



**REGULAR MEETING OF THE
CITY OF CONCORD
PLANNING COMMISSION**

**Wednesday, October 7, 2015
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord**

Planning Commission Members:

Robert Hoag, Chair

Ernesto A. Avila, Vice Chair

Jason Laub, Commissioner

Carlyn Obringer, Commissioner

**REGULAR MEETING
6:30 p.m. – Council Chamber**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. PUBLIC COMMENT PERIOD

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

V. CONSENT CALENDAR

1. 9/17/15 Meeting Minutes

VI. PUBLIC HEARINGS

- 1. [Verizon Wireless at 3425 Concord Boulevard](#) (PL15154 – UP, DR) – Application for a roof-mounted wireless telecommunication facility including adding nine panel antennas within a cupola on the roof of Calvary Apostolic Church at 3425 Concord Boulevard along with screened equipment within a lease area behind the church. The General Plan designation is Low Density Residential; Zoning classification is RS-7.5 (Single-Family Residential 7,500 square foot minimum lot size); APN 113-091-035. Pursuant to the provisions of the California Environmental Quality Act CEQA of 1970, as amended, the project is classified as Categorical Exempt under CEQA Guidelines Section 15301, Existing Facilities, Class 1, Section 15303, New Construction or Conversion of Small Structures, Class 3, and Section 15304 Minor Alterations to Land, Class 4 therefore no further environmental review is required. **Project Planner: Afshan Hamid @ (925) 671-3281****

VII. COMMISSION CONSIDERATIONS

VIII. STAFF REPORTS / ANNOUNCEMENTS

1. [Economic Development and Redevelopment Update](#) – Staff Contact: John Montagh @ (925) 671-3082

IX. COMMISSION REPORTS / ANNOUNCEMENTS**X. FUTURE PUBLIC HEARING ITEMS****XI. ADJOURNMENT**

NOTICE TO PUBLIC

ADA ACCOMMODATION

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

APPEALS

Decisions of the Planning Commission on use permits, variances, major subdivisions, appeals taken from decisions of the Zoning Administrator or staff interpretations of the Zoning Code may be appealed to the City Council. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, 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 Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.

APPLICANT'S SUBMITTAL OF INFORMATION

Submittal of information by a project applicant subsequent to the distribution of the agenda packet but prior to the public hearing may result in a continuance of the subject agenda item to the next regularly scheduled Planning Commission meeting, if the Commission determines that such late submittal compromises its ability to fully consider and evaluate the project at the time of the public hearing.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Commission to be routing and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

CORRESPONDENCE

Correspondence and writings received within 72 hours of the scheduled Planning Commission meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

HEARINGS

Persons who wish to speak on hearings listed on the agenda will be heard when the hearing is opened, except on hearing items previously heard and closed to public comment. Each public speaker should limit their comments to three (3) minutes or less. The Chair may grant additional time. The project applicant normally shall be the first person to make a presentation when a hearing is opened for public comment. The project applicant's presentation should not exceed ten (10) minutes unless the Chair grants permission for a longer presentation. After the public has commented, the item is closed to further public comment and brought to the Planning Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission. No public hearing or hearing shall commence after 11:00 p.m. unless this rule is waived by majority vote of the Commission.

MEETING RECORDS

Planning Commission meetings are available for viewing on the City's website, www.cityofconcord.org and at the Concord Public Library. Copies of DVDs of the Planning Commission Meeting are available for purchase. Contact the Planning Division at (925) 671-3152 for further information.

NOTICE TO THE HEARING IMPAIRED

The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the staff for personal use during Commission meetings.

ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Planning Commission at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Planning Commission considers the motions.

SPEAKER'S CARD

Members of the audience who wish to address the Planning Commission should complete a speaker's card available in the lobby or at the front bench. Submit the completed card to staff before the item is called, preferably before the meeting begins.

TELEVISED MEETINGS

All Planning Commission meetings are broadcast live on Astound Broadband channel 29 and Comcast channel 28. The meeting is replayed on the Thursday following the meeting at 8:00 a.m., 2:00 p.m. and 8:00 p.m. Replays are also broadcast on Fridays and Saturdays. Please check the City website, <http://www.cityofconcord.org/about/citynews/tvlistings.pdf> or check the channels for broadcast times.

NEXT PLANNING COMMISSION MEETINGS:

October 21, 2015: 6:30 pm – Council Chambers
November 4, 2015: 6:30 pm – Council Chambers



REPORT TO PLANNING COMMISSION

DATE: October 7, 2015

SUBJECT: VERIZON WIRELESS AT 3425 CONCORD BLVD. – MINOR USE PERMIT, USE PERMIT AMENDMENT, AND DESIGN REVIEW

Recommendation: Adopt Resolution No. 15-12PC, approving the Verizon Wireless at 3425 Concord Blvd., Minor Use Permit, Use Permit Amendment, and Design Review (PL 150154-MUP, UP, DR).

I. Introduction

A. Application Request

- Pursuant to Development Code Section 18.205.040 B, request for a Minor Use Permit to construct a new Category 2 Facility, wireless communication facility, within a cupola on the roof of the multi-use building at Calvary Apostolic Church.
- Request for an amendment to Use Permit 02-23 to allow an increase in height for the new cupola from the established 26 feet to 38.9 feet.
- Pursuant to Development Code Section 18.205.040 C, request for Design Review for a new cupola design, new 20 foot x 20 foot equipment lease area enclosed within an 8 foot tall trex wood fence, and coaxial cable with doghouse.

B. Location

The project site is located at 3425 Concord Boulevard; APN 113-091-035.



C.	Applicant: Verizon Wireless Complete Wireless Consulting Attn: Michelle Ellis 2009 V Street Sacramento, CA 95818 916-764-2454	Owner: Calvary Apostolic Church 3425 Concord Blvd. Concord, CA 94519 925-689-2542
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II. Background

A. Original Approval

On July 2, 2003, the Planning Commission adopted Resolution No. 03-15PC approving a Use Permit Amendment (UP 02-23) and Design Review (DR 02-21) application, subject to conditions of approval to limit the height of the buildings to 26 feet and to allow a two story, 3,000 sq. ft. addition to an existing one story 4,500 sq. ft. daycare/child-care building at 3425 Concord Blvd. for the Calvary Apostolic Church.

B. Prior Application

On November 18, 2014, the applicant submitted an application for a Minor Use Permit and Minor Exception for the construction of a new wireless telecommunication facility, consisting of the construction of a new cupola and a fenced equipment lease area at 3425 Concord Blvd. The project was reviewed by the zoning Administrator (ZA) to determine whether to allow the cupola to exceed the 26 foot maximum height limit (established by the development standards for the Use Permit Amendment (UP 02-23) in 2003.

On January 30, 2015, the applicant was informed that staff would be pursuing a recommendation of denial. The recommendation included a combination of five (5) factors, based on which staff could not support the wireless communication facility. These included: 1) the facility exceeding the height requirements even when allowing for the minor exception; 2) the proximity to adjacent residences and the day care play yard; 3) the conclusions within the RF report presented with the application; 4) the reduction in parking spaces to accommodate the ancillary equipment area; and 5) the insufficient screening of the ancillary equipment area. The applicant chose to revise the application and submit for a Minor Use Permit and a Use Permit amendment in April 2015, as further described below.

C. Current Application

On April 23, 2015, Verizon Wireless submitted an application for a Minor Use Permit and Use Permit amendment for construction of a new wireless telecommunication facility, consisting of the construction of a new cupola atop a two-story building behind the church sanctuary to house nine (9), six-foot tall panel antennas along with a 20 foot x 20 foot fenced lease area within the parking area on the northwest side of the building at 3425 Concord Blvd.

The amendment was submitted to allow the cupola to exceed the 26 foot maximum height limit established by the development standards for the Use Permit (UP 02-23) in 2003. Project plans are included as Exhibit C.

On May 22, 2015 the Development Advisory Committee, DAC, determined the application incomplete.

On June 8, 2015 at 5:30 p.m., a neighborhood meeting was held at 1950 Parkside Drive in the Permit Conference Room. No public attended the meeting.

On June 11, 2015, the applicant re-submitted the application, however it was determined by the City of Concord to be incomplete as certain technical items, such as a material sample board and gap analysis requested in the May 22, 2015 letter were not addressed.

On August 19, 2015, the application was deemed complete for processing. On August 19, 2015, a letter of completeness was mailed and e-mailed to the applicant.

On September 24, 2015, notification was mailed to all owners and occupants of property within three hundred (300) feet of the subject parcel that the Planning Commission would hold a public hearing on this matter.

III. General Information

A. General Plan

The site's current General Plan land use designation is Low Density Residential (LDR). The LDR land use designation is intended for residential development at densities from 2.5 to 10 units per net acre. This designation may also allow schools, churches, meeting facilities and child care as discretionary uses.

B. Zoning

The site is zoned RS-7.5 (Low Density Residential, 10,000 square foot minimum lot size for non-residential).

C. CEQA Status

Pursuant to the provisions of the California Environmental Quality Act CEQA of 1970, as amended, the project is classified as Categorical Exempt under CEQA Guidelines Section 15301, Existing Facilities, Class 1, Section 15303, New Construction or Conversion of Small Structures, Class 3, and Section 15304 Minor Alterations to Land, Class 4 therefore no further environmental review is required.

D. Site Description

The project site is located between Concord Boulevard and Euclid Avenue. Access to the site is off Concord Boulevard. The rear of the site is adjacent to Euclid Avenue. The parcel size is approximately 250 feet wide and 300 feet in depth and is 77,972 square feet. The topography is generally flat.

Currently on the site exists the 6,600 square foot Cavalry Apostolic Church Building, a one-story, 4,500 square foot daycare/childcare building, a two-story, 3,000 square foot multi-use building, a 5,200 square foot daycare play yard, and 95 parking stalls.

Lot Size and Dimensions	1.79 acres 77,972 sq. ft.	250 ft. x 300 ft. (approx.)
Proposed Facility Leasing Area		
Cupola	100 sq. ft.	10 ft. x 10 ft.
Equipment Leasing Area	400 sq. ft.	20 ft. x 20 ft.
Existing Improvements	Church building, classroom building, multi-use room, gated and fenced day care yard, parking area	
Topography	The parcel is flat and similar in elevation to the neighboring properties.	
Existing Vegetation	Mature trees on the perimeter	

E. Surrounding Land Use

The site is surrounded by the following uses:

	Land Use	General Plan Designation	Zoning
North	Single family residences	Low Density Residential	R-7.5
South	Single family residences	Low Density Residential	R-10
East	Single family residences	Low Density Residential	R-10
West	Single family residences	Low Density Residential	R-10

IV. Detailed Project Description

A. Description of Business

Verizon Wireless is proposing to lease several areas on the existing property at 3425 Concord Boulevard. The existing property currently has a church, a multi-use building, day care play yard, and associated parking. The applicant is proposing a wireless antenna facility on the site along with ancillary equipment area. The applicant is stating that the antenna facility will improve communications to residents, businesses, public services and area travelers in the City of Concord. The project will expand Verizon's existing network and improve call quality, signal strength, and wireless connection services in Concord. The services provided

VERIZON WIRELESS AT 3425 CONCORD BLVD. MINOR USE PERMIT, USE PERMIT AMENDMENT, AND DESIGN REVIEW (PL1500154-MUP, UP, DR)

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by Verizon include voice call, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, and E911 services. A standby emergency back-up generator will also be installed within the equipment lease area.

As part of its project, Verizon is proposing the following:

- An antenna lease area, within a 10 foot by 10 foot cupola, on the roof of the existing multi-use building.
- A 20-foot x 20-foot equipment lease area in the northwest area of the site, adjacent to the day care play yard.
- A 15-foot wide access and utility easement the parking area to allow Verizon Wireless to access the site and service the equipment.
- A six (6) foot wide utility easement in the northwest corner of the site.
- Power with Telco through a joint utility pole with a transformer on Euclid Avenue.
- A six (6) foot easement in the southeast corner of the site for electrical power.

B. Development Regulations

The following table provides a comparison of the existing site conditions with standards for the RS-7.5 district (see also Development Code Table 18.30.030). Setbacks shown below are for the existing buildings. The proposed facility leasing area would be 400 square feet within the site and would be set back 57 feet from the side property line and 93'-2" feet from the rear property line, therefore meeting setback development regulations.

Development Standards (RS-7.5 Zoning)

Standards	RS-7.5	Existing	Proposed
Min. Lot Area (sq. ft.)	7,500	77,970	77,970
Min. Lot width (ft.)	75	75	75
Min. Lot depth (ft.)	85	85	85
Max. Building Height (ft.)	26 ¹	27.7 ²	38.9 to the top of the cupola
Setbacks (ft.) minimum			
Front	20	21	21
Interior side	5, 10	57, 62	57, 62
Rear	20	115	115
Parking (Current)	91 per UP 02-023	95 ³	92 ⁴

1. Table 18.30.030 of the Development Code for RR and RS Districts states that the building height for non-residential uses shall be established in compliance with the requirements specified by the permit. The prior Use Permit Amendment and Design Review conditions for the multi-use building state the multi-use building is to meet the development regulations as stated in Condition 1 of the Use Permit which lists building height as 26 feet.

2. Per Verizon plans

3. Per on-site conditions, with the parallel parking spaces along the north curbed area.

4. Reflecting elimination of one parking space and re-configuration of parking in the northwest area.

C. Site Planning/Circulation/Parking

The site is currently accessed off Concord Boulevard with two, two-way drive aisles leading into the site. The church, multi-use building and the daycare/childcare building are located in

the center of the site with the parking and the drive aisles on the outer edge of the site, forming a U-shape drive aisle around site and the buildings. No vehicular access is provided to Euclid Avenue.

Parking is located on the perimeter of the site, accessed via the two driveways on either side of the church. The site currently has 95 parking spaces, four (4) of which are handicapped spaces.

Currently along the north property line is an existing play area and drainage easement in a raised curb area. There are six (6) parallel parking stalls along the raised curb area. However, due to a 24 foot drive aisle width requirement, the parallel parking spaces will be re-configured to meet code requirements, as discussed below.

D. Building Architecture

The church building faces Concord Boulevard and is approximately 6,600 square feet, with a one-story 4,500 square foot daycare / childcare and a two-story, 3,000 square foot multi-use building on an east west access located behind the church. The two buildings form a T-shape on the site. The structures are constructed in a contemporary style with Exterior Insulation Finish System (EIFS) finishes and trim. The primary entrance for both buildings is off the access drive aisles. The entrances are defined by classical shaped round columns, a pediment and low gables. The windows are aligned and symmetrically placed with grids to add detail and interest. The overall color scheme is earth tone beige, with the wall planes being a lighter tone and the window sill and surrounding trims a darker tone to provide contrast.

The roof pitch on the multi-use building is 6:12 with two (2) foot overhangs and finished in asphalt shingles. The overall buildings form a handsome composition due to the mass, scale, orientation and details of the buildings.

E. Landscaping/Walls/Fencing

The site has a mixture of trees along the perimeter, shrubs along the foundation, groundcover and lawn at the front of the property. The site has a six foot tall board on board fence along the north, east and west perimeter. Along the rear property line, the six foot tall board on board fence along with an open area play structure jog into the public right of way.

V. Analysis

The Verizon antennas and cupola are proposed atop the multi-use building the church, extending to a height of 38.9 feet. The proposed 10-foot by 10-foot cupola would house a total of nine (9) panel antennas with a six foot height behind a transparent screen. The proposed antennas are considered a Category 2 facility under Section 18.205.040(B) 3. Any wireless communication facility proposed on a new antenna support structure requires a Minor Use Permit.

The applicant is proposing an eight (8) foot tall board on board wood fence around the proposed 20 foot x 20 foot equipment lease area. The fence will enclose the 10'-6" tall equipment shelter and an emergency diesel stand-by generator. The equipment leasing area is adjacent on the west side to the drive aisle, on the east side it is adjacent to the daycare play yard, and on the north side it is adjacent to the 90 degree parking stalls. The daycare play yard is fenced in with a five foot tall chain link fence.

Verizon is proposing a coaxial cable from the cupola structure to the equipment lease area. The coaxial cable will be routed through the existing attic and eaves to the northwest corner of the multi-use building. On the exterior of the north elevation, a vertical cable tray, 2-1/2 foot wide by 1-1/2 foot deep will carry the coaxial cable from the eave down the length of the two-story building and culminate into a doghouse cover at grade. The coaxial cable cover and doghouse will be painted to match the multi-use building.

Along the north end of the property the applicant is proposing to reconfigure the parking so that the two-way drive aisle is compliant with the required 24 foot width by removing the existing parallel parking stalls, and adding five new 90 degree parking stalls. This will result in a total of 92 on-site parking spaces, including the four handicapped spaces.

Along the north property line, an existing fence and open play structure jog at the northwest corner of the site into the public right of way on Euclid Avenue. An encroachment agreement will be required prior to Building pre-final.

A. General Plan

The General Plan designation is Low Density Residential (LDR). This designation is intended for residential development at densities from 2.5 to 10 units per net acre. This designation may also allow schools, churches, meeting facilities and child care as discretionary uses.

General Plan Goal Policy LU-1.1.3 states: Ensure that the scale, operation, location, and other characteristics of community facilities, including parks, schools, childcare facilities, religious institutions, and other public and quasi-public facilities, enhance the character and quality of neighborhoods. General Plan Goal Policy LU-1.1.1 states: Support land use decisions that reinforce and capitalize on neighborhood strengths and benefit neighborhood identity and scale. Verizon Wireless is proposing a new cupola element on top of the daycare /multi-use building that is a 10 foot x 10 foot structure and is 12.9 foot in height. The height of the multi-use building will remain as provided in the original use permit, however that use permit will be amended to allow one cupola, the top of which (when combined with the existing building height) would sit 38.9 feet above grade. The cupola would be approved as a new Category 2 Facility, with the wireless antennas concealed within the cupola structure, and therefore minimally visible from the public view. Verizon Wireless is also proposing a 20 foot x 20 foot equipment leasing area on the northwest area of the property and adjacent to the daycare play yard. The equipment leasing area will be enclosed by an eight-foot tall trex fence only. In keeping with the General Plan Policy LU-1.1.4, additional landscaping around the equipment leasing area should be provided to enhance the site. A coaxial cable is proposed is proposed to be located within a portion of the existing roof. The coaxial

cable will connect the antennas within the cupola to the equipment leasing area. On the exterior of the north façade, the co-axial cable will be enclosed within a cable tray. The cable tray will be painted to match the existing building and is located out of street view.

B. Zoning

The applicant is proposing a Category 2 wireless communication facility within a RS-7.5 zoning district (Low Density Residential). Pursuant to Development Code Section 18.205.040 B, a minor use permit is required for all Category 2 facilities. Pursuant to Development Code Section 18.205.040 C, Design and Site Development Review, the planning division may refer any application for a Category 1 or Category 2 facility to the design review board for a recommendation. The Design Review Board (DRB) reviewed the application on September 24, 2015. The DRB wanted the applicant to use a decorative louver on the cupola and explore landscape treatment to the north of the trex fence. The DRB recommended approval of the project subject to the project coming back as a staff report to resolve the details of the cupola and the landscaping.

C. Parking

The required number of parking spaces at the site is 91 standard parking spaces, as outlined in the original use permit amendment condition #1. This was based upon the 250-seat church use, being operated at different times than the day school/childcare and multi-purpose room and thus parking needs not overlapping and considered separately.

The current number of parking spaces at the site includes 62 standard spaces, 29 compact spaces, and four handicapped spaces for a total of 95 parking spaces. The church currently has six (6) parallel spaces at the rear of the site, however, those conflict with the 24-foot width required for a two-way drive aisle (a narrower 20' to 23')width is currently shown) and thus cannot be counted. The number of compliant parking stalls is 89 total. The proposed equipment shelter for the Verizon facilities would eliminate one (1) parking space at the northwest corner of the building reducing the number of spaces from 89 to 88 spaces, and would therefore not be in compliance with their current Use Permit of 91 spaces. The applicant is proposing to meet the Use Permit requirements of 91 spaces, by adding 5 code compliant parking stalls to the east of the play yard along the north property line. The total parking to be provided on site is 92 spaces, therefore satisfying the Use Permit requirements.

Based on the review of parking, the proposal is consistent with the parking requirements, due to re-configuring the two-way drive aisle and the addition of five new parking spaces.

D. Basis for Approval with Conditions

Staff is recommending Planning Commission approve the project subject to conditions of approval in order to address: 1) the significant gap analysis and technical information presented; 2) potential alternative sites to determine least intrusive means 3) a use permit

amendment for the height of the cupola to allow a nine panel, six (6) foot tall antenna; 4) proximity to residential uses and 5) requirements for landscape screening of the equipment area.

Significant Gap Analysis

Verizon has provided predicted existing and predicted future coverage maps with the Concord Boulevard site (see Exhibit B). In addition, Verizon supplemented its application with additional information that shows the sites around the proposed location will soon reach maximum capacity. Verizon provided a graph that demonstrates a significant gap in its service exists because projected demand will soon outpace the bandwidth of its adjacent sites. The graph indicates a gap in Verizon service is approaching or will approach in 2015. Based on the data and the analysis provided, staff has determined that a justification has been met.

Alternative Site Analysis

Because the site is located within a residential area, pursuant to Development Code Section 18.205.060, the City requested technical analysis review through Telecom Law Firm, an independent qualified Peer Review consultant for telecommunications facilities. Pursuant to Development Code Section 18.205.080 A.2.c, such facilities are discouraged within 300 feet of any residential dwelling. On May 22, 2015 the Peer Review requested alternative sites with a comparative analysis, technical feasibility and potential site availability of other locations to determine if the proposed site is placed in a necessary and appropriate location. Verizon Wireless provided a response on June 10, 2015 stating “this facility was presented as a single-candidate without analysis of additional alternatives due to the heavy concentration of residential dwellings in the search ring”, see Exhibit B.

A second Peer Review was requested and received on August 19, 2015. The Peer Review comments on the alternative site analysis, and states “an applicant may rule-out a potential alternative if: (1) it can show that it would be unable to achieve its technical objective, or (2) it would be unable to obtain property rights to construct in that location. In either case a ruled out site must be supported with factual evidence because the municipality is not required to accept bare conclusions.” Verizon provided a cell site necessity case and coverage maps which outlined the current neighborhood will soon reach maximum traffic volume, therefore establishing a justification for a wireless facility at this site.

Based on the data and analysis provided by Verizon, staff is in support of the site as a single site candidate due to the concentration of residential dwellings in the search ring.

Height

Verizon is proposing nine panel antennas that are six feet tall. The height of the cupola is dictated by the six-foot antennas that are proposed within a 12.9 foot gabled cupola structure. The antennas are housed within nine foot cupola walls and capped with a 6:12 pitch gable roof to match the existing roof of the multi-use building. The Project Support Statement identifies

the centerline height of 31 feet to represent the required height of the antenna to produce the desired coverage. Per Development Code Section 18.205.090(f)(3), the height of a wireless communication facility shall be no taller than the limit established by the zoning district. The 2003 Use Permit Amendment and Design Review conditions for the multi-use building state the maximum building height as 26-feet in Condition 1.

At the Neighborhood Meeting on June 8, 2015, Hammett & Edison, Inc. Consulting Engineers on behalf of Verizon Wireless were also present. Staff questioned Hammett & Edison, Inc. on the difference in height of the antennas. It was explained verbally that the proposed antennas are directional panel antenna which create a narrow flat emission pattern, much like a pizza. Due to the pattern, a six-foot tall antenna creates a tight beam pattern, whereas with a shorter two foot or four foot antenna a circle pattern beam is emitted. Verizon has provided an email statement dated September 10, 2015, stating a six-foot antenna has a narrower vertical band width as compared to a four-foot antenna, that the smaller angle (in a six foot antenna) helps to concentrate more energy towards main beam as compared to wider angle and thus gives more gain / energy towards the azimuth direction, and that the necessary coverage is provided through six foot height antennas. Based on Peer Review, and the analysis provided by Verizon, staff has determined that a height increase is justified for one cupola/antenna structure since it will be more aesthetically consistent with the type and style of the building, whereas multiple cupola/antenna structures would offset the balance and symmetry of the building facades.

