



**REGULAR MEETING OF THE
CITY OF CONCORD
ZONING ADMINISTRATOR**

**9:00 a.m., Wednesday, December 10, 2014
CITY COUNCIL CHAMBERS
1950 Parkside Drive, Concord**

AGENDA

PUBLIC COMMENT PERIOD

(The public may speak on any item within the jurisdiction of the Zoning Administrator not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

HEARINGS:

1. **[Verizon Wireless at 2455 Grant Street](#) (PL140357 – MP) – Application for a Minor Use Permit to construct a wireless telecommunication facility through the replacement of an existing 80-foot tall light pole on the west side of the football field with a new monopole, approximately 6 feet to the west, with the addition of six (6) antennas at 2455 Grant Street. The six proposed antennas will be set on the pole at a centerline of 65 feet above ground level and the field lights will be re-attached at the top of the monopole. The proposed equipment will be enclosed within a 40-foot by 25-foot equipment shelter at the base of the monopole. The General Plan designation is Public Quasi Public; Zoning classification is PQP (Public Quasi Public); APN 112-090-004. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Categorical Exempt pursuant to Section 15303, “New Construction or Conversion of Small Structures,” and therefore no environmental review is required. **Project Planner: Joan Ryan @ (925) 671-3370.****

ADJOURNMENT

Next Zoning Administrator’s Meeting: December 24, 2014 - CANCELLED

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) 671-3257, 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.

Correspondence and writings received within 72 hours of the scheduled Zoning Administrator 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.

APPEALS

Decisions of the Zoning Administrator may be appealed to the Planning Commission. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.



REPORT TO ZONING ADMINISTRATOR

DATE: December 10, 2014

SUBJECT: VERIZON WIRELESS AT 2455 GRANT STREET MINOR USE PERMIT (PL140357-MP)

Recommendation: Adopt Zoning Order No. 14-10ZA (Exhibit A), approving 2455 Grant Street Minor Use Permit.

I. Introduction

A. Application Request

Application for a Minor Use Permit for a wireless telecommunication facility consisting of the replacement of an existing 80-foot tall light pole at the football field at Mt. Diablo High School with a new 80-foot tall monopole with six antennas and the re-attachment of the field lights at the top of the monopole. The base of the pole would be enclosed within a 40-foot by 25-foot equipment shelter on the northwest side of the football field.

B. Location

The site is located at 2455 Grant Street; APN 112-090-004.



<p>C. Applicant Verizon Wireless, c/o Complete Wireless Attn: Michelle Ellis 2009 V Street Sacramento, CA 95818</p>	<p>Property Owner Mt. Diablo Unified School District Attn: Jeff McDaniel 1936 Carlotta Drive Concord, CA 94519</p>
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II. Background

On September 23, 2014, the applicant, on behalf of Verizon Wireless, submitted an application for a Minor Use Permit for a wireless telecommunication facility consisting of the replacement of an existing 80-foot tall light pole on the northwest side of the football field at Mt. Diablo High School, with a new 80-foot tall monopole. Six new antennas would be attached to the monopole at 65 feet above ground level and the field lights would be re-attached at the top of the pole. The base of the pole would be enclosed within a 40-foot by 25-foot equipment shelter on the northwest side of the football field. The football field is located north of the terminus of Grant Street. Project plans are included as Exhibit B. The application was deemed complete for processing on October 22, 2014.

On October 15, 2014, notification was mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel that the Zoning Administrator would not hold a public hearing on this matter unless one was requested.

A hearing was requested on October 22, 2014 by email (Exhibit C) by a property owner who lives at the end of Gill Court, north of the proposed project, noting a desire for additional information regarding radio frequency interference from the proposed antennas and concerns regarding whether there may be potential health risks associated with a new wireless facility.

III. General Information

A. General Plan

The General Plan designation is Public Quasi Public.

B. Zoning

The project is zoned PQP (Public Quasi Public).

C. CEQA Status

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is classified as Statutorily Exempt pursuant to Section 15303, "New Construction or Conversion of Small Structures," and therefore no further environmental review is required.

D. Site Description

Lot Size and Dimensions	30.73 acres.	Irreg. shape approx. 800 ft. x 1,200 ft.
Proposed Facility Leasing Area	1,000 sq. ft.	40 ft. x 25 ft.
Existing Improvements	Football field with bleachers and field lights in the immediate area.	
Topography	The parcel is generally flat and similar in elevation to the neighboring properties.	
Existing Vegetation	Scattered mature trees, not in immediate area	

E. Surrounding Land Use

The site is surrounded by the following uses:

	Use	General Plan	Zoning
North	Residential neighborhood	Low Density Residential	RS-6
East	School, residential neighborhood building	North Todos Santos	North Todos Santos
South	Commercial business	Downtown Mixed Use	Downtown Mixed Use
West	Commercial use, governmental corporation yards, Highway 242	Public Quasi Public, Business Park, Open Space	Public Quasi Public, Office Business Park, Open Space

IV. Discussion

A. General Plan

The site's current General Plan land use designation is Public Quasi Public (PQP). The PQP land use designation is intended for areas with schools, hospitals and related medical services, utilities, government offices and facilities, corporation yards, and public facilities such as sewage treatment facilities and fire stations. The maximum FAR is 1.5.

The proposed project co-locates facilities on a replacement monopole re-attaching the field lights at the top of the monopole, above the proposed antennas. Due to the large size of the parcel and the large distance from the property lines, the proposed project is not anticipated to create a visual impact on adjoining properties and streets, given that there are other similar tall vertical elements (light poles) of similar height already located in the immediate area, surrounding the football field. Visual simulations from a variety of vantage points demonstrate that the visual impact will be minimal to the surrounding areas.

