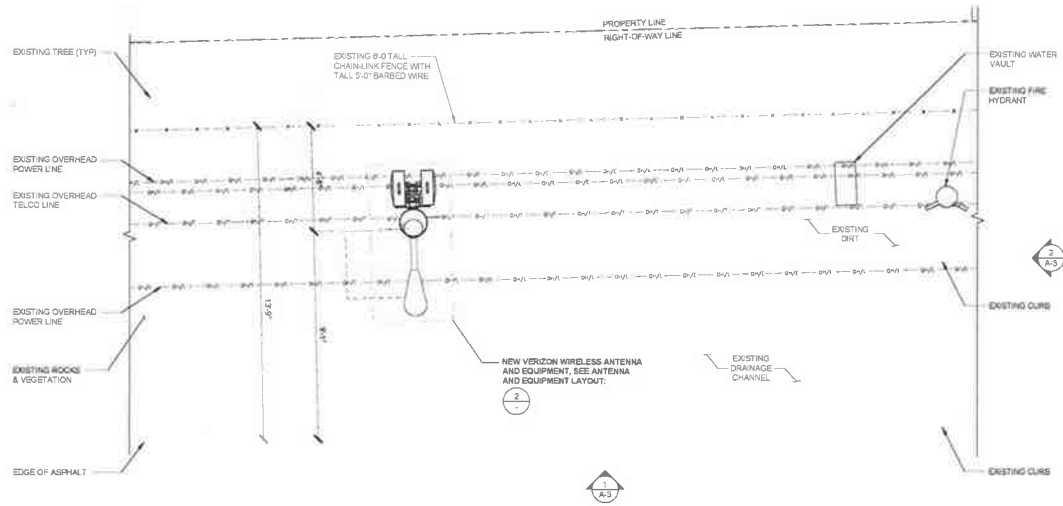
**SITE PLAN**



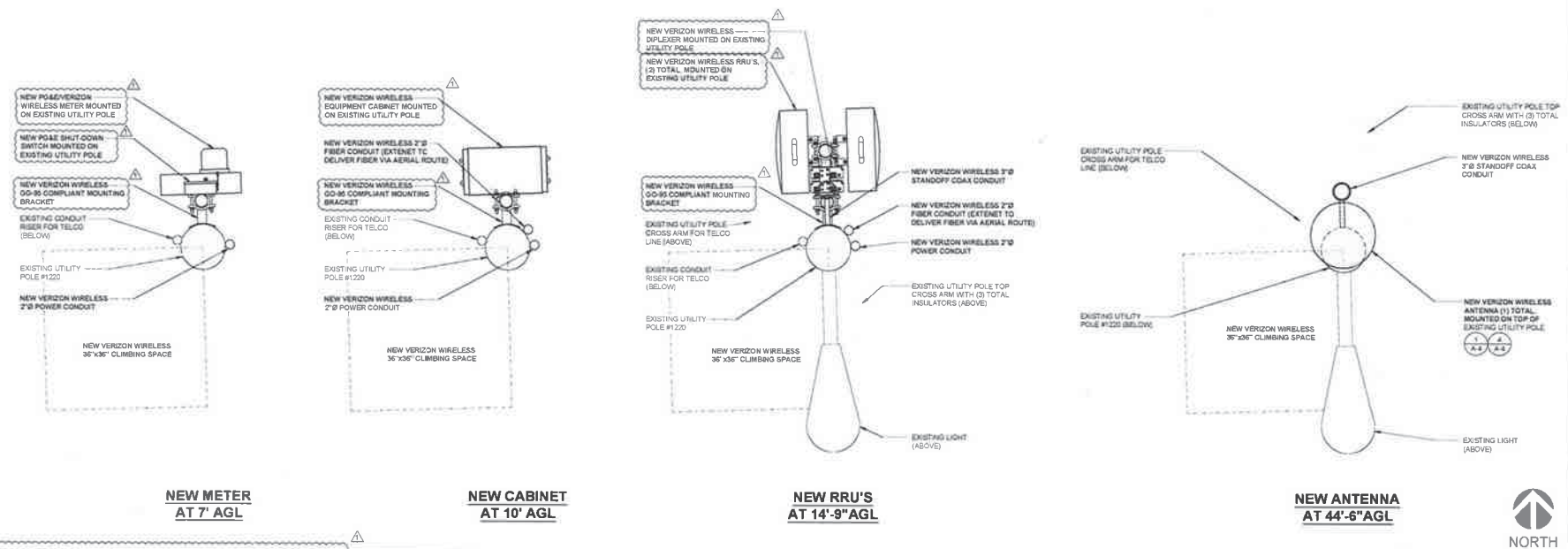
**SITE PLAN**

**Exhibit A:  
 Site Plan**





**ENLARGED SITE PLAN**



**EQUIPMENT AND ANTENNA LAYOUT**

**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
