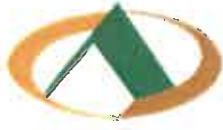


**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**



**STAFF REPORT**

**TO:** EAST COUNTY BOARD OF ZONING ADJUSTMENTS  
**HEARING DATE:** May 27, 2021

**GENERAL INFORMATION**

**APPLICATION:** Conditional Use Permit, PLN2020-00368

**OWNER/  
APPLICANT:** SBA 2012 TC Assets, LLC/ Nicole Comach, Virtual Site Walk, LLC  
(Agent)

**PROPOSAL:** To allow continued operation of a wireless telecommunication facility

**ADDRESS AND  
SIZE OF PARCEL:** 7960 Pleasanton Sunol Road, Pleasanton area of unincorporated Alameda  
County, bearing Assessor's Parcel Number 949-0012-003-03; size 139.52  
ac.

**ZONING:** A (Agricultural) District

**GENERAL PLAN  
DESIGNATION:** The site lies within the boundaries of the *East County Area Plan* of 2002,  
and has a land use designation of "Resource Management"

**ENVIRONMENTAL  
REVIEW:** This project is categorically exempt from the requirements of the California  
Environmental Quality Act per Article 19, Section 15301 Existing Facilities,  
involving negligible or no expansion of a use beyond that existing at the  
time of the permit application.

**RECOMMENDATION**

Staff recommends that the East County Board of Zoning Adjustments, allow for the continued operation of a wireless telecommunications facility (AT&T) based on drawings marked "Exhibit A" and the attached conditions on file with the Alameda County Planning Department.

## PARCEL ZONING HISTORY

February 18, 1956, 96<sup>th</sup> Zoning Unit initially classified the property and the surrounding area into the "A" (Agricultural) District.

August 9, 2000, Conditional Use Permit, C-7615, was approved, to allow a radio transmission facility (cellular telephone antenna).

December 9, 2010, Conditional Use Permit, PLN2010-00104, was approved, to allow continued operation of a wireless telecommunication facility

May 10, 2017, Zoning Verification Letter, PLN2017-00045, was approved, to allowed modifications to an existing telecommunication facility through the Section 6409, Wireless Facilities Deployment – Facility Modification, process

November 20, 2018, Zoning Verification Letter, PLN2018-00235, was approved, to allow modifications to an existing telecommunication facility through the Section 6409, Wireless Facilities Deployment – Facility Modification, process

## SITE AND CONTEXT DESCRIPTION

**Physical Features:** The property is irregular in shape, consisting mainly of rolling hills, some with steep slopes. The western portion of the property is relatively level, containing an existing single-family residence and a number of accessory structures (e.g. barns and sheds). The remainder of the site is undeveloped, consisting primarily of native oak trees and grasses, and is used for grazing.



*Fig. 1 - Project Location - Facility Site and Access from the Pleasanton Sunol Road*

Adjacent Area: To the north, east and south is undeveloped agricultural land. Immediately to the west is Interstate 680.

## **REFERRAL RESPONSES**

Sunol Citizen's Advisory Council: At the April 21, 2021, Sunol Citizen's Advisory Council (SCAC) hearing, the SCAC recommended approval of Conditional Use Permit, PLN2020-00368, allowing for the continued operation of a wireless telecommunications facility.

Alameda County Fire Department: In a response dated January 7, 2021, the Fire Department staff responded with no comment for the project.

Alameda County Sheriff's Office: In a response dated January 8, 2021, the Sheriff's Office has no objection to the request, with the understanding that any additional parking and traffic does not impede the current needs of the area.

Code Enforcement: In a response dated December 31, 2020, the Code Enforcement staff responded with no comment.

Alameda County Public Works Agency, Land Development Department: As of this writing, no response from the Land Development Department.

Alameda County Public Works Agency, Building Inspection Department: As of this writing, no response from the Building Inspection Department.

City of Pleasanton Planning Department: As of this writing, no response from the City of Pleasanton Planning Department.

## **PROJECT DESCRIPTION**

SBA 2012 TC Assets, LLC proposes to continue operation of a telecommunications facility with no change on a property in the "A" (Agricultural) District.

## **STAFF ANALYSIS**

### Conformance with the General Plan

The site lies within the East County Area Plan (ECAP) adopted by the Board of Supervisors on May 5, 1994 and most recently in November 2000. Under the ECAP the property is designated as Resource Management. The Resource Management designation is "intended mainly for ... long term preservation as open space but may include low intensity agriculture, grazing...". As the ECAP is silent with respect to telecommunications facilities, the continued operation of the telecommunications facility meets the intent of the Plan.

### Conformance with the Zoning Ordinance

The subject property is located within the A (Agricultural) District, which does not specifically refer to telecommunication facilities. Therefore, reference is then directed to the Alameda County

Development Standards for Siting of Telecommunication Facilities (Development Standards), adopted by the Board of Supervisors on October 2, 1997 provides the benchmark reference by which this project can be evaluated.

As noted above, Conditional Use Permit, C-7615 which was approved in August 2000, allowed establishment of the telecommunication facility with 17 conditions of approval. Subsequently, PLN2010-00104 (December 2010) allowed continued operation of the facility with 18 conditions of approval.

#### Telecommunication Facility Policy

This application must be considered under the policies set forth in the Alameda County Development Standards for Siting of Telecommunication Facilities (Development Standards), adopted by the Board of Supervisors on October 2, 1997.

Under the policy A-2, set forth in the Development Standards, Telecommunications facilities may be allowed subject to a Conditional Use Permit in all areas except the H-1 (Highway Frontage), and in those PD (Planned Development) Districts, which specifically prohibit their use. The continued operation of the current facility as a conditional use is appropriate in the "A" District.

Policy I-2 requires that all free-standing telecommunications towers shall be located and designed to minimize visual impacts. The towers shall incorporate appropriate techniques to camouflage, disguise and/or blend them into the surrounding environment, or disguise them as a piece of art/sculpture, flag poles, or other visual forms that would not be considered an adverse visual impact. As constructed, this facility is visually shielded by a disguising shroud of branches designed to mimic the appearance of a fir tree. While this stealth design may not be the most appropriate for the site, it can be said that it performs to a reasonable standard its intended function, namely to camouflage a 59-foot monopole. As such, the proposal is consistent with Policy I-2.

Policy I-5 states that all telecommunications towers shall be designed at the minimum functional height required for the coverage area unless related to an approved plan to reduce the impact of future installations. The existing 59-foot high monopole is the optimal height to provide the needed coverage in the area. While this height is lower than the 90-foot maximum prescribed in the Zoning Ordinance, it allows the applicant to provide antenna substrate enabling two different carriers to provide adequate service for subscribers.

The Federal Communications Commission (FCC) and the Public Utilities Commission (PUC) regulate wireless telecommunication facilities. Although wireless telecommunication facilities involve the emission of radio frequency (RF) fields, there are strict standards to ensure safety of persons and property within close proximity to such fields. The FCC has preempted local jurisdictions from denying use permit applications for cell sites based strictly on RF emissions.

In recent years, the Planning Department has responded to a variety of applications for telecommunications facilities. The technology is changing rapidly and there appears to be a vast, unmet demand for wireless communications. Concurrently, State and Federal regulatory agencies have been increasing their involvement in the field and many new regulations, preemption issues, and other matters have emerged. Local awareness and interest in wireless communications issues also seems to be growing. Separate from the processing of any individual antenna application, the

Planning Department must now monitor periodicals, regulations, and the activities in other jurisdictions, and attend seminars and receive other technical training to stay informed of wireless communications issues. The cost of this is estimated to be about \$8,000 per year or approximately \$670 per application based on the typical number of antenna applications received each year. The Planning Department requires this fee in order to keep up with this dynamic field and be prepared to respond to any given antenna application in a timely fashion. This requirement is reflected in Condition #2.

The Alameda County General Services Agency owns and maintains an extensive trunked radio system that supports all County public safety agencies and many of the municipal and special district agencies county-wide. This radio system operates using spectrum in the National Public Safety Planning Advisory Committee (NPSPAC) band of 800 MHz, and therefore has been negatively impacted by interference from other licensed carriers. While there is no reason to believe that these carriers are operating in violation of their FCC license, the public safety agencies who use the County's radio system continue to suffer the consequences of harmful "noise" and/or interference from some sites.

It is noted that the Alameda County Sheriff's Department has communicated to the Planning Department that it generally does not oppose these types of applications as long as the carrier agrees to immediately correct any situation involving interference with public safety communications. As such, this requirement is reflected in Condition #4.