B. Zoning/Development Regulations

The following table provides a comparison of the existing site conditions with standards for the PQP district (see also Development Code Table 18.50.020). As noted above, the proposed

facility leasing area would be approximately 1,000 square feet within the site and would be set back approximately 300 feet from the southern property line. Development standards as stated in Section 18.55.030 note that “regulations of the abutting district shall apply to each adjacent portion of the property, as applicable” since there are no development standards for the PQP zoning district, thus the Downtown Mixed Use (DMX) standards as shown below.

Standards	PQP/DMX ¹	Existing	Proposed
Lot Area (sq. ft.)	10,000	30.73	30.73
Lot width (ft.) minimum	100	Approx. 800 ft.	Approx. 800 ft.
Lot depth (ft.) minimum	100	Approx. 1,200 ft.	Approx. 1,200 ft.
Floor Area Ratio (FAR) maximum	1.5	Less than 1.5	Less than 1.5
Building Height (ft.) maximum	200*	80	80
Setbacks (ft.) minimum			
Front	10	100+	100+
Interior side	0	100+	100+
Rear	0	100+	100+

*Per section 18.205.090(f)(3) of the City of Concord Development Code, the height of a wireless communication facility shall be no taller than the limit established by the zoning district. That said, the Planning Division would typically only recommend approval, consistent with the subject application, if co-located upon an existing facility, such as a light pole, as proposed.

1. PQP Development Standards note that regulations of abutting district shall apply. Staff utilized most proximate abutting district.

It should be noted that the basis for one of the neighbor’s concerns, potential radio interference, is an area that the City has no authority to regulate (RF interference) and thus there are no City standards in this regard. This is an area under the Federal Communication Commission’s purview.

C. Wireless Communication Facilities General Requirements

Sections 18.205.080-090 of the Development Code identifies locational and 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 site is located within an existing football field and does not displace existing parking. Further, consistent with Section 18.205.080(B)(3), the project meets one of the City’s preferred locations in that it is attached to an existing utility or light standard that is not directly adjacent to or visible from the public right-of-way or does not alter the height or general visibility of the existing utility pole or light standard.

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 a replication of an existing light pole (replaced and relocated approximately six feet) a distance of approximately 300 feet from the southern property line.

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; and

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 located within the Airport Influence Area; however the application was routed to the County staff for review and consistency with the Airport Land Use Compatibility Plan and County staff concluded the proposed project is not within the Buchanan Field's Airport Safety Zones and that the location is far enough away from the runways as to not physically obstruct the airport's protected airspace. Staff did request that the lights be shielded or projected downward to ensure they do not aim above the horizon, and a condition of approval has been added accordingly.

- (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 acoustical analysis was prepared which indicates that facility noise levels would comply with the standards above.

- (c) **Lighting.** Exterior lighting shall be limited to the following:

1. 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;
2. The minimum tower lighting required by FAA regulations;
3. 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

4. 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

Lighting 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 would be maintained consistent with these requirements.

- (e) **Security.** All facilities shall be properly secured to prevent unauthorized access.

The facility would be secured consistent with these requirements.

- (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.

The maximum height within the PQP zoning district refers to the development standards of the adjacent zoning district. The zoning district in nearest proximity to the proposed tower is the Downtown Mixed Use zoning district with a maximum height of 200 feet. The proposed project is being co-located on a vertical element that already exists along with other light poles within the general area of the football field. The relocation of the pole within close proximity to the existing pole, with a monopole of the same height, and the addition of antennas to the pole were determined to be of minimal visual impact based on the distance from public right of way and the height of the antennas on the pole. In addition, the distance of the monopole from any of the property lines (approximately 300 to 600 feet) is such that visual or other impacts are expected to be minimal, based on the noise and RF study.

- (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 new monopole, generator and equipment shelter would be built within the proposed lease space enclosure proposed for the project to be built with an 8-foot tall CMU screen wall with 4-foot tall chain link fence on top of the screen wall with green vinyl slats & fabric netting to cover the enclosure to prevent balls from entering the enclosure. There

are no buildings within close proximity to the tower in which to incorporate an equipment enclosure.

- (h) **Landscaping.** Section 18.205.090(G)(2) requires landscaping or other means to reduce the visual impact of the equipment, for project sites where incorporation into a primary structure on the site is not feasible.

Landscaping with vines or similar (can include faux ivy screen wall) will be required, per the conditions of approval to reduce visual impacts and potential for graffiti.

- (i) **Signs.** *No signs are proposed other than those required by the FCC, per the RF study provided for the project.*

D. Minor Use Permit

The City of Concord 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 proposed 80-foot tall facility, as conditioned, is consistent with the requirements of the PQP district and the general requirements for wireless communication facilities outlined within Section 18.205.090.*

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

Analysis and Conclusion – *The proposed monopole would be substantially consistent with the existing landscape in that the antennas will be placed on a monopole of similar height to the existing pole and others surrounding the football field, antennas will be placed below the field lights on the pole and the project location is a substantial distance from any public right of way with buildings and mature trees in the foreground.*

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 have been incorporated into the facility to ensure that the facility will not have an adverse visual impact to the surrounding properties or public views. The antennas will be placed on an existing, relocated pole, the siting is located a sizeable distance from public right-of-way and*

landscaping is conditioned on the minor use permit to reduce visual impact and potential for graffiti.