Proximity to Residential Uses

The proposed project is considered a Category 2 Facility under the City's Development Code. Section 18.205.080(A) 2 c provides location standards and states that:

- A. *New facilities shall be allowed as follows:*
 - 2. *Category 2 facilities shall be:*
 - [...]
 - c) *Discouraged within 300 feet of any residential dwelling.*

The project site is surrounded by single family residential dwellings, with the nearest residence approximately 95 feet northwest of the proposed cupola. In addition, a day care play yard is located adjacent to the multi-use building and immediately adjacent to the equipment enclosure.- The proposed location is discouraged within the Development Code's location standards. The Project Support Statement indicates that Verizon Wireless determined that service objectives were established with the least intrusive means of achieving the necessary service objective through a search ring. The search ring represents the area within which a facility can be located to produce the desired coverage objective. Along with a centerline height of 31 feet and the search ring, Verizon states that there are no existing towers within the search area which can meet its coverage needs. Verizon states they searched for potential alternative sites within the search ring, however due to the single family zoning and the residential character of the area, along with the City of Concord development code

prohibiting wireless facilities on residential property, the Cavalry Apostolic Church was the most feasible location.

Staff is in support of Verizon's conclusion that this site is a single site-candidate due to the concentration of residential dwellings in the search ring.

Ancillary Equipment Screening

Development Code Section 18.205.090.G.1 states that "Base stations, equipment cabinets, back-up generators, and other equipment shall be installed to fully screen from view." This can be done by placing the equipment, as noted in 18.205.090.G.1.d "within an enclosure located adjacent to, and integrated into, the design of the primary structure on the site." Section 18.205.090.G.2 states, if not feasible, then one or more of the following design strategies shall be employed to reduce or eliminate the visual impact of the equipment: a) provide additional landscaping to screen the equipment from public viewpoints.

The applicant is proposing an eight foot tall dark brown trex fence to enclose the ancillary equipment and back-up generator. Development Code Section 18.205.100.A.2 further requires screening and landscaping to the maximum extent possible. In an email statement on August 12, 2015, the applicant states that "landscaping will take up additional space in the parking lot. Verizon is also not currently proposing landscaping at its facilities due to the drought." The Design Review Board reviewed the landscaping on September 24, 2015, and requested that it come back at a later time as a staff report item. Staff recommends a condition of approval that landscaping be incorporated pursuant to the DRB recommendation. The landscape can be a trellis that is contained in the two foot space to the north of the trex fence and would not impact existing parking.

E. Wireless Communication Facilities General Requirements

Development Code Section 18.205.090 identifies general requirements for all wireless communication facilities. An analysis of the project's consistency with these requirements is provided below.

(a) **Siting.** Unless otherwise specifically described in this Section, facilities shall be sited to avoid adverse safety and aesthetic impacts. Facilities shall:

1. Not occupy or displace required parking spaces or landscape areas;
The project is proposing to provide a total of 92 parking stalls therefore meeting the Use Permit 02-23 requirements of 91 spaces.
2. Not be placed within a street side yard, front yard area, or other area between the building and any public or private street adjoining the parcel unless completely

screened or camouflaged, except for facilities attached to an existing utility or light pole that meet the other requirements of this Division.

The facility would be placed on the roof. The equipment lease area is located in the parking lot to the northwest of the multi-use building, and meets all setback requirements.

3. Be sited below the ridgeline in hillside areas and be designed sufficiently with screening or camouflage to mitigate their visibility on the ridgeline profile.

The facility is not located within a hillside area.

4. Be prohibited where special painting or lighting will be required by Federal Aviation Administration (FAA) regulations, unless it can be found that the required painting or lighting will not have a visual impact.

The proposed project is not located within the Airport Influence Area.

- (b) **Noise.** All facilities shall be constructed and operated in such a manner as to minimize the amount of disruption caused to nearby residents, businesses, and nearby recreational areas such as public parks and trails. With the exception of construction noise that meets the facilities Conditions of Approval, any noise generated by the facility shall not exceed the noise standards in the Concord 2030 General Plan. Operation of backup generators and batteries shall be limited to power outages or testing and maintenance purposes only.
An Environmental Noise Analysis was prepared by Bollard Acoustical Consultants, dated June 29, 2015, which indicates that facility noise levels exposure at the nearest residences would comply with the CMC standards.

- (c) **Lighting.** Exterior lighting shall be limited to the following:
A manually operated or motion-detector-controlled light above any accessory structure, which shall be kept off except when personnel are actually present at night;
 1. The minimum tower lighting required by FAA regulations;
 2. Lighting shall be shielded or directed to the greatest extent possible in such a manner as to minimize the amount of light that falls onto nearby properties, particularly residences; and
 3. Aircraft warning lighting shall be provided when required by FAA regulations. The warning lighting shall be designed to minimize light trespass to ground-based structures

No new lighting is proposed. Any new lighting fixtures consistent with these standards would be installed, as necessary.

- (d) **Facility Maintenance.** All facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter, graffiti, and other forms of vandalism, and any damage from any cause shall be repaired as soon as possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed by the service provider from any facility or equipment as soon as practicable, and in no instances more than 48 hours from the time of notification by the City.

The facility shall be maintained consistent with these requirements.

- (e) **Security.** All facilities shall be properly secured to prevent unauthorized access.
The facility shall be secured consistent with these requirements. As part of Conditions of Approval, signage shall be required to restrict unauthorized access.
- (f) **Height.** The height of facilities shall be no taller than the limit established by the zoning district. The burden of proof to demonstrate the need for a height that exceeds the height limit established for the zoning district shall be supported by objective, reliable data by the service provider.
1. The minimum necessary without compromising reasonable reception or transmission.
On September 11th, the applicant provided a description of the emission pattern of a 4 foot antenna and a 6 foot antenna. The applicant provided a statement that six foot tall antennas have a narrower vertical beamwidth as compared to 4 foot antenna, therefore, the vertical angle of the main beam is smaller in the case of 6 foot antenna, and helps to concentrate more energy towards the azimuth direction.
 2. A maximum of 12 feet above the height of the main structure. The burden of proof to demonstrate the need for additional height beyond 12 feet over the height of the main structure shall be supported by objective, reliable data by the service provider.
 3. No taller than the limit established by zoning district. The burden of proof to demonstrate the need for a height that exceeds the heights limit established for the zoning district shall be supported by objective, reliable data by the service provider.
The applicant has provided analysis indicating that six-foot tall antenna structures are deemed necessary to provide the required coverage. The antennas will be enclosed within a cupola so the total height will be 38.9 feet for the finished cupola.
 4. The height limits established for the Buchanan Field Airport or the John Muir Medical Center helipad as specified in the general plan. Heights may be further reduced to meet FCC and FAA height restrictions near these facilities; and
 5. When additional height is requested, as provided for in subsections (F)(2) and (3) of this section, a peer review of the data submitted to support the additional height shall be required at the discretion of the planning division.
Verizon provides statements to explain the height differences in antennas and emission patterns..
- (g) **Ancillary equipment, equipment cabinets, and equipment enclosures.** Base stations, equipment cabinets, back-up generators, and other equipment shall be installed within an enclosure located adjacent to, and integrated into, the design of the primary structure on the site.
The proposed equipment enclosure would be located to the northwest of the multi-use building. An 8 (eight) foot tall trex fence around the lease area is proposed and is

consistent with other building elements (perimeter fence) and the equipment within the 20 foot x 20 foot lease area (with equipment enclosure) and is consistent with Section 18.205.090(G) and the requirement that the facility be fully screened with architecturally compatible materials and integrated into the design of the primary structure on the site.

- (h) **Landscaping.** *No landscaping is proposed for the project site. The equipment enclosure would benefit from landscape screening. Staff recommends that as part of the Conditions of Approval, the Design Review Board conditions on landscaping and irrigation be incorporated.*
- (i) **Signs.** *As part of the Conditions of Approval, staff is requesting a number of signs for safety and restricting access to the new wireless telecommunication facility.*

F. Wireless Telecommunications Facilities

Development Code Section 18.205.120 requires that three specific findings be considered when determining whether a wireless facility can be approved. All of these findings must be analyzed before any action is taken and must be incorporated into the record of the proceeding relating to such approval. In addition, an affirmative response is required for all of these findings in order for an approval to be granted. The required findings are as follows:

1. All applicable standards in this Division have been met;

Analysis and Conclusion – *As stated above, the applicant is seeking a height amendment to Use Permit 02-23. The applicant has indicated that a 6-foot antenna is required due to the emission pattern, and has provided technical data to support this finding. The applicant was also requested to provide alternative site analysis. In a letter response received June 10, 2015, the applicant states that this facility was presented as a single-candidate without analysis of additional alternatives due to the heavy concentration of residential dwellings in the search ring.*

2. The facility will be substantially screened from the view of surrounding properties and public views or otherwise substantially camouflaged;

Analysis and Conclusion – *The proposed new cupola, utilizes camouflage techniques to screen the panels with an RF transparent screen. In addition, the ancillary equipment will be enclosed by an eight-foot trex fence. Staff is requesting landscaping to the north of the ancillary equipment as a Condition of Approval.*

3. Special design considerations have been incorporated into or applied to the facility to ensure the facility will not have an adverse visual impact to the surrounding properties or public views.

Analysis and Conclusion – *Special design considerations, such as alignment and centering of the single cupola above the main entrance, have been applied to the facility to reduce visual impact to the surrounding properties.*

G. Minor Use Permit

Development Code Section 18.435.060 requires that six specific findings be considered when determining whether a Minor Use Permit can be approved. All of these findings must be analyzed before any action is taken and must be incorporated into the record of the proceeding relating to such approval. In addition, an affirmative response is required for all of these findings in order for an approval to be granted. The required findings are as follows:

1. The proposed use is allowed within the applicable Zoning District and complies with all other applicable provisions of the Development Code and the CMC;

Analysis and Conclusion – *Wireless facilities are allowed within the zoning district and the proposed facility meets the general requirements of the Development Code pertaining to wireless facilities as detailed above. The proposed project is meeting all parking requirements established by the Use Permit 02-23.*

The proposed cupola exceeds the height requirements established by Use Permit 02-23 but would be allowed via the requested Use Permit Amendment.

2. The proposed use is consistent with the General Plan and any applicable Specific Plan;

Analysis and Conclusion – *The proposed project design supports the policy to preserve and enhance positive neighborhood characters as required under General Plan Goal LU-1. The design creates a new visual element that screens panel antennas within a cupola feature. General Plan Policy LU-9.1.5 requires utilities to be placed underground or screened from public view. The proposed cupola material, proportion, mass, scale, design and screening of the equipment area satisfy this policy.*

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;

Analysis and Conclusion – *The location, size, and operating characteristics are compatible, based on the reasons stated in Section C of the report, discussed above. The design of the single cupola in terms of mass and scale is driven by the height and number of antennas proposed.*

4. The site is physically suitable for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints;

Analysis and Conclusion – *The applicant has indicated that this is a candidate for a single-site candidate due to the concentration of residential dwellings in the search ring. .*

5. Granting the permit would not be detrimental to the public health, safety, or welfare of the persons residing or working in the subject neighborhood or materially detrimental or

injurious to property or improvements in the vicinity and Zoning District where the property is located.

Analysis and Conclusion – *The directional antennas are installed at 26 feet above ground and concentrate their energy toward the horizon in a flat narrow emission pattern. The antennas are designed to concentrate their energy toward the horizon, with very little energy scattered toward the sky or the ground. This means that it is generally not possible to reach exposure limits without physically being very near the antennas. The antennas will be mounted with no downtilt and be oriented in groups of three to provide service in all directions. Due to the mounting location in the cupola, the Verizon antennas would not be accessible to the general public.*

Based on the RF Report, the conclusions can be drawn that given the RF levels, siting of the antennas as proposed are appropriate.

As a condition of approval the City of Concord shall restrict all access to the rooftop, permittee shall power down the transmitters when general population members are present on the rooftop, maintain an “RF Caution” and “Network Operation Center Information” sign at access points to the rooftop, and ensure that signage complies with FCC OET Bulletin 65. The applicant will also be required to verify levels within the building post installation.

6. If the Review Authority determines that is not possible to make all of the required findings for approval of the project as submitted or as modified with conditions, the application shall be denied. The specific basis for denial shall be established for the record.

Analysis and Conclusion – *Staff recommends approval of the Minor Use Permit and Amended Use Permit with all proposed Conditions of Approval.*

VI. Public Contact

Notification was mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel, and has been published in the Contra Costa Times, as required by the Concord Municipal Code. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

VII. Summary and Recommendations

Staff finds the project is consistent with the General Plan and complies with the RS-7.5 District and development standards that apply to the project. The project will improve wireless coverage in the vicinity and will ensure that the antennas are camouflaged within an attractively designed cupola that was recommended for approval by the Design Review Board. With addition of landscaping conditions of approval described above, the associated equipment will also be effectively camouflaged according to Development Code requirements. Therefore, staff recommends that the Planning Commission adopt 5-12PC, approving the Verizon Wireless at 3425 Concord Blvd. Minor Use

VERIZON WIRELESS AT 3425 CONCORD BLVD. MINOR USE PERMIT, USE PERMIT AMENDMENT, AND DESIGN REVIEW (PL1500154-MUP, UP, DR)

October 7, 2015

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Permit, Use Permit Amendment, and Design Review (PL150154-MUP, UP, DR), subject to the Conditions of Approval set forth in Attachment 1 to Resolution No. 15-12PC.

VIII. Motion

Project Approvals

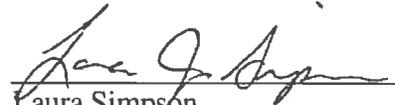
I (Comm. _____) hereby move that the Planning Commission adopt Resolution No. 15-12PC, approving the Verizon Wireless at 3425 Concord Blvd. Minor Use Permit, Use Permit Amendment, and Design Review (PL150154-MUP, UP, DR), subject to the Conditions of Approval set forth in Attachment 1 to Resolution No. 15-12PC. (Seconded by Comm. _____.)

Prepared by:



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Reviewed by:



Laura Simpson
Planning Manager
925-671-3369
Laura.simpson@cityofconcord.org

Exhibits:

- A - PC Resolution, Conditions of Approval
- B - Applicant's Submittal received September 23, 2015*
- C - Project Drawings and Plans received September 23, 2015

BEFORE THE PLANNING COMMISSION
OF THE CITY OF CONCORD,
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A RESOLUTION APPROVING VERIZON
WIRELESS AT 3425 CONCORD BLVD. MINOR
USE PERMIT, USE PERMIT AMENDMENT, AND
DESIGN REVIEW (PL150154-MUP, UP, DR)

Resolution No. 15-12 PC

WHEREAS, on April 23, 2015, on behalf of the applicant Verizon Wireless, Michelle Ellis of Complete Wireless Consulting, submitted a minor use permit, use permit amendment and design review application to install nine (9) six-foot tall panel antennas enclosed and camouflaged by a 10-foot by 10-foot cupola atop the existing multi-use building together with a height increase to allow installation thereof, a 20-foot by 20-foot fenced lease area for ancillary equipment, a cable tray and doghouse at 3425 Concord Blvd, APN 113-091-035 (referred to herein as the “project”); and

WHEREAS, a neighborhood meeting was held on June 8, 2015 at 6 p.m. at 1950 Parkside Avenue, Permit Center Conference Room, and no objections were received by any affected person, and

WHEREAS, on August 19, 2015, the application was deemed complete for processing; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, Public Resources Code § 21000, et seq. and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations, all as amended (collectively, “CEQA”), the project is Categorical Exempt under Section 15301, “Existing Facilities”, Class 1, Section 15303, Class 3 “New Construction or Conversion of Small Structures,” and Section 15304, Class 4 “Minor Alterations to Land,” and no further environmental review is required; and

WHEREAS, the Planning Commission, after giving all public notices required by State law and the Concord Municipal Code, held a duly noticed public hearing on October 7, 2015, on the subject proposal; and

WHEREAS, the Planning Commission considered testimony and information received at the public hearing and the oral and written reports from City staff dated October 7, 2015, as well as other documents contained in the record of proceedings relating to the proposed project, which are

1 maintained at the offices of the City of Concord Planning Division (“Project Information”); and

2 **WHEREAS**, on October 7, 2015, the Planning Commission, after consideration of all
3 pertinent plans, documents and testimony, declared their intent to approve the subject proposal subject
4 to the Conditions of Approval contained herein as Attachment 1.

5 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:** that the Planning Commission
6 makes the following findings:

7 CEQA

- 8 1. The project is Categorical Exempt pursuant to the California Environmental Quality Act
9 (CEQA) of 1970, Section 15301, Class 1, “ Existing Facilities,” because the project is a cupola
10 addition to an existing structure and will not result in an increase of more than 50 percent of
11 the floor area of the structures before the addition, or 2,500 square feet,
- 12 2. The project is Categorical Exempt pursuant to the California Environmental Quality Act
13 (CEQA) of 1970, Section 15303, Class 3 “New Construction or Conversion of Small
14 Structures,” because the proposed project is less than 2,500 square feet in floor area and does
15 not involve the use of significant amounts of hazardous substances.
- 16 3. The project is Categorical Exempt pursuant to the California Environmental Quality Act
17 (CEQA) of 1970, Section 15304, Class 4 “Minor Alterations to Land,” because:
 - 18 a. The project is proposing grading on the land with a slope of less than 10 percent;
 - 19 b. The project does not propose new gardening or landscaping;
 - 20 c. The project is not proposing to fill the earth;
 - 21 d. The project site has no wildlife management areas;
 - 22 e. The project will not result in any temporary use of land;
 - 23 f. The project is not proposing any trenching or backfilling;
 - 24 g. The project is not proposing any maintenance dredging;
 - 25 h. The project is not proposing creation of bike lanes; and
 - 26 i. The project is not proposing any fuel management activities
- 27 4. The project does not present unusual circumstances (among other things, it is of similar size,
28

1 scale, location, and type for which similar categorical exemptions have been granted) and there
2 are no project features that distinguish this project from others in the exempt classes.

3 5. There is no reasonable possibility that the proposed project will have a significant effect on the
4 environment due to unusual circumstances.

5 6. The determination that a categorical exemption applies to the project reflects the independent
6 judgment and analysis of the City as the lead agency.

7 Minor Use Permit and Use Permit Amendment

8 7. *The proposed use is allowed within the applicable zoning district and complies with all other*
9 *applicable provisions of the development code and the CMC.* The proposed use is a new
10 Category 2 Facility, wireless communication facility, which is an allowed use within the RS-
11 7.5 (Low Density Residential). The project meets standards for lot area, floor area ratio,
12 setbacks, and of RS-7.5 zoning, satisfies applicable requirements under Development Code,
13 Division IV, General Development Standards, and complies with all other applicable
14 provisions of the Development Code and Concord Municipal Code. Per Development Code
15 Table 18.30.030, non-residential building heights are established by a use permit. Use Permit
16 (UP 02-23) established the building height at 26 feet, and the applicant is seeking to amend
17 that use permit in order to allow construction of a cupola to camouflage nine (9), six-foot tall
18 panel antennas. The height increase is intended to apply only to the single 10 foot wide by 10
19 foot wide cupola as expressly described herein as Exhibit C, and not to the building as a
20 whole, and but for such limitation, the Planning Commission would not be able to make this
21 finding or approve the project.

22 8. *The proposed use is consistent with the general plan and any applicable specific plan.* The
23 project is a Category Type 2 Wireless Facility located on an existing religious institution and is
24 consistent with Low Density Residential (LDR) land use designation, which is intended for a
25 “residential development at densities from 2.5 to 10 units per net acre. This designation may
26 also allow schools, churches, meeting facilities and child care, as discretionary uses.” As
27 discussed in the staff report, the project is consistent with General Plan Goal Policy LU-1.1.3
28

1 which states: Ensure that the scale, operation, location, and other characteristics of community
2 facilities, including parks, schools, childcare facilities, religious institutions, and other public
3 and quasi-public facilities, enhance the character and quality of neighborhoods. General Plan
4 Goal Policy LU-1.1.1 which states: Support land use decisions that reinforce and capitalize on
5 neighborhood strengths and benefit neighborhood identity and scale.

6 9. *The design, location, size and operating characteristics of the project are compatible with*
7 *existing and future land uses in the vicinity.* The project's design, location, size, and operating
8 characteristics comply with the applicable standards related to circulation, access, parking,
9 landscaping, drainage, building design, etc., to ensure compatibility with existing and future
10 uses in the vicinity.

11 10. *The site is physically suitable for the type, density and intensity of the proposed use, including*
12 *access, utilities, and absence of physical constraints.* The project site contains an existing
13 church building which faces Concord Boulevard and is approximately 6,600 square feet, with
14 a one-story 4,500 square foot daycare / childcare and a two-story, 3,000 square foot multi-use
15 building on an east west access located behind the church. The City of Concord requires all
16 new utilities to be placed underground. Verizon Wireless is proposing an antenna lease area,
17 within a 10-foot wide by 10-foot wide cupola, on the roof of the existing multi-use building, a
18 20-foot by 20-foot proposed equipment lease area on the northwest area of the site, adjacent to
19 the day care play yard. 15-foot wide access and utility easement in the parking area, this will
20 allow Verizon Wireless to access the site and service the equipment, a six (6) foot wide utility
21 easement in the northwest corner of the site, power with Telco through a joint utility pole with
22 a transformer on Euclid Avenue, a six (6) foot easement is proposed in the southeast corner of
23 the site for electrical power. The applicant is maintaining access to the site and utilities. As a
24 result of the modifications, no impacts will occur to the parking.

25 11. *Granting the permit will not be detrimental to the public health, safety, or welfare of the persons*
26 *residing or working in the subject neighborhood or materially detrimental or injurious to property*
27 *or improvements in the vicinity and zoning district where the property is located.* The proposed
28

1 use is allowed by the RS-7.5 (Low Density Residential) zoning that applies to the property and
2 surrounding areas. The project will not be detrimental to the public health, safety, or welfare of
3 persons residing or working in the neighborhood because it will meet or exceed the applicable
4 development standards to ensure setbacks, landscaping, parking, and RF emissions. Because of
5 the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas
6 require line-of-sight paths for their signals to propagate well and so are installed at some height
7 above ground. The antennas are designed to concentrate their energy toward the horizon, with very
8 little energy wasted toward the sky or the ground. This means that it is generally not possible for
9 exposure conditions to approach the maximum permissible exposure limits without being
10 physically near the antennas. Other project features that are appropriate for the area include signs
11 as follows:

- 12 a. Permittee shall restrict all access to the rooftop and keep all access points (such as ladders and
13 hatches) securely locked at all times except when active maintenance is performed on the
14 rooftop.
- 15 b. Permittee shall power-down the transmitters when general population members are present on
16 the rooftop.
- 17 c. Permittee shall install and at all times maintain in good condition an “RF Caution” and
18 “Network Operations Center Information” sign at the access point(s) to the rooftop. Permittee
19 shall install the signs required under this condition so that a person may clearly see and
20 understand the sign before he or she accesses the rooftop.
- 21 d. Permittee shall install and at all times maintain in good condition an “RF Caution” sign on the access
22 point to the cupola. Permittee shall install the sign required under this condition so that a person may
23 clearly see and understand the sign as he or she approaches the cupola from the rooftop.
- 24 e. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color,
25 symbol, and content conventions. All such signage shall at all times provide a working local or toll-
26 free telephone number to its network operations center, and such telephone number shall be able to
27 reach a live person who can exert transmitter power down control over this site as required by the
28 FCC.

Design and Site Development Review

24 12. The project is consistent with the General Plan as explained in finding 9 above.

25 13. The project meets the following criteria in Section 18.415.080 (Design Criteria):

- 26 a. *The building design and landscaping supports public safety and security by allowing*
27 *for surveillance of the street by people inside buildings and elsewhere on the site. The*

1 project is proposing a 10-foot by 10-foot cupola atop the existing multi-use building
2 along with screened 20-foot by 20-foot ancillary equipment area. Therefore, the
3 proposed project is a minor addition that will not impact the existing building design
4 and landscaping in terms of public safety and security.

