



City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Continued Public Hearing
Conditional Use Permit (CUP) 17-006
Location - adjacent to 3200 Spring Street / APN 008-042-016
Applicant – Verizon Wireless
Representative – Sequoia Deployment Services
A request to install a new Wireless Telecommunication Facility (WCF) on an existing utility pole located within the right-of-way, with corresponding ground-mounted equipment, located at the northeast corner of 32nd Street and Spring Street.

Date: August 22, 2017

Facts

1. California Public Utilities Code Sections 7901 & 7901.1 allow for the possibility of telephone corporations to place telephone equipment in the public right-of-way in the time, place and manner as stipulated by local municipalities (See California Public Utilities Code, Attachment 1).
2. Chapter 21.20B of the Municipal Code provides regulations for wireless communications facilities (WCFs) and requires approval of a permit for WCFs located in the public right-of-way.
3. Verizon Wireless has filed a conditional use permit (CUP) application proposing to install a new WCF on an existing utility pole with corresponding ground-mounted equipment. The utility pole is located in the public right-of-way on the northeast corner of 32nd Street and Spring Street (See Vicinity Map, Attachment 2).
4. The facility would consist of installing one 3'-7" antenna with accessory equipment mounted to the existing utility pole, and ground mounting of a wireless communication cabinet and meter pedestal (See Site Plan/Antenna & Equipment Layout and Project Elevations, Exhibits B and C to Attachment 5).
5. The Development Review Committee (DRC) reviewed this project at their meeting on June 26, 2017. The main issue discussed was the method of screening for the accessory ground-mounted utility cabinets and consistency with the Wireless Communications Facilities Ordinance (Chapter 21.20B). The DRC requested the applicant provide the Planning Commission with an option showing the screening of the cabinet equipment versus what the equipment would look like unscreened.
6. The Planning Commission considered this project at the Planning Commission meeting on August 8, 2017. The Commission had concerns regarding the project's conditions of approval specifically related to designating a responsible party for removing graffiti from the ground-mounted equipment as well as designating the responsible party for removing the equipment if/when the facilities are abandoned by the applicant. The Planning Commission also received correspondence from a legal representative of the adjacent property owner at 3200 Spring Street disputing the project's location as being on private property. The Planning Commission referred the project back to staff for additional

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analysis on the specific issues identified, and continued the public hearing. Additional information has been provided in the staff report as requested by the Commission.

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

Options

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

1. Approve Draft Resolution A (Attachment 5); approving Conditional Use Permit 17-006, subject to site specific conditions of approval.
2. Approve Draft Resolution A (Attachment 5), with amended conditions such as requiring additional screening techniques to the utility cabinets such as the use of landscaping.
3. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
4. Amend the above noted options.

Analysis and Conclusions

Project Summary

For the Planning Commission to consider a request to install a new wireless telecommunication facility on an existing utility pole located within the public right-of-way, with corresponding ground-mounted equipment, located at the northeast corner of 32nd Street and Spring Street.

General Plan / Zoning Consistency

The proposed WCF is located in the public right-of-way. WCFs are allowed in the public right-of-way subject to the regulations of the Wireless Communications Facilities Ordinance, Chapter 21.20B of the Zoning Code.

Chapter 21.20B provides standards for wireless communications facilities (WCFs) regarding the placement, design, and screening criteria to regulate the establishment of wireless communication facilities to protect the public health, safety, general welfare, and quality of life in the City consistent with applicable federal and state requirements. Additionally, the regulations make wireless communications reasonably available while preserving the visual aesthetics of the community through the promotion of stealthing techniques that architecturally integrate or camouflage WCFs with their surroundings.

The Planning Commission will need to review this CUP request to determine if the proposed WCF has been designed to be integrated with the surrounding area. The CUP gives the Planning Commission the ability to require special conditions of approval to insure that the WCF is compatible with surrounding uses, such as requiring the use of landscaping, walls, or other decorative features. In this case, a special condition of approval has been applied to the applicant's request to prohibit the use of parking bollards.

Architecture and Appearance

The wireless communication facility is proposed to be mounted to an existing 25' tall utility pole. The antenna is approximately 3'-7" and would be mounted on top of the pole, increasing the pole's overall height to 28'-7". Additional accessory equipment consisting of Diplexers and Radio Remote Units (RRUs) would be mounted onto the top half of the pole (See Site Plan/Antenna & Equipment Layout

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and Project Elevations, Exhibits B and C to Attachment 5). Both the antenna and the accessory equipment would be painted to match the pole color and would therefore be considered camouflaged and consistent with the stealthing techniques required by Chapter 21.20B of the Zoning Code. The project also proposes installation of a ground mounted wireless communication cabinet and meter pedestal that would be located behind the back of sidewalk and adjacent to an existing utility box. The proposed cabinets would also subject to stealthing techniques required by Chapter 21.20B of the Zoning Code and are further discussed in the following section.

Neighborhood Compatibility / Site Design Issues

The main issue discussed by the Development Review Committee (DRC) at their June 26, 2017 meeting was the method of screening for the accessory ground-mounted utility cabinets and consistency with the Wireless Communications Facilities Ordinance (Chapter 21.20B). At this meeting, the applicant's representative discussed the unfeasibility of undergrounding the utility cabinets due to vaulting requirements and additional noise that would result from fans and cooling vents needed to keep the equipment cool. With the equipment being proposed aboveground, the DRC requested the Planning Commission be given the opportunity to see what the utility cabinets would look like if left unscreened versus if there was screening proposed (see Attachments 3 and 4, Site Renderings Without Fence and Site Renderings With Fence).

When left unscreened, the proposed utility cabinets look similar in both placement and size as the existing utility cabinet with regard to being located in the public right-of-way. If screened, the applicant proposes to install a 6-foot tall wooden fence that would be open on one side for maintenance and painted a neutral color to blend in with the existing block wall.