The City of Concord Development Code Section 18.465.060 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 action is taken and must be incorporated into the record of the proceeding relating to such approval. 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 applicable zoning district, and the general requirements of the Development Code pertaining to wireless facilities have been met as detailed above.*

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

Analysis and Conclusion – *The project siting and design of the project, as conditioned, are consistent with the locational and general requirements found in Sections 18.205.080-090 of the Development Code, as indicated above, as co-located on an existing light standard, not directly adjacent to the public right of way.*

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 design, location, size, and operating characteristics of the proposed activity is compatible with the existing and future land uses in the vicinity because the height of the proposed monopole is consistent with the existing light poles surrounding the football field, and antennas are placed on the pole below the field lights, as summarized earlier.*

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; and

Analysis and Conclusion – *The site, due to its physical size, is conducive to the proposed use. The equipment enclosure which will constitute the primary physical change will be screened by a screen wall enclosure and landscaping, as conditioned.*

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 radio frequency (RF) exposure levels from the project, based on the report, prepared on August 29, 2014, indicate that the maximum permissible*

exposure (MPE) levels based on Verizon's worst case RF power density levels are below the MPE for General Population/Uncontrolled Environments in accessible areas. The report also indicated that the maximum MPE predicted is less than 1% Occupational levels at any accessible area around the monopole. With respect to public health, the applicant has submitted data that the radio frequency (RF) exposure levels from the project are below the applicable public exposure limit established by the FCC.

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 application as all of the required findings can be made based on the location, siting and design of the facility. Detailed findings are provided within Exhibit A.*

V. 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.

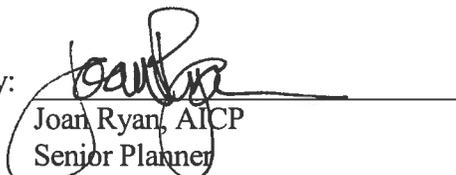
On October 22, 2014 a hearing was requested by email by the owner of a residence located at the end of Gill Court, north of the proposed project.

VI. Summary and Recommendations

Staff recommends approval of the Minor Use Permit as all of the required findings can be met. As noted above, the project is consistent with the City's General Plan and Development Code.

Therefore, staff recommends that the Zoning Administrator adopt Zoning Order No. 14-10ZA, approving Minor Use Permit (PL140357-MP) based upon the attached findings.

Prepared by:


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 Senior Planner
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 joan.ryan@cityofconcord.org

Exhibits:

- A - Zoning Order No. 14-10ZA
- B - Project plans date stamped received September 23, 2014
- C - Public hearing request received October 22, 2014

ZA ORDER NO. 14-10ZA

OFFICE OF THE ZONING ADMINISTRATOR
CITY OF CONCORD
APPROVING MINOR USE PERMIT (PL 14-0357-MP)

Applicant: Verizon Wireless c/o Complete Wireless

Owner: Mt. Diablo Unified School District

Project Name: Verizon Wireless at 2455 Grant Street Minor Use Permit

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6 **WHEREAS**, on September 23, 2014, Verizon Wireless c/o Complete Wireless submitted an
7 application for a Zoning Administrator Permit (Minor Use Permit) for a wireless telecommunication
8 facility consisting of the replacement of an existing 80-foot tall light pole on the northwest side of the
9 football field with a new 80-foot tall monopole with six antennas and the re-attachment of the field
10 lights at the top of the pole at 2455 Grant Street, APN 112-090-004; and

11 **WHEREAS**, on October 22, 2014 the application was deemed complete for processing; and

12 **WHEREAS**, pursuant to the provisions of the California Environmental Quality Act (CEQA)
13 of 1970, as amended, the project is classified as Categorical Exempt pursuant to Section 15303,
14 “New Construction or Conversion of Small Structures,” and therefore no environmental review is
15 required; and

16 **WHEREAS**, after giving all public notices required by State law and the Concord Municipal
17 Code, a public hearing was requested and held ; and

18 **NOW, THEREFORE, BE IT RESOLVED** that the Zoning Administrator does hereby
19 approve Minor Use Permit (PL140357-MP) based on the following findings:

20 1. All applicable standards in this Division have been met including siting, noise,
21 lighting, facility maintenance, security, height, ancillary equipment, and the design standards
22 identified in Sections 18.205.100(A) and (C).

23 2. The facility will be substantially screened from view of surrounding properties
24 and public views or otherwise substantially camouflaged based upon the facility’s design.

25 3. Special design considerations have been incorporated into or applied to the
26 facility to ensure that the facility will not have an adverse visual impact to the surrounding
27 properties or public views. As shown on the project plans, the panel antennas do not increase
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1 the height of the existing light pole and as conditioned, surfaces will be painted to match the
2 adjacent surface with non-reflective paint in order to minimize visual impacts to surrounding
3 properties and public views.

4 5. The proposed use is allowed within the Public/Quasi-Public zoning district and
5 complies with all other applicable provisions of the Development Code and the CMC.

6 6. The subject proposal is consistent with the City of Concord General Plan which
7 designates the site as Public/Quasi-Public. There is no applicable Specific Plan at this site.

8 7. The design, location, size, and operating characteristics of the proposed
9 activity are compatible with the existing and future land uses in the vicinity because the
10 wireless communication facility replicates an existing light pole where it does not exceed the
11 height of the existing (and relocated) pole and antennas are located below field lights, and as
12 conditioned: a) the field lights shall be shielded or projected downward to reflect a lighting
13 pattern similar to the existing lighting configuration; and b) the antennas will be painted to
14 match the monopole with non-reflective paint; and c) the equipment shelter will be screened;
15 and d) signage will be provided, consistent with the RF study.

16 8. The site is physically suitable for the type, density, and intensity of the
17 proposed use, including access, utilities, and the absence of physical constraints because
18 adequate access and utilities exist to serve the proposed project and there are no physical
19 constraints related to the addition of six panel antennas to the mono pole and lights would be
20 re-attached to the same pole.