- 5 b. *The design is compatible with the historical or visual character of any area recognized*
6 *by the City as having such character.* The area is not recognized as a historical,
7 architectural, or scenic area by the City.
- 8 c. *The project design preserves major view and vistas along major streets and open*
9 *spaces and trails and enhances them by providing project amenities.* There are no
10 major views or vistas in the area. Due to the small scale of the project, which consists
11 of a single cupola and ancillary equipment, complies with development standards,
12 would preserve existing views and vistas.
- 13 d. *The proposed lighting and fixtures are designed to complement on-site buildings, are*
14 *of an appropriate scale for the development, and provide adequate light for safety and*
15 *security while minimizing glare.* The project is not proposing any lighting on the
16 cupola, the ancillary equipment area, or cable tray and doghouse.
- 17 e. *All mechanical, electrical, and utility equipment is located, screened, or incorporated*
18 *into the design of the buildings so as not to be visible from off-site, and screening*
19 *devices are consistent with the exterior colors and materials of the buildings.* The six-
20 foot tall, nine panel array antenna will be housed within a 10-foot by 10-foot cupola
21 atop the existing multi-use building. The antennas and the ancillary equipment will not
22 be visible from the surrounding areas. The ancillary equipment will be located behind
23 an eight foot tall trex fence. The cupola has been designed to match the existing on-
24 site buildings through color, materials, details and proportions. The cable tray and
25 doghouse are internalized within the building or located under the site, so as not to be
26 visible.
- 27 f. *The overall design of the project, including its scale, massing, site plan, exterior*
28

1 *design, and landscaping, enhances the appearance and features of the project site and*
2 *surrounding natural and built environment.* The project will enhance the multi-use
3 building and surrounding area with a quality-designed minor cupola addition and by
4 constructing improvements such as enclosed ancillary equipment area along with
5 landscaping.

6 g. *The project design is appropriate to the function of the project and will provide an*
7 *attractive and comfortable environment for occupants, visitors, and the general*
8 *community.* The project site is located on the interior of the existing site and building.
9 The project will not impact the parking, and site layout to maintain an attractive and
10 comfortable setting for employees, visitors, and the general community.

11 h. *The architectural details, colors, materials, and landscaping are internally consistent,*
12 *fully integrated with one another, and used in a manner that is visually consistent with*
13 *the proposed architectural design.* The project was recommended for approval by the
14 Design Review Board after finding that the architectural details are internally
15 consistent and fully integrated with one another.

16 i. *The project is compatible with neighboring development in the same Zoning District by*
17 *avoiding large differences in building scale and character and provides a harmonious*
18 *transition between the proposed project and surrounding development.* The scale and
19 character of the proposed single cupola and enclosed ancillary equipment area is
20 compatible with the existing religious facility and surrounding residential development,
21 the majority of which are single story residential structures.

22 j. *The project creates an attractive and visually interesting built environment with a*
23 *variety of building styles and designs, well-articulated structures that present varied*
24 *building facades, rooflines, and building heights within a unifying context.* The project
25 is a minor cupola addition, ancillary equipment enclosure, and cable tray and
26 doghouse, and will maintain a visually interesting building façade, roofline and keep
27 the unifying context of the existing buildings on site.

1 k. *The landscaping is compatible with and enhances the architectural character of the*
2 *buildings and site features, and blends with the surrounding landscape. Landscape*
3 *elements complement the buildings and rooflines through color, texture, density, and*
4 *form. Landscaping is in scale with on-site and off-site buildings, and plantings have*
5 *been selected and located to avoid conflicts with views, lighting, infrastructure,*
6 *utilities, and signage. The applicant is proposing minimal landscaping to enhance the*
7 *ancillary equipment area. The landscaping has been review by the Design Review*
8 *Board and as proposed blends with the existing landscaping on-site.*

9 l. *Stormwater treatment areas have been integrated into the landscape design. The*
10 *proposed cupola and the ancillary equipment will not require or modify existing storm*
11 *water areas.*

12 m. *New construction does not need to match existing surrounding development or*
13 *buildings; however, the design shall complement or enhance existing development. The*
14 *new cupola and ancillary equipment fence will architecturally integrate and*
15 *compliment with the existing buildings. The cable tray and doghouse are internalized*
16 *within the building or located under the site.*

17 14. *The project is consistent with all applicable Design Guidelines adopted by the City Council that*
18 *are in effect at the time of approval. The project is consistent with the Concord Community*
19 *Design Guidelines because:*

20 a. *The single cupola and enclosed ancillary equipment is designed to integrate and*
21 *minimize its height from distant views with an attractive four-sided design that*
22 *includes quality finishes and details. The single cupola is aligned and centered above*
23 *the main entrance of the multi-use building.*

24 b. *The single cupola and ancillary equipment enclosure will screen mechanical equipment*
25 *with architectural elements that seamlessly blend with the overall design.*

26 c. *The single cupola and the enclosed ancillary equipment are designed to reflect the*
27 *materials and details expressed by existing buildings on the area, which is a*
28

1 contemporary religious institution design.

- 2 d. Exterior cupola details add to the existing visually interesting facades by using similar
3 quality finishes of similar textures including stucco and asphalt shingles.
- 4 e. The building is sited to maintain the streetscape geometry of buildings parallel to
5 Concord Boulevard, and avoids creating conflicting or arbitrary spaces and building
6 forms.
- 7 f. The project is not required to provide bicycle parking spaces as required by the
8 Development Code as this is a minor addition to an existing structure.
- 9 g. No new lighting is proposed.
- 10 h. The proposed cupola and ancillary equipment will retain the articulation of existing
11 buildings which minimize bulk with building off-sets and pop-outs that break up
12 facades, by balancing vertical and horizontal architectural elements to create visual
13 interest.
- 14 i. The proposed cupola and ancillary equipment will retain existing building articulation,
15 minimize mass by drawing attention to smaller-scaled elements of the building, vary
16 roof heights, and visually break up major surface planes with architectural elements
17 and different materials.
- 18 j. The cupola and ancillary equipment enclosure will match existing colors which are
19 highlight smaller building elements and transitions in materials to further minimize
20 building mass.
- 21 k. Architectural elements such as an entrance with pediment and placement of windows
22 and openings create a rhythm that provides visual interest and variety, and elements
23 that create shadow and add visual relief.
- 24 l. Durable materials such as stucco, asphalt shingles and trex fence material are used as
25 appropriate for the function of the building.
- 26 m. Tree and shrub plantings are maintained to soften building edges, create strong accent
27 points, and to complement the existing function of landscaped areas.
- 28

1 Wireless Communication Facilities

2 15. The project meets the following criteria in Development Code Section 18.205.120 (Findings):

- 3 a. *All applicable standards in this chapter have been met; the applicant is seeking a use*
4 *permit amendment, and in doing so has provided justification for the height*
5 *amendment which is that a six foot antenna panel with a nine panel array will provide*
6 *the necessary emission for the coverage needed.*
- 7 b. *The facility will be substantially screened from the view of surrounding properties and*
8 *public views or otherwise substantially camouflaged; the applicant is proposing to*
9 *enclose the antenna within a single cupola aligned and centered above the main*
10 *entrance of the multi-use building. One cupola/antenna structure aligned and centered*
11 *above the main entrance of the multi-use building is more aesthetically consistent with*
12 *the type and style of the building, whereas multiple cupola/antenna structures would*
13 *offset the balance and symmetry of the building facades and would not effectively*
14 *camouflage or conceal the antennas. The ancillary equipment will be enclosed within*
15 *an eight foot trex fence and will not be visible.*
- 16 c. *Special design considerations have been incorporated into or applied to the facility to*
17 *ensure that the facility will not have an adverse visual impact to the surrounding*
18 *properties or public views. The applicant is proposing to enclose the six foot tall*
19 *antenna panel within a single cupola structure. The cupola will architecturally*
20 *integrate with the existing multi-use building in terms of scale, mass and proportions so*
21 *that the overall design compliments the existing buildings. The ancillary equipment is*
22 *enclosed within an eight foot tall trex fence and will not be visible from surrounding*
23 *properties. The trex fence around the lease area is consistent with other building*
24 *elements (perimeter fence) and the equipment within the 20 foot x 20 foot lease area*
25 *(with equipment enclosure) and is consistent with Section 18.205.090(G) and the*
26 *requirement that the facility be fully screened with architecturally compatible materials*
27 *and integrated into the design of the primary structure on the site. The size and*
28

1 proportion of the ancillary equipment area correlates to the single cupola design and
2 any future expansion must be evaluated based on the cupola and ancillary equipment
3 together.

4 Project Approval

5 16. The Planning Commission finds that the above recitals are accurate and constitute findings in this
6 matter and, together with the Project Information, serve as an adequate and appropriate evidentiary
7 basis for the findings and actions set forth in this resolution. The Planning Commission does
8 hereby approve the Verizon Wireless at 3425 Concord Blvd. Minor Use Permit, Use Permit
9 Amendment, and Design Review (PL150154-MUP, UP, DR) subject to the Conditions of
10 Approval.

11
12 Effective Date

13 17. In accordance with City of Concord Municipal Code Section 18.500.080, approvals or other
14 decisions of the Planning Commission shall become effective on the 11th calendar day following the
15 date the decision is rendered, if no appeal is filed (“Date of Decision”).

16
17 **PASSED AND ADOPTED** this October 7, 2015, by the following vote:

18 **AYES:**

19 **NOES:**

20 **ABSTAIN:**

21 **ABSENT:**

22
23 _____
Laura Simpson
Secretary to the Planning Commission

24 Attachments:

25 1 – Draft Conditions of Approval

26 cc: Robert Ovadia, City Engineer
27 Robert Woods, Building Division
28 Captain Robert Marshall, Contra Costa County Fire Protection District

NOTE: Changes and additions to Standard Conditions are highlighted in bold.

CONDITIONS OF APPROVAL

VERIZON WIRELESS

APPLICATION NUMBER: PL150154

3425 Concord Boulevard

APN: 113-091-035

PERMIT DESCRIPTION

- These Conditions apply to and constitute the approval of a **Minor Use Permit, Use Permit Amendment, and Design Review** for: new roof mounted wireless telecommunications facility within a cupola on the roof of Calvary Apostolic Church and 20 foot by 20 foot equipment lease area. The Use Permit Amendment is to allow an amendment to exceed the established height limit previously established under Use Permit 02-23 approved by the Planning Commission on July 2, 2003. Per Development Code Table 18.30.030, non-residential building heights are established by a use permit. Use Permit (UP 02-23) established the building height at 26 feet, and the applicant is seeking to amend that use permit in order to allow construction of a cupola to camouflage nine (9), six-foot tall panel antennas. The height increase is intended to apply only to the cupola as expressly described herein and not to the building as a whole, and but for such limitation, the Planning Commission would not be able to make this finding or approve the project. Pursuant to 18.205.040 B, a minor use permit is required for all Category 2 facilities, including a new wireless communication facility.
- The following Exhibits, date stamped received by the City of Concord, on September 23, 2015, are approved and shall be incorporated as Conditions of Approval.

<u>Plan</u>	<u>Date Prepared</u>	<u>Prepared by</u>	<u>Sheet</u>
Title Sheet	07/15/2015	MST Architects	T1.1
Plot Plan and Site Topography	07/21/2015	GELL Engineering	C-1
Site Plan	07/15/2015	MST Architects	A1.1
Equipment Layout Plan	07/15/2015	MST Architects	A2.1
Antenna Layout Plan	07/15/2015	MST Architects	A2.2

West Elevation	07/15/2015	MST Architects	A3.1
North Elevation	07/15/2015	MST Architects	A3.2
East Elevation	07/15/2015	MST Architects	A3.3
South Elevation	07/15/2015	MST Architects	A3.4

GENERAL CONDITIONS

3. The Conditions are the responsibility of the applicant and all contractors. Compliance shall occur as specified in the Conditions or at one of the following project milestones:

- (a) With the submittal of Grading, Improvement, Landscape, or Building Plans.
- (b) Prior to issuance of Encroachment, Grading, or Building Permits, whichever comes first.
- (c) Prior to Construction.
- (d) On going during Construction.
- (e) Prior to occupancy approval.

If timing for compliance is not specified, it shall be determined by the Divisions listed after the Condition. **(PLNG, BLDG, ENGR)**

4. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. **(PLNG, BLDG, ENGR)**

5. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. **(PLNG, BLDG, ENGR)**

6. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body. **(PLNG, ENGR)**

7. The Conditions of Approval **(and Mitigation Measures)** shall be listed on a plan sheet that is included in the construction plan set (Grading, Utility, Landscape and Building Plans). **(PLNG, ENGR)**

8. Two annotated copies of the Conditions of Approval **(and where applicable, the Mitigation Monitoring Plan)** specifying how each applicable condition has been satisfied, shall be submitted as follows:

1 a. At the time Grading, Utility, Landscape, and/or Building Plans are submitted for plan
check, whichever comes first.

2 b. Prior to occupancy approval. *(PLNG, ENGR)*

3
4 9. Submit three signed copies, one notarized, of the City's "Property Maintenance Agreement",
5 to ensure on-going repair, replacement and maintenance of all exterior improvements
6 including buildings, parking areas, private roads, walkways, landscaping, irrigation, signs,
fences, walls, and other improvements, prior to issuance of Grading or Building permits,
whichever comes first. *(PLNG)*

7
8 10. The project site and area surrounding the site shall be *(fenced and)* maintained in a weed and
litter free condition for the period prior to construction. *(BLDG, PLNG)*

9
10 11. If the fence at an abutting residential property is planned for removal, or if an existing
11 residential property does not have a fence, the replacement perimeter fence/wall shall be
completed within two weeks from removal of the original fence, unless otherwise approved by
the Planning Division. *(PLNG, ENGR)*

12
13 **ARCHITECTURAL**

14 12. **The new cupola design, materials and details shall match the existing building as**
15 **approved by the Design Review Board. The cupola roof pitch, eave returns and details**
16 **shall match the existing sanctuary roof design. The cupola shingle roof shall match the**
17 **existing sanctuary roof. The single cupola shall be aligned and centered above the main**
18 **entrance of the multi-use building. Staff has determined that a one cupola/antenna**
19 **structure ten foot wide by ten foot wide is justified since it will be more aesthetically**
consistent with the type and style of the building, whereas multiple cupola/antenna
structures would offset the balance and symmetry of the building facades and would not
effectively camouflage or conceal the antennas.

20
21 13. All composition shingle roofing shall be architecturally laminated style with a minimum
weight of 280 lbs/square. *(PLNG)*

22
23 14. Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and
24 transformers), shall not extend above the building parapet and shall be screened from view on
25 all sides with materials architecturally compatible with the main structure. Screening details
26 shall be shown on the Building Plans and submitted for review and approval by the Planning
Division, prior to the issuance of Building Permits and installed prior to occupancy approval.
(PLNG)

- 1 15. Vents, gutters, downspouts, flashing, electrical conduits, doghouse protection cover, coaxial
2 cable tray etc., shall be painted to match the color of the adjacent surface, unless otherwise
3 approved by the Planning Division. *(PLNG)*

4 **LANDSCAPING**

- 5 16. **The applicant shall provide landscaping treatment to the north of the 20-foot by 20-foot**
6 **equipment enclosure along with and irrigation plan as approved by the Design Review**
7 **Board. Code section 18.205.100 (A) requires the applicant to incorporate “fencing,**
8 **landscaping, and other screening that are integrated and compatible with surrounding**
9 **improvements.” Section 18.205.100 (A) (2) further requires “screening and landscaping**
10 **to the maximum extent possible.” The proposed equipment enclosure would be located**
11 **to the northwest of the multi-use building. An 8 (eight) foot tall trex fence around the**
12 **lease area is proposed and is consistent with other building elements (perimeter fence)**
13 **and the equipment within the 20 foot x 20 foot lease area (with equipment enclosure) and**
14 **is consistent with Section 18.205.090(G) and the requirement that the facility be fully**
15 **screened with architecturally compatible materials and integrated into the design of the**
16 **primary structure on the site.**
- 17 17. **The northwest corner of the existing fence along the north property line, adjacent to**
18 **Euclid Avenue, is encroaching into the public right of way. A right of way agreement is**
19 **required prior to Building pre-final.**
- 20 18. All landscaping shall be installed prior to occupancy approval. Contact the Planning Division
21 at least two weeks prior to Occupancy, to request a site inspection of all exterior improvements
22 including buildings, driveways, parking lots, landscaping, irrigation, signs, lighting, walls,
23 fences, and trash enclosures. *(PLNG)*
- 24 19. Any vegetation damaged or destroyed by construction activities shall be replaced with like or
25 comparable plant materials, and if damage occurs off-site, the replacement plants shall be
26 approved by the property owner and the Planning Division, prior to occupancy approval.
27 *(PLNG)*
- 28 20. Submit a fence/wall plan showing the location, design, height, and construction details, for all
fencing and walls consistent with, and as a part of, the Grading, Improvement, Landscape, and
Building Plans, whichever comes first, and provide a timetable for installation. *(PLNG,*
ENGR)

BUILDING DEPARTMENT:

- 21 21. **During the Building Permit process, the Building Department will review the required**
22 **separation between the existing building and the equipment lease area.**

1
2 22. If generator is more than 50HP BAAQMD sign-off will be required prior to permit
3 issuance.

4 23. During the Building Permit process, the Building Department will review structural
5 calculations/details for new structure on the roof. Wind/seismic loading shall be
6 considered.

7 **TREE PRESERVATION**

8 24. All existing trees within the project boundaries shall be preserved.

9 25. Prior to demolition, site preparation, grading, or construction activity on a site with trees to be
10 preserved, the following measures from CMC §114-68, shall be required:

11 a. All trees to be preserved shall be clearly indicated on the Grading, Utility, Civil Site,
12 and Landscape Plans.

13 a. A temporary six foot fence shall be installed around the drip line of the trees, prior to
14 on-site activity such as grading and construction activities. Prior to grading or
15 construction, the City shall inspect and approve the placement of the fencing.

16 b. No grading, compaction, stockpiling, trenching, paving or change in ground elevation
17 shall be permitted within the drip line of any tree to be saved, until a report prepared by
18 a certified Arborist has been submitted to and approved by the City, providing specific
19 guidelines for each case.

20 c. No construction waste, either liquid or solid or other substance (oil, gasoline,
21 chemicals, or other harmful materials) shall be deposited, disposed of, or stored, within
22 the drip line or within an area near the tree, which could enter into the root system of
23 the tree.

24 d. Wires, signs, ropes, pulleys, etc., shall not be attached to any tree. *(PLNG, PARKS)*
25 **CMC**

26 **PARKING**

27 26. All parking spaces shall be striped; full-size spaces shall be 9 ft. by 19 ft; compact spaces shall
28 be 8 ft. by 16 ft. Wheel stops shall be provided, except when parking spaces abut a concrete
curb for a landscaped planter, then a two foot overhang is allowed. *(PLNG, ENGR) CMC*

29 27. Parking shall comply with CMC §122-843, "Off-Street Parking Facilities" including
motorcycle and bicycle parking spaces, drive aisle and parking space dimensions, turning
radii, back-out dimensions, driveway clearances, landscape median dimensions, and other
relevant information. *(ENGR, PLNG) CMC. The applicant is proposing to meet the Use
Permit requirements of 91 spaces, by adding 5 codes compliant parking stalls to the east
of the play yard along the north property line. The total parking to be provided on site is*

1 **92 spaces, therefore satisfying the Use Permit requirements. Based on the review of**
2 **parking, the proposal is consistent with the parking requirements, due to re-configuring**
3 **the two-way drive aisle and the addition of five new parking spaces.**

- 4 28. Handicapped parking spaces shall comply with Chapter 11 "Site Development Requirements
5 for Handicapped Accessibility" of Title 24 of the California Code of Regulations, and be
6 located as close as possible to the primary entrance. **(BLDG)**

7 **NOISE**

- 8 29. A site-specific Noise study shall be prepared prior to issuance of a Building Permit to identify
9 measures to meet the following criteria identified in the General Plan Noise Element:

- 10 a. Indoor noise levels not to exceed 45 dBA CNEL.
11 b. Private outdoor yard noise levels not to exceed 60 d_{BA} CNEL. **(PLNG)**

- 12 30. An Acoustical Engineer shall review the Building Plans and develop specific Sound
13 Transmission Class (STC) rating requirements to ensure interior noise levels meet the City
14 standard. The Building Official shall verify that Sound Transmission Class (STC) ratings for
15 residential windows and sound-rated wall construction comply with the interior noise limits,
16 prior to the issuance of Building Permits. **(PLNG, BLDG)**

- 17 31. Noise producing site preparation and construction activities shall be limited to the days and
18 hours as set forth below:

19 **Monday through Friday.....7:30 a.m. to 6:00 p.m.**

20 Construction on Saturdays may be allowed only upon prior approval by the Building,
21 Engineering, and Planning Divisions. No changes to these construction hours shall be allowed
22 without the prior written consent of the City. A contact person shall be available during all
23 construction activities in the evening and on weekends to respond to complaints and take
24 actions necessary to reduce noise. **(BLDG, ENGR, PLNG)**

- 25 32. **(For any residence in proximity to the Buchanan Airport and/or Mount Diablo Medical**
26 **Center Helipad)** An Acoustical Engineer shall submit a written statement to the Planning
27 Division that the buildings are designed to mitigate interior noise, consistent with the General
28 Plan Noise Element, prior to Occupancy. **(PLNG, BLDG)**

1 **CONSTRUCTION ACTIVITIES**

2
3 33. Contact Building Department to arrange for a Pre-Construction Meeting prior to issuance of
4 Building Permits, whichever comes first. **(BLDG)**

5 34. Implement a dust and construction noise control plan. Submit the plan to Building Department
6 for review and approval prior to issuance of the Building Permit. **(BLDG)**

7 35. Construction equipment shall not be serviced at the site at any time. During construction no
8 deliveries shall be made to the site and no delivery vehicles (including gasoline tanker trucks)
9 shall enter the site between 6:00 p.m. and 7:30 a.m. on weekdays, and between 5:00 p.m. and
10 8:00 a.m. on weekends and federal holidays. Delivery vehicles shall have their engines turned
11 off during unloading. **(BLDG, ENGR, PLNG)**

12 36. Employ the quietest construction equipment available, to muffle noise from construction
13 equipment and keep all mufflers in good working order in accordance with State law. **(BLDG,**
14 **ENGR, PLNG)**

15 37. Implement the following measures during construction:

16 a. Gather all construction debris on a regular basis and place them in a dumpster or other
17 container that is emptied or removed on a weekly basis. When appropriate, use tarps on
18 the ground to collect fallen debris or splatters that could contribute to storm water
19 pollution.

20 b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and
21 storm drains adjoining the project site. During wet weather, avoid driving vehicles off
22 paved areas.

23 c. Broom sweep the public street pavement adjoining the project site on a daily basis.
24 Caked-on mud or dirt shall be scraped from these areas before sweeping.