Summary: As proposed, the continued operation of a wireless telecommunications facility (monopole) at this location meets the overall intent of the Telecommunications Policy. Staff would recommend approval of the application as proposed.

#### **TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING**

**1. Is this use required by the public need?**

Yes. Telecommunication facilities provide necessary communication services, which are increasingly required by the public. The continued operation of a facility in this area is necessary to enhance communications service along the I-680 corridor and elsewhere in the vicinity. The Federal Communications Commission and the California state Public Utilities Commission recognize cellular systems as public utilities.

**2. Will the use be properly related to other land uses and transportation and service facilities in the vicinity?**

Yes. The unmanned facility will continue to have minimal impacts on the surrounding area. Existing rights-of-way provide safe and effective access to the lease area and facility for maintenance and emergency response. Existing utility sources and electrical connections are currently on-site, and other necessary service facilities are available.

**3. Will the use, if permitted, under all circumstances and conditions of this particular case, materially affect adversely the health or safety of persons residing in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the**

neighborhood?

No. As regulated under the FCC and the PUC, and the use should not have any detrimental effects upon the general public with regard to health and safety.

4. Will the use be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered?

No. Under Policy A-2 of the Development Standards, allows telecommunications facilities subject to a Conditional Use Permit in all areas except the H-1 (Highway Frontage), and in those PD (Planned Development) Districts, which specifically prohibit their use. Therefore, the continuing operation of this facility in this "A" District, which does not prohibit the telecommunications use, is proper. Telecommunications facilities are appropriate uses in remote, undeveloped areas since they are compatible with agricultural uses and do not require water and sewer facilities. Visual impacts from the existing facility upon surrounding areas area minimal.

## CONCLUSION

Staff recommends approval of the continued operation of existing telecommunication facility subject to drawings marked "Exhibit A," on file with the Alameda County Planning Department and the following conditions:

## AUTHORIZATION

1. Approval of this permit authorizes the continued operation of a cellular telecommunication facility in the form of a 59-foot high monopole design incorporated into a camouflaged tree (61-foot top of the branches) design, with related ground equipment directly below the pole subject to plans marked "Exhibit A" dated December 21, 2020.
2. The monopine (or eucalyptus, etc.) shall include colors, volume and placement of faux leaves and branches, colors and textures of antenna coverings ("socks"), color and placement of conduits and other equipment, and similar design elements sufficient to conceal the equipment on the monopine (or eucalyptus, etc.)

## ADDITIONAL MATERIALS TO BE SUBMITTED TO THE PLANNING DEPARTMENT WITHIN 30 DAYS OF PERMIT APPROVAL

3. Regulatory Program Fee. The applicant shall pay a cash sum of \$670.00 to the Alameda County Planning Department (payable to Treasurer, County of Alameda) to help cover the Department's costs in administering its wireless communications regulatory program.
4. Carrier Contact Information: The applicant shall submit direct contact information for AT&T corporate representative, other than or its successors.
5. Utility Tax Compliance. The applicant shall submit to the Alameda County Planning Department evidence of business registration with the Alameda County Business Tax Unit in the form of a valid business certificate to ensure compliance with the County's utility tax



regulations.

## **GENERAL CONDITIONS**

6. **Compliance with all laws and Regulations.** Prior to issuance of Demolition, Grading, Site, Stormwater, Encroachment, or Building Permits, the applicant, property owner, or successor shall provide to the satisfaction of the Alameda County Public Works Agency, and the Alameda County Planning Director, evidence of compliance with all laws, policies, and regulations applicable at the time of application for respective Demolition, Grading, Site, Stormwater, Encroachment, or Building Permits.
7. **Liability.** By exercise of this Conditional Use Permit, the Permittee agrees to defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul Conditional Use Permit, PLN2020-00368, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.
8. The project sponsor or its successors shall be responsible for payment of all reasonable costs associated with the necessary inspections of the conditions of approval contained in the authorization of the facility, including costs incurred by the Community Development Agency, the County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency.
9. **Public Safety Interference.** The approved facility shall not interfere with public safety communications, and shall comply with the following regulations:
  - a. The carrier will provide an intermodulation report from a certified radio frequency engineering firm. This report must clearly conclude that no interference will be caused to public safety frequencies in use at said site.
  - b. The carrier will take all necessary steps and measures to mitigate any type of harmful interference, regardless of the status of the FCC licenses, within thirty days upon notification by the County that a problem exists.
  - c. If after thirty days the harmful effects of the carrier's radio frequency transmitters have not been mitigated, based on the judgment of the County, then the County will consider this as a violation of the conditions of this permit. The County then will have the right to cause the carrier's equipment to cease operation, including the disconnection of power to the carrier's equipment.
  - d. The carrier may, at its own discretion, cost, and effort, procure or obtain radio frequency equipment which it believes may mitigate the harmful effects of its transmitters to the public safety radio equipment. This could include, but is not limited to, RF filters, attenuators, or any combination thereof. If the carrier chooses to pursue this course of action then the County requires that all such measures be completed within 90 days of notification by the County to the carrier. Should this

action not successfully mitigate the harmful effects to the public safety radio equipment in the County's own judgment, the County retains the right to cause the carrier's equipment to cease to operate at the site.

- e. The carrier will have the right to submit written plans and proposals to the County after the County has exercised its right to shut off the carrier's equipment, demonstrating a method of correcting the harmful effects of its equipment to the public safety radio system. If the County then agrees to the carrier's proposal, the carrier may take such mitigating steps at its own risk, cost, and prerogative. However, the County will determine if such measures are adequate, and will retain the right to cause the carrier's equipment to cease operation.
- 10. Fire Department Approval. Applicant shall contact the Alameda County Fire Department, Fire Prevention Bureau, to obtain a fire clearance certificate. The Bureau may be reached by telephone at (510) 670-5853.
  - 11. Public Agency Approval. Maintain compliance with the requirements of the following agencies:
    - a. Alameda County Public Works Agency, Building Inspection Department
    - b. Alameda County Public Works Agency, Land Development Department
    - c. Alameda County Sheriff's Department
    - d. California State Public Utilities Commission
    - e. United States Federal Communications Commission
  - 12. RF/EMF Emissions. Facilities shall be operated in a manner so as not to contribute to ambient RF/EMF emissions in excess of the current FCC adopted RF/EMF emission standards. In the event that a project implementation report to the FCC includes a finding that RF emissions for the site exceed FCC standards in any uncontrolled location, the Board of Zoning Adjustments may require the applicant to correct the emission to the satisfaction of the FCC.
  - 13. Co-location: The applicant and owner shall allow other existing and future wireless communications companies including public and quasi-public agencies using similar technology to co-locate antenna equipment and facilities, using the infrastructure at this site, wherever possible, provided that operations of existing users are not compromised, to the extent that all facilities shall minimize the number of buildings and antenna structures, and those facilities shall have a common access road, a common means of extending power and telephone lines, and a use of a common water tank or integrated water supply system when required. The applicant and other wireless carriers shall provide a mechanism for the construction and maintenance of shared facilities and infrastructure and shall provide for equitable sharing of cost in accordance with industry standards.
  - 14. Status Reports. One year from the date of this approval, and on each five year anniversary thereafter, permittee shall submit to the Board of Zoning Adjustments a brief status report describing compliance with conditions of the permit including maintenance of equipment, fencing, landscaping, and antennas, a photograph of the site and verification that the facility



is in compliance with an active FCC license. One report may be submitted for more than one site but shall clearly identify and describe each site separately.

15. Optional Review/Revocation/Revision. At any time during the term of this permit and after notice as provided for in the initial hearing, this matter may be set for rehearing by the Board of Zoning Adjustments for the purpose of making a determination whether the use of the site has ceased for a period of six months, and whether the permit should be therefore revoked, or whether conditions previously imposed should be modified or new conditions should be added to assure continued affirmative findings for this permit. This reconsideration may include imposition of requirements such as painting antennas and support structures, and/or other treatments of the antennas and other appurtenances to insure public safety, compatibility with the surrounding neighborhood and with applicable policy. Any condition modified or added shall have the same force and effect as if originally imposed.
16. Transfer of Operations. Any entity that has acquired the facilities as authorized under this permit may maintain the benefits of the existing use permit provided that a letter of notification is submitted to the Board of Zoning Adjustments within six months after such transaction, and all conditions of approval for the subject facility are carried out by the new operator/permittee.
17. Site Restoration. Permittee shall provide written notification to the Board of Zoning Adjustments upon cessation of operations on the site. The permittee/property owner shall remove all improvements authorized under this permit from the site and the property shall be returned to its pre-application condition within three months of cessation.
18. Signage. Permittee shall provide signage as required by the permitting authority (e.g. Fire Department, Planning Department) including phone numbers of the utility provider for use in case of an emergency. Signs shall be posted on the entrance to the building closest to the equipment. The antennas, cabinets, fencing, or mountings shall not be used for advertising.
19. Maintenance. All antennas and equipment shall be maintained in good condition throughout the term of the permit. This shall include keeping the equipment cabinets, fencing, and other structures graffiti free and in good condition.
20. Expiration. Said Conditional Use Permit shall terminate in ten years on May 27, 2031 and shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.