21 9. Granting the permit would not be detrimental to the public health, safety, or
22 welfare of the persons residing or working in the subject neighborhood or be materially
23 detrimental or injurious to property or improvements in the vicinity and Zoning District where
24 the property is located. Further, the project is Categorically Exempt from the requirements of
25 CEQA under Class 3 "New Construction or Conversion of Small Structures."
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ATTACHMENT A
DRAFT
CONDITIONS OF APPROVAL

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VERIZON WIRELESS PANEL ANTENNA INSTALLATION ON LIGHT POLE
MINOR USE PERMIT (PL140357-MP)

THIS SITE IS LOCATED AT 2455 GRANT STREET

APN 112-090-004

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PERMIT DESCRIPTION

1. These Conditions apply to and constitute approval of Minor Use Permit (PL140357-MP) to construct a new wireless telecommunication facility consisting of the replacement of an existing 80-foot tall light pole on the northwest side of the football field at Mt. Diablo High School with a new 80-foot tall monopole with the attachment of six new panel antennas and the re-attachment of the field lights at the top of the pole at 2455 Grant Street. The base of the monopole and equipment would be enclosed within a 40-foot by 25-foot equipment shelter on the northwest side of the football field.
2. The following Exhibits, date-stamped by the City of Concord, on September 23, 2014, 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	9/23/14	MST Architects	T1.1
Civil Survey Sheet	9/23/14	MST Architects	C-1
Overall Site Plan	9/23/14	MST Architects	A1.1
Enlarged Equipment	9/23/14	MST Architects	A2.1
Antenna Layout Plan	9/23/14	MST Architects	A2.2
Project Elevations	9/23/14	MST Architects	A3.1

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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 Division(s) listed after the Condition. **(PLNG, BLDG, ENGR)**

- 1 4. Where a plan or further information is required, it is subject to review and approval by the
2 applicable City Division(s) as noted at the end of each Condition. The Division listed first shall be
3 the primary contact for implementation of that Condition. **(PLNG, BLDG, ENGR)**
- 4 5. The project shall comply with all applicable Federal and State laws and Concord Municipal Code
5 (CMC) requirements. **(PLNG, BLDG, ENGR)**
- 6 6. Minor modifications that are found to be in substantial conformance with the approved plans such
7 as building materials, building colors, and landscape materials may be approved administratively.
8 Major modifications shall be approved by the applicable decision making body. **(PLNG, ENGR)**
- 9 7. These Conditions of Approval shall be listed on a plan sheet that is included in the construction
10 plan set (Grading, Utility, Landscape, and Building Plans). **(PLNG, ENGR, BLDG)**
- 11 8. Two annotated copies of the Conditions of Approval specifying how each applicable condition has
12 been satisfied, shall be submitted as follows:
 - 13 a) At the time Building Plans are submitted for plan check. **(PLNG, ENGR)**
 - 14 b) Prior to occupancy approval. **(PLNG, ENGR)**

15 **ARCHITECTURAL**

- 16 9. The panel antennas, brackets, cable connections and any other visible equipment shall match the
17 light pole with a non-reflective paint to minimize the visual impact. **(PLNG)**
- 18 10. Equipment enclosure shall be planted with ivy or similar fast growing vine to minimize visual
19 impact of the enclosure. Staff will consider faux ivy/wire mesh landscape treatment as alternative.
20 Treatment shall include at least 70% of the perimeter of the enclosure to reduce graffiti potential.
21 Landscape plans shall be submitted with building permit package. **(PLNG)**
- 22 11. Signs shall be incorporated into the design as indicated within the RF Study. **(PLNG)**

23 **LIGHTING**

- 24 12. No exterior lighting is allowed for the wireless facility. Any service lighting shall be located inside
25 the enclosure and below the top of the enclosure wall. **(PLNG)**
- 26 13. Field lights shall be shielded or projected downward so that they do not aim above the horizon
27 with a lighting pattern similar to that provided from the existing light pole. **(PLNG)**

28 **NOISE**

14. Noise producing site preparation and construction activities shall be limited to the days and hours
as set forth below:
Monday through Friday 7:30 a.m. to 6:00 p.m.

1 Construction on Saturdays may be allowed only upon prior approval by the Building, Engineering, and
2 Planning Divisions. Written requests for Saturday work shall be submitted to the City the Wednesday
3 prior to the weekend by close of the business day. No changes to these construction hours shall be
4 allowed without the prior written consent of the City. A contact person shall be available during all
construction activities in the evening and on weekends to respond to complaints and take actions
necessary to reduce noise. **(BLDG, ENGR, PLNG)**

5 15. If complaints are received and verified by the City regarding noise from equipment associated
6 with the telecommunication facility, the project applicant shall mitigate and/or make any
7 necessary modifications so noise levels comply with acceptable standards identified in the City's
General Plan. **(PLNG)**

8 16. The City may require Verizon Wireless to prepare one or more (periodic) post-construction Radio
9 Frequency (RF) reports to verify that actual RF levels are consistent with the projected levels
10 outlined within the previous RF report, submitted during entitlements, and do not exceed current
standards for permissible human exposure to RF, as adopted by the FCC. **(PLNG)**

11 17. All on-going repair and maintenance associated with the telecommunication facility shall be
12 limited to the hours of 8:00 a.m. to 5:00 p.m. seven days a week excluding times when an urgent
13 maintenance visit is required for emergency repairs or necessary service to allow for continued
14 communication services for all 911 emergency agencies and the public at large. **(PLNG, BLDG,
ENGR)**

15 CONSTRUCTION ACTIVITIES

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

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

21 20. Implement the following measures during construction:

- 22 a) Gather all construction debris on a regular basis and place them in a dumpster or other
23 container that is emptied or removed on a weekly basis. When appropriate, use tarps on
the ground to collect fallen debris or splatters that could contribute to storm water
24 pollution.
- 25 b) Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and
storm drains adjoining the project site. During wet weather, avoid driving vehicles off
26 paved areas.
- 27 c) Broom sweep the public street pavement adjoining the project site on a daily basis.
Caked-on mud or dirt shall be scraped from these areas before sweeping.
- 28 d) Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest
the downstream side of the site in order to prevent any debris or dirt from flowing into

1 the City storm drain system. Filter materials shall be maintained and/or replaced as
2 necessary to ensure effectiveness and to prevent street flooding. Dispose of filter
3 particles in an approved trash receptacle.