25 d. Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest
26 the downstream side of the site in order to preclude any debris or dirt from flowing into
27 the City storm drain system. Filter materials shall be maintained and/or replaced as
28 necessary to ensure effectiveness and to prevent street flooding. Dispose of filter
particles in an approved trash receptacle.

e. Create a contained and covered area on the site for the storage of bags, cement, paints,
flammable, oils, fertilizers, pesticides, or any other materials used on the site that have
the potential for being discharged to the storm drain system by being windblown or in
the event of a material spill.

f. Never clean items such as machinery, tools, and brushes or rinse containers in a street,
gutter, or storm drain.

g. Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash
water into street gutters or drains. **(ENGR, BLDG)**

- 1 38. No equipment shall be started or staging area be established on the streets or the site before or
2 after the specified hours of construction. (*ENGR, BLDG*)
- 3 39. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space
4 area, or street, and that any such material stored on an adjoining site shall be completely
5 removed and the site cleaned, prior to occupancy approval. (*ENGR, BLDG*)
- 6 40. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or
7 sleeping quarters on the construction site unless authorized for site security. (*ENGR, BLDG*)
- 8 41. There shall be no parking of construction equipment or construction worker's vehicles on
9 residential streets at any time; all vehicles shall be maintained on-site. (*ENGR, BLDG*)
- 10 42. Portable toilets used during construction shall be kept as far as possible from adjacent
11 properties and shall be emptied on a regular basis as necessary to prevent odor. (*ENGR,
12 BLDG*)
- 13 43. Identify truck routes for the import or export of cut/fill material and/or construction debris for
14 review and approval by the City Engineer prior to the issuance of permits. Repair any damage
15 to City streets (private and public) caused by activity associated with this project. (*ENGR*)
- 16 44. In the event of the encounter of subsurface materials suspected to be of an archaeological or
17 paleontological nature, all grading and/or excavation shall cease, the find shall be left
18 untouched, and the City Planning Division shall be immediately notified. The County Coroner
19 and the Native American Heritage Commission shall also be notified and the procedures
20 required in CEQA §15064.5 shall be followed. This requirement shall be noted on the Grading
21 and Building Plans, prior to issuance of permits. (*PLNG, ENGR, BLDG*)
- 22 45. In the above event, retain a qualified professional archaeologist certified by the Register of
23 Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to
24 evaluate and make recommendations as to disposition, mitigation and/or salvage. The
25 recommendation shall be implemented before work may proceed. The applicant shall be
26 responsible for all costs associated with the professional investigation and implementation.
27 (*PLNG, ENGR, BLDG*)
- 28 46. Obtain an Encroachment Permit from the City prior to performing any work within the public
right-of-way or public easements. (*ENGR) CMC*

1 **UTILITIES**

- 2 47. Permittee shall restrict all access to the rooftop and keep all access points (such as
3 ladders and hatches) securely locked at all times except when active maintenance is
4 performed on the rooftop. *(PLNG)*
- 5 48. Permittee shall provide onsite contact information for Verizon's Network Operations
6 Center, directing civilians to contact the NOC before accessing the roof. Once the NOC
7 has been notified, Verizon will comply with all federal and state RF safety regulations to
8 protect members of the general population when accessing the rooftop. *(PLNG)*
- 9 49. Permittee shall install and at all times maintain in good condition an "RF Caution" and
10 "Network Operations Center Information" sign at the access point(s) to the rooftop.
11 Permittee shall install the signs required under this condition so that a person may
12 clearly see and understand the sign before he or she accesses the rooftop. *(PLNG)*
- 13 50. Permittee shall install and at all times maintain in good condition an "RF Caution" sign
14 on the access point to the cupola. Permittee shall install the sign required under this
15 condition so that a person may clearly see and understand the sign as he or she
16 approaches the cupola from the rooftop. *(PLNG)*
- 17 51. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI
18 C95.2 for color, symbol, and content conventions. All such signage shall at all times
19 provide a working local or toll-free telephone number to its network operations center,
20 and such telephone number shall be able to reach a live person who can exert transmitter
21 power down control over this site as required by the FCC. *(PLNG)*
- 22 52. New electrical transformers shall be placed underground or screened from view. *(PLNG,*
23 *ENGR)* Pursuant to 10.205.090 G 1 (d), ancillary equipment, equipment cabinets, back-
24 up generators, and other equipment shall be installed within an enclosure located
25 adjacent to, integrated into the design of the primary structure on the site to provide
26 camouflage and concealment. Verizon is locating all ancillary equipment behind a 20
27 foot by 20 foot, eight foot tall trex fence enclosure. The equipment is not visible and
28 integrated with the design of the overall architecture and site.
53. No above ground utility facilities/structures shall be located between the face of curb and back
of sidewalk in the public right-of-way. *(ENGR)* Verizon is proposing all utilities from the
street below ground through utility easements so that no new utility is visible from the
street or site, and is camouflaged and concealed on the site.

- 1 54. All new utilities shall be constructed underground prior occupancy approval. *(ENGR)* As
2 referenced above, all new incoming utilities from the street are proposed below ground
3 so as to be camouflaged and concealed from view and surrounding properties.
- 4 55. Coordinate all facility adjustments, relocations, or additions to utility services with the
5 appropriate utility companies. *(ENGR)*
- 6 56. Utility areas, electrical and gas meters shall be architecturally screened from view. *(PLNG)*
- 7 57. The location of all outdoor, above-ground and/or at-grade pad mounted transformers, utility
8 equipment, electrical and gas meters, vaults, irrigation control boxes, back flow prevention
9 devices shall be camouflaged and concealed, and the like shall be subject to approval by
10 Planning and Engineering Services prior to the issuance of the Grading or Building Permit,
11 whichever comes first. All such equipment shall be screened from view either architecturally
12 or with landscaping and painted forest green or other approved color as approved by the
13 Planning Division. Any changes to the approved Utility Plans, including location or screening
14 details shall be reviewed and approved by the Planning Division. *(PLNG, ENGR)*
- 15 58. Provide cable companies a set of approved site diagrams in electronic format showing the joint
16 trench layout for dry utilities for cable service to be provided to the site. *(ENGR)*

17 DRAINAGE/STORMWATER C.3 REQUIREMENTS

- 18 59. Include erosion control/storm water quality measures on the final Grading Plan that
19 specifically address measures to prevent soil, dirt, and debris from entering the storm drain
20 system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags,
21 and siltation fences and are subject to review and approval of the City Engineer and Director
22 of Building Inspection. If no Grading Plan is required, necessary erosion control/storm water
23 quality measures shall be shown on the Site Plan submitted for an on-site permit, subject to
24 review and approval of the Director of Building Inspection. The applicant shall be responsible
25 for ensuring that the contractor is aware of and implements such measures. *(ENGR, BLDG)*
- 26 60. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation
27 of litter and debris on the site. Corners and hard to reach areas shall be swept manually. If
28 sidewalks and/or the parking lot are pressure washed, debris must be trapped and collected to
prevent entry into the storm drain system. No cleaning agent may be discharged into the storm
drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged
to the sanitary sewer, subject to the approval of the Central Contra Costa Sanitary District).
(ENGR)

1
2 61. Ensure that the area surrounding the project such as the streets stay free and clear of
3 construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way
4 related to project construction. Areas that are exposed for extended periods shall be watered
5 regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular
6 basis. All trucks shall be covered. (*ENGR*)

7 62. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to
8 October 15 and once in January. Additional cleaning may be required if found necessary by
9 the City Engineer/Director of Building Inspection. (*ENGR, BLDG*)

10 **SOLID WASTE/RECYCLING**

11 63. Comply with CMC Chapter 82, Solid Waste, Article V, Construction and Demolition (C&D)
12 Waste Recycling, Sections 82-114 through 82-126, as applicable. (*BLDG*)

13 64. Design and implement City approved Source Reduction/Recycling Plan and demonstrate that
14 interior and exterior refuse enclosures have been sufficiently designed and located for the
15 storage and pick up of recyclable materials in accordance with CMC Section 82-83, Source
16 Reduction and Recycling, prior to issuance of a Building Permit. (*PW*)

17 65. Trash bins and refuse shall be stored within approved trash enclosure and the doors shall be
18 closed at all times except when the bins are being emptied. (*NS*)

19 66. Comply with the provisions of the CMC, Central Contra Costa Sanitary District and the
20 disposal service regarding enclosure design, access requirements, and the number of required
21 individual refuse receptacles based upon waste pickup schedules. Trash enclosures shall
22 incorporate the following features:

- 23 a. A concrete pad to prevent damage to asphalt paving.
- 24 b. A roof and sanitary sewer cleanout, designed to prevent rainwater from penetrating the
25 interior of the enclosure and preclude trash from being blown outside of the bins.
- 26 c. The cleanout shall connect to a sanitary sewer to prevent contaminated water from
27 entering the storm drain system.
- 28 d. If any cleaning agent or degreaser is used, wash water must be collected and
discharged to the sanitary sewer, subject to the approval of the Central Contra Costa
Sanitary District. (*CCCSD, ENGR*)

67. Trash enclosures shall incorporate the same architectural treatment, and use the same exterior
materials and colors as the main building and shall comply with the Community Design
Guidelines, including the following:

- a. A roof or trellis.

- b. Masonry, steel or heavy timber walls.
- c. An interior, poured-in-place curb to prevent damage to the screen walls.
- d. Doors with external hinges to prevent damage from the receptacle.
- e. Doors of solid metal or with a metal frame with self-closing latch.
- f. The height of the enclosure walls and door shall be the same height or higher than the bins within the enclosure. *(PLNG)*

AGREEMENTS, FEES, BONDS

68. All fees noted below are the fees currently in effect as of July 1, 2010 per the Resolution of Fees and Charges. The fees and charges are reviewed annually as part of the budget public hearing process. Fee adjustments are based on a number of factors and vary depending on the type of fee:

Service-based fees are adjusted annually based on the San Francisco-San Jose-Oakland Area Consumer Price Index;

Improvement based fees (also called impact fees) are adjusted annually based on Engineering News Record Construction Cost Index (San Francisco Bay Area); and the

Parkland Fee is adjusted per Section 78-95 of the Concord Municipal Code.

The fees become effective as of the date set forth in Exhibit A of Resolution No. 78-6042, Fees and Charges for Various Municipal Services, as most recently amended and approved by the City Council. Persons interested in how a particular fee is calculated should contact the City Department administering the fee or the Finance Department. **(ENGR)**

69. Provide a *(\$1,000 or other)* cash deposit to the Planning Division to cover Condition Compliance and Mitigation Monitoring costs, at the time of submittal of plans and documents to Engineering Services or the Building Division for plan check. Planning staff's time will be charged to this deposit for work performed to implement the Conditions of Approval, from the time of project approval to occupancy approval. Mitigation Monitoring costs will be charged at cost over the life of the project mitigation requirements. The deposit will be placed in a refundable account and any unused funds will be returned upon completion. If the initial deposit is insufficient to cover actual costs, an additional deposit will be required. *(PLNG)*
70. Pay a Document Imaging fee to reimburse the City for implementation of the Document Imaging and File Retention programs, prior to issuance of Grading or Building Permits. *(PLNG)*

1 **OTHER/MISCELLANEOUS**

2
3 71. Comply with the requirements of the Contra Costa County Health Department for the
4 abandonment of existing septic tanks or wells. *(ENGR) CMC*

5 72. Comply with the requirements of the Contra Costa Fire Protection District. Submit complete
6 sets of plans and specifications to the Fire District for review and approval at:

7 Contra Costa County Fire Protection District
8 2010 Geary Road
9 Pleasant Hill, CA 94523

10 Plan review fees are assessed at that time. The City is not responsible for the collection of fees
11 or enforcement of requirements imposed by the Fire District. *(CCCFIRE)*

12 73. The applicant shall defend, indemnify and hold harmless the City, its agents, officials, and
13 employees from any claim, action or proceeding brought by a third party to set aside, annul,
14 attack or otherwise void the permit. *(PLNG)*

15 74. The permit and approval shall expire in *one* year from the date on which they became effective
16 unless construction permits are obtained and work has begun. The effective date of the permit
17 and approval is *October 19, 2015*. *(PLNG)*

18 75. A request for a time extension from the expiration date of *October 19, 2016* can be considered
19 if an application with required fee is filed at least 45 days before the original expiration date,
20 otherwise a new application is required. A public hearing will be required for all extension
21 applications, except those involving only Design Review. Extensions are not automatically
22 approved. Changes in conditions, City policies, surrounding neighborhood, and other factors
23 permitted to be considered under the law, may require, or permit denial. *(PLNG)*
24
25
26
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**PROJECT SUPPORT STATEMENT
VERIZON WIRELESS**

EXHIBIT B
RECEIVED
SEP 23 2015
PLANNING

SITE NAME: CONCORD BLVD

LOCATION: 3425 Concord Blvd, Concord, CA 94519

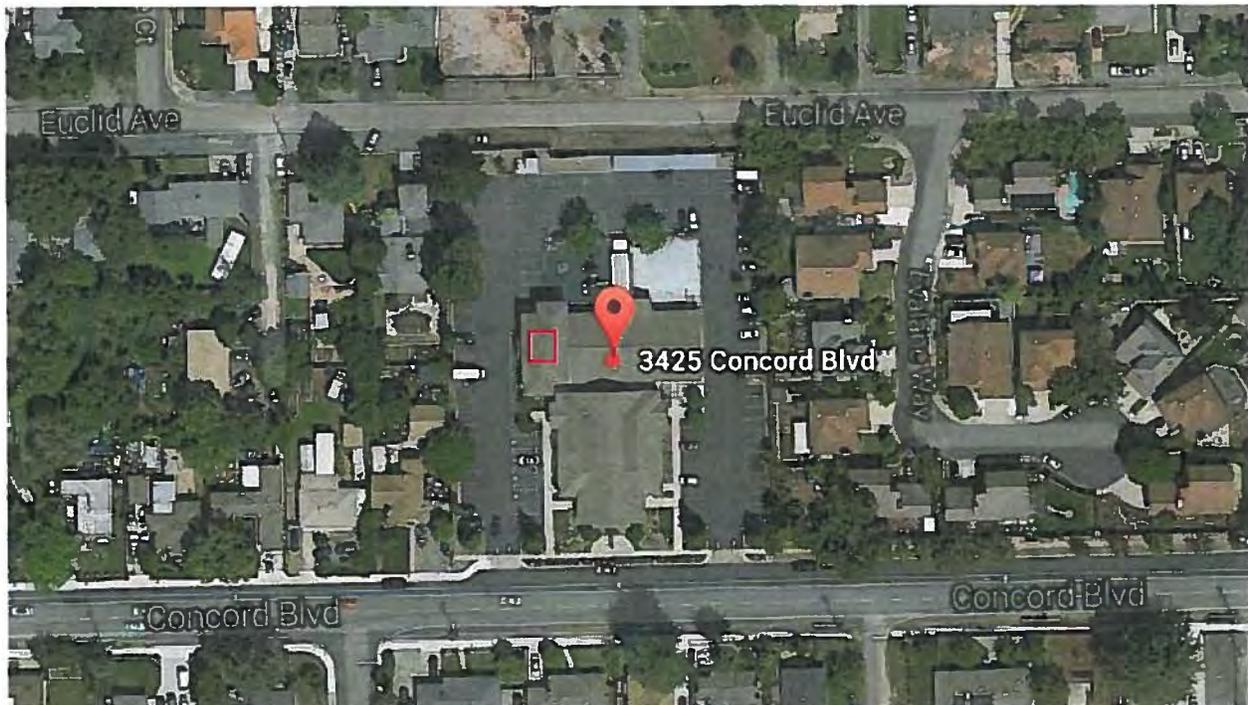
APN: 113-091-035

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers in the City of Concord. Verizon maintains a strong customer base in Concord and strives to improve coverage for both existing and potential customers. The proposed facility is needed to improve signal strength in the area and bring improved wireless communication coverage to central Concord, along Concord Boulevard. This project will expand Verizon's existing network and improve call quality, signal strength, and wireless connection services in Concord. The improved wireless service will benefit residents, local businesses, public services, and roadway safety throughout the region.

Location/Design

Verizon Wireless proposes a new roof-mounted wireless communications facility on the property located at 3425 Concord Blvd, in Concord. Additionally, Verizon proposes an amendment to the underlying use permit at the site to add a cupola to the roof. The property is located in the Single Family Residential zone (RS-7.5) and is the site of Calvary Apostolic Church. The surrounding area is similarly zoned (RS-7.5), with residential and commercial uses on the neighboring parcels. The use permit amendment will allow the addition of an RF transparent cupola to the existing roof, in which Verizon will install nine panel antennas. The cupola will add 11.2' of height to the church roof, and has been designed to complement the structure.



Project Description

The proposed facility consists of nine (9) Verizon Wireless panel antennas and associated equipment, to be mounted on the roof of Calvary Apostolic Church inside a 10' x 10' RF transparent cupola. A 20' x 40' ground lease area behind the church will have a 6' redwood fence at the perimeter and will house all equipment for the antennas, including a pre-fabricated equipment shelter, underground power and telco utilities, a standby diesel generator, and a coaxial cable ice bridge. A vertical cable tray on the outside of the church will conceal coaxial cables running to the roof-mounted antennas and will be painted to match the existing building. The diesel generator will be installed on a new concrete pad, and the proposed facility will not require grading. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week. Additionally, Verizon will repurpose open space in the rear of the parcel to add six (6) new 9' x 19' parking spaces for church use.

Public Benefits of Improved Wireless Service

Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of everyday life, such as safety, recreation, and commerce. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this application. Additionally, this site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Aesthetic Impacts

Verizon Wireless has carefully chosen a location for a new facility that will result in minimal visual impact to the residents of Concord. The facility will be mounted on the roof of an existing church, inside a 10' x 10' RF transparent cupola. The cupola will add 11.2' of height to the roof, and will be textured and painted to match the existing structure. The antennas will be installed at a 31' centerline. Additional Verizon equipment will be stored in a proposed 20' x 40' lease area on the ground behind the church, near the north end of the parcel. A 6' tall redwood fence will surround the ground lease area, concealing the equipment shelter and generator from view. The equipment shelter will be textured and painted to match the existing church, and a pitched roof will be added to match the church's roof. Verizon designed the facility to minimize visibility from public view by using a roof-mounted design and locating the antennas within a matching cupola. Support cables will be installed underground and run along the back wall of the church building inside a vertical cable tray.

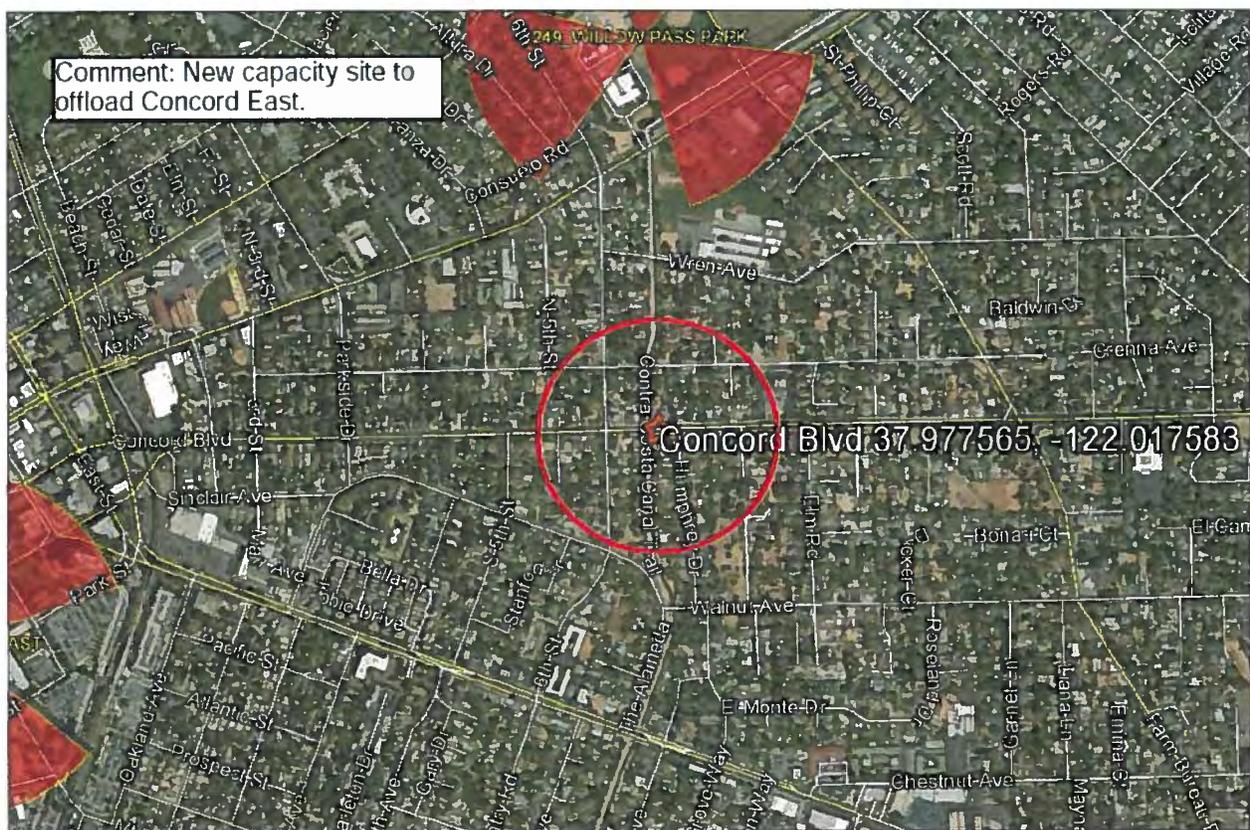
Site Selection Process

The selection of a location for a wireless telecommunications facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

Project Support Statement – Verizon Wireless ‘Concord Blvd’

The proposed coverage area consists of residential and public uses in Concord. Verizon strives to minimize visual and acoustic impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process. The proposed location best serves the interest of the City of Concord and the local community because it is the least intrusive means available to improve service to the area. The process that Verizon implements to identify the least intrusive location is outlined below.

In March 2014, Verizon Wireless determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. Verizon begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height.



The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 31' represents the required height of the antennas to produce the desired coverage. After evaluating the City's zoning regulations, the next step is to identify any existing towers and within the search ring that could allow for collocation. In this case, Verizon determined that there are no existing towers within the search area which can meet its coverage needs.

Verizon searched for potential alternative sites prior to selecting the presently proposed location. However, the section of Concord within the search ring is zoned for Single Family Residential

Project Support Statement - Verizon Wireless 'Concord Blvd'

event of a power outage, Verizon Wireless communications equipment will first transition to the back-up batteries. The batteries can run the site for a few hours depending on the demand placed on the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. Back-up batteries and generators allow Verizon Wireless's communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, the security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number. The lease area will be surrounded by a 6' redwood fence for additional security.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Lighting

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of Verizon Wireless's FCC license. An RF report prepared by Hammett & Edison, Inc. verifying compliance with FCC guidelines is included with this submittal.

Statement Regarding Future Collocation

The proposed facility is a collocation on an existing structure and therefore has not been designed in a manner that will structurally accommodate additional antennas and/or future collocation.