2	07/27/15	SUBMITTAL	FB
1	06/27/15	CITY COMMENTS	FB



**PROPRIETARY INFORMATION**  
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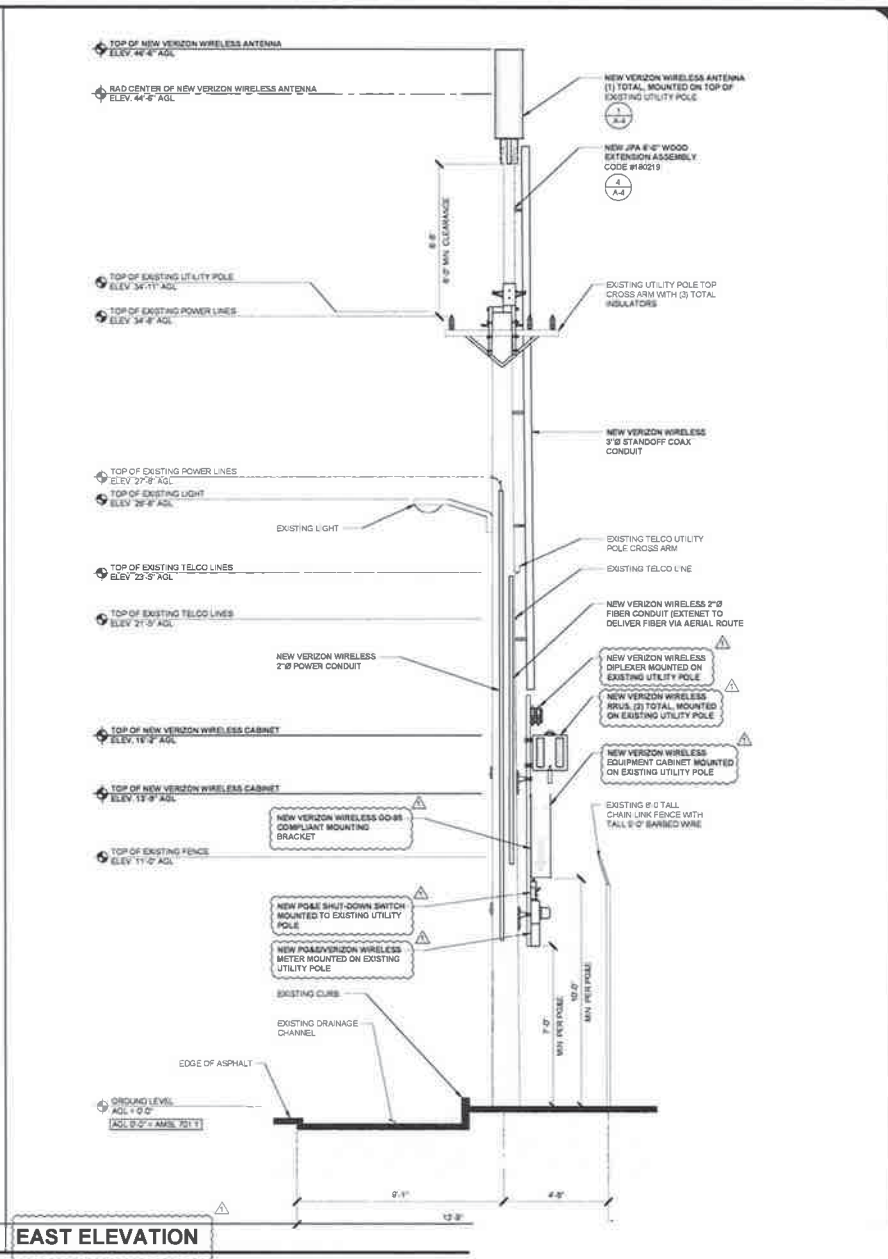
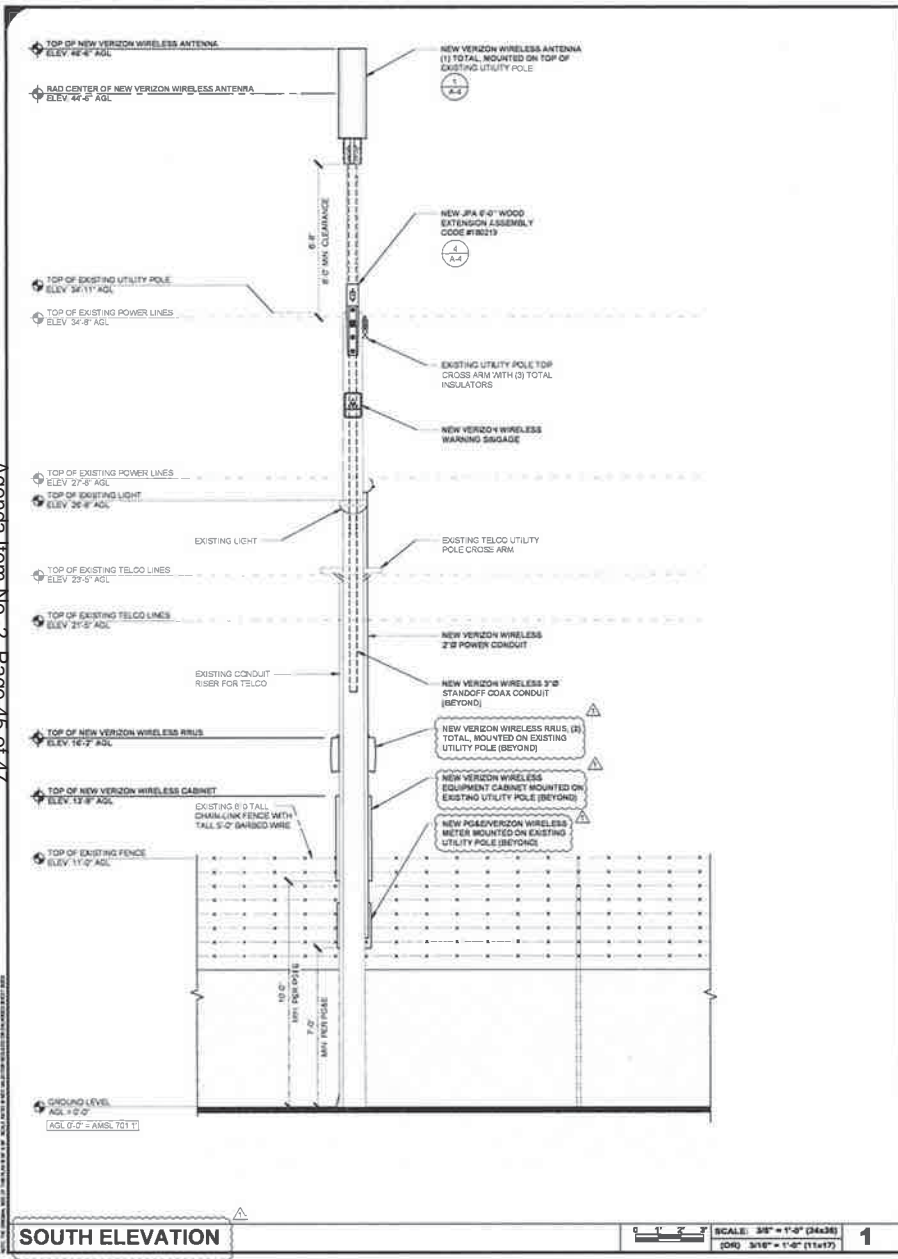