- 4 e) Create a contained and covered area on the site for the storage of bags, cement, paints,
5 flammable, oils, fertilizers, pesticides, or any other materials used on the site that have
6 the potential for being discharged to the storm drain system by being windblown or in
7 the event of a material spill.
- 8 f) Never clean items such as machinery, tools, and brushes or rinse containers in a street,
9 gutter, or storm drain.
- 10 g) Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash
11 water into street gutters or drains. **(ENGR, BLDG)**

- 12 21. No equipment shall be started or staging area be established on the streets or the site before or
13 after the specified hours of construction. **(ENGR, BLDG)**
- 14 22. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space
15 area, or street, and that any such material stored on an adjoining site shall be completely removed
16 and the site cleaned, prior to occupancy approval. **(ENGR, BLDG)**
- 17 23. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping
18 quarters on the construction site unless authorized for site security. **(ENGR, BLDG)**
- 19 24. There shall be no parking of construction equipment or construction worker's vehicles on
20 residential streets at any time; all vehicles shall be maintained on-site. **(ENGR, BLDG)**
- 21 25. Portable toilets used during construction shall be kept as far as possible from adjacent properties
22 and shall be emptied on a regular basis as necessary to prevent odor. **(ENGR, BLDG)**

23 **UTILITIES**

- 24 26. New electrical transformers shall be placed underground or screened from view. **(PLNG, ENGR)**
- 25 27. All new utilities shall be constructed underground prior to occupancy approval. **(ENGR)**
- 26 28. Utility areas and electrical meters shall be architecturally screened from view. **(PLNG)**
- 27 29. The location of all outdoor, above-ground and/or at-grade pad mounted transformers, utility
28 equipment, electrical meters, vaults, and the like shall be subject to approval by Planning and
Engineering Services prior to the issuance of the Building Permit. All such equipment shall be
screened from view either architecturally or with landscaping and painted forest green or other
approved color as approved by the Planning Division. Any changes to the approved Utility Plans,
including location or screening details shall be reviewed and approved by the Planning Division.
(PLNG, ENGR)

29 **AGREEMENTS, FEES, BONDS**

- 30 30. Provide a **\$438** cash deposit to the Planning Division to cover Condition Compliance costs at the
time of submittal of plans and documents to Engineering Services or the Building Division for

1 plan check. Planning staff's time will be charged to this deposit for work performed to implement
2 the Conditions of Approval, from the time of project approval to occupancy approval. The deposit
3 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)

4 31. Pay a Document Imaging fee of to reimburse the City for implementation of the Document
5 Imaging and File Retention programs, prior to issuance of Grading or Building Permits. (PLNG)

6 32. Prior to the Verizon Wireless facility being fully operational, the applicant shall request at least 10
7 days in advance, a field inspection to be conducted by the Project Planner of all site
improvements. (PLNG)

8 **OTHER/MISCELLANEOUS**

9 33. Comply with the requirements of the Contra Costa Fire Protection District. Submit complete sets
10 of plans and specifications to the Fire District for review and approval at:

11 Contra Costa County Fire Protection District
12 2010 Geary Road
13 Pleasant Hill, CA 94523

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

15 34. The City discourages leases which convey exclusive (single service provider) rights for new
16 telecommunication facilities to the extent that such leases may preclude development of a suitable
co-location site. (PLNG)

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

19 36. The permit and approval shall expire in one year from the date on which they became effective
20 unless construction permits are obtained and work has begun. The effective date of the permit and
21 approval is **December 10, 2014**. (PLNG)

22 37. A request for a time extension from the expiration date of **December 10, 2015**, can be considered
23 if an application with required fee is filed at least 10 days before the original expiration date,
24 otherwise a new application is required. Extensions are not automatically approved. Changes in
25 conditions, City policies, surrounding neighborhood, and other factors permitted to be considered
26 under the law, may require, or permit denial. (PLNG)

ZD DRAWING SIGN-OFF

DATE: _____ TIME: _____ ONE-PLEASE RETURN BY: _____

COMPLETE

SIGNATURE: _____ DATE: _____

SITE ACQUISITION: _____

PLANNING: _____

CONSTRUCTION: _____

MANAGEMENT: _____

verizon WIRELESS

CONSTRUCTION: _____ DATE: _____

REAL ESTATE: _____

RF ENGINEER: _____

EQUIPMENT ENGINEER: _____

W/ ENG TRANSPORT: _____

OTHER (IF APPLICABLE): _____ DATE: _____

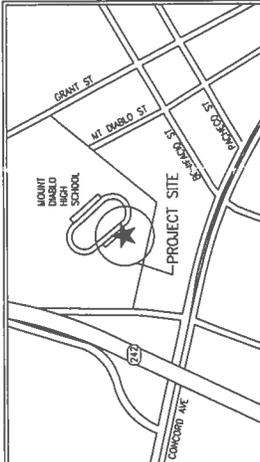


verizon WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

MT DIABLO HIGH SCHOOL

2455 GRANT STREET
CONCORD, CA 94520
APN: 112-090-004-6
LOCATION #: 289847



LOCATION PLAN

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHWEST ON MITCHELL DR. TOWARD OAK GROVE RD.
2. TURN RIGHT ONTO OAK GROVE RD.
3. TURN RIGHT ONTO MONUMENT BLVD.
4. TURN LEFT ONTO WILLOW PASS RD.
5. TURN LEFT ONTO WILLOW PASS RD.
6. TURN LEFT ONTO EAST ST
7. CONTINUE ONTO EAST ST
8. DESTINATION WILL BE ON THE LEFT.