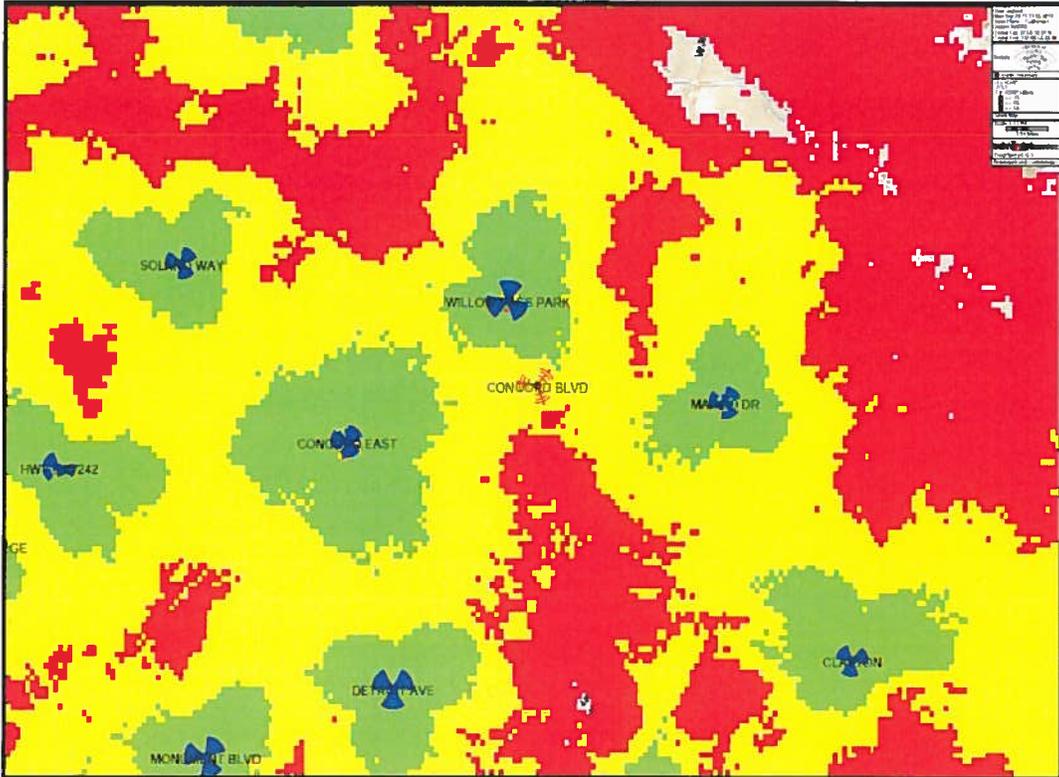
Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

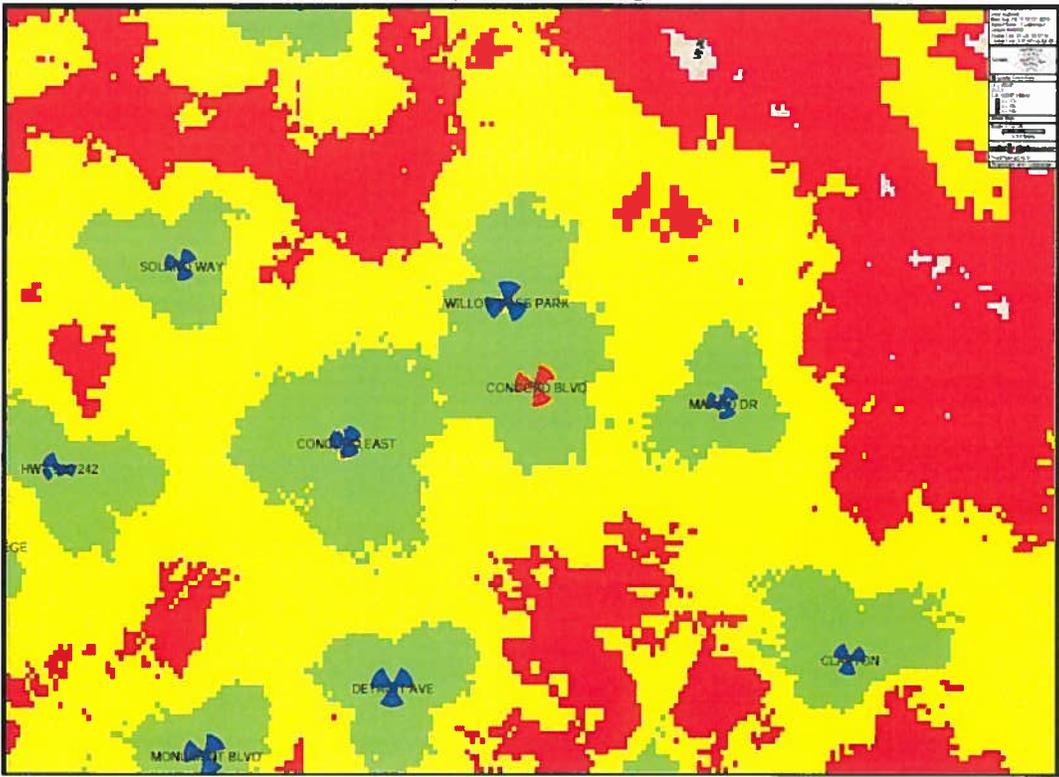
Project Support Statement - Verizon Wireless 'Concord Blvd'

Coverage Area

Existing Coverage



Proposed Coverage

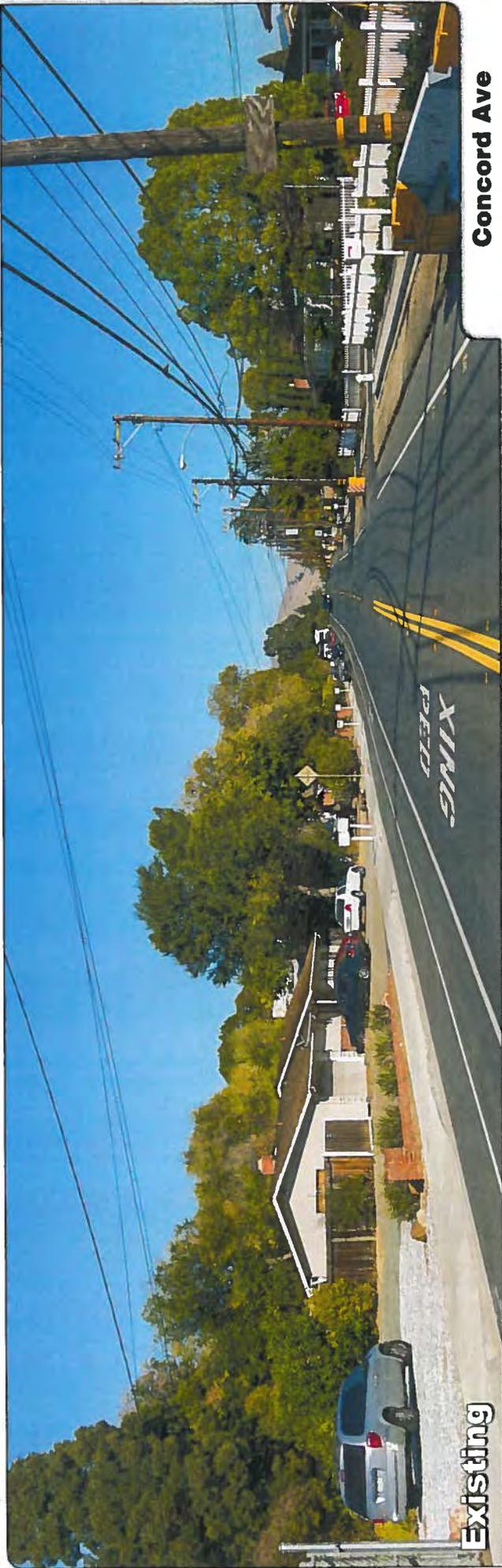


Concord Ave
3425 Concord Blvd
Concord CA 94519



Aerial photograph showing the viewpoints for the photosimulations.



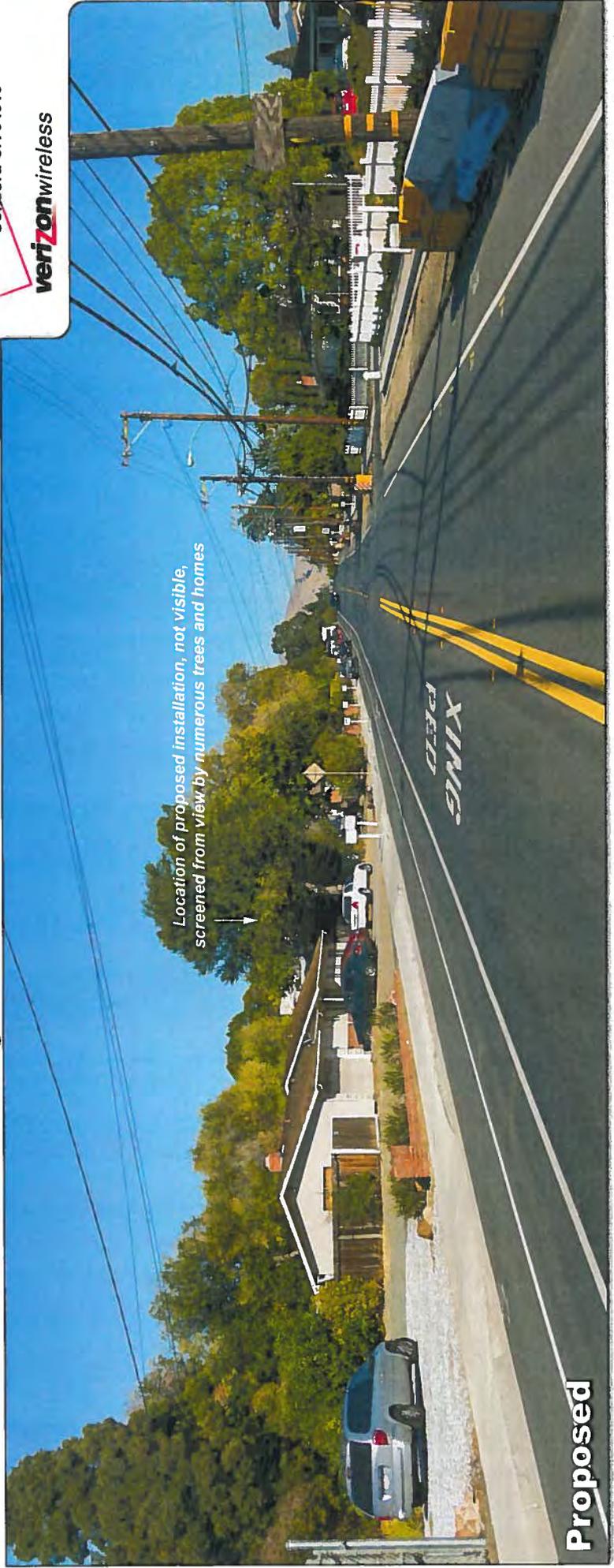


Existing

Concord Ave
 3425 Concord Blvd
 Concord CA 94519



Photosimulation of the view traveling eastbound on Concord Blvd approaching the church.



Location of proposed installation, not visible, screened from view by numerous trees and homes

Proposed

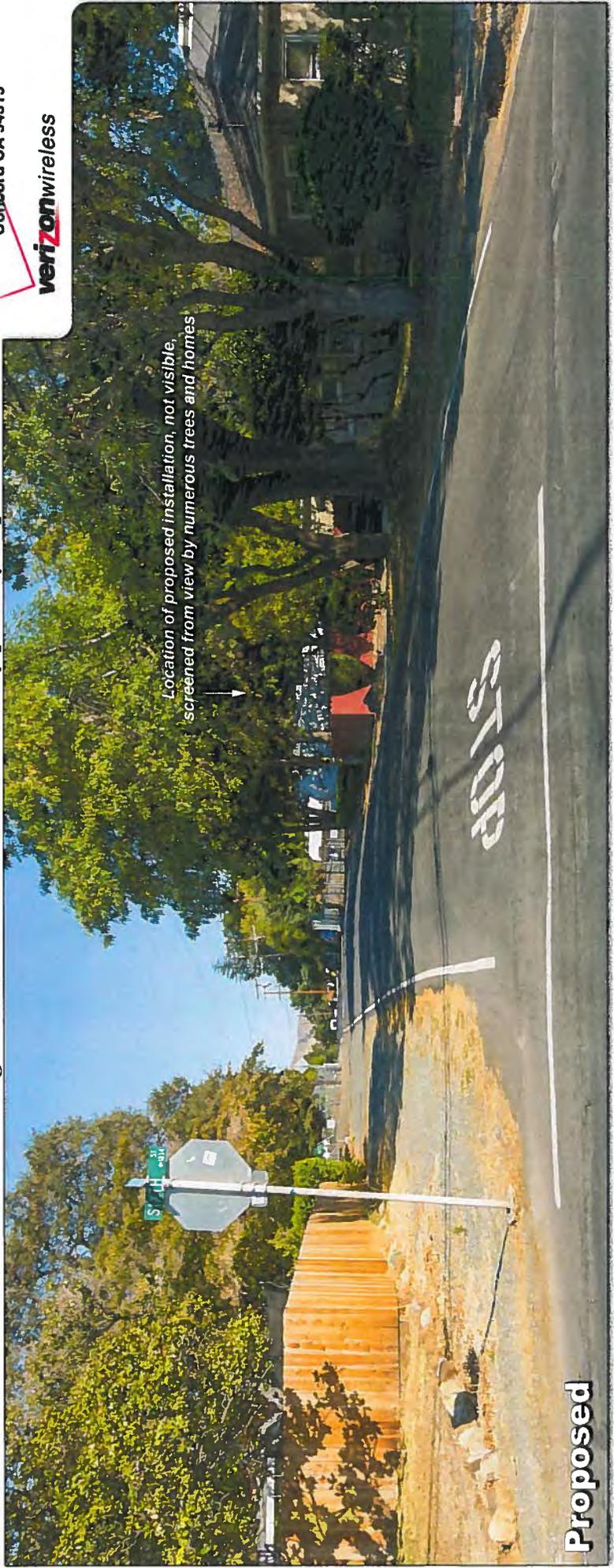


Existing

Photosimulation of the view looking east from Sixth Street, 1000 ft away per City requirement.

Concord Ave

3425 Concord Blvd
Concord CA 94519



*Location of proposed installation, not visible,
screened from view by numerous trees and homes*

Proposed

Existing

Photosimulation of the view looking west along Concord Blvd, 1000 ft away per City requirement.

Concord Ave

3425 Concord Blvd
Concord CA 94519



*Location of proposed installation, not visible,
screened from view by numerous trees and homes*

Proposed

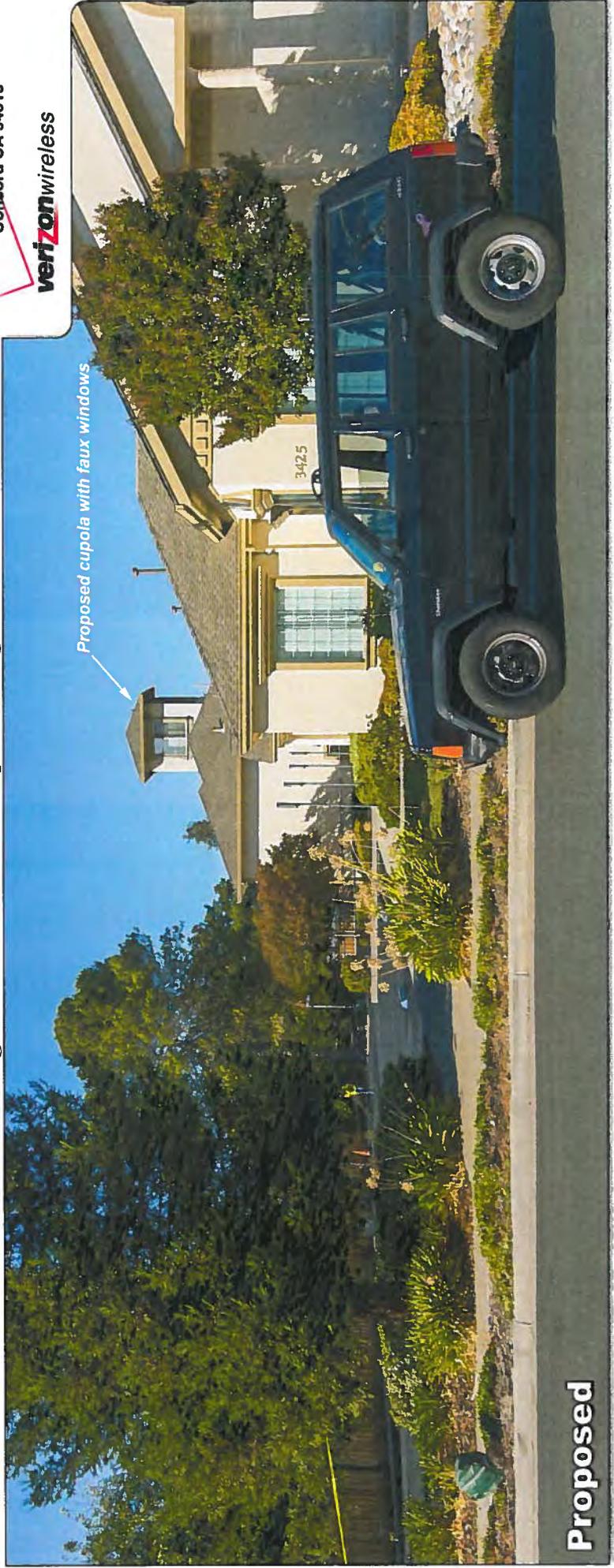


Existing

Concord Ave
 3425 Concord Blvd
 Concord CA 94519



Photosimulation of the view looking north from the nearest point along Concord Blvd.



Proposed



Existing

Concord Ave

3425 Concord Blvd
Concord CA 94519



Photosimulation of the view looking south from the back corner of the parking lot.



Proposed cupola with faux windows

*Proposed 20 x 20 equipment area
with 8 ft tall trex fence*

Proposed

Environmental Noise Analysis

Concord Boulevard Cellular Facility

Concord, California

BAC Job # 2014-260

RECEIVED

SEP 23 2015

PLANNING

Prepared For:

Complete Wireless Consulting

Attn: Ms. Kim Le
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

June 29, 2015



Introduction

The Concord Boulevard Verizon Wireless Unmanned Telecommunications Facility Project (project) proposes the installation of a cellular equipment cabinets and an emergency diesel standby generator inside a fenced area located on the grounds of the Calvary Apostolic Church located at 3425 Concord Boulevard, Concord, California. The equipment cabinets and the emergency diesel standby generator have been identified as primary noise sources associated with the project. Please see Figure 1 for the general site location. The studied site design is dated May 29, 2015.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following addresses daily noise production and exposure associated with operation of the project emergency generator and equipment cabinets.

Please refer to Appendix A for definitions of acoustical terminology used in this report.

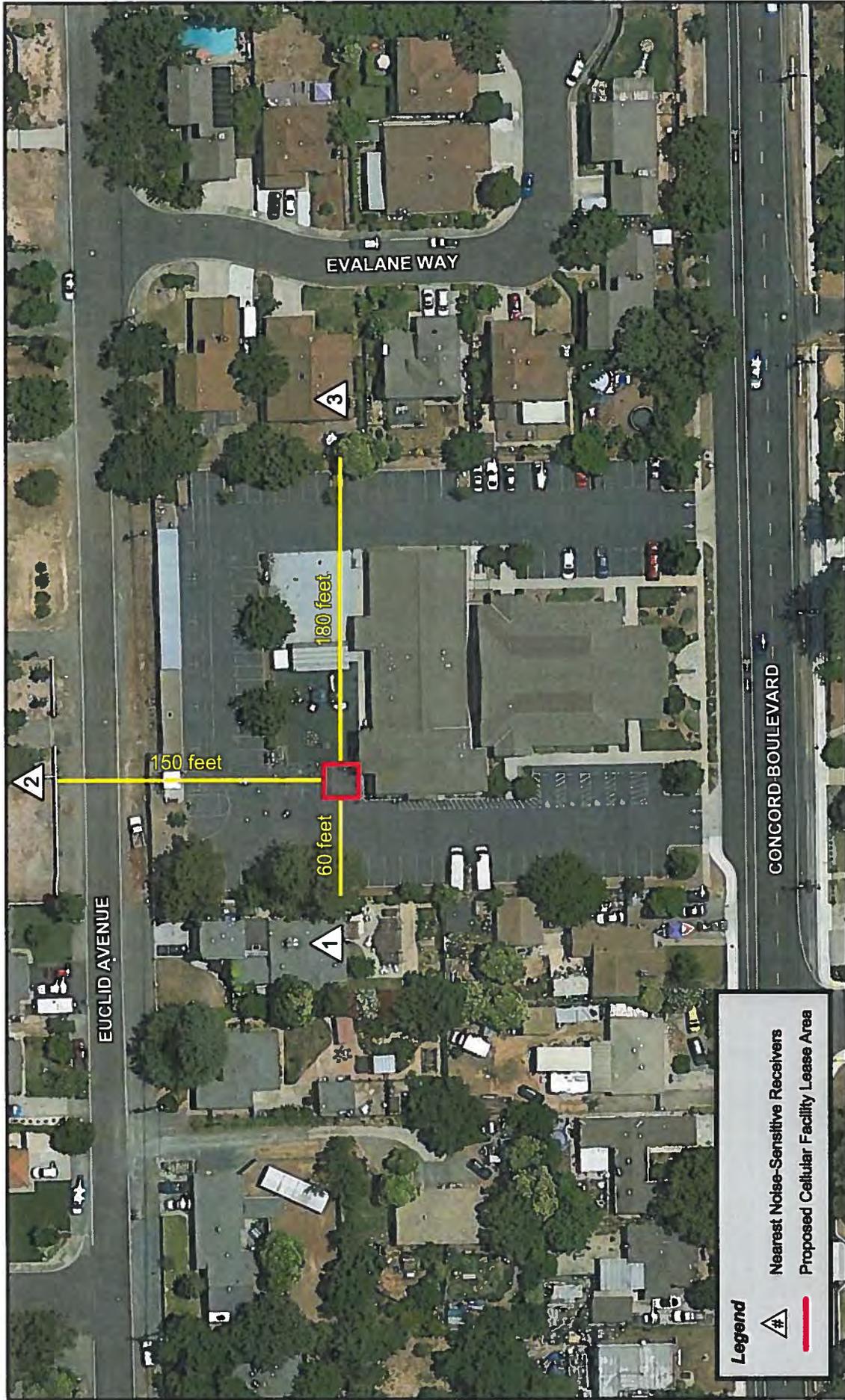
Criteria for Acceptable Noise Exposure

City of Concord 2030 General Plan

The Safety and Noise Element of the City of Concord 2030 General Plan (Chapter 7) provides regulations regarding noise exposure relevant to the proposed project. The noise level standards applicable to this project are presented below in Table 1.

Table 1 Land Use Compatibility for Community Noise Environments – Residential Land Uses City of Concord General Plan	
Category	Noise Level
Normally Acceptable	Less than 60 dBA, L _{dn}
Conditionally Acceptable	60-70 dBA, L _{dn}
Normally Unacceptable	70-75 dBA, L _{dn}
Clearly Unacceptable	Above 75 dBA, L _{dn}
Source: Figure 7-8 of the City of Concord General Plan	

Figure 1
 Proposed Cellular Facility Lease Area and Nearest Noise-Sensitive Receivers
 Concord Boulevard Cellular Facility - Concord, California



Legend

-  Nearest Noise-Sensitive Receivers
-  Proposed Cellular Facility Lease Area



Predicted Facility Noise Levels at Nearby Sensitive Receptors

As indicated in Figure 1, the project equipment maintain a separation of 60-180 feet from the property line of the nearest noise-sensitive land uses, single-family residences. The single-family residences are identified as receivers 1-3 on Figure 1. To predict cellular facility noise emissions relative to the Noise Element 60 dB L_{dn} exterior noise standard at those nearest residences, the number of hours per day the equipment would be in operation must be known. For the purpose of this analysis, the equipment cabinets were conservatively assumed to be operating continuously for 24 hours. The proposed generator was conservatively assumed to be operating continuously for a one-hour period during daytime hours for routine maintenance.

Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the closest receivers was calculated and the results of those calculations are presented in Table 3.

Nearest Receiver ¹	Distance from Cellular Equipment (feet)	Predicted Exterior Noise Levels, L_{dn} (dBA)		
		Cabinets ²	Generator ^{3,4}	Combined
1	60	52	55	57
2	150	44	47	49
3	180	42	45	47

Notes:

1. Receiver locations can be seen in Figure 1.
2. Equipment cabinet L_{dn} was calculated by conservatively assuming 24 continuous hours of operation.
3. Generator L_{dn} was calculated by conservatively assuming 1 hour of continuous operation (testing and maintenance) during daytime hours.
4. Noise level from generator equipped with Standard Enclosure were utilized for this analysis (77 dB at 23 feet).

The Table 3 analysis results indicate the combined project L_{dn} values of 47-57 dB L_{dn} would satisfy the City's 60 dB L_{dn} noise level standard. As a result, no additional noise mitigation measures would be warranted for these aspects of the project.

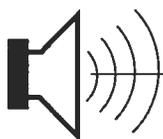
Conclusions

Based on the equipment noise level data and analyses presented above, project-related equipment noise exposure is expected to satisfy the applicable City of Concord noise exposure limits at the closest residential receivers. As a result, no additional noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed Concord Boulevard Cellular Facility in Concord, California. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions or requests for additional information.

Appendix A Acoustical Terminology

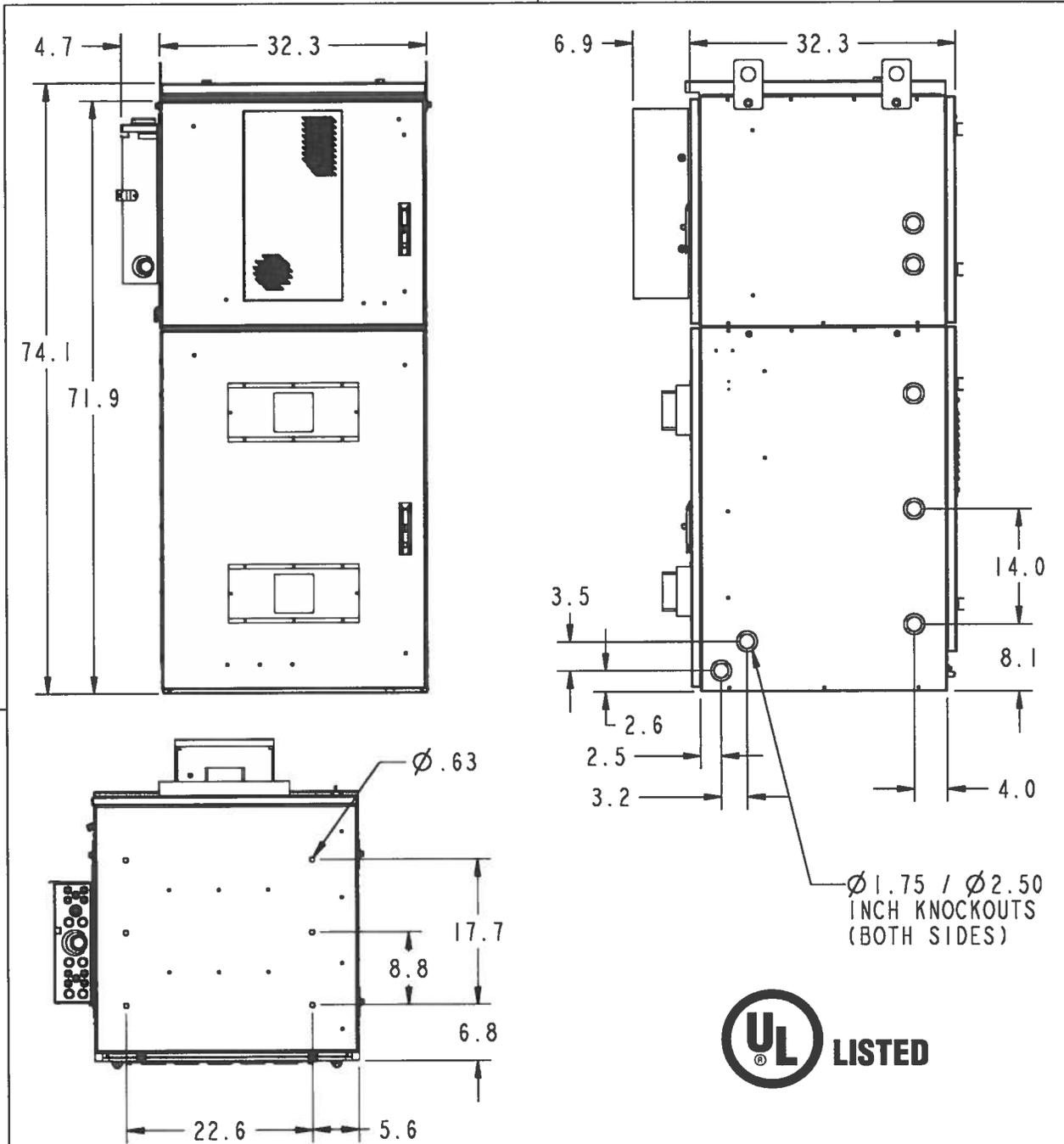
Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
L_{eq}	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



BOLLARD

Acoustical Consultants

Appendix B-1



WEIGHT WITH BATTERIES:
2296 LBS.