Due to concerns by the City Engineer regarding the installation of additional structures within the public right-of-way which the City may be liable for and require additional maintenance including graffiti abatement, it is recommended the project be conditioned not to install either parking bollards or a screening fence. Per the City's Engineer's recommendation, a condition of approval has been added that would prohibit the use of the bollards in the design of the WCF and would apply whether the facility is screened or unscreened.

Maintenance of Utility Equipment

The Planning Commission expressed concerns at the August 8, 2017 Planning Commission hearing regarding the project's conditions of approval specifically related to maintenance of the utility cabinets over time. The Commission discussed that there should be clear guidelines designating a responsible party to remove graffiti from the ground-mounted equipment and provide a reasonable timeframe to do so. The Commission was also concerned with designating a responsible party for removing the equipment if/when the facilities are abandoned by the applicant. Conditions of approval are incorporated in Draft Resolution A to address maintenance and/or removal of equipment.

Public Comments Received

Staff received a comment letter from the law office of Ogden & Fricks LLP on August 3, 2017 representing the adjacent property owners (Bruce and Susan Roden) at 3200 Spring Street (see Attachment 7, Ogden & Fricks Comment Letter). The main issue in the letter is in regards to the location of the proposed utility cabinets. The representative indicates in the letter that the location of the equipment would be on the Roden's private property. The City Engineer addressed the letter at the August 8th Planning Commission meeting and indicated that the plans which were submitted by the applicant had been prepared and signed by a licensed Professional Land Surveyor (Mr. David Marchell, Omni Design Group, Inc.) confirming that the equipment was indeed located in the public right-of-way.

Since the Planning Commission meeting, staff has received confirmation from Mr. Marchell that the equipment is shown accurately on the plans as being located in the right-of-way. During the survey, Mr.

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Marchell was able to locate monuments denoting 32nd Street's centerline and establish the 80-foot right-of-way as shown on Exhibit B to Draft Resolution A.

CEQA issues

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

Options

Option 1. Option 1 takes into account the applicant has demonstrated the proposed facility's design is well integrated into its surroundings. Approval of the CUP would be based on the finding that the wireless communications facility meets the development and design standards of Chapter 21.20B (Wireless Communications Facilities) of the Zoning Code, as conditioned. Additionally, Option 1 takes into account additional conditions of approval have been incorporated into the project to better address the future maintenance of the equipment.

Option 2. Option 2 takes into account that the proposed ground mounted equipment may be more compatible with the surrounding uses if additional screening is provided, such as through the use of landscaping. However, it is unlikely the landscaping would be successfully retained without an agreement from the adjoining apartment complex to extend irrigation to the project site. Prior arrangements would need to be made in order for landscaping to be integrated into the stealthing of the equipment.

Option 3. Continuing the item to a future Planning Commission meeting would allow staff to work with the applicant and further review the compatibility of the use as it is proposed.

Fiscal Impact

None identified at this time.

Recommendation

Option 1. Approve Draft Resolution A, approving the proposed Conditional Use Permit 17-006, subject to site specific conditions of approval.

Attachments

1. California Public Utilities Code
2. Vicinity Map
3. Site Renderings without Fence
4. Site Rendering with Fence
5. Draft Resolution A
6. Alternative Elevations with Fencing Option
7. Ogden & Fricks, Comment Letter
8. Mail affidavit
9. Newspaper affidavit

**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.

Attachment 2

Vicinity Map



Utility Pole Location
NE corner of 32nd Street
and Spring Street



North Spring Street SC1

3200 Spring Street Paso Robles CA 93446



View 1

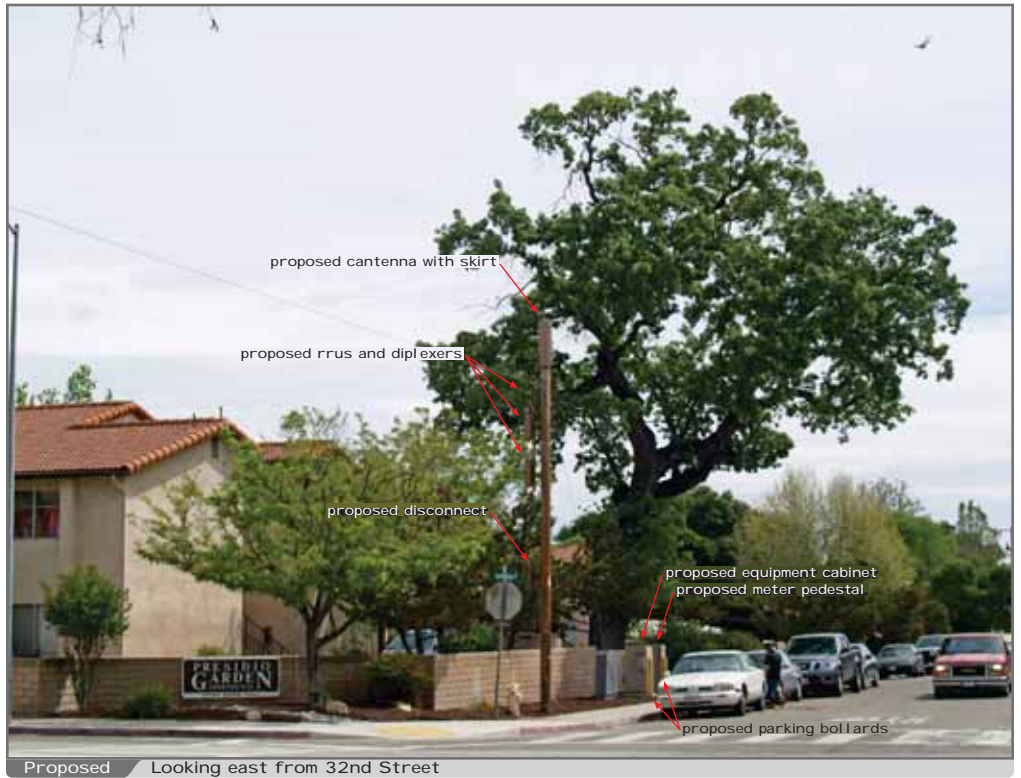


Location

©2017 Google Maps



Existing



Proposed

Looking east from 32nd Street

Accuracy of photo simulation based upon information provided by project applicant.