INDEX OF DRAWINGS

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

TITLE SHEET, LOCATION PLAN, PROJECT DATA
CIVIL SURVEY SHEET
OVERALL SITE PLAN
ANTENNA LOCATION LAYOUT PLAN
PROJECT ELEVATIONS

PROJECT DIRECTORY

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

PROPERTY OWNER:
MT DIABLO HIGH SCHOOL DISTRICT
9347 CAROLITA DRIVE
CONCORD, CA 94520
CONTACT: JEFF MC DANIEL
925-662-5000 x 4541

ARCHITECT:
MANUEL S. TSILIKAS
VERIZON WIRELESS CONSULTING, INC.
801 ALHAMBRA BLVD., SUITE 2
SACRAMENTO, CA 95818
916-341-0605
manuel@verizonwireless.com

CONSTRUCTION MANAGER:
MARK COSBY
VERIZON WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-568-7948
markc@verizonwireless.net

PROJECT SUMMARY

ASSESSMENT PARCEL NUMBER: 112-090-004-6

JURISDICTION: CITY OF CONCORD

OCUPANCI: 5-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)

TYPE OF CONSTRUCTION: V-B

ZONING: PUBLIC / QUAS PUBLIC (POP)

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. THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
2. 2013 CALIFORNIA BUILDING CODE (CBC)
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC)
5. 2013 CALIFORNIA WELDRING CODE (CWC)
6. 2013 CALIFORNIA PLUMBING CODE (CPC)
7. 2013 CALIFORNIA ENERGY CODE (CEC)
8. 2013 CALIFORNIA FIRE CODE (FC)
9. 2013 CALIFORNIA FIRE CODE (FC)
10. 2013 CALIFORNIA EXISTING BUILDING CODE (CALGreen CODE)
11. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
12. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
13. LOCAL COUNTY OR CITY ORDINANCES
14. PRE-FABRICATED COMPONENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED FOR HUMAN HABITATION. ACCESSIBILITY TO FACILITY IS UNMANNED 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 UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 75'-0" x 40'-0" LEASE AREA.
- AN 8'-0" TALL CHU SCREEN WALL @ LEASE AREA PERIMETER.
- A PRE-FABRICATED EQUIPMENT SHELTER.
- UNDERGROUND POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A STANDBY DIESEL GENERATOR.
- A COAXIAL CABLE ICE BRIDGE.
- REMOVE (1) EXISTING 80.0' LIGHT STANDARD & REPLACE WITH NEW 80'-0" TALL MONOPOLE. EXISTING LIGHTS TO BE RELOCATED TO NEW MONOPOLE
- (5) ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED 80' TALL MONOPOLE.

PROJECT MILESTONES

07/22/2014 90% ZONING DOCUMENTS
08/11/2014 100% ZONING DOCUMENTS
XX/XX/XXXX 90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX 100% CONSTRUCTION DOCUMENTS

MST ARCHITECTS

101 Alameda Blvd. Suite 100, Berkeley, CA 94710
Tel: 415.863.1111
Fax: 415.863.1112
www.mstarchitects.com

COMPLETE

verizon WIRELESS

MT. DIABLO HIGH SCHOOL
2455 GRANT STREET
CONCORD, CA 94520

TITLE SHEET, LOCATION PLAN, PROJECT DATA

T1.1

DATE: 09/24/14
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: AS SHOWN


MST ARCHITECTS
 201 Alameda Street, Suite 200, Emeryville, CA 94608
 (415) 434-1100
 www.mstarchitects.com