NorthStar NSB-170FT batteries
at 128 lbs each, Qty 12

WEIGHT WITHOUT BATTERIES:
760 LBS.

MAX NOISE LEVEL:
55-60dB

CHARLES PART #
CUBE-SS4C215XC1



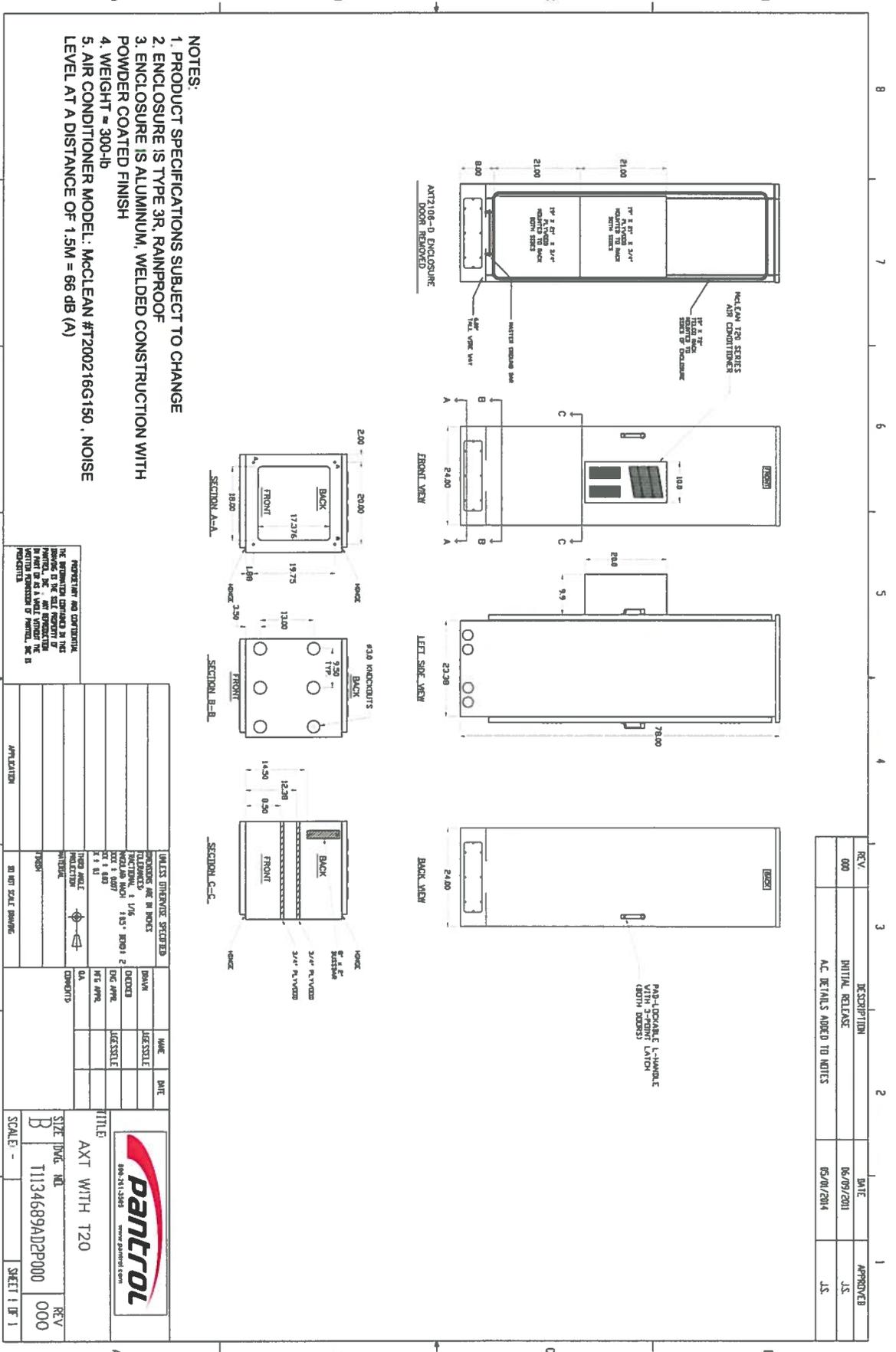
Charles Industries Ltd.
Telecommunications Group
Charles Center, 5000 Apple Drive
Boling Meaders, IL 60008
Telephone: 647-808-6300

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REPRODUCED, COPIED OR USED IN ANY MANNER DETRIMENTAL TO THEIR INTERESTS.



Verizon Wireless
Large Site Support Enclosure

Appendix B-2



- NOTES:
1. PRODUCT SPECIFICATIONS SUBJECT TO CHANGE
 2. ENCLOSURE IS TYPE 3R, RAINPROOF
 3. ENCLOSURE IS ALUMINUM, WELDED CONSTRUCTION WITH POWDER COATED FINISH
 4. WEIGHT = 300-lb
 5. AIR CONDITIONER MODEL: McCLEAN #T200216G150. NOISE LEVEL AT A DISTANCE OF 1.5M = 66 dB (A)

REVISIONS AND COMMENTS
 THE NUMBER OF REVISIONS IS INDICATED BY THE NUMBER IN THE CIRCLE TO THE LEFT OF THE REVISION LINE. THE REVISION LINE IS TO BE DRAWN BY THE REVISIONER. THE REVISION LINE IS TO BE DRAWN BY THE REVISIONER.

REV	DATE	DESCRIPTION	BY	CHKD
000 <td>06/09/2011 <td>INITIAL RELEASE</td> <td>J.S.</td> <td></td> </td>	06/09/2011 <td>INITIAL RELEASE</td> <td>J.S.</td> <td></td>	INITIAL RELEASE	J.S.	
	05/01/2014	A.C. DETAILS ADDED TO NOTES	J.S.	

UNLESS OTHERWISE SPECIFIED	BRN	WME	DATE
FINISH	DECIDED	LET'S TALK	
WELDING	DECIDED	LET'S TALK	
DRILLING	DECIDED	LET'S TALK	
PAINTING	DECIDED	LET'S TALK	
ASSEMBLY	DECIDED	LET'S TALK	
TESTING	DECIDED	LET'S TALK	
PACKAGING	DECIDED	LET'S TALK	
SHIPMENT	DECIDED	LET'S TALK	
INSTALLATION	DECIDED	LET'S TALK	
OPERATION	DECIDED	LET'S TALK	
MAINTENANCE	DECIDED	LET'S TALK	
REPAIR	DECIDED	LET'S TALK	
REPLACEMENT	DECIDED	LET'S TALK	
DISPOSAL	DECIDED	LET'S TALK	

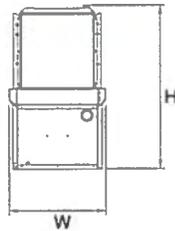
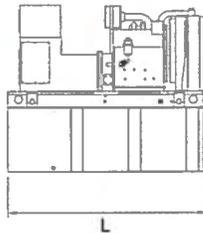
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SIZE	1/8" = 1'-0"
SCALE	1/8" = 1'-0"
REV	000
DATE	06/09/2011
BY	J.S.
CHKD	
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BY	
CHKD	
DATE	
BY	
CHKD	
DATE	



Appendix C

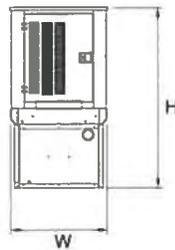
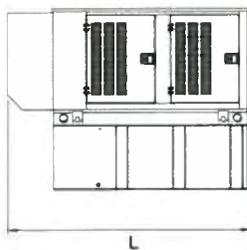
SD030

dimensions, weights and sound levels



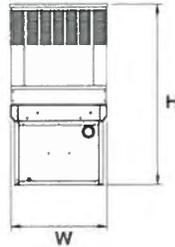
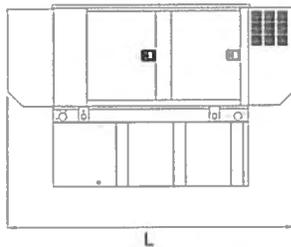
OPEN SET

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	



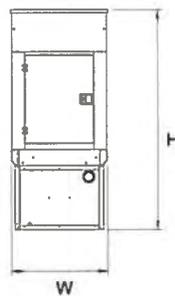
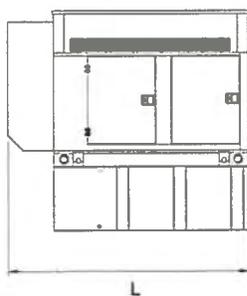
STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	



LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	113	38	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	



LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	62	2520	68
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

Tank Options

- | | |
|---|------|
| <input type="radio"/> MDEQ | OPT |
| <input type="radio"/> Florida DERM/DEP | OPT |
| <input type="radio"/> Chicago Fire Code | OPT |
| <input type="radio"/> IFC Certification | CALL |
| <input type="radio"/> ULC | CALL |

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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Verizon Wireless Cell Site Necessity Case – Concord Blvd

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PLANNING

Prepared by Verizon Wireless
RF Engineering



Introduction:

There are two main drivers that prompt the creation of a cell site project, coverage and/or capacity. Most sites provide a mixture of both, but increasingly some sites are pure capacity.

Coverage is the need for expanded service often requested by our customers or emergency services personnel. While this initially meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas.

Capacity is the need for more bandwidth of service. In the simplest form this means a cell site can handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met the user experience within the coverage area of that cell quickly starts to degrade during the busier hours of use.



Coverage is best shown in coverage maps. We use tools that take into account terrain, vegetation, building types, and cell site specifics to show predictions of the existing coverage and what we expect to see with a given cell site. The prediction models make some assumptions such as that the antennas are above the nearby ground clutter (Buildings and vegetation). Once the antennas fall below the ground clutter the models become inaccurate and cannot tell that specific trees or buildings are blocking the RF signal. Due to this, modeling of tower height requirements is frequently not accurate and misleading.



Capacity is best shown in graphs of usage growth and projected exhaustion. We utilize sophisticated programs to model current usage growth and project it into the future to determine when additional capacity will be required. The algorithms that predict capacity growth output numbers that are not easily explained. Since it takes 2-3 years on average to complete a cell site project, we have to be looking about 3 years into the future to meet future customer demand.

While data capacity may not seem urgent, beginning in 2014 voice traffic will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls including 911 calls.



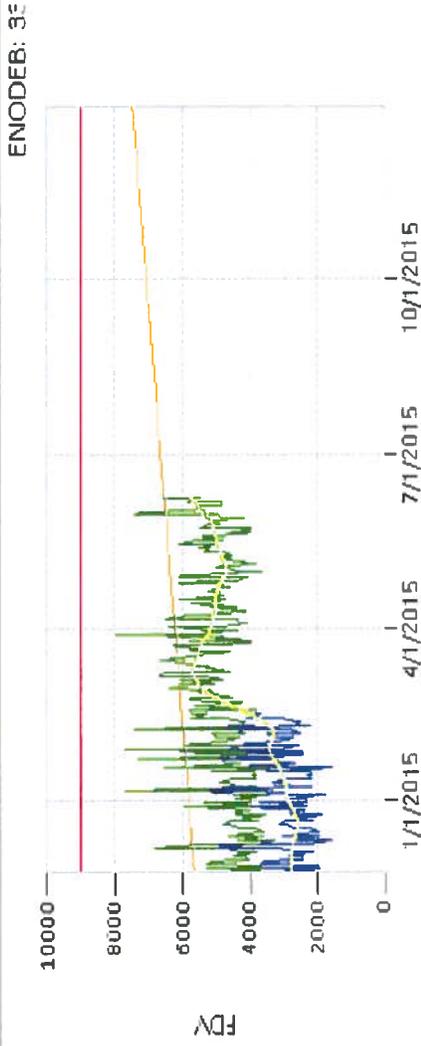
“Why do you need a site here??”

A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter and a small cell being one that is at or below the ground clutter.

Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.



Need Case for: Concord Blvd



Summary: The existing Neighbor site Concord East will soon be Exhausted. Detail Below

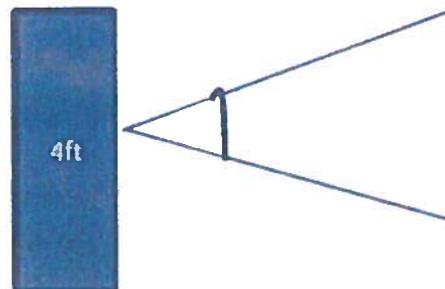
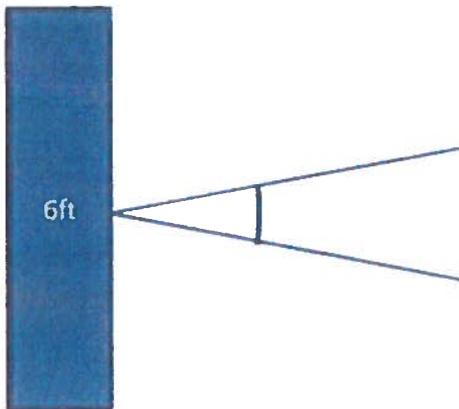
The graph above left shows the Forward Data Volume (FDV) or the Mega Bytes that existing neighbor site Concord East is carrying. The red line is the limit where the site can no longer deliver the volume of data requested. The orange line is the FDV being delivered and it is approaching close to the red line. The traffic volume will soon reach its maximum.

Michelle Ellis

From: Singh, Preet K <Preet.Singh2@VerizonWireless.com>
Sent: Thursday, September 10, 2015 1:31 PM
To: Michelle Ellis
Cc: Walton, William; Chavis, Clarence; Stephen Smith
Subject: RE: Antenna addendum - Concord Blvd
Attachments: SBNHH-1D65A.pdf; SBNHH-1D65B.pdf

6ft Antenna have Narrower vertical BW as compared to 4ft antenna. I have outlined the Beamwidth and gain of antenna in both sheets. As example, I am drawing out for understanding. If you see , the vertical angle of the main beam is smaller in case of 6ft antenna as compared to 4ft antenna. The smaller angle helps to concentrate more energy towards main beam as compared to wider angle and thus it gives us more gain/energy towards the azimuth direction. The difference between gain is shown in the attached sheet. As an example , if you look at 1st column under freq range of 698-806 Mhz , 4ft antenna shows 13.1dbi gain as compared to 14.9dbi gain for 6ft antenna.

Secondly, since the vertical BW of 4ft antenna is wider, the RF is harder to control on 4ft antenna as compared to 6ft antenna, because wider the Vertical BW , the more overshooter the site becomes and it creates more interference with other sites.



RECEIVED
SEP 23 2015
PLANNING

From: Michelle Ellis [mailto:MEllis@completewireless.net]
Sent: Thursday, September 10, 2015 12:17 PM
To: Singh, Preet K
Cc: Walton, William; Chavis, Clarence; Stephen Smith
Subject: Antenna addendum - Concord Blvd



SBNHH-1D65B

Andrew® Tri-band Antenna, 698–896 and 2x 1695–2360 MHz, 65° horizontal beamwidth, internal RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain, dBi	14.9	14.7	17.7	18.2	18.6	18.6
Beamwidth, Horizontal, degrees	68	66	69	66	63	58
Beamwidth, Vertical, degrees	12.1	10.7	5.6	5.2	5.0	4.5
Beam Tilt, degrees	0–14	0–14	0–7	0–7	0–7	0–7
USLS, dB	14	13	15	15	15	13
Front-to-Back Ratio at 180°, dB	27	29	28	28	28	27
CPR at Boresight, dB	20	23	20	20	17	21
CPR at Sector, dB	14	10	12	10	9	1
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	350	350	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm					

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain by all Beam Tilts, average, dBi	14.5	14.3	17.4	17.9	18.2	18.3
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.8	±0.4	±0.3	±0.5	±0.3
	0° 14.6	0° 14.5	0° 17.4	0° 17.8	0° 18.1	0° 18.2
Gain by Beam Tilt, average, dBi	7° 14.6	7° 14.4	3° 17.5	3° 17.9	3° 18.3	3° 18.4
	14° 14.2	14° 13.6	7° 17.4	7° 17.9	7° 18.2	7° 18.4
Beamwidth, Horizontal Tolerance, degrees	±2.2	±3.4	±2	±4.6	±5.7	±4.3
Beamwidth, Vertical Tolerance, degrees	±0.8	±1	±0.3	±0.2	±0.3	±0.2
USLS, dB	16	14	16	16	16	15
Front-to-Back Total Power at 180° ± 30°, dB	25	26	27	26	26	26
CPR at Boresight, dB	22	23	21	20	20	22
CPR at Sector, dB	13	11	16	12	11	4

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BSAs.](#)

General Specifications

Antenna Brand	Andrew®
Antenna Type	DualPol® multiband with internal RET
Band	Multiband
Brand	DualPol® Teletilt®
Operating Frequency Band	1695 – 2360 MHz 698 – 896 MHz
Performance Note	Outdoor usage

SBNHH-1D65B

POWERED BY



Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground
Radiator Material	Aluminum Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	6
Wind Loading, maximum	617.7 N @ 150 km/h 138.9 lbf @ 150 km/h
Wind Speed, maximum	241.4 km/h 150.0 mph

Dimensions

Depth	181.0 mm 7.1 in
Length	1851.0 mm 72.9 in
Width	301.0 mm 11.9 in
Net Weight	18.4 kg 40.6 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	13.0 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	1 female 1 male
RET System	Teletilt®

Regulatory Compliance/Certifications

Agency

RoHS 2011/65/EU
China RoHS SJ/T 11364-2006
ISO 9001:2008

Classification

Compliant by Exemption
Above Maximum Concentration Value (MCV)
Designed, manufactured and/or distributed under this quality management system



Included Products

BSAMNT-1 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note Severe environmental conditions may degrade optimum performance



SBNHH-1D65A

Andrew® Tri-band Antenna, 1 x 698–896 MHz and 2 x 1710–2360 MHz, 65° horizontal beamwidth, internal RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- The values presented on this datasheet have been calculated based on N-P-BASTA White Paper version 9.6 by the NGMN Alliance

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1710–1880	1850–1990	1920–2180	2300–2360
Gain by all Beam Tilts, average, dBi	13.1	13.1	16.1	16.5	16.7	17.2
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.5	±0.5	±0.3	±0.5	±0.4
Gain by Beam Tilt, average, dBi	0° 13.4 9° 13.1 18° 12.7	0° 13.4 9° 13.1 18° 12.7	0° 16.0 5° 16.2 10° 16.1	0° 16.3 5° 16.5 10° 16.5	0° 16.5 5° 16.8 10° 16.6	0° 17.0 5° 17.3 10° 16.9
Beamwidth, Horizontal, degrees	66	61	70	65	62	61
Beamwidth, Horizontal Tolerance, degrees	±3.1	±5.4	±2.8	±4	±6.6	±4.6
Beamwidth, Vertical, degrees	17.6	15.9	7.1	6.6	6.2	5.5
Beamwidth, Vertical Tolerance, degrees	±1.8	±1.4	±0.3	±0.4	±0.5	±0.3
Beam Tilt, degrees	0–18	0–18	0–10	0–10	0–10	0–10
USLS, dB	15	14	15	15	15	14
Front-to-Back Total Power at 180° ± 30°, dB	22	21	26	26	24	25
CPR at Boresight, dB	22	16	22	25	21	22
CPR at Sector, dB	10	6	12	8	5	4
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	350	350	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm					

General Specifications

Antenna Brand	Andrew®
Antenna Type	DualPol® tri-band
Band	Multiband
Brand	DualPol® Teletilt®
Operating Frequency Band	1710 – 2360 MHz 698 – 896 MHz

Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground
Radiator Material	Aluminum Low loss circuit board
Radome Material	Fiberglass, UV resistant
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	6

Product Specifications

COMMSCOPE®

SBNHH-1D65A

POWERED BY



Wind Loading, maximum	445.0 N @ 150 km/h 100.0 lbf @ 150 km/h
Wind Speed, maximum	241.4 km/h 150.0 mph

Dimensions

Depth	180.0 mm 7.1 in
Length	1398.0 mm 55.0 in
Width	301.0 mm 11.9 in
Net Weight	15.2 kg 33.5 lb

Remote Electrical Tilt (RET) Information

Annual Failure Rate, maximum	0.01%
Input Voltage	10–30 Vdc
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	11.0 W
Protocol	3GPP/AISG 2.0 Multi-RET
RET Interface	RS-485 Female (daisy chain port ,1) RS-485 Male (input port, 1)
RET Interface, quantity	1 female 1 male
RET System	Teletilt®

Regulatory Compliance/Certifications

Agency

RoHS 2011/65/EU
China RoHS SJ/T 11364-2006
ISO 9001:2008

Classification

Compliant by Exemption
Above Maximum Concentration Value (MCV)
Designed, manufactured and/or distributed under this quality management system



Included Products

BSAMNT-1 — Wide Profile Antenna Downtilt Mounting Kit for 2.5 - 4.5 in (64 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

RECEIVED
 SEP 23 2015
 PLANNING

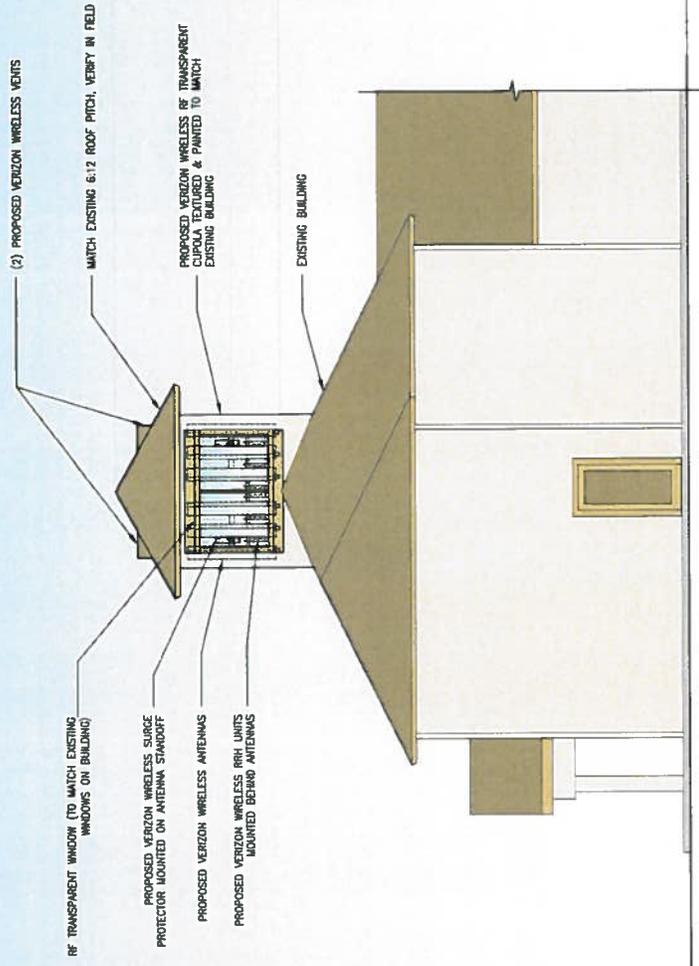


EXHIBIT C

1 SOUTH ELEVATION
 A3.3 SCALE 1/4" = 1'-0"

A3.6

JOB NO. 181382

DATE 07/17/15

SCALE AS SHOWN

CHECKED BY: MS

DRAWN BY: AAT

FILE: 181382\A3.6

REVISIONS:

DATE

BY

NO.