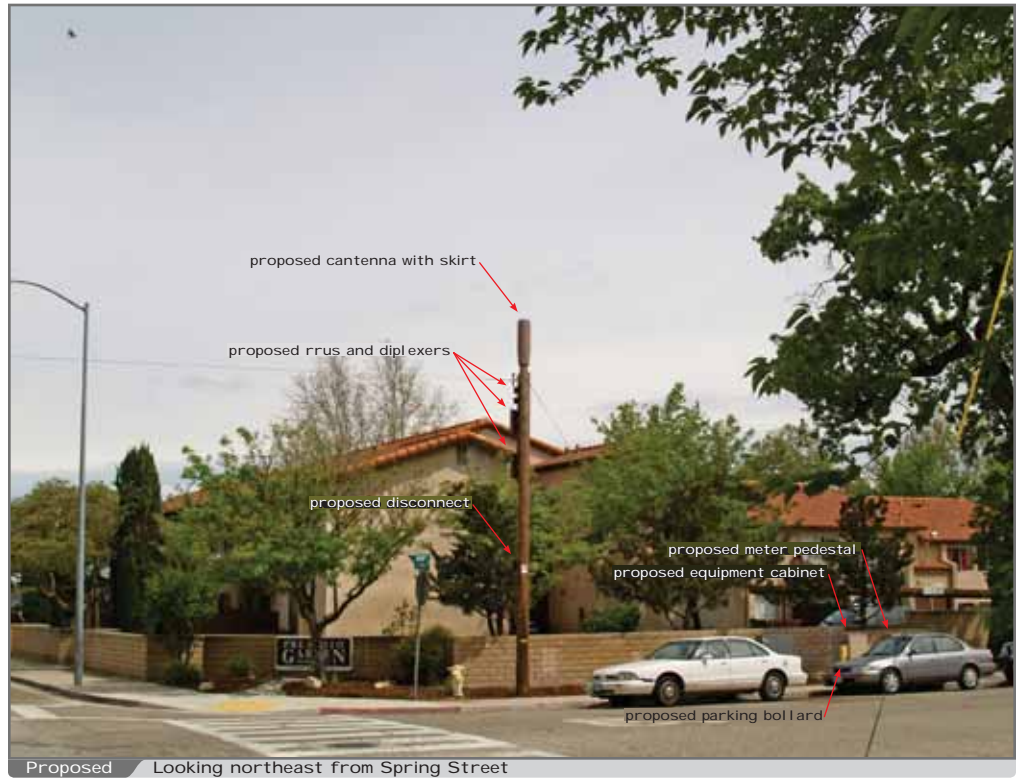


North Spring Street SC1

3200 Spring Street Paso Robles CA 93446



View 2





North Spring Street SC1

3200 Spring Street Paso Robles CA 93446



View 3



Location

©2017 Google Maps



Existing



Proposed

Looking west from 32nd Street

Accuracy of photo simulation based upon information provided by project applicant.