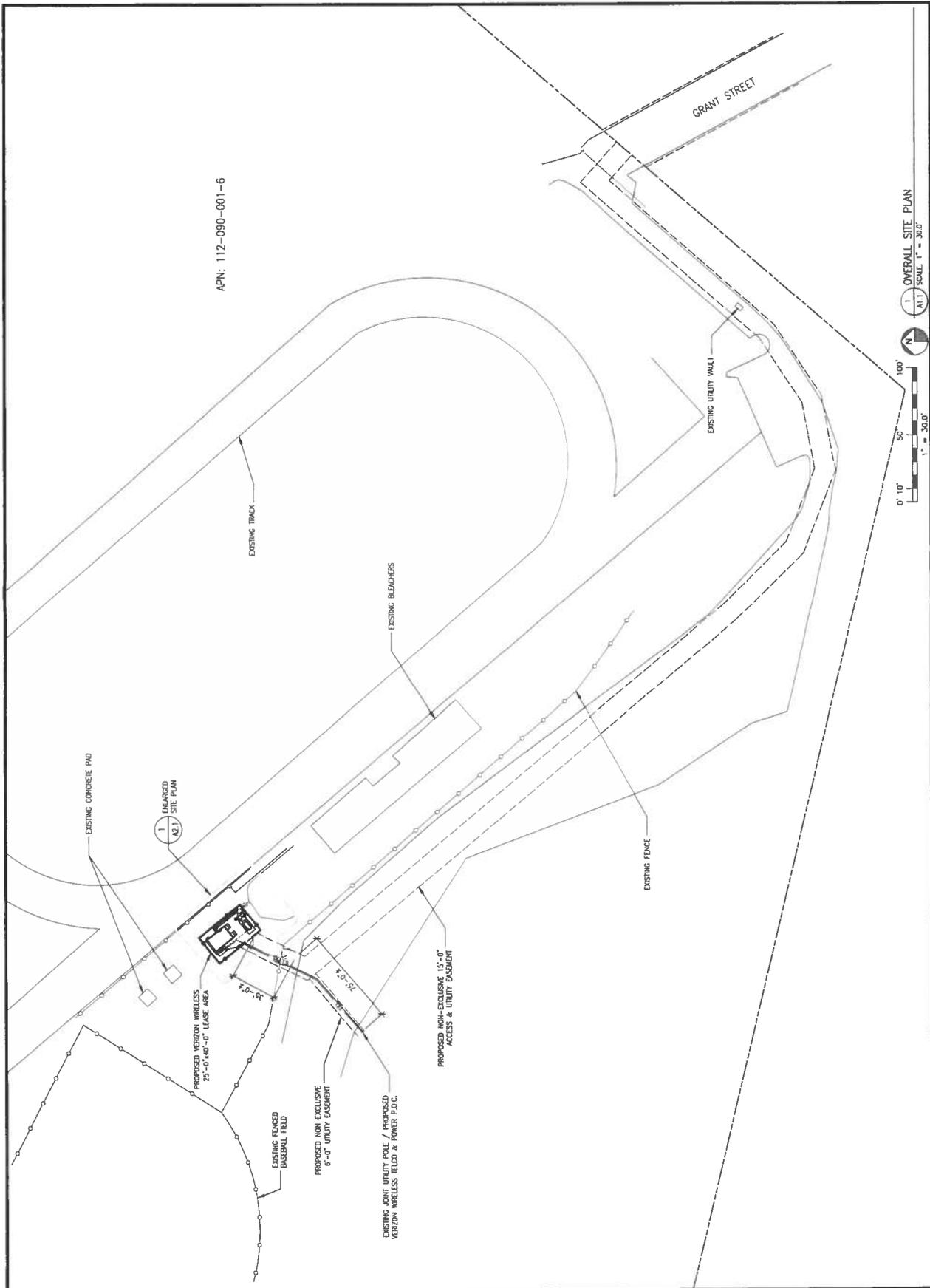

COMPLETE
 1000 California Street, Suite 1000, San Francisco, CA 94108
 (415) 774-1100
 www.complete.com

SHEET TITLE: **OVERALL SITE PLAN**
 MT. Diablo High School
 2455 Grant Street
 Concord, CA 94520
 Verizon Wireless

NO.	DESCRIPTION	DATE
1	Issue for Review	08/17/14
2	Issue for Review	08/17/14
3	Issue for Review	08/17/14
4	Issue for Review	08/17/14
5	Issue for Review	08/17/14