**SMALL CELL PROJECT**

**MID STATE FAIR SC5**  
**PSL # 295285**  
LAT: 38° 38' 11.05" N  
LONG: 120° 41' 09.19" W  
NEAR 2196 RIVERSIDE AVE.  
PASO ROBLES, CA 93446

SHEET TITLE  
**ENLARGED SITE PLAN,  
EQUIPMENT &  
ANTENNA LAYOUT**

**Exhibit B:  
Equipment & Antenna Layout**



ISSUE STATUS				
REV	DATE	DESCRIPTION	BY	CHK
0	02/27/15	SUBMITTAL	FR	
1	02/27/15	CITY COMMENTS	FR	



5565 AVENUE ENCHAS  
CALIFORNIA, CA 92008  
WWW.VZW.COM  
760.755.5200

**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.



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

SMALL CELL PROJECT

**MID STATE FAIR SC5  
PSL # 295285**  
LAT: 35° 38' 11.05" N  
LONG: 120° 41' 09.19" W  
NEAR 2198 RIVERSIDE AVE.  
PASO ROBLES, CA 93446

SHEET TITLE:  
**SOUTH & EAST ELEVATIONS**

**A-2**

**Exhibit C:  
South & East Elevations**

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the Conditional Use Permit 15-007, 15-008, 15-010, & 15-011 a request to install four new wireless communication facilities for Verizon Wireless near the intersections of 24<sup>th</sup> & Riverside, Gregory & Riverside, Gregory & San Luis, and the Denny's Restaurant parking lot, on this 25th day of February, 2016.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C. Hollenbeck  
Monica Hollenbeck



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION  
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 02/26/16

Meeting Date: 03/08/16  
Planning Commission

Project: Verizon CUP 15-007, CUP 15-008,  
CUP 15-010, CUP 15-011

I, Monica C Hollenbeck, employee of the Community Development Department, Engineering 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: Monica C Hollenbeck  
Monica C Hollenbeck

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, March 8, 2016, at 6:30 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 applications:

The following applications to install four new telecommunication facilities, surrounding the Mid-State Fair Grounds:

- CUP 15-007: Install two new antennas and accessory equipment in the Denny's Restaurant parking lot of the property located at 1310 24th Street.
- CUP 15-008: Replace existing utility pole with new utility pole and install an antenna and accessory equipment to be mounted to the pole located in the right-of-way near the intersection of 24th & Riverside.
- CUP 15-010: Install an antenna and accessory equipment to be mounted to an existing utility pole located in the right-of-way near the intersection of Gregory & Riverside.
- CUP 15-011: Install a new wood extension and antenna with accessory equipment to be mounted to an existing utility pole located in the right-of-way near the intersection of Gregory & San Luis.

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

The applications and staff reports 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 above listed CUPs 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 these applications, please call Amanda Ross at (805) 237-3970 or by email at [aross@prcity.com](mailto:aross@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.

Amanda Ross  
Planning Intern  
February 26, 2016

2290467