North Spring Street SC1

3200 Spring Street Paso Robles CA 93446

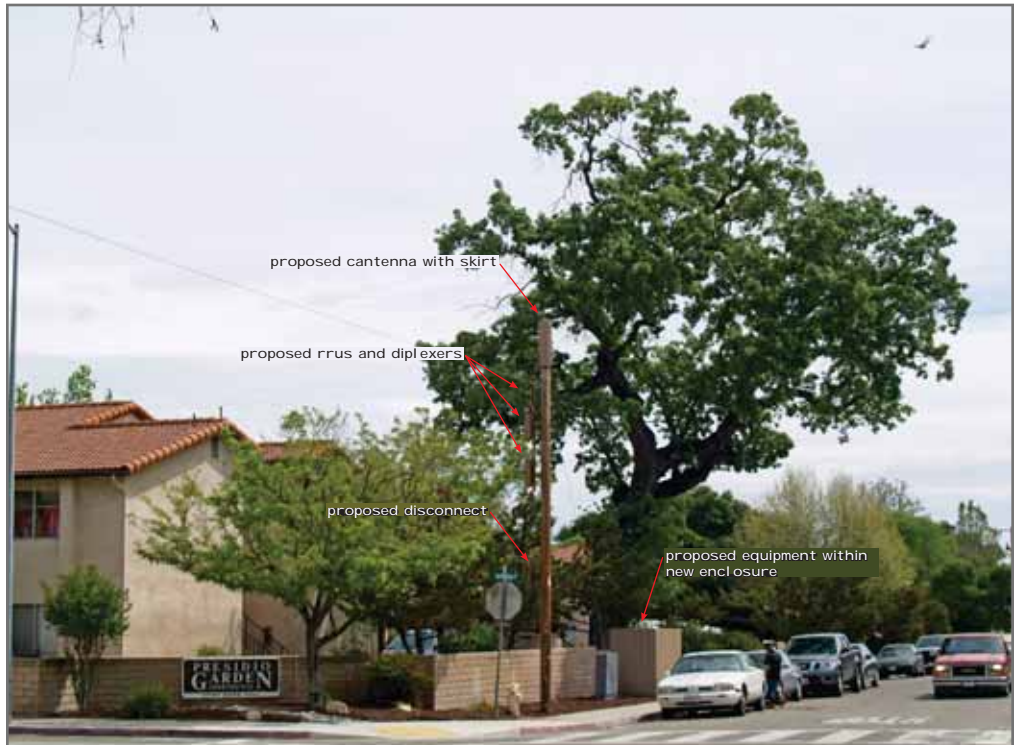


Location

©2017 Google Maps



Existing



Proposed

Looking east from 32nd Street



North Spring Street SC1

3200 Spring Street Paso Robles CA 93446



View 2

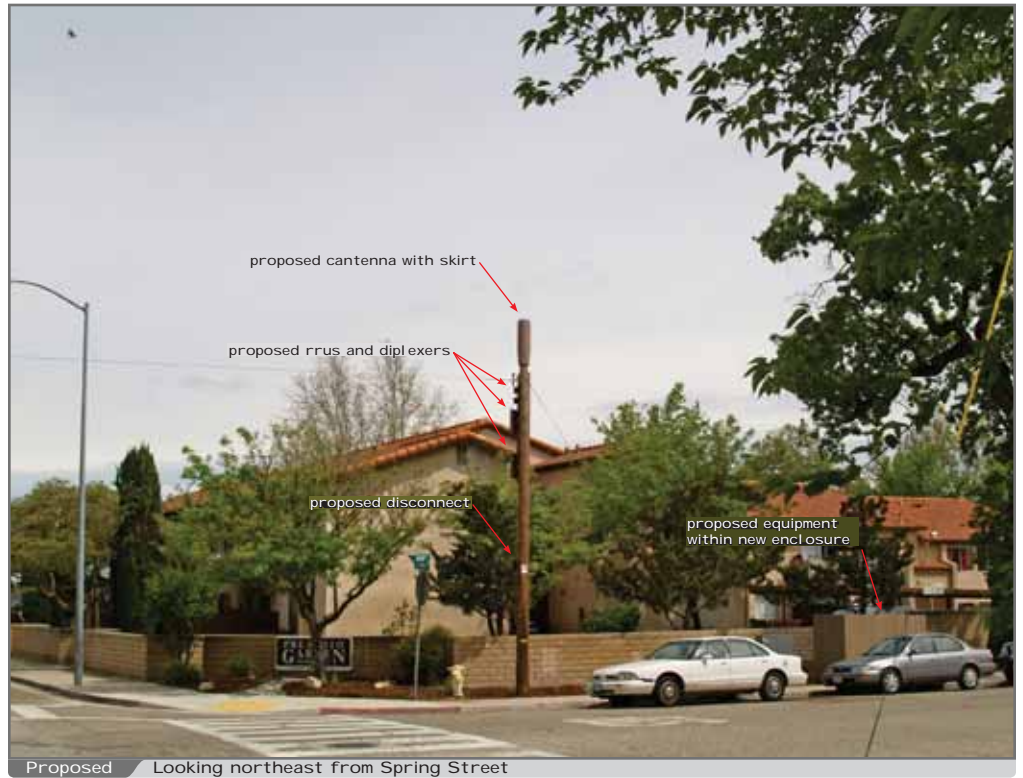


Location

©2017 Google Maps



Existing



Proposed

Looking northeast from Spring Street



North Spring Street SC1

3200 Spring Street Paso Robles CA 93446



View 3



Location

©2017 Google Maps



Existing



Proposed

Looking west from 32nd Street

Attachment 5

Draft Resolution A

RESOLUTION NO: PC 17-XXX

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-006
ALLOWING A VERIZON WIRELESS CELLULAR ANTENNA INSTALLATION
ON AN EXISTING UTILITY POLE IN THE PUBLIC RIGHT-OF-WAY
(NORTHEAST CORNER OF 32ND STREET AND SPRING STREET)**

**(Near 3200 Spring Street – Verizon Wireless)
APN: 008-042-016**

WHEREAS, California Public Utilities Code Sections 7901 & 7901.1 allows telephone corporations to place telephone equipment in the public right-of-way in the time, place and manner as stipulated by local municipalities; and

WHEREAS, Chapter 21.20B of the Zoning Code provides regulations for wireless communications facilities (WCFs) and requires approval of a permit for WCFs located in the public right-of-way; and

WHEREAS, the applicant, Verizon Wireless, has filed a Conditional Use Permit (CUP) application proposing to install a new wireless telecommunication facility on an existing utility pole with corresponding ground-mounted equipment; and

WHEREAS, the facility is proposed to be mounted to an existing utility pole in the public right-of-way on the northeast corner of 32nd Street and Spring Street; and

WHEREAS, the facility would consist of installing one 3'-7" antenna with accessory equipment mounted to the utility pole, and ground mounting of a wireless communication cabinet and meter pedestal; and

WHEREAS, the Planning Commission considered this project at the Planning Commission meeting on August 8, 2017 and expressed concerns regarding the project's proposed conditions of approval related to maintenance of equipment and verification of the project's location in the public right-of-way. The Planning Commission referred the project back to staff for additional analysis on the specific issues identified, and continue the public hearing; and

WHEREAS, the Planning Commission finds that since the project has been conditioned to address who is the responsible party for maintenance of the equipment and that the equipment will be installed so as to match the existing surroundings, the project would be consistent with Chapter 21.20B of the Municipal Code relating to discontinuation of use, visual aesthetics, and stealthing techniques; 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, a duly noticed public hearing was conducted by the Planning Commission on August 8, 2017 and on August 22, 2017, 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.

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NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed use is consistent with the General Plan and Uptown / Town Center Specific Plan; and
2. The proposed use satisfies the applicable provisions of this Paso Robles Zoning Ordinance as it relates to compliance with the design and development standards, and stealthing techniques for where the WCF is proposed to be located; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development due to the quality and compatibility of design and screening, and will not result in negative impacts on public views and/or visual quality of the surrounding area; and
5. The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood.