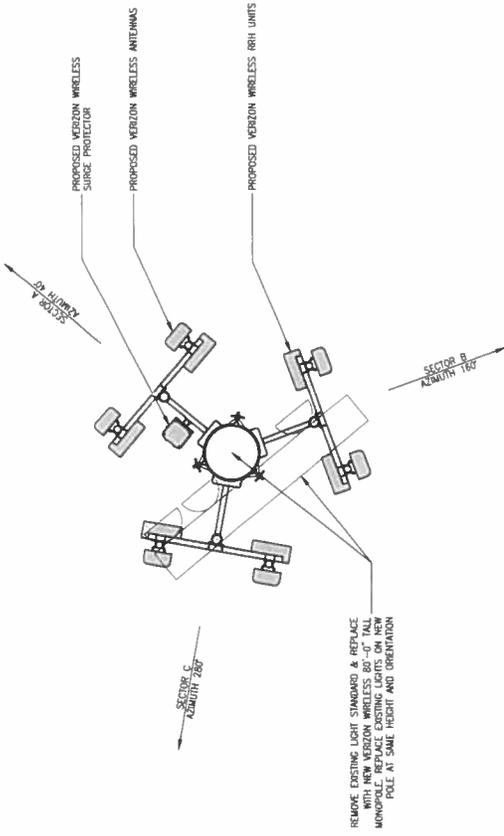
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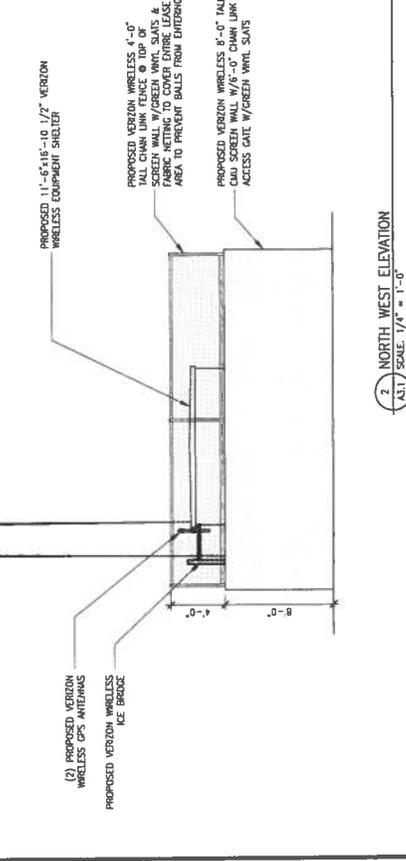
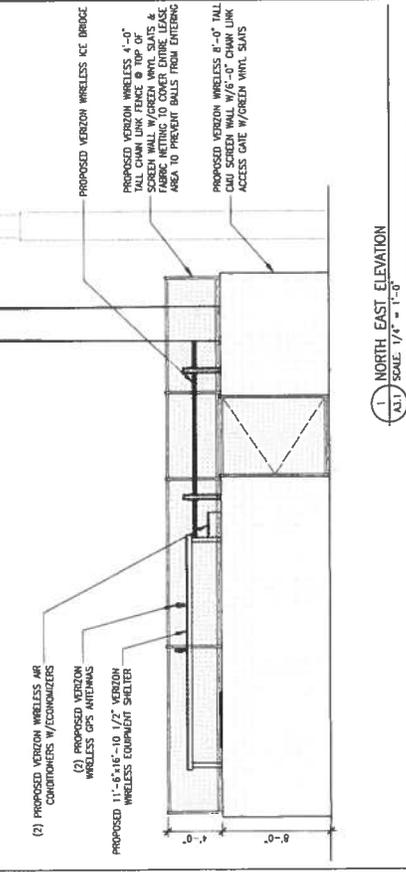
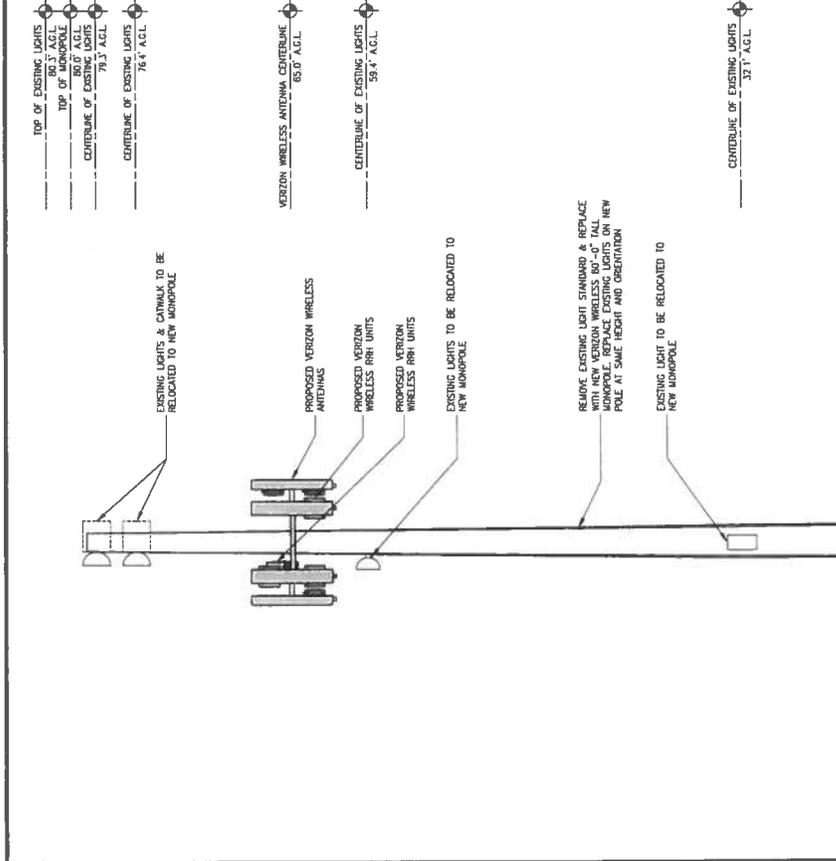
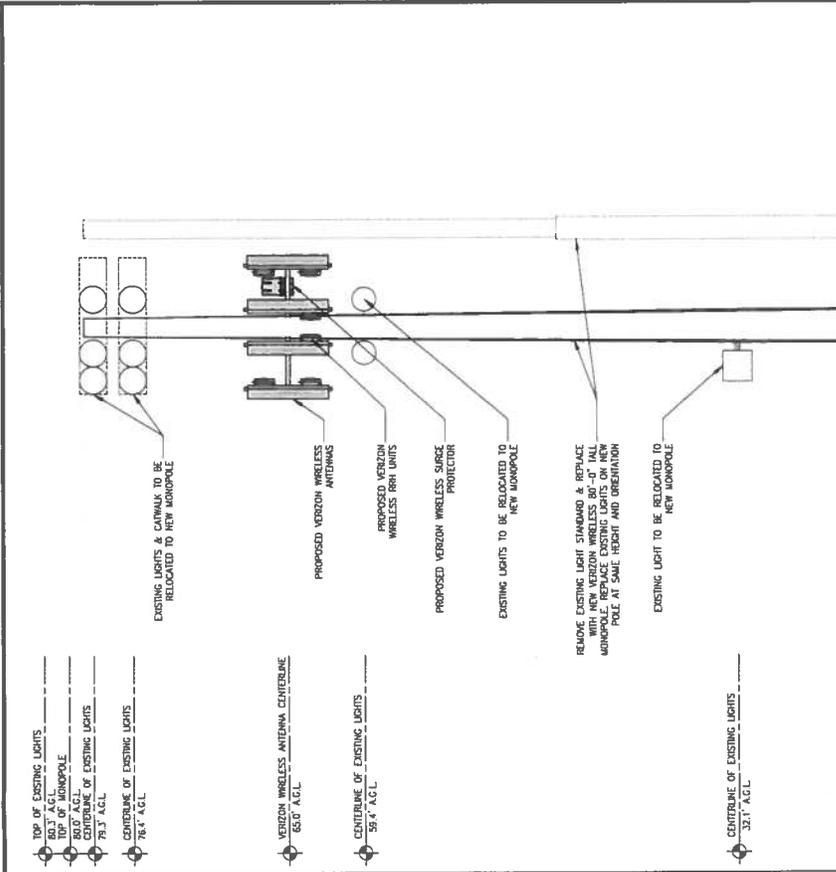
A1.1
 SHEET NO. 1121200



EQUIPMENT SCHEDULE

EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	SBMHH-10G5B	2	2	2	6
RRH	RRUS12 W/A2	3	3	3	9
DMA OR DIPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	PANCAP DC3315 / HYBRID THINK CABLE		2 / 1		2 / 1
CANAL CABLE	N/A				
NET CABLE	N/A		0		0





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

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

Ryan, Joan

From: Monty <eddie_current@yahoo.com>
Sent: Wednesday, October 22, 2014 9:32 PM
To: Ryan, Joan
Subject: PQP: APN 112-090-004

Ms. Ryan;

I am concerned about the proposed project which involves the installation of radio-frequency transmitting equipment and its associated antenna array atop an 80-foot light pole behind the football field at Mt. Diablo High School. I believe this equipment, if installed, will be looming over the backyard of my home at 2606 Gill Court.

I would welcome a public hearing on this matter and I would be very interested to know just exactly what this equipment will be used for, as well as some technical information about it. I am concerned about the effective radiated power from the antenna array and whether or not a study has been done with regard to the interference caused by such an installation. I am also concerned about possible health issues resulting from being in such close proximity to this equipment.

If a public hearing is scheduled, I certainly plan to attend. Please contact me at your convenience and keep me advised on the progress of this project.

Thank you,

Paul Montgomery
2606 Gill Ct.
Concord, CA 94520

(925) 680-6146