## ATTACHMENTS

Draft Resolution

Graphic

Compliance report

C-7615, Resolution No. 9553

PLN2010-00104, Resolution No. Z-10-64

PLN2017-00045 and PLN2018-00235, Zoning Verification Letter

May 27, 2021

EAST COUNTY BOARD OF ZONING ADJUSTMENTS

PLN2020-00368

**PREPARED BY:** Pat Anekayuwat, Planner  
**REVIEWED BY:** Nisha Chauhan, Senior Planner

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**RESOLUTION NO. ~~Z-21-XX~~ OF  
THE EAST COUNTY BOARD OF ZONING ADJUSTMENTS  
ADOPTED AT THE HEARING OF MAY 27, 2021, CONCERNING  
PLN2020-00368**

**WHEREAS** SBA 2012 TC ASSETS, LLC/ NICOLE COMACH, VIRTUAL SITE WALK, LLC (Agent) have filed for CONDITIONAL USE PERMIT, PLN2020-00368, to allow continued operation of a wireless telecommunication facility, in an "A" (Agricultural) District, located at 7960 Pleasanton-Sunol Road, south side, approximately 150 feet east of I-680, Sunol area of unincorporated Alameda County, bearing Assessor's Parcel Number: 949-0012-003-03; and

**WHEREAS** the Sunol Citizen's Advisory Council did hold a virtual public hearing on said application at the hour of 6:30 p.m. on the 21<sup>st</sup> day of April 2021, at which time the Council recommended approval of the application; and

**WHEREAS** the East County Board of Zoning Adjustments did hold a virtual public hearing on said application at the hour of 1:30 p.m. on the 27<sup>th</sup> day of May 2021; and

**WHEREAS** it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

**WHEREAS** this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be categorically exempt; Article 19, Section 15301, Class 1 (Existing Facilities); and

**WHEREAS** a Pre-Hearing Analysis was submitted recommending the application be conditionally approved; and

**WHEREAS** a representative appeared at said public hearing in support of the application; and

**WHEREAS** the Board did hear and consider all said reports, recommendations and testimony as hereinabove set forth;

**NOW THEREFORE**

**BE IT RESOLVED** that the Board finds that:

- (a) The use is required by the public need telecommunication facilities provide necessary communication services which are increasingly required. The continued operation of a facility in this area is necessary to enhance communications services along the I-680 corridor and elsewhere in the vicinity. The Federal Communications Commission and the California State Public Utilities Commission recognize cellular systems as public utilities.

- (b) The use will be properly related to other land uses and transportation and service facilities in the vicinity as the unmanned facility will continue to have minimal impacts on the surrounding area. Existing rights-of-way provide safe and effective access to the lease area and facility for maintenance and emergency response. Existing utility sources and electrical connections are currently on-site, and other necessary service facilities are available.
- (c) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as regulated under the FCC and the PUC, and the use should not have any detrimental effects upon the general public with regard to health and safety.
- (d) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood under Policy A-2, set forth in the Telecom Policy, Telecommunications facilities may be allowed subject to a Conditional Use Permit in all areas except the H-1 (Highway Frontage), and in those PD (Planned Development) Districts, which specifically prohibit their use. Therefore, the continuing operation of this facility in this "P-D" District, which does not prohibit the telecommunications use, is proper. Telecommunications facilities are appropriate uses in remote, undeveloped areas since they are compatible with agricultural uses and do not require water and sewer facilities. Visual impacts from the existing facility upon surrounding areas are minimal.

**NOW THEREFORE**

**BE IT FURTHER RESOLVED** that the Board does hereby approve the said application as shown by materials labeled Exhibit 'A' on file with the Alameda County Planning Department subject to the following conditions:

1. Approval of this permit authorizes the renewal of existing telecommunication facility (AT&T) for SBA 2012 TC ASSETS, LLC in the form of 59 feet high freestanding monopole (61 feet to the top of pole), with related ground equipment subject to plans marked "Exhibit A" dated December 21, 2020.

2. The monopine (or eucalyptus, etc.) shall include colors, volume and placement of faux leaves and branches, colors and textures of antenna coverings ("socks"), color and placement of conduits and other equipment, and similar design elements sufficient to conceal the equipment on the monopine (or eucalyptus, etc.)

**ADDITIONAL MATERIALS TO BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO OBTAINING A BUILDING PERMIT**

3. Regulatory Program Fee. Prior to June 27, 2021, the applicant shall pay a cash sum of \$670.00 the Alameda County Planning Department (payable to Treasurer, County of Alameda) to help cover the Department's costs in administering its wireless communications regulatory program.
4. Carrier Contact Information: Prior to June 27, 2021, the applicant shall submit direct contact information for the carrier (AT&T) corporate representative, other than or its successors.
5. Utility Tax Compliance. Prior to June 27, 2021, the applicant shall submit to the Alameda County Planning Department evidence of business registration with the Alameda County Business Tax Unit in the form of a valid business certificate to ensure compliance with the County's utility tax regulations.

**GENERAL CONDITIONS**

6. Compliance with all laws and Regulations. Prior to issuance of Demolition, Grading, Site, Stormwater, Encroachment, or Building Permits, the applicant, property owner, or successor shall provide to the satisfaction of the Alameda County Public Works Agency, and the Alameda County Planning Director, evidence of compliance with all laws, policies, and regulations applicable at the time of application for respective Demolition, Grading, Site, Stormwater, Encroachment, or Building Permits.
7. Liability. By exercise of this Conditional Use Permit, the Permittee agrees to defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul Conditional Use Permit, PLN2020-00133, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.
8. The project sponsor or its successors shall be responsible for payment of all reasonable costs associated with the necessary inspections of the conditions of approval contained in the authorization of the facility, including costs incurred by the Community Development

Agency, the County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency.

9. Public Safety Interference. The approved facility shall not interfere with public safety communications, and shall comply with the following regulations:
  - a. The carrier will provide an intermodulation report from a certified radio frequency engineering firm. This report must clearly conclude that no interference will be caused to public safety frequencies in use at said site.
  - b. The carrier will take all necessary steps and measures to mitigate any type of harmful interference, regardless of the status of the FCC licenses, within thirty days upon notification by the County that a problem exists.
  - c. If after thirty days the harmful effects of the carrier's radio frequency transmitters have not been mitigated, based on the judgment of the County, then the County will consider this as a violation of the conditions of this permit. The County then will have the right to cause the carrier's equipment to cease operation, including the disconnection of power to the carrier's equipment.
  - d. The carrier may, at its own discretion, cost, and effort, procure or obtain radio frequency equipment which it believes may mitigate the harmful effects of its transmitters to the public safety radio equipment. This could include, but is not limited to, RF filters, attenuators, or any combination thereof. If the carrier chooses to pursue this course of action then the County requires that all such measures be completed within 90 days of notification by the County to the carrier. Should this action not successfully mitigate the harmful effects to the public safety radio equipment in the County's own judgment, the County retains the right to cause the carrier's equipment to cease to operate at the site.
  - e. The carrier will have the right to submit written plans and proposals to the County after the County has exercised its right to shut off the carrier's equipment, demonstrating a method of correcting the harmful effects of its equipment to the public safety radio system. If the County then agrees to the carrier's proposal, the carrier may take such mitigating steps at its own risk, cost, and prerogative. However, the County will determine if such measures are adequate, and will retain the right to cause the carrier's equipment to cease operation.
10. Fire Department Approval. Applicant shall contact the Alameda County Fire Department, Fire Prevention Bureau, to obtain a fire clearance certificate. The Bureau may be reached by telephone at (925) 833-3473 ext. 1162.