Section 3- Environmental Determination: This application is Categorically Exempt from environmental review per Section 15301 (existing facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 3 - Approval: Conditional Use Permit 17-006 is approved subject to the following:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u> |
|----------------|---------------------------------|
| A | Project Conditions |
| B | Site Plan/Antenna & Layout Plan |
| C | Project Elevations |

PASSED AND ADOPTED THIS 22nd Day of August 2017 by the following Roll Call Vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CHAIRMAN JOHN DONALDSON

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WARREN FRACE,
PLANNING COMMISSION SECRETARY

Exhibit A

Project Conditions

(CUP 17-006 – Verizon Wireless)

1. This Conditional Use Permit (CUP) authorizes the installation of a new wireless telecommunication facility on an existing utility pole located within the right-of-way, with corresponding ground-mounted equipment, located at the northeast corner of 32nd Street and Spring Street, in a manner described in attached Exhibits B and C attached to this Resolution.
2. The use of permanent structures including parking bollards around the equipment will not be permitted.
3. This project approval shall expire on August 22, 2019, unless the use has not been executed, 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 City Ordinances, and applicable Specific Plans.
5. Any condition imposed by the Planning Commission in granting this Conditional Use Permit 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 granting of the original permit. 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 under the Conditional Use Permit.
6. If the permittee abandons use of structures, cable, equipment or other facilities placed in the public right-of-way pursuant to the permit, then at the City's option, City may require the permittee to remove all such structures, cable, equipment or other facilities. If the permittee fails to remove all equipment and restore the site to full pre-installation condition, the City may elect to remove the equipment and be reimbursed for all costs by the permittee. The City may require a bond at the time of permit issuance in anticipation of this possible eventually. As an alternative if the permittee does not remove the equipment, the City may elect to accept ownership, in which case, title to such facilities shall vest in the City. Abandonment shall be presumed if the permittee stops use of its property, equipment, structures, facilities or other property placed in the right-of-way or on City property for a period of 180 days.
7. The permittee shall provide the City a telephone contact number and email address available seven (7) days per week, to enable the City to report any concerns regarding the facilities, including, but not limited to, the removal of any graffiti/vandalism. In the event that the City reports such concerns to the permittee, the permittee shall within seven (7) days, unless weather or emergencies prohibit timely action, respond to such call and perform the required repair or correct any adverse impact to the City's or third party's use or operations caused by the permittee's facilities in the public right-of-way at no cost to the City.

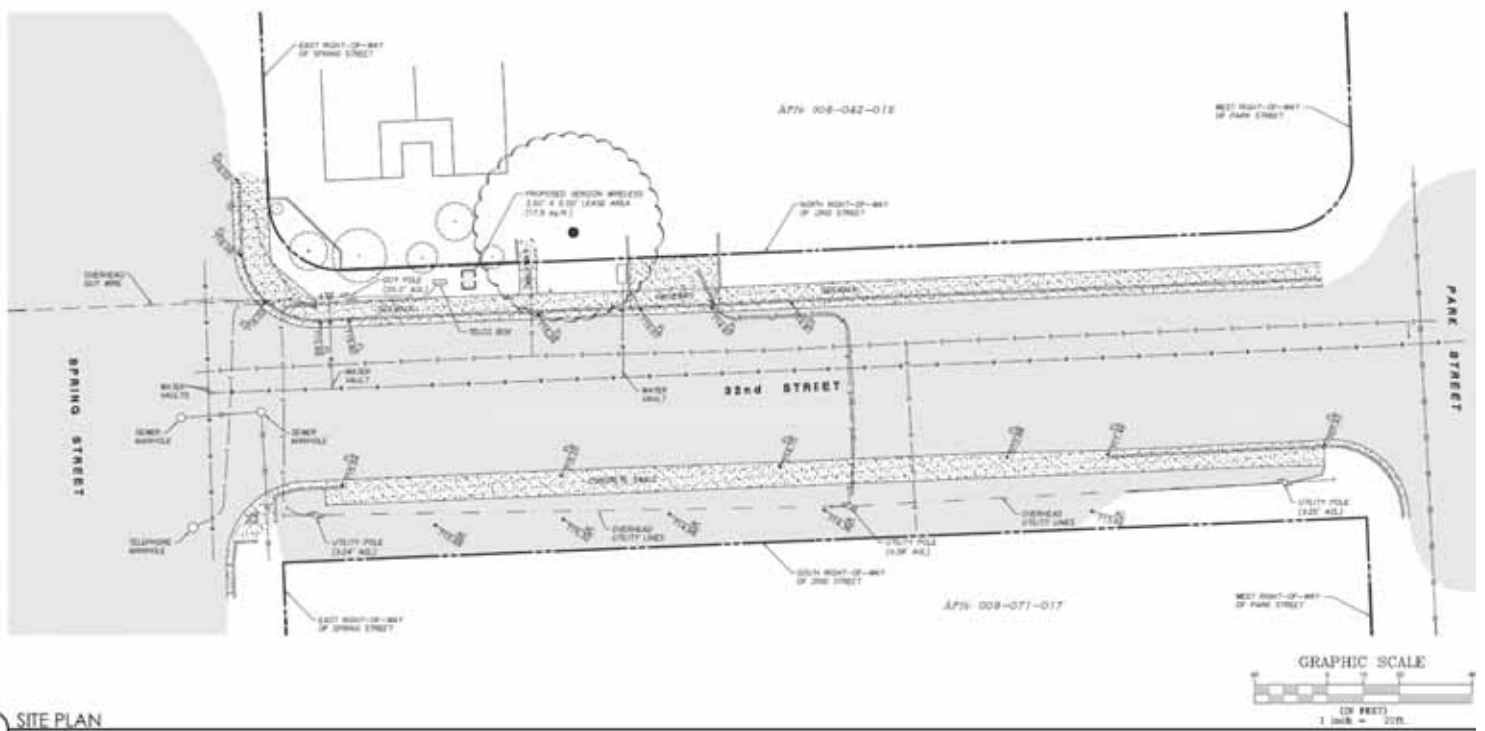
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8. The permittee's installation and operation shall not negatively impact any equipment installed by the City or a City-franchisee utility. It is the duty of the permittee to address and resolve any conflicts, and to bear the burden of such resolution cost or impact.