SHEET TITLE

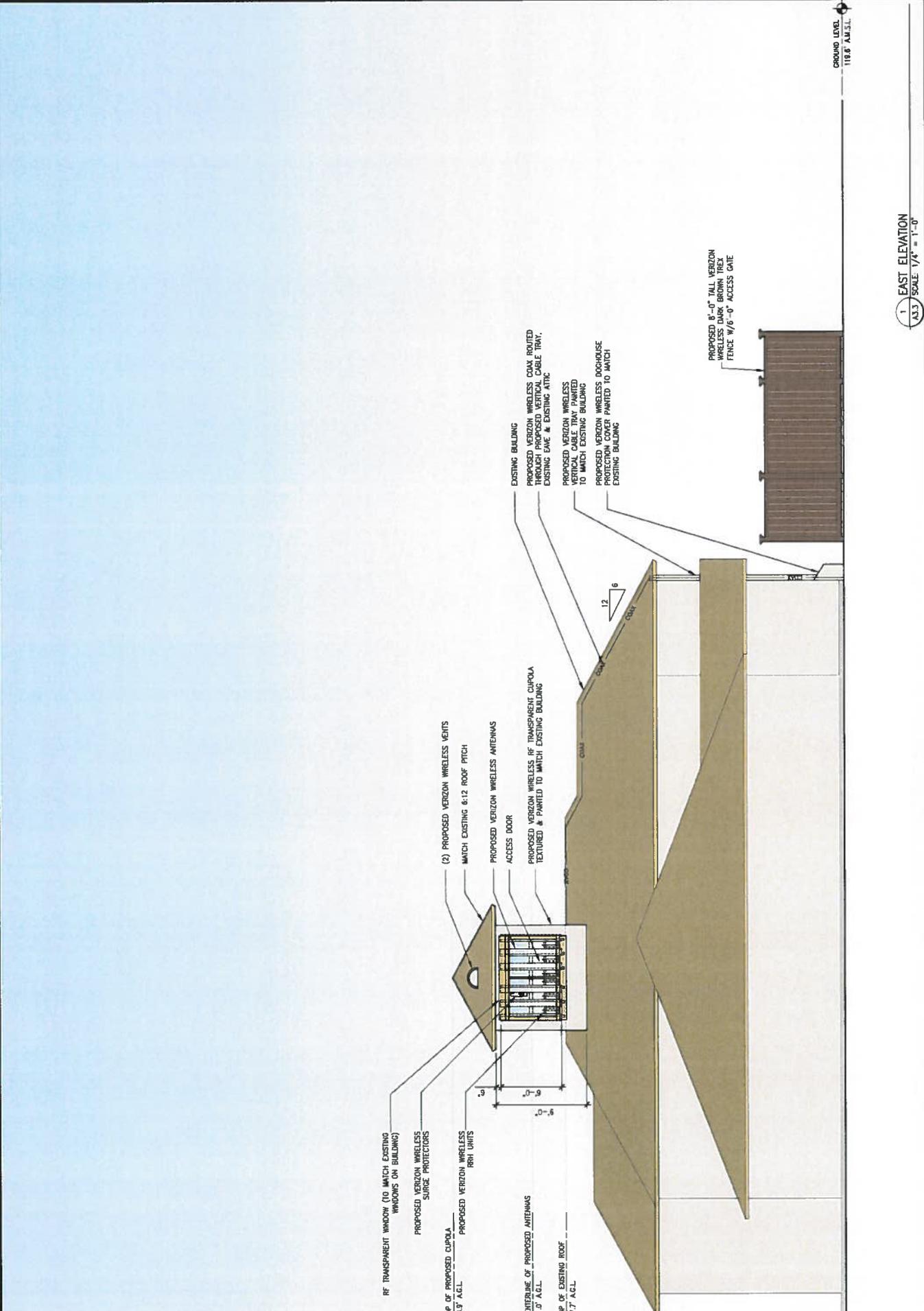
CONCORD BLDG.
 3425 CONCORD BLVD
 CONCORD, CA 94519



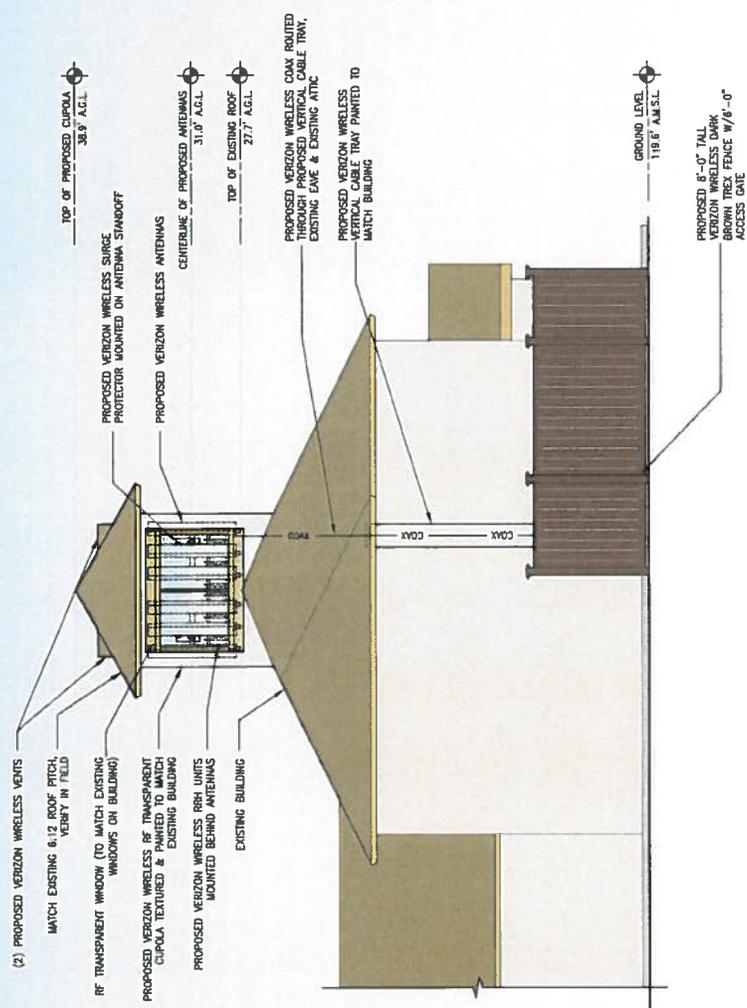
MST ARCHITECTS
 1520 BAY PARK DRIVE, FORTY-FOURTH AVENUE, CA 94520
 925-892-8828
 www.mstarchitects.com



COMPLETE
 PROJECT CLOSING, INC.



1 EAST ELEVATION
 A3.3 SCALE 1/4" = 1'-0"



1 NORTH ELEVATION
 1/4" = 1'-0"



1 WEST ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"

Z0 DRAWING SIGN-OFF

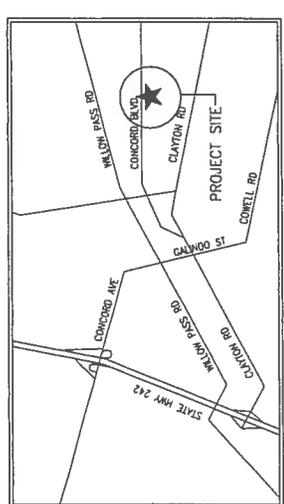
DATE TIME Z CMC-PLEASE RETURN BY

SIGNATURE DATE



2785 Mitchell Drive, Walnut Creek, CA 94598

CONCORD BLVD
 3425 CONCORD BLVD
 CONCORD, CA 94519
 APN: 113-091-035
 LOCATION #: 296417



LOCATION PLAN

INDEX OF DRAWINGS

- 1. T1.1
- 2. C1
- 3. A1.1
- 4. A2.2
- 5. A3.1
- 6. A3.2
- 7. A3.3
- 8. A3.4

DIRECTIONS

- 1. FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:
- 2. HEAD NORTHEAST ON MITCHELL DR TOWARD DAK GROVE RD
- 3. TAKE THE 1ST LEFT ONTO DAK GROVE RD
- 4. TURN LEFT ONTO CLAYTON RD
- 5. TURN RIGHT ONTO FARM BUREAU RD.
- 6. TURN LEFT ONTO CONCORD BLVD.

PROJECT DIRECTORY

APPLICANT:
 VERIZON WIRELESS
 2785 MITCHELL DRIVE
 WALNUT CREEK, CA 94598

PROPERTY OWNER:
 CALVARY APOSTOLIC CHURCH
 3425 CONCORD BOULEVARD
 CONCORD, CA 94519

ARCHITECT:
 MANUEL S. TSIRLAS
 1520 DORIS PARK DRIVE
 SACRAMENTO, CA 95815
 916-567-9630
 manuel@tsirlasarchitects.com

CONSTRUCTION MANAGER:
 MARK CASEY
 COMPLETE WIRELESS CONSULTING, INC.
 2000 V STREET
 SACRAMENTO, CA 95818
 916-568-7845
 mcasey@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER: 113-091-035
 CITY OF CONCORD
 OCCUPANCY: U (UNIMANAGED TELECOMMUNICATIONS FACILITY)
 TYPE OF CONSTRUCTION: V-B
 ZONING: RS-7.5 SINGLE FAMILY RESIDENTIAL

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL JURISDICTION. THE FOLLOWING CODES SHALL BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 29)
2. 2013 CALIFORNIA BUILDING CODE (CBC)
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC)
5. 2013 CALIFORNIA PLUMBING CODE (CPC)
6. 2013 CALIFORNIA ENERGY CODE (CEC)
7. 2013 CALIFORNIA FIRE CODE (FC)
8. 2013 CALIFORNIA INTERNATIONAL RESIDENTIAL CODE (IRC)
9. 2013 CALIFORNIA REFERENCE STANDARDS CODE (CALGREEN CODE)
10. LOCAL COUNTY OR CITY ORDINANCES

ASSESSOR'S REQUIREMENTS: THIS FACILITY IS UNIMANAGED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNIMANAGED TELECOMMUNICATIONS FACILITY INCLUDES:

- A 70'-0" x 20'-0" EQUIPMENT LEASE AREA.
- A 10'-0" x 10'-0" ANTENNA LEASE AREA.
- A FENCE @ EQUIPMENT LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT
- POWER & TELCO UTILITIES BROUGHT TO FACILITY
- A STANDBY GENERATOR.
- (9) ANTENNAS W/ASSOCIATED ROOFTOP UNIMATED EQUIPMENT CONCEALED WITHIN PROPOSED VERIZON WIRELESS RF TRANSPARENT CURTAIN, TEXTURED & PAINTED TO MATCH EXISTING BUILDING.

PROJECT MILESTONES

09/03/2014	90% ZONING DOCUMENTS
10/03/2014	100% ZONING DOCUMENTS
10/03/2014	100% ZONING DOCUMENTS REVISION 1
12/17/2014	100% ZONING DOCUMENTS REVISION 2
03/13/2015	100% ZONING DOCUMENTS REVISION 3
04/01/2015	100% ZONING DOCUMENTS REVISION 4
05/29/2015	100% ZONING DOCUMENTS REVISION 5
07/19/2015	100% ZONING DOCUMENTS REVISION 6
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

MST ARCHITECTS
 1515 15TH STREET
 SACRAMENTO, CA 95811
 916-447-8888

Verizon Wireless
 CONCORD BLVD
 3425 CONCORD BLVD
 CONCORD, CA 94519

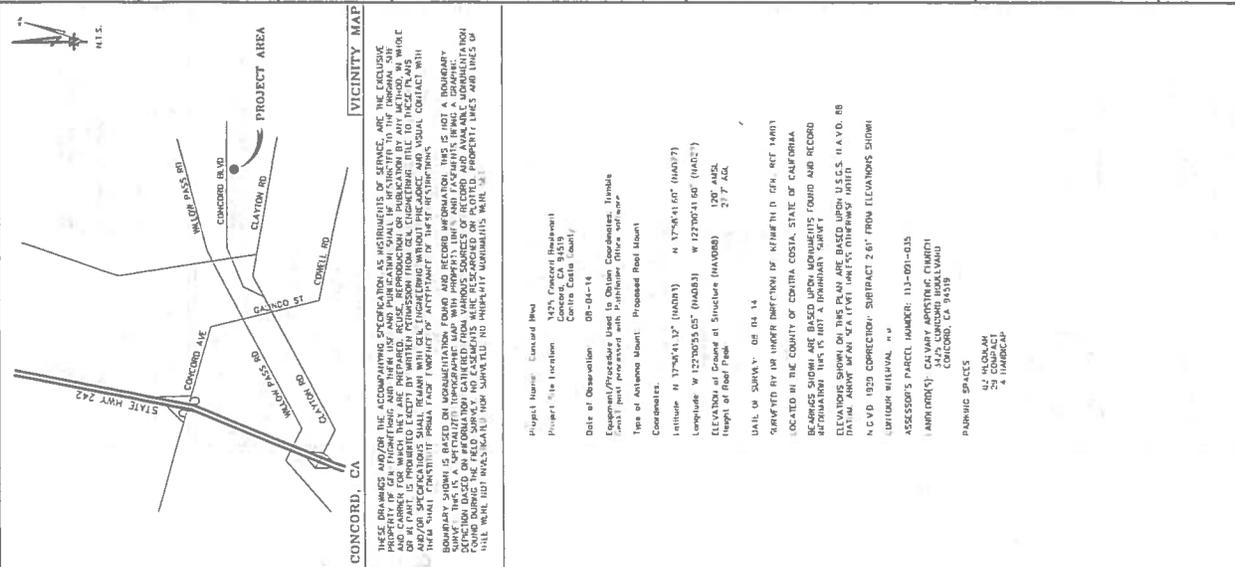
REVISIONS:

NO.	DATE	DESCRIPTION

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 Scale: 1/8"=1'-0"
 Date: 07/20/15

AND NO. 101120



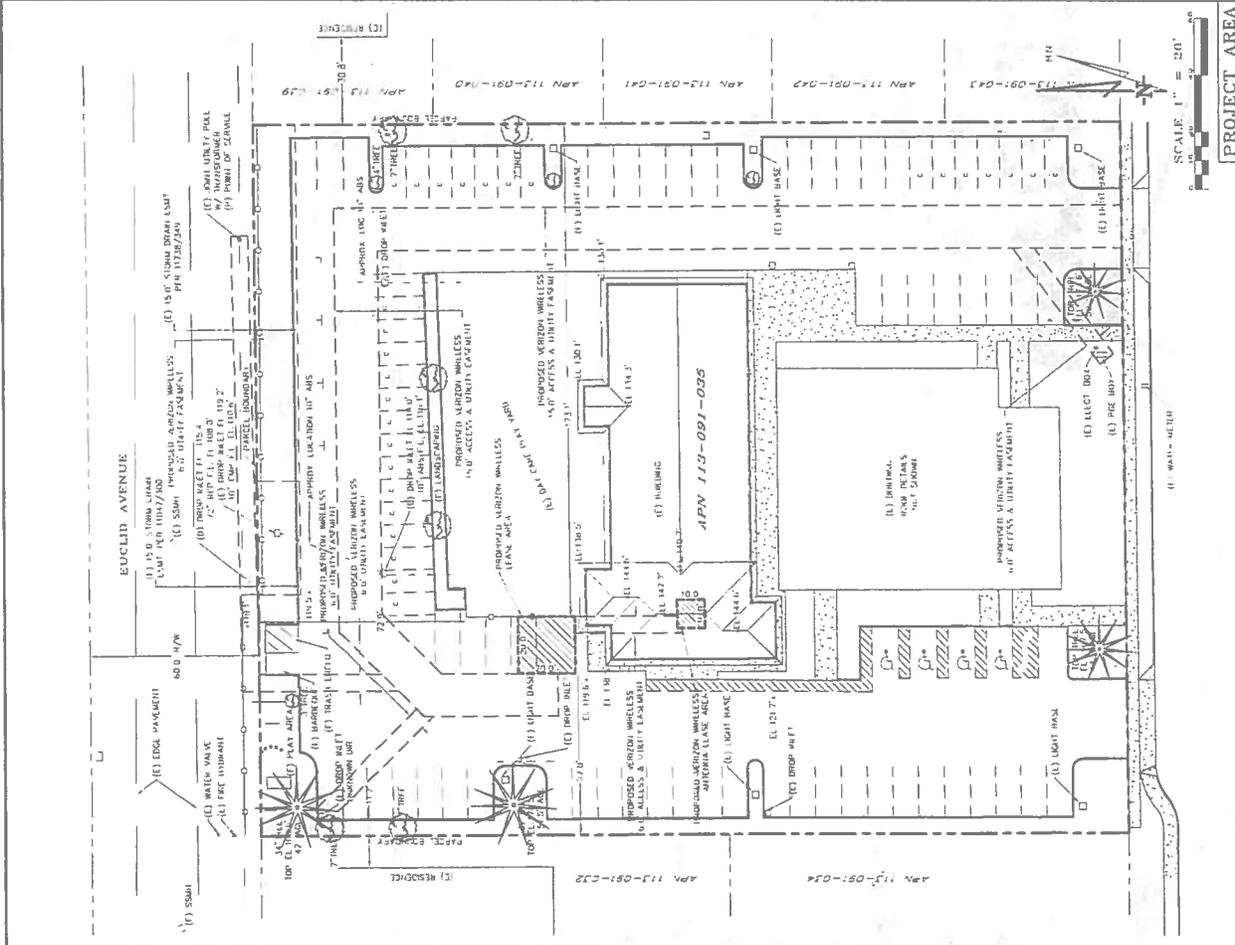


Project Name: Concord Blvd
 Project Site Location: 3425 Concord Blvd, Concord, CA 94518
 Date of Observation: 08-04-14
 Equipment Used: Trimble R1000 GNSS Receiver, Trimble R1000 GNSS Receiver, Trimble R1000 GNSS Receiver
 Type of Antenna Mount: Proposed Roof Mount
 Coordinates:
 Latitude: N 37°54'13.17" (NAD83) N 37°54'13.17" (NAD83)
 Longitude: W 122°00'55.05" (NAD83) W 122°00'55.05" (NAD83)
 Elevation of Ground at Structure (NAVD83): 130' NAED
 Elevation of Roof Peak: 217' AGL

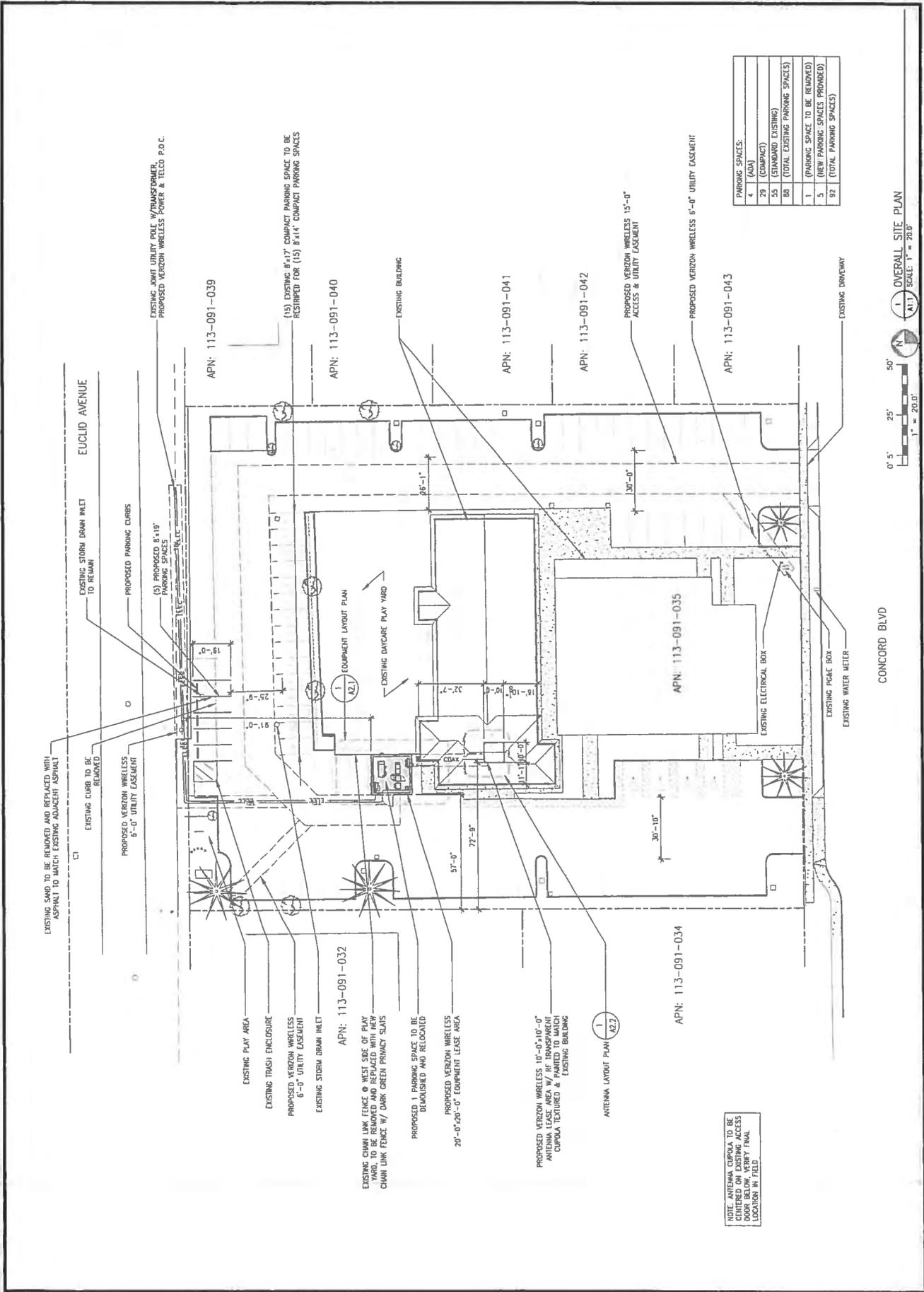
DATE OF SURVEY: 08/04/14

PERMITTED BY THE UNIFORM DIVISION OF NINETEEN D. OF. MET 144011
 LOCATED IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD
 INFORMATION. THIS IS NOT A TRIANGULAR SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.C.S. N.A.V.D. 88
 INITIAL ABOVE MEAN SEA LEVEL. UNITS: CONCORD, CA
 A.C.V.D. 1929 CORRECTION: SHIPRACK 2.61' FROM ELEVATIONS SHOWN
 LUTHER WITHEVAL, P.E.
 ASSESSOR'S PARCEL NUMBER: 113-071-015
 (APN 113-071-015) CALVARY APARTMENT CHURCH
 3425 CONCORD BLVD
 CONCORD, CA 94518

PUBLIC SPACES
 62' HOLLOWAY
 2' HOLLOWAY
 4' HOLLOWAY



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF VERIZON WIRELESS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, REPRODUCED OR PUBLISHED IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION FROM VERIZON WIRELESS. PERMISSION IS GRANTED TO THE CLIENT TO REPRODUCE THIS DOCUMENT FOR THE PROJECT ONLY. ANY OTHER REPRODUCTION OR PUBLICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS IS STRICTLY PROHIBITED. VERIZON WIRELESS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS AND/OR SPECIFICATIONS. VERIZON WIRELESS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS AND/OR SPECIFICATIONS. VERIZON WIRELESS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE DRAWINGS AND/OR SPECIFICATIONS. VERIZON WIRELESS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE DRAWINGS AND/OR SPECIFICATIONS.