11. Public Agency Approval. Maintain compliance with the requirements of the following agencies:
  - a. Alameda County Public Works Agency, Building Inspection Department
  - b. Alameda County Public Works Agency, Land Development Department
  - c. Alameda County Sheriff's Department
  - d. California State Public Utilities Commission
  - e. United States Federal Communications Commission
12. RF/EMF Emissions. Facilities shall be operated in a manner so as not to contribute to ambient RF/EMF emissions in excess of the current FCC adopted RF/EMF emission standards. In the event that a project implementation report to the FCC includes a finding that RF emissions for the site exceed FCC standards in any uncontrolled location, the Board of Zoning Adjustments may require the applicant to correct the emission to the satisfaction of the FCC.
13. Co-location: The applicant and owner shall allow other existing and future wireless communications companies including public and quasi-public agencies using similar technology to co-locate antenna equipment and facilities, using the infrastructure at this site, wherever possible, provided that operations of existing users are not compromised, to the extent that all facilities shall minimize the number of buildings and antenna structures, and those facilities shall have a common access road, a common means of extending power and telephone lines, and a use of a common water tank or integrated water supply system when required. The applicant and other wireless carriers shall provide a mechanism for the construction and maintenance of shared facilities and infrastructure and shall provide for equitable sharing of cost in accordance with industry standards.
14. Status Reports. Five years from the date of this approval, permittee shall submit to the Board of Zoning Adjustments a brief status report describing compliance with conditions of the permit including maintenance of equipment, fencing, landscaping, and antennas, a photograph of the site and verification that the facility is in compliance with an active FCC license. One report may be submitted for more than one site but shall clearly identify and describe each site separately.
15. Optional Review/Revocation/Revision. At any time during the term of this permit and after notice as provided for in the initial hearing, this matter may be set for rehearing by the Board of Zoning Adjustments for the purpose of making a determination whether the use of the site has ceased for a period of six months, and whether the permit should be therefore revoked, or whether conditions previously imposed should be modified or new conditions should be added to assure continued affirmative findings for this permit. This reconsideration may include imposition of requirements such as painting antennas and support structures, and/or other treatments of the antennas and other appurtenances to insure public safety, compatibility with the surrounding neighborhood and with

applicable policy. Any condition modified or added shall have the same force and effect as if originally imposed.

16. Transfer of Operations. Any entity that has acquired the facilities as authorized under this permit may maintain the benefits of the existing use permit provided that a letter of notification is submitted to the Board of Zoning Adjustments within six months after such transaction, and all conditions of approval for the subject facility are carried out by the new operator/permittee.
17. Site Restoration. Permittee shall provide written notification to the Board of Zoning Adjustments upon cessation of operations on the site. The permittee/property owner shall remove all improvements authorized under this permit from the site and the property shall be returned to its pre-application condition within three months of cessation.
18. Signage. Permittee shall provide signage as required by the permitting authority (e.g. Fire Department, Planning Department) including phone numbers of the utility provider for use in case of an emergency. Signs shall be posted on the entrance to the building closest to the equipment. The antennas, cabinets, fencing, or mountings shall not be used for advertising.
19. Maintenance. All antennas and equipment shall be maintained in good condition throughout the term of the permit. This shall include keeping the equipment cabinets, fencing, and other structures graffiti free and in good condition.
20. Expiration. Said Conditional Use Permit shall terminate in ten years on May 27, 2031, and shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.

Pursuant to Section 17-52.050 of the Alameda County Zoning Ordinance said Conditional Use Permit shall be implemented within a term of three (3) years of its issuance or it shall be of no force or effect.

If implemented, said Conditional Use Permit shall terminate on May 27, 2031, and shall remain revocable for cause in accordance with Section 17-54.030 of the Alameda County Zoning Ordinance.

**EAST COUNTY BOARD OF ZONING ADJUSTMENTS**  
**ALAMEDA COUNTY PLANNING DEPARTMENT**



PROJECT: ALAMEDA COUNTY CUP RENEWAL  
SITE NAME: HWY 680 SUNOL  
SBA SITE NUMBER: CA45264  
SITE ADDRESS: 7980 PLEASANTON SUNOL ROAD  
PLEASANTON, CA 94566  
SITE TYPE: MONOPINE

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

DATE	REVISION
A	ISSUED
B	SUB CUP REVIEW
C	ISSUED
D	CLIENT COMMENTS



HWY 680  
SUNOL

CA45264

7980 PLEASANTON SUNOL RD  
PLEASANTON, CA 94566

COVER SHEET

T-1

PROJECT CONTACT LIST

**PROPERTY OWNER:**  
LYNN V. FLINER  
1980 BPT CLARK DR  
PLEASANTON, CA 94566-4688  
**APPLICANT:**  
SUNOL TECHNOLOGIES, LLC  
2000 W. 10TH AVE  
BOCA RATON, FL 33467  
**SBA AGENT:**  
SUNOL SITE ANALYSIS  
JANE HAMILTON  
JHamilton@sbacalifornia.com  
(916) 341-5038  
**LATITUDE (NAD83):**  
N 37° 37' 31.011" N  
W 122° 48' 00.000" W  
**LONGITUDE (NAD83):**  
W 122° 48' 00.000" W  
N 37° 37' 31.011" N  
**COUNTY:**  
ALAMEDA COUNTY  
**ZONING JURISDICTION:**  
ALAMEDA COUNTY  
**ZONING DISTRICT:**  
A (URB/CL/TH/HA)  
**POWER COMPANY:**  
TSD  
**TELCO COMPANY:**  
TSD  
**CONSTRUCTION TYPE:**  
V-4  
**OCCUPANCY TYPE:**  
UTILITY  
**PATCH NUMBER:**  
848-8878-000-00

AREA MAP



LOCATION MAP



SCOPE OF WORK

**NOTE:**  
THE PURPOSE OF THIS PROJECT IS FOR A CUP RENEWAL. NO CHANGES  
ARE PROPOSED AT THIS TIME.

DRAWING INDEX

- T-1 COVER SHEET
- T-2 GENERAL NOTES AND SYMBOLS
- A-1 OVERALL SITE PLAN
- A-1.1 ENLARGED SITE & EQUIPMENT PLANS
- A-2 EXISTING/ANTENNA PLANS & SCHEDULES
- A-3 EXISTING ELEVATIONS

EXHIBIT A



APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN  
ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA  
CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITY.  
NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK  
NOT CONFORMING TO THESE CODES.  
CALIFORNIA STATE AND LOCAL BUILDING CODES WITH THE  
FOLLOWING REFERENCE CODE:  
2016 CALIFORNIA BUILDING CODE AND LOCAL AMENDMENTS  
2016 CALIFORNIA MECHANICAL CODE AND LOCAL AMENDMENTS  
2016 CALIFORNIA ELECTRICAL CODE AND LOCAL AMENDMENTS  
2016 CALIFORNIA PLUMBING CODE AND LOCAL AMENDMENTS  
2016 CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA REFERENCED STANDARD CODE

APPROVAL / SIGN OFF OF PRELIMINARY  
CONSTRUCTION DRAWINGS

T-MOBILE / CONSULTANT SIGN OFF	DATE	SIGNATURE
PROJECT MANAGER		
SITE ACQUISITION		
CONSTRUCTION MANAGER		
RF ENGINEER		
DEVELOPMENT MANAGER		
OPERATIONS		

DESIGNERS SHALL CLEARLY PLACE INITIALS ADJACENT TO  
EACH REVISION NOTE AS DRAWINGS ARE BEING REVISIONED  
DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS  
AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO  
PARTIAL SCALE DRAWINGS SHALL BE SUBMITTED FOR REVIEW  
WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS  
DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS  
AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.  
THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF  
T-MOBILE AND MAY NOT BE REPRODUCED, DISSEMINATED OR  
REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF T-MOBILE.