ENGINEERING SITE SPECIFIC CONDITIONS

9. An encroachment permit shall be issued prior to installation of the wireless communication facility.
10. This facility and all equipment shall be removed at the applicant's cost if and when the City requests removal related to any street public right-of-way improvement project.

Exhibit B Site Plan / Antenna & Equipment Layout



3 SITE PLAN
SCALE: 1"=20'

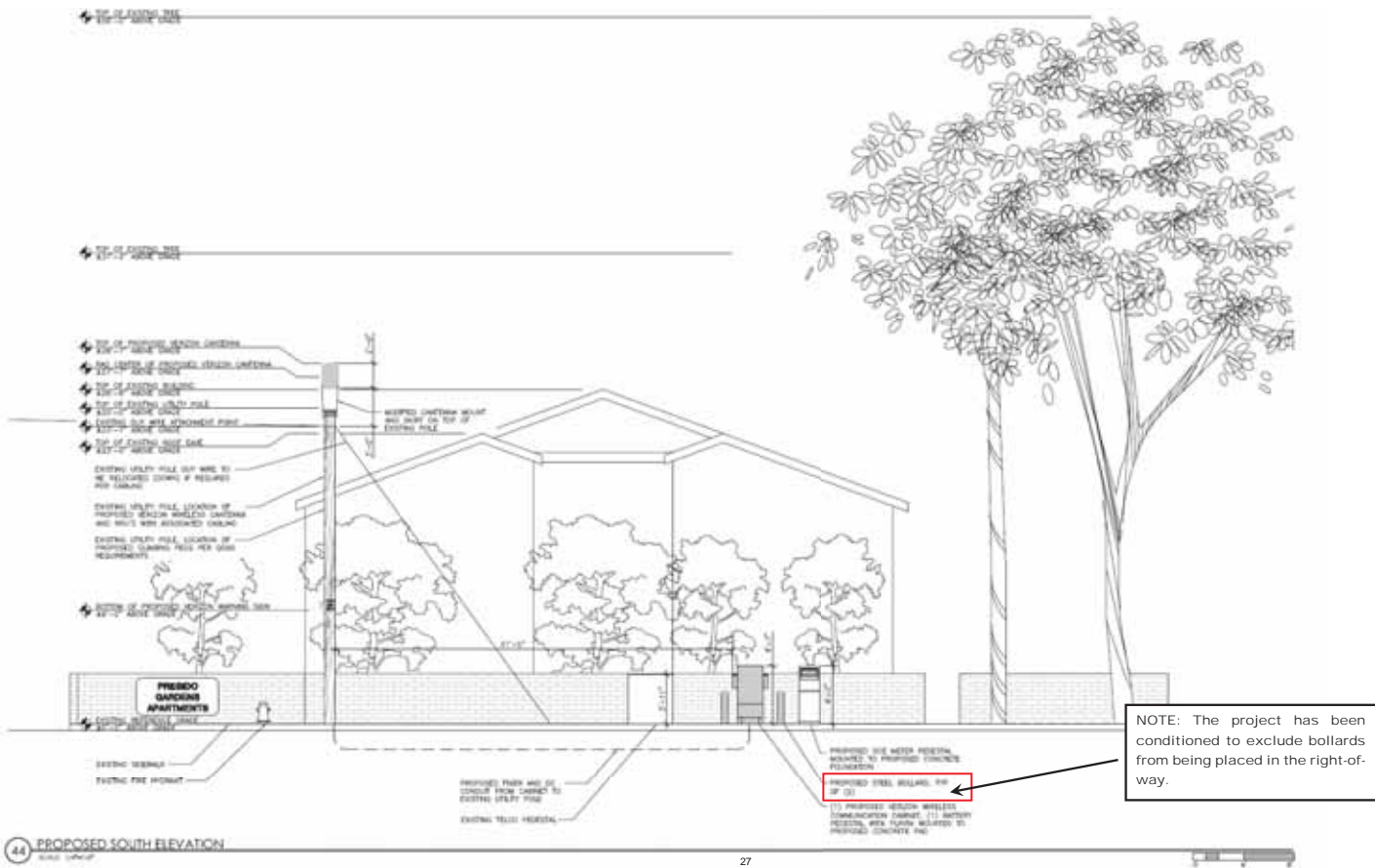
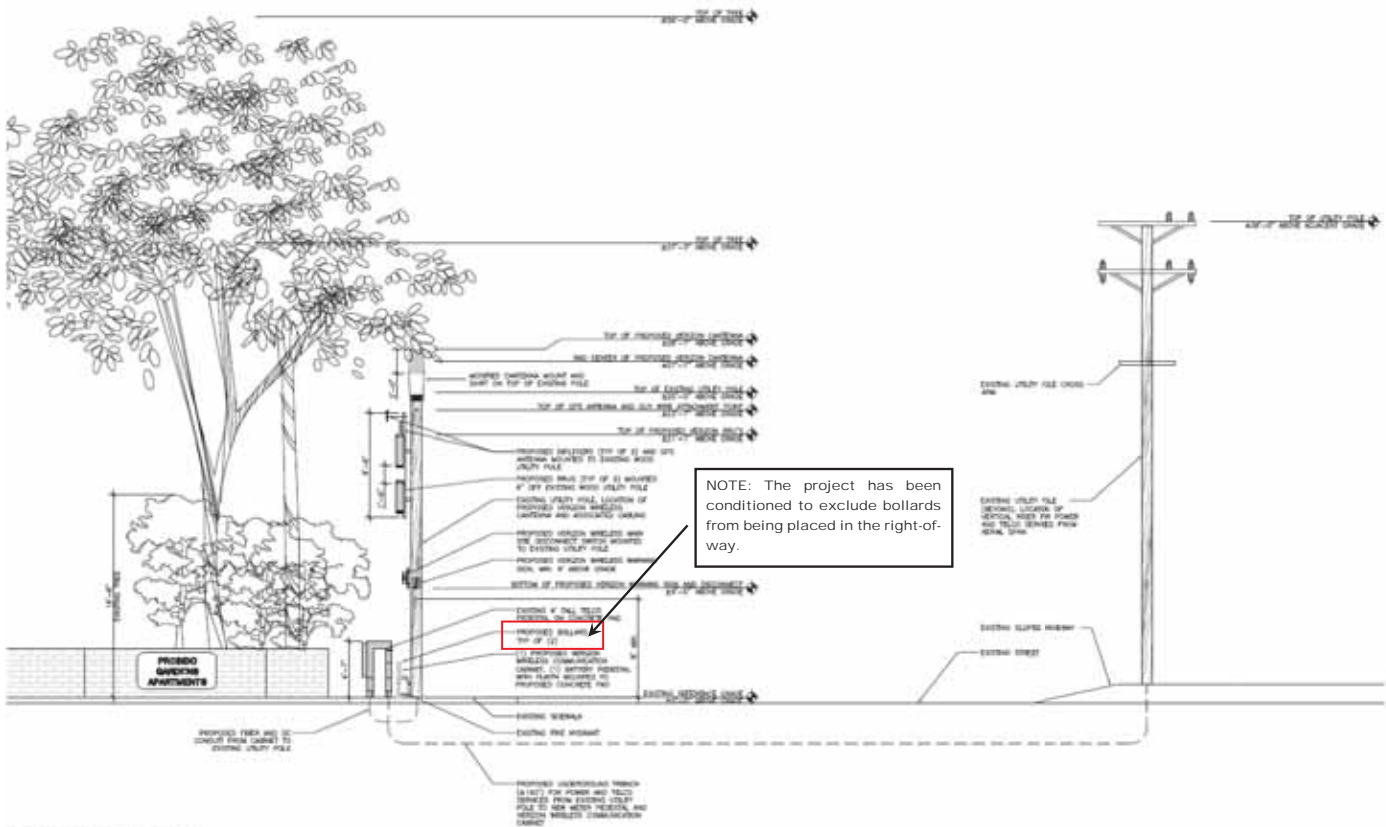
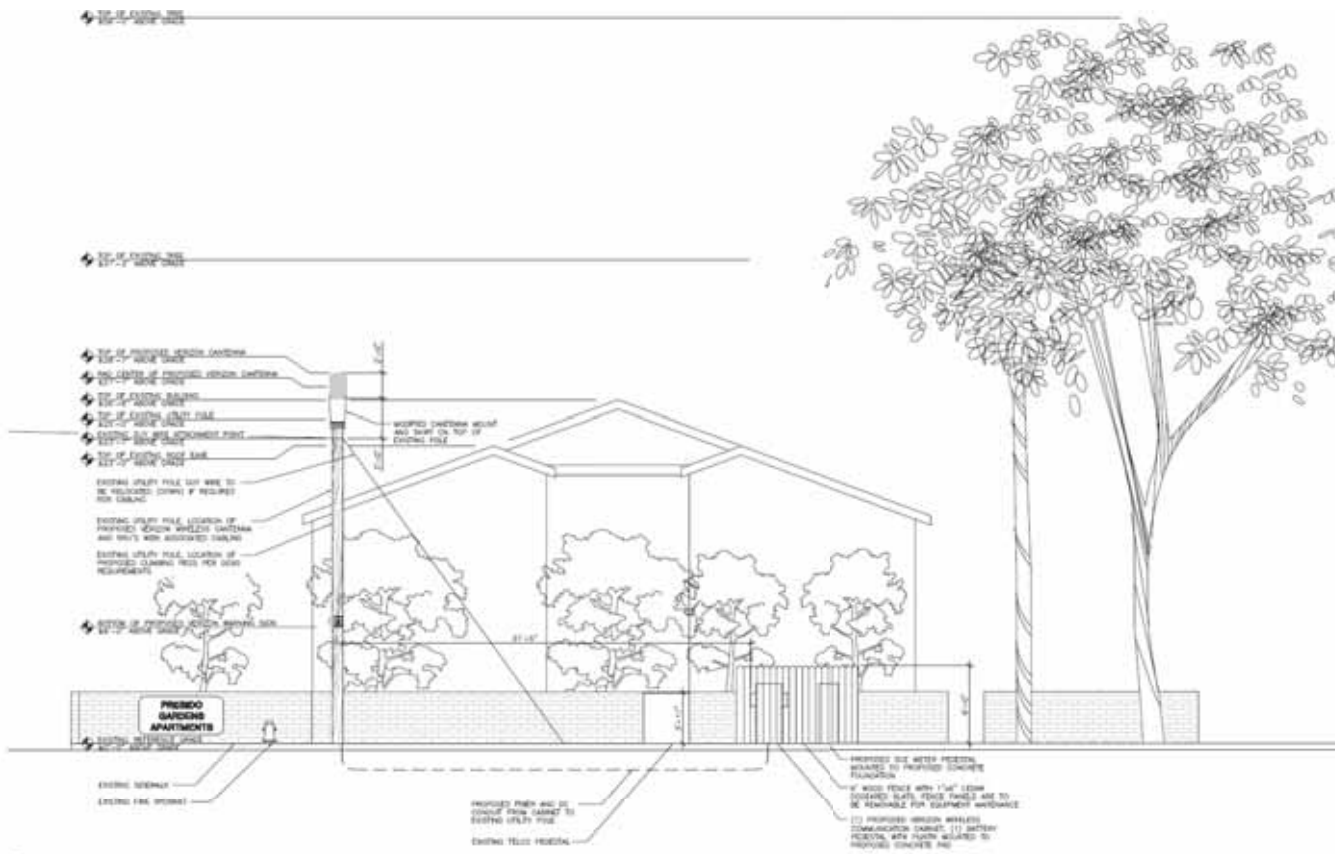


Exhibit C Project Elevations



NOTE: The project has been conditioned to exclude bollards from being placed in the right-of-way.