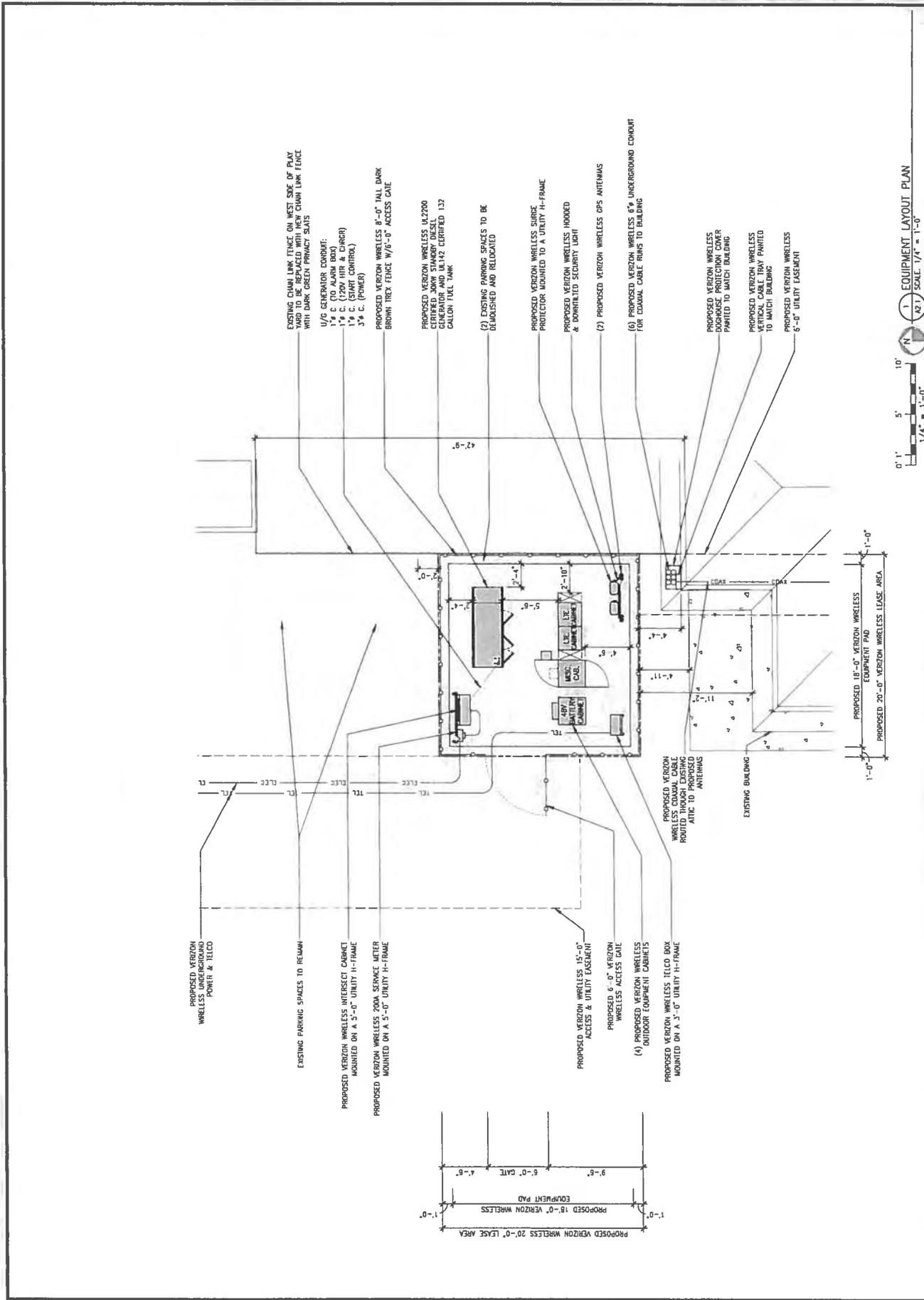
PARKING SPACES:	
4	(ADA)
29	(COMPACT)
55	(STANDARD EXISTING)
88	(TOTAL EXISTING PARKING SPACES)
1	(PARKING SPACE TO BE REMOVED)
5	(NEW PARKING SPACES PROVIDED)
92	(TOTAL PARKING SPACES)



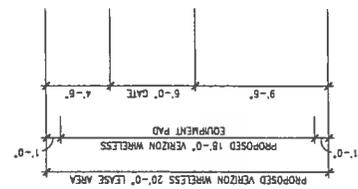
NOTE: ANTENNA CUPOLA TO BE CENTERED ON EXISTING ACCESS DOOR BELOW. VERIFY FINAL LOCATION IN FIELD.

Project: 103102021
 Drawn By: [blank]
 Checked By: [blank]
 Scale: as shown
 Date: 07/20/15

A2.1
 10/10/15

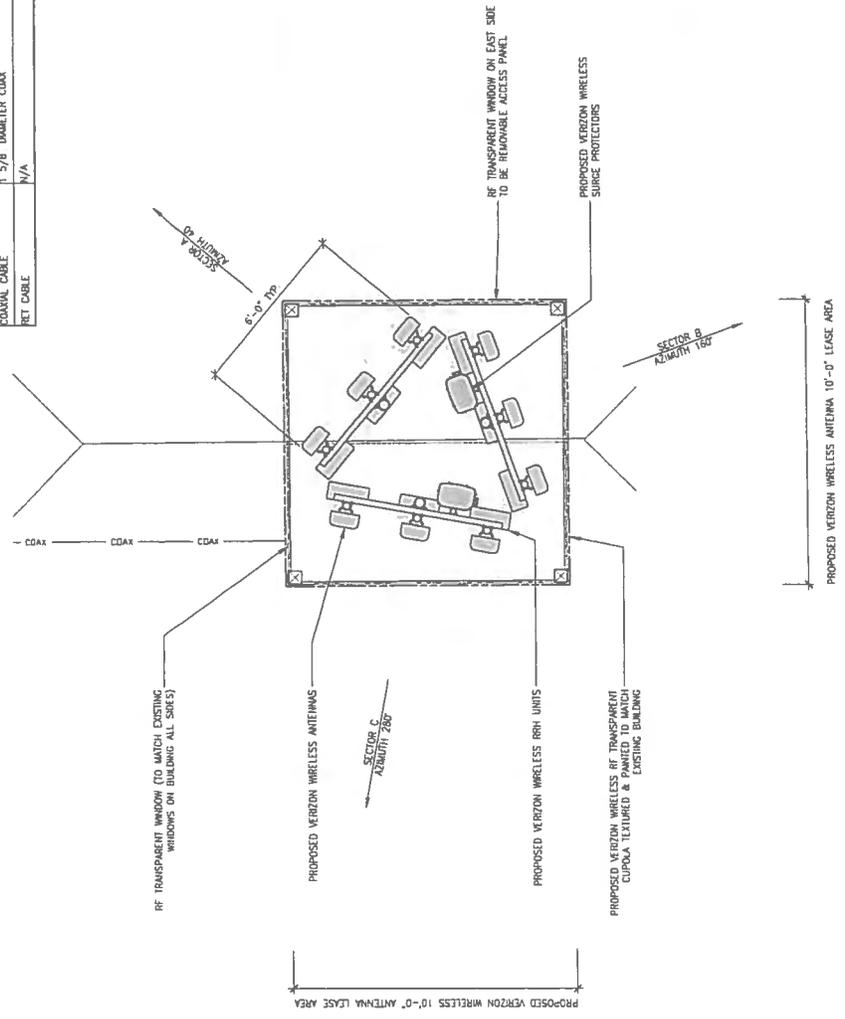


0' 1" 5' 10'
 1/4" = 1'-0"
 N
A2.1 EQUIPMENT LAYOUT PLAN
 SCALE: 1/4" = 1'-0"



EQUIPMENT SCHEDULE

EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RH	RH1512	3	3	3	9
RNA OR DUPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE		2/2		2/2
COAXIAL CABLE	1 5/8" DIAMETER COAX	0	0	0	0
RFET CABLE	N/A	0	0	0	0



For each item listed, check the appropriate box.

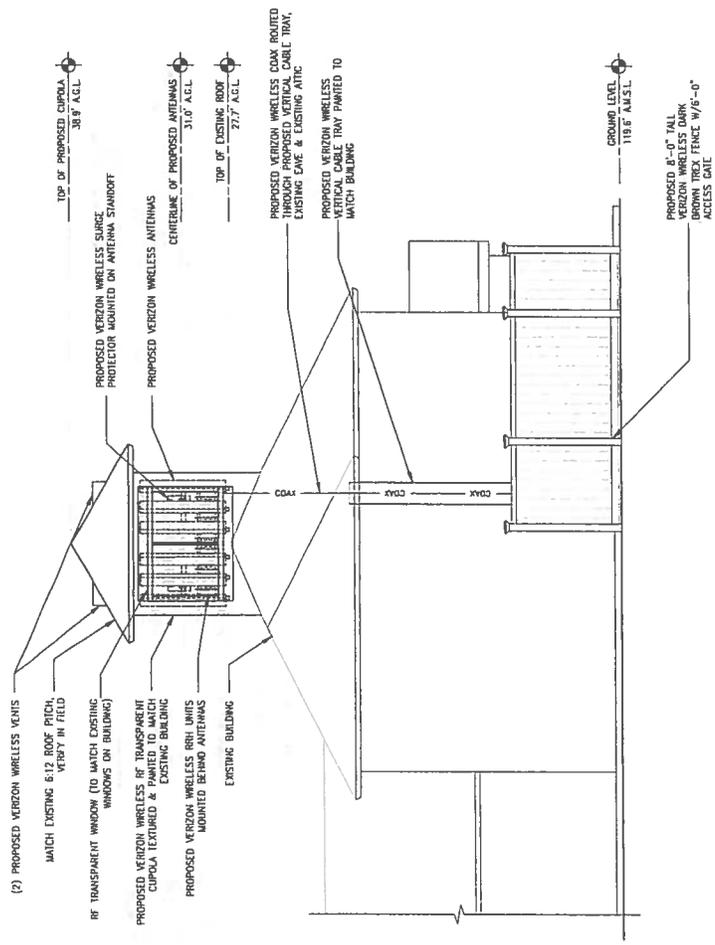
Revised:	

Drawn By: jmk
Checked By: jmk
Scale: AS NOTED
Date: 8/19/19

Job No. 182182

A3.2

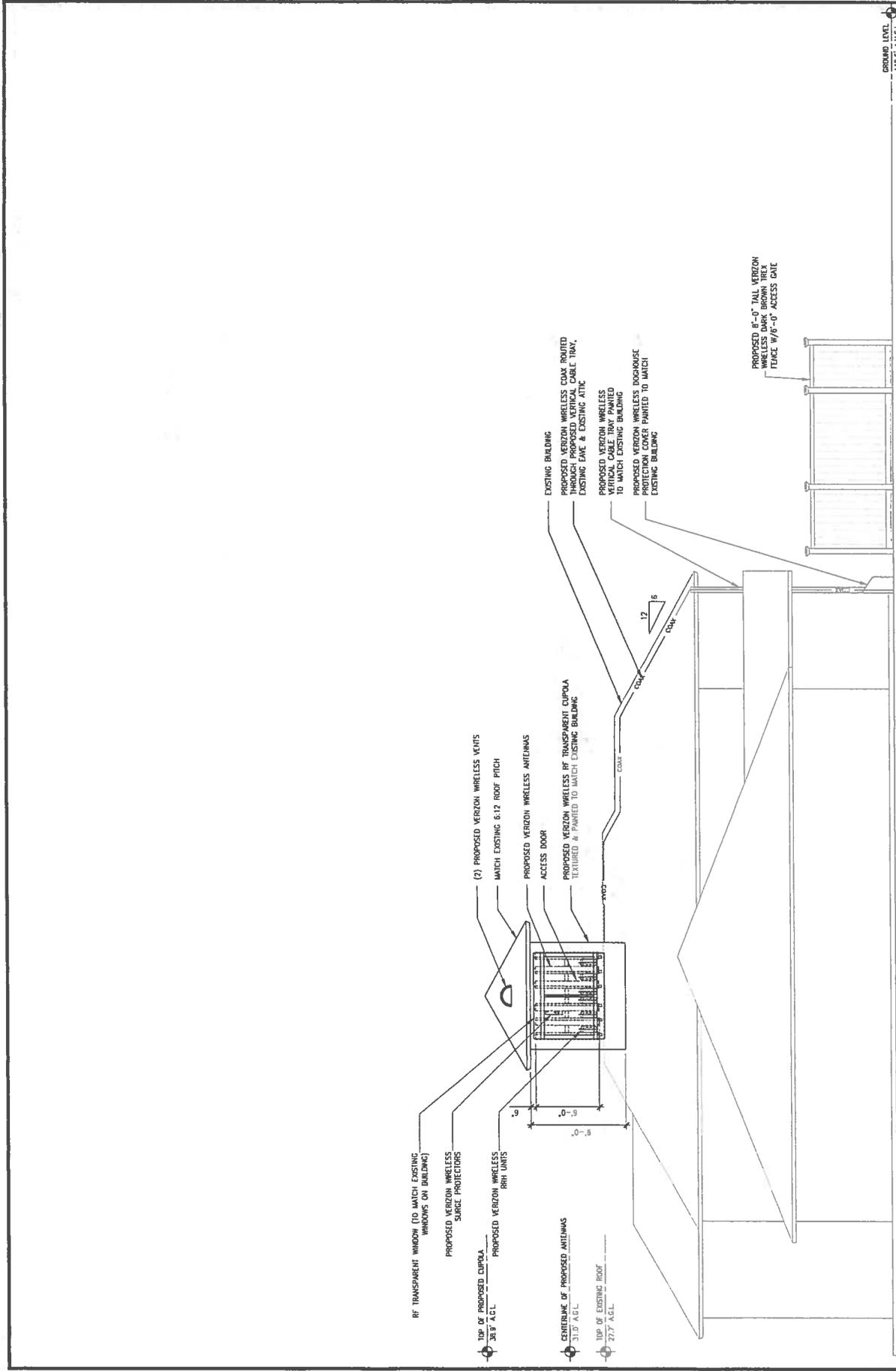
1. NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



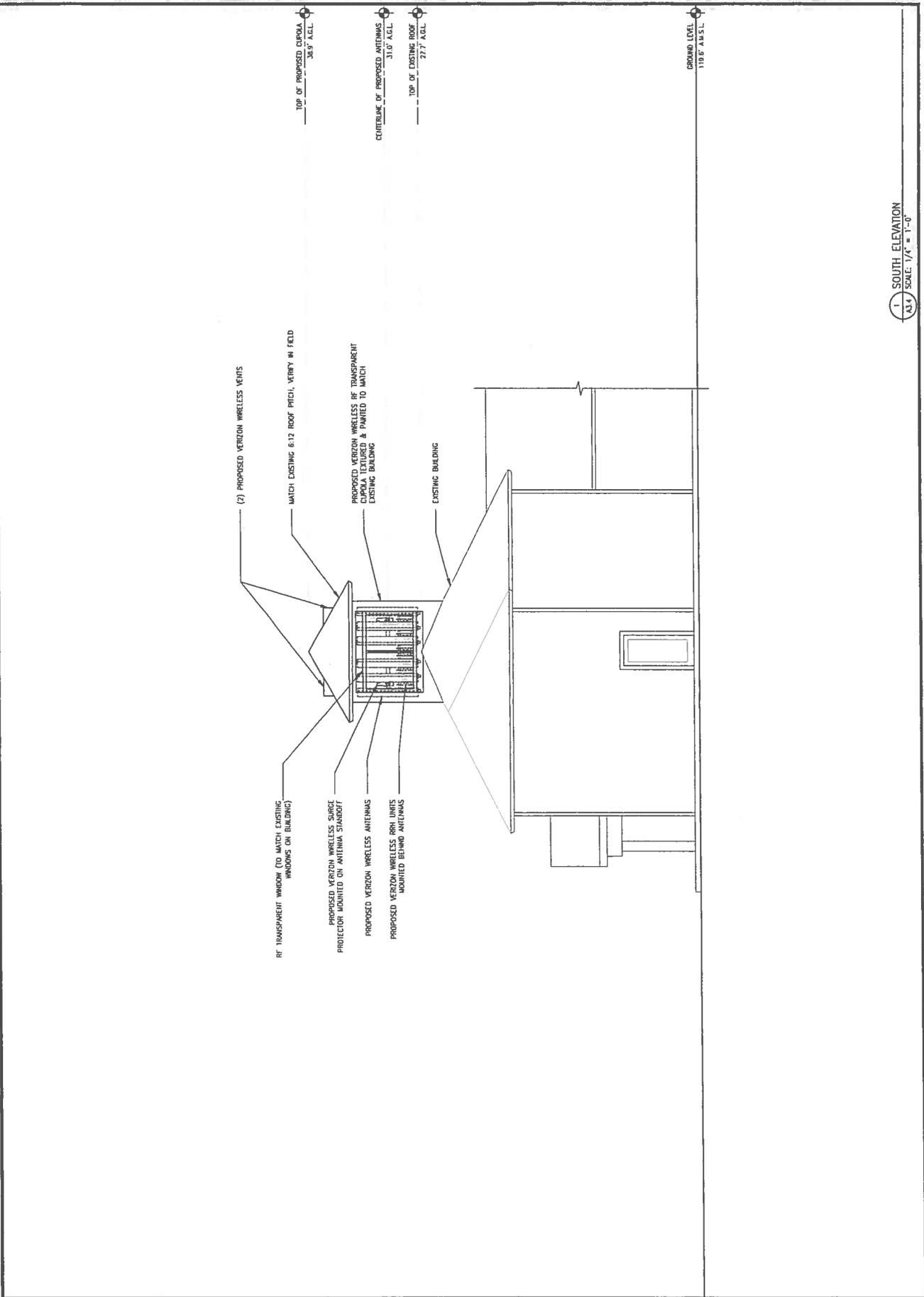
DATE:	07/11/15
BY:	MM
CHECKED BY:	MM
APPROVED BY:	MM

FIG. NO.:	103.3124
FIG. TITLE:	1 EAST ELEVATION
SCALE:	1/4" = 1'-0"
DATE:	07/11/15

A3.3



1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



REPORT TO PLANNING COMMISSION

DATE: October 7, 2015

SUBJECT: ECONOMIC DEVELOPMENT AND REDEVELOPMENT UPDATE

Recommendation: Staff recommends that Planning Commission hear the presentation and provide input and comments on the information. No action by the Planning Commission is required.

I. Introduction

The Successor Agency to the Redevelopment Agency for the City of Concord (Successor Agency) staff prepared a Long Range Property Management Plan (LRPMP) that governs the disposition and use of 14 former Redevelopment Agency properties (non-housing). The LRPMP is currently in review with Department of Finance (DOF). The 14 properties comprise real property assets that will either be retained for Government Purpose, Transferred to the City of Concord for future development or sold. This report provides an overview of the LRPMP.

The City's Economic Development staff is currently surging its programs and activities as a result of the City Council's direction to augment the City's economic development efforts. The City Council continues to make Economic Development a priority in order to attract and retain businesses to the community and maintain Concord's position as the business and job center of Contra Costa County. With this support, Economic Development staff has undertaken new initiatives and ramped up its programs to facilitate economic vitality in the community. This report provides a brief review of the efforts being made currently and new initiatives to come.

II. Background**Former Redevelopment Properties**

AB 26 and AB 1484, the "Dissolution Act", eliminated Redevelopment Agencies throughout the state on February 1, 2012 and initiated the "wind down" of the former Redevelopment Agencies' activities and obligations. The disposition of real property of the former Redevelopment Agency is one of the last major undertakings needed to complete as part of the wind down process. The LRPMP is the document that sets forth the manner in which properties can be addressed. The LRPMP is created by the Successor Agency (City of Concord), approved by the Oversight Board to the Successor Agency City of Concord and finally by Department of Finance.

Economic Development Activities

At the City Council's March 2015 Workshop, the City Council established priorities and areas of focus to staff for the 2015/16 budget. At this meeting, the City Council discussed Economic Development efforts and made it one of its priorities for the 2015/16 fiscal year in light of previous program budget cuts and competition by Bay Area communities. As a result, the City Council

adopted a budget that provided additional funds for marketing and economic development programs as well as authorized a new economic development position to support the program.

III. Discussion

The LRPMP was prepared as required by statute and as directed by DOF, and is available on the City's web site for review. The LRPMP is a large document and contains a significant amount of real property inventory information including:

Parcel Data

- Address
- Assessor parcel number
- Lot size
- Current zoning (in Redevelopment Plan or Specific, Community or General Plan)

Acquisition Information

- Date of acquisition
- Value of the property at time of acquisition
- Purpose for which the property was acquired

Current Value and Revenue Generation

- Estimate of current value
- Date/value basis for estimate (appraisal information if available)
- Estimate of any lease, rental or other revenues generated by the property
- Description of any contractual requirements regarding the disposition of such revenues

Environmental Information

- History of environmental contamination
- Designation as a brown field site
- Summary of related environmental studies
- History of remediation efforts

Development Plans and Activity

- History of previous development proposals and activity for the property

Potential for Transit Oriented Development and Advancement of Planning Objectives

Property Disposition

Successor Agency's LRPMP

AB 1484 sets forth the following permissible uses or disposition categories under the LRPMP process:

- A. Retention of the property for governmental use pursuant to HSC §34181(a)

- B. Retention of the property for future development
- C. Sale of the property
- D. Use of the property to fulfill an enforceable obligation

A list of all 14 properties is shown below and a location map is provided as Attachment 1.

- A. Properties to be transferred to City and retained as Government Assets
 - o Oak Street East Site
 - o Port Chicago Highway Median
 - o North Market Street Road Way Parcel
 - o Park & Shop Easement Parcel
 - o East & Clayton Road
 - o Adobe Street Roadway and Street Landscape
 - o Concord Police Station Headquarters
 - o 2255 Salvio Street Garage
- B. Properties to be transferred to City and Retained for Future Development
 - o Concord Avenue Site
 - o Town Center II/Galindo Street Site
 - o Oak Street West Site
 - o 1880 Market Street (Pine Street Site)
- C. Properties to be Sold
 - o 1601 Sutter Street
 - o 1956 Colfax Street

Staff anticipates the LRPMP to be presented to the Oversight Board with DOF's comments in October. Once approved by the Oversight Board, the LRPMP would be sent to DOF for its final approval. Staff anticipates that DOF would approve by the end of the year. Once approved staff would begin to implement the LRPMP in the first quarter of 2016

Economic Development Activities

Economic Development activity is increasing in Concord. The City is seeing new investments in commercial and residential properties and new tenants in the retail, office and manufacturing sectors. Office vacancy is dropping and new tenants are coming to Concord to escape higher cost cities. The timing to increase Concord's economic development activities could not be better.

Recent Economic Development initiatives have included strategic marketing of Concord to target audiences and adding staff to the Economic Development program. Economic Development staff has created marketing pieces for industry specific sectors, developed a special feature that ran in the San Francisco Business Times, and increased the City Economic Development social media presence to name a few of the initiatives undertaken. The City's Economic Development web site and content have been improved with current and more compelling economic development data. Additional marketing efforts are forth coming including participation in regional business events, trade shows and focused media placement in traditional and electronic media. The Economic Development program

recently filled the vacant Economic Development Special by hiring Pedro Garcia who started June 2015. In the near future, the program will add a Business Development Manager. That person should be in place by the end of the year.

Once additional staff is in place, the City's Economic Development program will be more engaged locally and regionally. Opportunity currently exists to work more closely with local business partners to strengthen the City's economic vitality. The Concord Chamber, Todos Santos Business Association, Concord Tourism Improvement District, Monument Business Network are some of the local business groups working to make Concord a premier business location.

In addition, regional and state groups need to be leverage. With increase staff, the City will be at the table proactively working on regional and state economic development initiatives to support Concord's business community. Working with GoBiz, East Bay Manufacturers Network, US Economic Development Administration, staff will begin to leverage new resources to support Concord's position as the job and employment center for Contra Costa County.

The Concord Reuse project is another significant economic development opportunity that will be a major focus for staff. Working with the new Director of Community Reuse Planning, Guy Bjerke, and the selected Master Developer, staff will be poised to begin to attract economic development opportunities to the former Concord Naval Weapons Station.

IV. Fiscal Impact

Once the LRPMP is approved by the DOF and sites are sold and developed, new property taxes will be realized by the City and affected taxing entities.

Economic Development activities will result in new investment, jobs and development for Concord.

V. Public Contact

All appropriate public notices of this agenda item have been posted.

VI. Summary and Recommendations

There is no recommendation or call for approval for the Commission. However, the Commission's input and comments are welcomed.

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EXHIBIT A: LRPMP Property Map