## GENERAL NOTES

1. THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A GRAPHIC REPRESENTATION OF THE FINAL INSTALLATION. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, RECORDS, AND INFORMATION IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, RECORDS, AND INFORMATION IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, RECORDS, AND INFORMATION IN CONNECTION WITH THE WORK.
4. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE INDICATED ON WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE INDICATED ON WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR THE WORK.
8. THE CONTRACTOR SHALL PROVIDE THE FOREMAN WITH A CELLULAR PHONE, AND KEEP SAME ON SITE, WHENEVER ANY PERSONNEL ARE ON SITE.
9. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT AND DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, UTILITIES, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER AND/OR LANDLORD.
11. ON A DAILY BASIS, KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DEVOID OF ALL DIRT, DEBRIS, RUBBISH, AND REMOVABLE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SHADINGS OF ANY NATURE.
12. CONTRACTOR TO PROVIDE COMPLETE SET OF AS-BUILT DRAWINGS WITHIN 90 WORKING DAYS OF PROJECT COMPLETION.
13. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
14. ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, STRUCTURES, AND OBSTRUCTIONS ON AND TO THE PROPERTY. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONNECTION WITH THE DISCOVERY OF THIS WORK.
16. ALL ITEMS REMOVED OR DAMAGED DURING CONSTRUCTION WORK WILL BE REPLACED OR REPAIRED TO MATCH EXISTING.
17. ALL ELEMENTS OF EXISTING STRUCTURE TO REMAIN UNDISTURBED, UNLESS NOTED OTHERWISE. EXISTING STRUCTURE IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE OR DEFECTS. CONTRACTOR TO VERIFY THAT EXISTING STRUCTURE IS NOT AFFECTED BY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE DEPICTED ON THESE CONSTRUCTION DRAWINGS ARE FOUND.

## STRUCTURAL NOTES

1. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES.
3. ALL PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. NO HALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS RESPONSIBILITY SHALL NOT BE TRANSFERRED TO ANY OTHER PARTY; THAT THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR ANY AND ALL LIABILITY, REAL AND SOLELY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF "MOBILE" OR THE ARCHITECT/ENGINEER.

6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE PLANNED STRUCTURE. THEY DO NOT REPRESENT THE EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR NOTIFYING THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR NOTIFYING THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
7. CONSTRUCTION MATERIALS SHALL BE OF THE LATEST REVISION.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, STRUCTURES, AND OBSTRUCTIONS ON AND TO THE PROPERTY. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONNECTION WITH THE DISCOVERY OF THIS WORK.
9. DIMENSIONS SHALL TAKE PRECEDENCE OVER SIZES SHOWN ON DRAWINGS.
10. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
11. ALL ITEMS REMOVED DURING CONSTRUCTION WORK (I.E., DRYWALL, PLYWOOD, CEILING PANELS, ETC.) SHALL BE REPLACED TO MATCH EXISTING.

## SPECIAL INSPECTION

1. IF REQUIRED, SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. THE INDEPENDENT SPECIAL INSPECTOR SHALL COMPLY WITH ALL CITY SPECIAL INSPECTION REQUIREMENTS.
2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THEIR REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL AS EACH TEST IS COMPLETED. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
3. ANY MATERIAL WHICH FAILS TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL REPAIR DESIGNED COMPONENTS.
4. INSPECTION FOR PRE-CAST/CAST CONSTRUCTION SHALL BE THE SAME AS FOR THE MATERIAL USED IF THE CONTRACTOR HAS BEEN ADVISED BY THE ARCHITECT/ENGINEER THAT THE TESTING IS REQUIRED. INSPECTION OF THE APPROVED AGENCY CERTIFIED THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.
5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT SIGNED BY BOTH HE AND HIS SUPERVISOR TO THE ARCHITECT/ENGINEER. THE SPECIAL INSPECTION SHALL BE IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

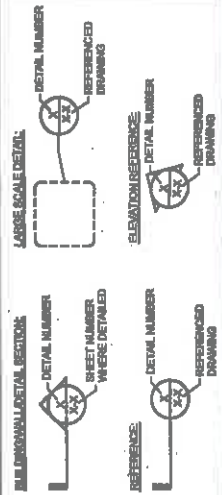
## STANDARD STRUCTURAL STEEL NOTES

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION GALVANNEED ASTM A139-A139M-02 UNLESS NOTED OTHERWISE.
2. STRUCTURAL TUBING MEMBERS SHALL CONFORM TO ASTM A139, GRADE B.
3. ALL WELDING SHALL BE DONE USING E60XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1 WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE 2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 14TH EDITION.
4. BOLTED CONNECTIONS SHALL USE BEARING TYPE BOLT. ASTM A325 BOLT (6" DIA. UNQ.) AND SHALL HAVE A MINIMUM OF TWO BOLTS TO WELD AND SHALL INCLUDE HEAVY-HEX NUTS AND STANDARD CUT WASHERS.
5. NON-STRUCTURAL CONNECTIONS FOR WHEEHL, LADDERS AND STEEL GRATING MAY USE 5/8" DIA. GALVANNEED ASTM A197 BOLT UNQ.
6. ALL STRUCTURAL PIPE ASTM A139, TYPE E OR B, GRADE B.

## SPECIAL INSPECTION

1. IF REQUIRED, SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. THE INDEPENDENT SPECIAL INSPECTOR SHALL COMPLY WITH ALL CITY SPECIAL INSPECTION REQUIREMENTS.
2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THEIR REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL AS EACH TEST IS COMPLETED. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
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5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT SIGNED BY BOTH HE AND HIS SUPERVISOR TO THE ARCHITECT/ENGINEER. THE SPECIAL INSPECTION SHALL BE IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

## LEGEND



## IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR NOTIFYING THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR NOTIFYING THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

DATE	BY	REVISION
1/1/2020	MM	REVISED PER
1/1/2020	MM	CLIENT COMMENTS



HWY 680  
SUNOL

CA46264

7000 PLEASANTON SUNOL RD  
PLEASANTON, CA 94606

GENERAL NOTES  
AND SYMBOLS

T-2

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

DATE	REVISION	BY	CHK	DATE
1/15/2019	101	101	101	101
1/15/2019	101	101	101	101
1/15/2019	101	101	101	101
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1/15/2019	101	101	101	101



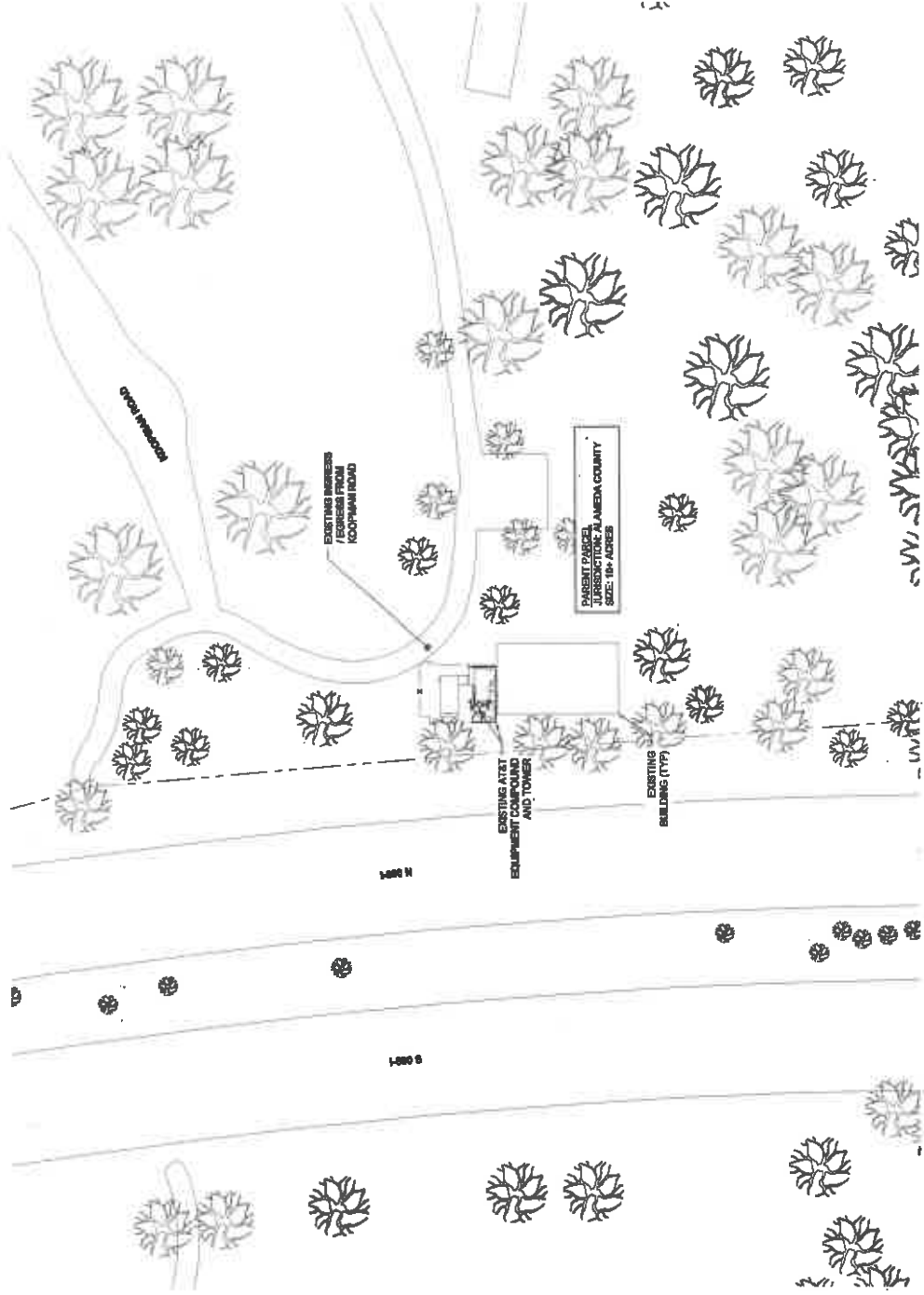
HWY 680  
SUNOL

CAA45264

7740 PLEASANTON BLVD. RD  
PLEASANTON, CA 94586

OVERALL  
SITE PLAN

A-1



OVERALL SITE PLAN 1

GRAPHIC SCALE: 1" = 50' 0"  
TEXT SCALE: 1" = 80' 0"