54 PROPOSED WEST ELEVATION
SCALE 1/8"=1'-0"



44 PROPOSED SOUTH ELEVATION
Scale: 1/8"=1'-0"

OGDEN & FRICKS LLP
656 Santa Rosa Street, Ste 2B
San Luis Obispo, California 93401
Phone: 805•544•5600 Fax: 805•544•7700
www.ogdenfricks.com

August 3, 2017

By Electronic Mail

File No. 4505-01

To the Honorable Planning Commissioners
 City of El Paso de Robles
 1000 Spring Street
 Paso Robles, California 93446
 planning@prcity.com

Re: CUP Application 17-006 ("Application")
Applicant: Verizon Wireless c/o Sequoia Deployment Services ("Verizon")
Hearing: August 8, 2017; 6:30 p.m.

Dear Sirs and Mesdames:

This office represents Bruce and Susan Roden (the "Rodens"), Trustees of their inter vivos trust, that is the owner of the property located at 3200 Spring Street, Paso Robles (on the corner of Spring and 32nd Street)(APN 008-042-016) (the "Property"). In addition to the oral statements to be made by the undersigned at the Hearing, please consider this the Rodens' written objection to the Application submitted by Verizon.

As an initial matter, the Rodens were unaware of Verizon's desire to install a cell site as requested in the Application until they received, on August 1, 2017, the City's mailed notice dated July 28, 2017 (the "Notice"). Prior to receipt of the Notice, the Rodens had never been contacted by anyone affiliated with Verizon or the City concerning the proposed cell site installation. In light of the very limited time afforded the Rodens to review the Application, the Rodens have not had time to retain a licensed surveyor to conclusively determine the Property's boundary line along 32nd Street; however, **it is clear from the approved building plans that the proposed cell site, if approved, will be built on the Rodens' Property and NOT within a City Right of Way as the Application indicates. The Rodens have not given the Applicant or the City permission to install any structures or improvements on their Property.**

The facts uncovered to date that support this conclusion are:

1. Building Plans Show Block Wall Is Not Built on Boundary Line. As shown on the accompanying excerpt of the Site Plan, part of the approved 1983 building plans for the Property,¹ the block wall running the length of the Property adjacent to 32nd Street is not built on the Property's boundary line. Indeed, there is a strip approximately 9 feet wide *outside* the block wall that remains within the Property's boundary (the "9-foot strip"). It is within this 9-foot strip that Applicant proposes to install the requested cell site.

¹ If City Staff do not have copies of the approved building plans, upon request, the undersigned will bring full-sized copies of the plans to the Hearing.

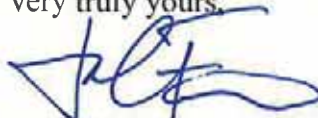
2. The Property Owner's Historical Irrigation. Consistent with the 9-foot strip being contained within the Property, the Property Owners (including their predecessors-in-interest) have irrigated the 9-foot Strip since the Property was developed in or about 1983. This irrigation continued until the Rodens capped the irrigation pipes for water conservation purposes.

3. City Staff's Assumptions. When the Rodens received the Notice, the Rodens spoke with City planning staff on August 1 and informed staff that the proposed cell site would be located on the Rodens' Property. In response, the City planning staff officer indicated that the City (and, perhaps, the Applicant) assumed that the 32nd street block wall was located on the Property's boundary line but had not verified such assumption. As shown on the excerpted building plans, the Property's block wall *is* on the boundary line for the portion fronting Spring Street. The block walls along both 32nd Street and Park Street are not on the Property boundary line.

The Rodens respectfully request that City Staff voluntarily delay the Hearing and require the Applicant to submit a licensed survey showing that the proposed cell site improvements will be located within the City's right-of-way and not on the Property. If the Applicant and City Staff wish to proceed with the Application at the Hearing, the Rodens request that the Planning Commission reject the Application or, alternatively, continue the Hearing to allow time for a surveyor to confirm ownership of the 9-foot strip affected by the proposed cell site.

The Rodens suspect that City Staff's support (thus far) of the Application was due to an erroneous assumption concerning the location of the Property's boundary line and not because the City has elected to acquire a portion of the Property through eminent domain (or subject the City to inverse condemnation damages). The Rodens are not categorically opposed to the proposed installation but certainly assert their rights as owners of the affected Property in objecting to this Application.

Very truly yours,



John W. Fricks

JWF/lf
Enclosure
cc: Client



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 Conditional Use Permit 17-006, on this 11th day of August, 2017.

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: 08/12/2017

Meeting Date: 08/22/2017
Planning Commission

Project: CUP 17-006 – Wireless
Telecommunication Facility

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 PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: Continued public hearing to consider Conditional Use Permit (CUP 17-006), a request to install a new wireless telecommunication facility on an existing utility pole located within the right-of-way, with corresponding ground-mounted equipment, located at the northeast corner of 32nd Street and Spring Street.

APPLICANT: Verizon Wireless c/o Sequoia Deployment Services

LOCATION: Adjacent to 3200 Spring Street / Assessor's Parcel Number 008-042-016

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

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, August 22, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

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

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darcy Delgado
Assistant Planner
August 12, 2017

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