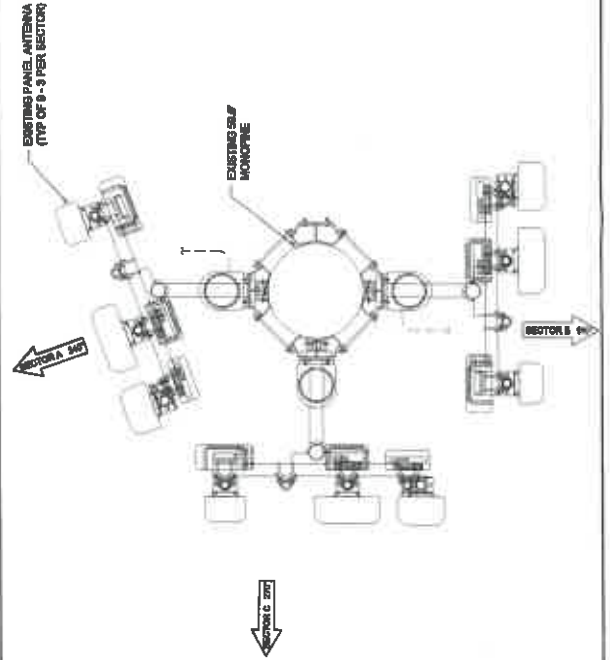




EXISTING ANTENNA AND ANCILLARY EQUIPMENT SCHEDULE						
ALPHA SECTOR						
ANTENNA MODEL	HEIGHT	FEED CENTER	TMA / TMA/CP / REPLACEMENT MODEL	SECT / FEED MODEL	SECT / FEED TYPE	CABLE LENGTH
(1) COMBSCOPE 800H-1D6A	340'	48.0'	-	-	-	-
(1) COMBSCOPE 100H-55A-R4	340'	48.0'	-	-	-	-
(1) COMBSCOPE J4H1-55A-R2B	340'	48.0'	-	-	-	-
BETA SECTOR						
ANTENNA MODEL	HEIGHT	FEED CENTER	TMA / TMA/CP / REPLACEMENT MODEL	SECT / FEED MODEL	SECT / FEED TYPE	CABLE LENGTH
(1) COMBSCOPE 800H-1D6A	340'	48.0'	-	-	-	-
(1) COMBSCOPE 100H-55A-R4	340'	48.0'	-	-	-	-
(1) COMBSCOPE J4H1-55A-R2B	340'	48.0'	-	-	-	-
GAMMA SECTOR						
ANTENNA MODEL	HEIGHT	FEED CENTER	TMA / TMA/CP / REPLACEMENT MODEL	SECT / FEED MODEL	SECT / FEED TYPE	CABLE LENGTH
(1) COMBSCOPE 800H-1D6A	340'	48.0'	-	-	-	-
(1) COMBSCOPE 100H-55A-R4	340'	48.0'	-	-	-	-
(1) COMBSCOPE J4H1-55A-R2B	340'	48.0'	-	-	-	-

# EXISTING ANTENNA SCHEDULE 1

200' SCALE NOT TO SCALE  
110' SCALE NOT TO SCALE



# EXISTING ANTENNA PLAN 2

200' SCALE NOT TO SCALE  
110' SCALE NOT TO SCALE

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

DATE	REVISION
1/1/2010	1
1/1/2010	2
1/1/2010	3
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1/1/2010	7
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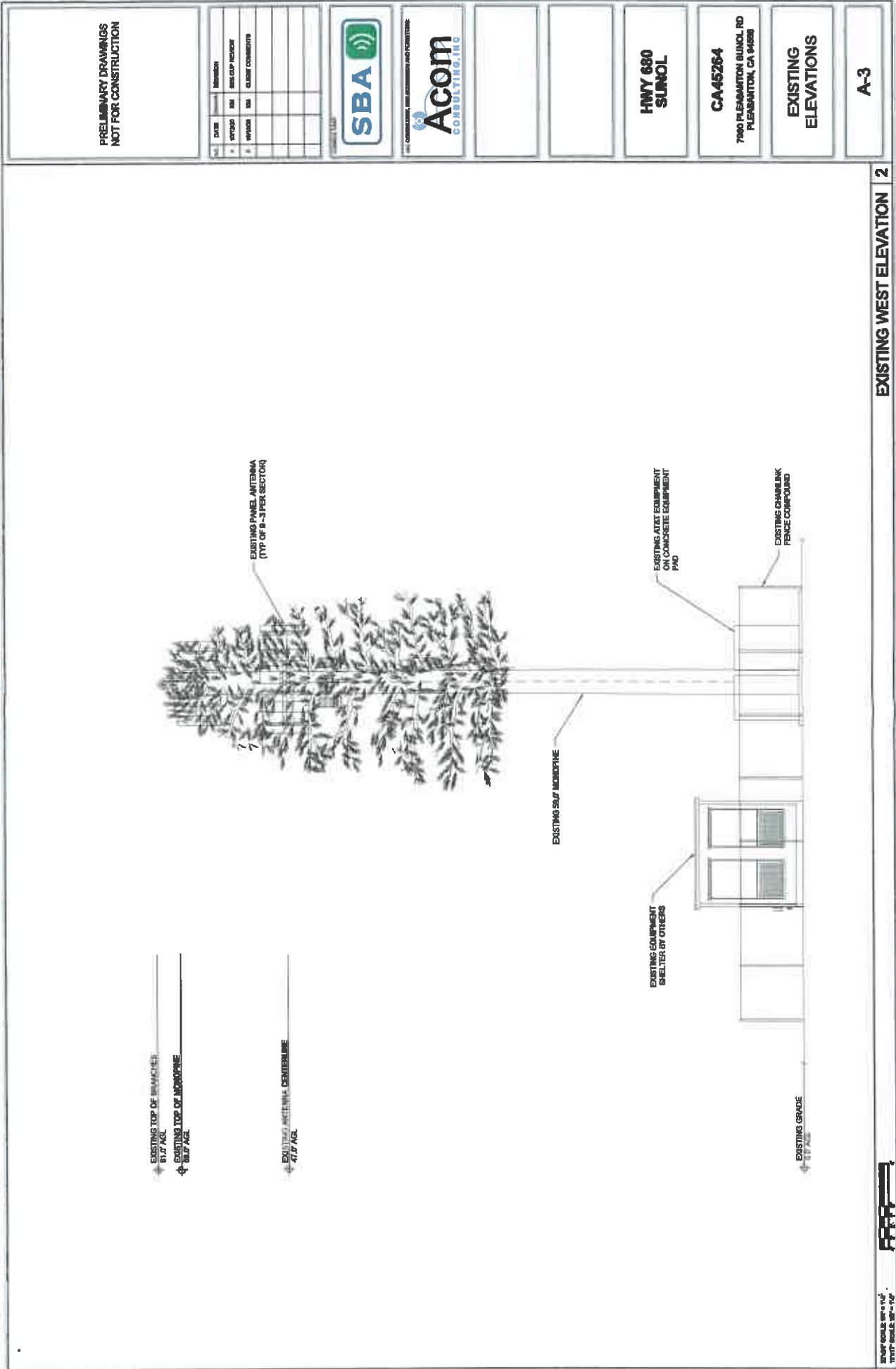
HWY 680  
SUNOL

CA45264

7900 PLEASANTON BLVD RD  
PLEASANTON, CA 94666

ANTENNA PLANS &  
SCHEDULES

A-2



GRAPH SCALE: 1" = 1'-0"  
TEXT SCALE: 1/8" = 1'-0"



PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

DATE	REVISION
01/20/20	01
01/20/20	02
01/20/20	03
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01/20/20	11
01/20/20	12



HWY 680  
SUNOL

CA45264  
7900 PLEASANTON BLVD RD  
PLEASANTON, CA 94686

EXISTING  
ELEVATIONS

A-3



September 24, 2020

**RE: COMPLIANCE WITH CONDITIONS OF APPROVAL FOR EXISTING WIRELESS FACILITY**

**CONDITIONAL USE PERMIT#: PLN2010-00104**

**SITE NAME/NUMBER: Hwy 680-Sunol/CA45264**

**ADDRESS: 7960 Pleasanton Sunol Rd., Pleasanton, CA 94566**

### **GENERAL CONDITIONS**

- 1. Public Safety Interference. The approved facility shall not interfere with public safety communications and shall comply with the following regulations:**
  - A. The carrier will provide an intermodulation report from a certified radio frequency engineering firm. This report must clearly conclude that no interference will be caused to public safety frequencies in use at said site.**
  - B. The carrier will take necessary steps to mitigate any type of harmful interference, regardless of the statuses of the FCC licenses, within 30 days upon notification by the County that a problem exists.**
  - C. If within 30 days the harmful effects of the carriers' radio frequency transmitters have not been mitigated, based on the judgement of the County, then the County will consider this as a violation of the conditions of the permit. The County then will have the right to cause the carriers' equipment to cease operation, including the disconnections of power to the carriers' equipment.**
  - D. The carrier may, at their own discretion, cost, and effort, procure or obtain radio frequency equipment which it believes may mitigate the harmful effects of its transmitters to the public safety radio equipment. This could include but is not limited to, RF filters, attenuators, or any combination thereof. If the carriers choose to pursue this course of action, then the County requires that all such measures be completed within 90 days of notification by the County to the carrier. Should this action not successfully mitigate the harmful effects to the public safety radio equipment in the County's own judgement, the County retains the right to cause the carriers' equipment to cease to operate at the site.**
  - E. The carrier will have the right to submit written plans and proposals to the County after the County has exercised its right to shut off the carriers' equipment, demonstrating a method of correcting the harmful effects of its equipment to the**



public safety radio system. If the County then agrees to the carriers' proposal, the carrier may take such mitigation steps at its own risk, costs, and prerogative. However, the County will determine if such measures are adequate and will retain the right to cause the carriers' equipment to cease operation.

- A-E: There are no changes proposed for this site. The site does not interfere with public safety communications and complies with Alameda County zoning requirements.

**2. Fire Department Approval. Applicant shall maintain compliance with the Alameda County Fire Department, Fire Prevention Bureau. The Bureau may be reached by telephone at (510) 670-5853.**

- There are no changes proposed for this site. Applicant agrees to continue to maintain compliance with the Alameda County Fire Department, Fire Prevention Bureau.

**3. Public Agency Approval. Maintain compliance with the requirements of the following public agencies:**

- A. Alameda County Public Works Agency; Building Inspection Development
- B. Alameda County Public Works Agency; Land development Department
- C. Alameda County Sheriff's Department
- D. California State Public Utilities Commission
- E. United States Federal Communications Commission

- A-E: Applicant agrees to continue to maintain compliance with the Alameda County Public Works Agency, Building Inspection and Land Development Department, Alameda County Sheriff's Office, California State Public Utilities Commission, and United States Federal Communications Commission.

**4. The project sponsor or its successors shall be responsible for payment of all reasonable costs associated with the necessary inspections of the conditions of approval contained in the authorizations of the facility, including costs incurred by The Community Development Agency, the County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State, or County department agency**

- No changes are proposed for this site. Fees have already been paid.



5. **RF/EMF Emissions.** Facilities shall be operated in a manner so as not to contribute to ambient RF/EMF emissions in excess of the current FCC adopted RF/EMF emission standards. In the event that a project implementation report to the FCC includes a finding that RF emissions for the site exceed FCC standards in any controlled location, the Board of Zoning Adjustments may require that it is corrected to the satisfaction of the FCC.

- No changes are proposed for this site. The facility is in compliance with the RF/EMF emission standards. We are submitting an updated RF/EME Study with this application, for reference.

6. **Co-location:** The applicant and owner shall allow other existing a future wireless communications companies including public and quasi-public agencies using similar technology to co-locate antenna equipment and facilities, using the infrastructure at this site, wherever possible, provided that operations of existing users are not compromised, to the extent that all facilities shall minimize the number of buildings and antenna structures, and those facilities shall have a common access road, a common means of extending power and telephone lines, and a use of a common water tank or integrated water supply system when required. The applicant and other wireless carriers shall provide a mechanism for the construction and maintenance of shared facilities and infrastructure and shall provide for equitable sharing of cost in accordance with industry standards.

- The facility was originally constructed to allow for the co-location of other wireless facilities

7. **Liability.** By exercise of this Conditional Use Permit, the Permittee agrees to defend, indemnify and hold harmless the County of Alameda, its officers, employees, agents and servants, for any and all liability caused by the negligence or wrongful act of the Permittee arising out of the exercise of this Conditional Use Permit, and to pay all claims, damages, judgments, legal costs, adjuster fees, and attorney fees related thereto.

- No changes proposed to this site. Applicant is in compliance with the Conditional Use Permit and Alameda County.

8. **Status Reports:** One year from the date of this approval, and on each five year anniversary thereafter, permittee shall submit to the Board of Zoning Adjustments a



brief status report describing compliance with conditions of the permit including maintenance of equipment, fencing, landscaping, and antennas, a photograph of the site and verification that the facility is on compliance with an active FCC license. One report may be submitted for more than one site but shall clearly identify and describe each site separately.

- The applicant has and will continue to submit status reports, describing compliance with conditions of the permit, every 5 years or as required.

9. **Optional Review/Revocation/Revision.** At any time during the term of this permit and after notice as provided for in the Initial hearing, this matter may be set for rehearing by the Board of Zoning Adjustments for the purpose of making a determination whether the use of the site has ceased for a period of six months, and whether the permit should be revoked, or whether conditions previously imposed should be modified or new conditions should be added to assure continued affirmative findings for this permit. This reconsideration may include imposition of requirements such as painting antennas and support structures, perimeter fencing and/or other treatments of the antennas and other appurtenances to ensure public safety, compatibility with the surrounding neighborhood and with applicable policy. Any condition modified or added shall have the same force and effect as it originally imposed.

- Applicant agrees to revision terms and is in compliance with the Board of Zoning Adjustments.

10. **Transfer of Operations.** Any entity that has acquired the facilities as authorized under this permit may maintain the benefits of the existing use permit provided that a letter of notification is submitted to the Board of Zoning Adjustments within six months after such transaction, and all conditions of approval for the subject facility are carried out by the new operator/permittee.

- Applicant agrees and complies with the transfer of operations requirements.

11. **Site Restoration.** Permittee shall provide written notification to the Board of Zoning Adjustments upon cessation of operations on the site. The permittee/property owner shall remove all improvements authorized under this permit from the site and the property shall be returned to its pre-application condition within three months of cessation.





- Applicant agrees to provide written notification to the Board of Zoning Adjustments upon cessation of operations on this site. Also, in agreeance with site restorations standards.

**12. Project Guarantee.** Application for Building Permits to implement any portion of this Conditional Use Permit or continued operation of an existing wireless telecommunications facility shall be accompanied by a financial guarantee, which shall be indexed annually for inflation, satisfactory to County Counsel, for the removal of the facility in an event that its use is abandoned or its permit expires or is terminated. The amount of the guarantee per facility may be reduced or eliminated if, a) the applicant has more than one telecommunications facility in the county, and/or b) the property owner and lessee of the sites provides for removal of unused improvements through their lease agreements that are satisfactory to the County. If the owner or lessee does not remove any obsolete or unused facilities, as described in Condition #9, herein, the financial guarantee shall be used by the County to remove any obsolete or unused facilities. Any unused financial guarantee shall be relinquished to the applicant upon termination of the use and removal of facility or transfer of the lease accompanied by the financial guarantee by the new lessee or owner in compliance with zoning requirements in effect at that time.

- No changes are proposed to this site. Applicant is in compliance with the project guarantee.

**13. Signage.** Permittee shall provide signage as required by the permitting authority, including phone numbers of the utility provider for use in case of emergency. Signs shall be posted at ground level of the facility. The antennas, cabinets, or mountings shall not be used for advertising.

- No changes are proposed to this site. Facility is in compliance with signage requirements.

**14. Maintenance.** All antennas and equipment shall be maintained in good condition over the term of the permit. This shall include keeping the equipment cabinets and other structures graffiti free and in good condition.

- Applicant agrees to continue required maintenance of facility.

**15. The property owner shall defend, indemnify and hold harmless Alameda County or its agents, officers, and employees from any claim, action, or proceeding against Alameda**



**County or its, agents, officers or employees to attack, set aside, void, or annul Conditional Use Permit, PLN-2009-00084, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.**

- The Applicant agrees to remain in compliance with this condition.

**16. Expiration. Said Conditional Use Permit shall terminate in ten (10) years on, December 9, 2020, and shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.**

- In compliance with said Conditional Use Permit and termination date. This application submittal acts as a renewal for the Conditional Use Permit and is being submitted prior to expiration, as requested.



**SITE SAFE**  
RF COMPLIANCE EXPERTS

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**SBA Telecommunications  
on behalf of AT&T Mobility, LLC  
Site ID – CA45264  
Assessment Purpose – CUP Renewal  
Site Name – Hwy 680-Sunol Site  
Compliance Report**

**7960 Pleasanton Sunol Road  
Pleasanton, CA 94566**

Latitude: N37-37-37.03  
Longitude: W121-52-46.90  
Structure Type: Monopine

Report generated date: November 19, 2020  
Report by: Zyotty Thamsil  
Customer Contact: Ashley Masuda

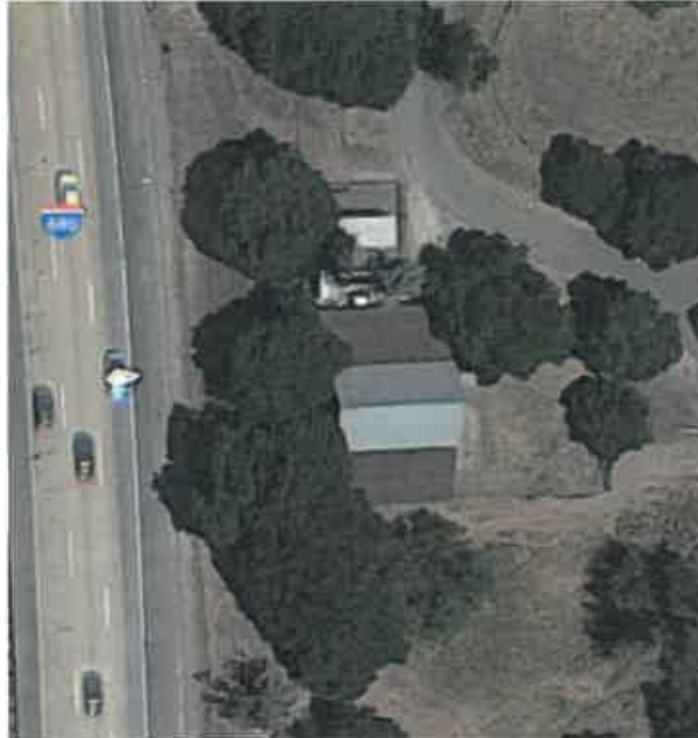
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**AT&T Mobility, LLC will be compliant upon completion  
of the remediation identified in Section 3.2.**

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**SBA Telecommunications  
on behalf of AT&T Mobility, LLC  
Hwy 680-Sunol - CA45264  
Radio Frequency (RF) Site Compliance Report**



**7960 Pleasanton Sunol Road, Pleasanton, CA 94566**



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## 1 Executive Summary

AT&T Mobility, LLC has contracted with Site Safe, LLC (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the communications site, CA45264 - Hwy 680-Sunol, located at 7960 Pleasanton Sunol Road, Pleasanton, CA, is in compliance with the Federal Communication Commission (FCC) Rules and Regulations for RF emissions.

This report contains a detailed summary of the RF environment at the site including:

- Diagram of the site
- Inventory of the make / model of all antennas
- Theoretical MPE based on modeling

This report addresses exposure to radio frequency electromagnetic fields in accordance with the FCC Rules and Regulations for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled."

**AT&T Mobility, LLC will be compliant** with the FCC Rules and Regulations, as described in OET Bulletin 65, **upon implementation of the proposed remediation.** The corrective actions needed to make this site compliant are located in Section 3.2.

AT&T Mobility, LLC proposes to renew the Conditional Use Permit (CUP).

This document and the conclusions herein are based on the information provided by AT&T Mobility, LLC.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

## 2 Regulatory Basis

### 2.1 FCC Rules and Regulations

In 1996, the Federal Communications Commission (FCC) adopted regulations for evaluating the effects of RF emissions in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 ("OET Bulletin 65"), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996, the FCC periodically reviews these rules and regulations as per their congressional mandate.

FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Public or "Uncontrolled environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to accessible areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

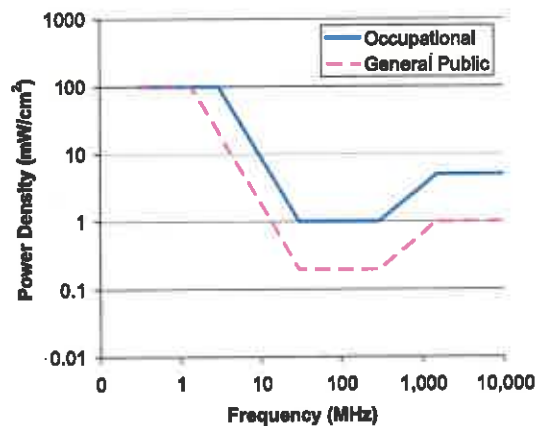
Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:

**FCC Limits for Maximum Permissible Exposure (MPE)**  
Plane-wave Equivalent Power Density





#### Limits for Occupational/Controlled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1500	—	—	f/300	6
1500-100,000	—	—	5	6

#### Limits for General Population/Uncontrolled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1500	—	—	f/1500	30
1500-100,000	—	—	1.0	30

f = frequency in MHz

\*Plane-wave equivalent power density

## 2.2 OSHA Statement

The General Duty clause of the OSHA Act (Section 5) outlines the occupational safety and health responsibilities of the employer and employee. The General Duty clause in Section 5 states:

### (a) Each employer –

- (1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees;
- (2) shall comply with occupational safety and health standards promulgated under this Act.

### (b) Each employee shall comply with occupational safety and health standards and all rules, regulations, and orders issued pursuant to this Act which are applicable to his own actions and conduct.

OSHA has defined Radiofrequency and Microwave Radiation safety standards for workers who may enter hazardous RF areas. Regulation Standards 29 CFR § 1910.147 identify a generic lockout/tagout procedure aimed to control the unexpected energization or startup of machines when maintenance or service is being performed.



### 3 Site Compliance

#### 3.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, Sitesafe has determined that:

**AT&T Mobility, LLC will be compliant** with the FCC Rules and Regulations, as described in OET Bulletin 65, **upon implementation of the proposed remediation.** The corrective actions needed to make this site compliant are located in Section 3.2.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, and the level of restricted access to the antennas at the site.

#### 3.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. Additional RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

The site will be made compliant if the following changes are implemented:

##### **Monopine Base/Access Location**

Ensure that a Caution 2B sign is installed at the access or base of the monopine.

**Note:** Signage might already be installed on site as SiteSafe does not have any previous data regarding the site.

**Note:** Data concerning all other carriers on site was unavailable and therefore not included in this report.

## 4 Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

**General Maintenance Work:** Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

**Training and Qualification Verification:** All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a worker's understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet-based courses).

**Physical Access Control:** Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

**RF Signage:** Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

**Assume all antennas are active:** Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

**Maintain a 3-foot clearance from all antennas:** There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The farther away from an antenna, the lower the corresponding EME field is.

**Site RF Emissions Diagram(s):** Section 5 of this report contains RF Diagram(s) that outline various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst-case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.

## 5 Analysis

### 5.1 RF Emissions Diagram

The RF diagram(s) below display theoretical spatially averaged percentage of the Maximum Permissible Exposure for all systems at the site unless otherwise noted. These diagrams use modeling as prescribed in OET Bulletin 65 and assumptions detailed in Appendix B.

The key at the bottom of each diagram indicates if percentages displayed are referenced to FCC **General Public** Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:



This table displays the maximum theoretical percentage of the FCC's General Public MPE limits:

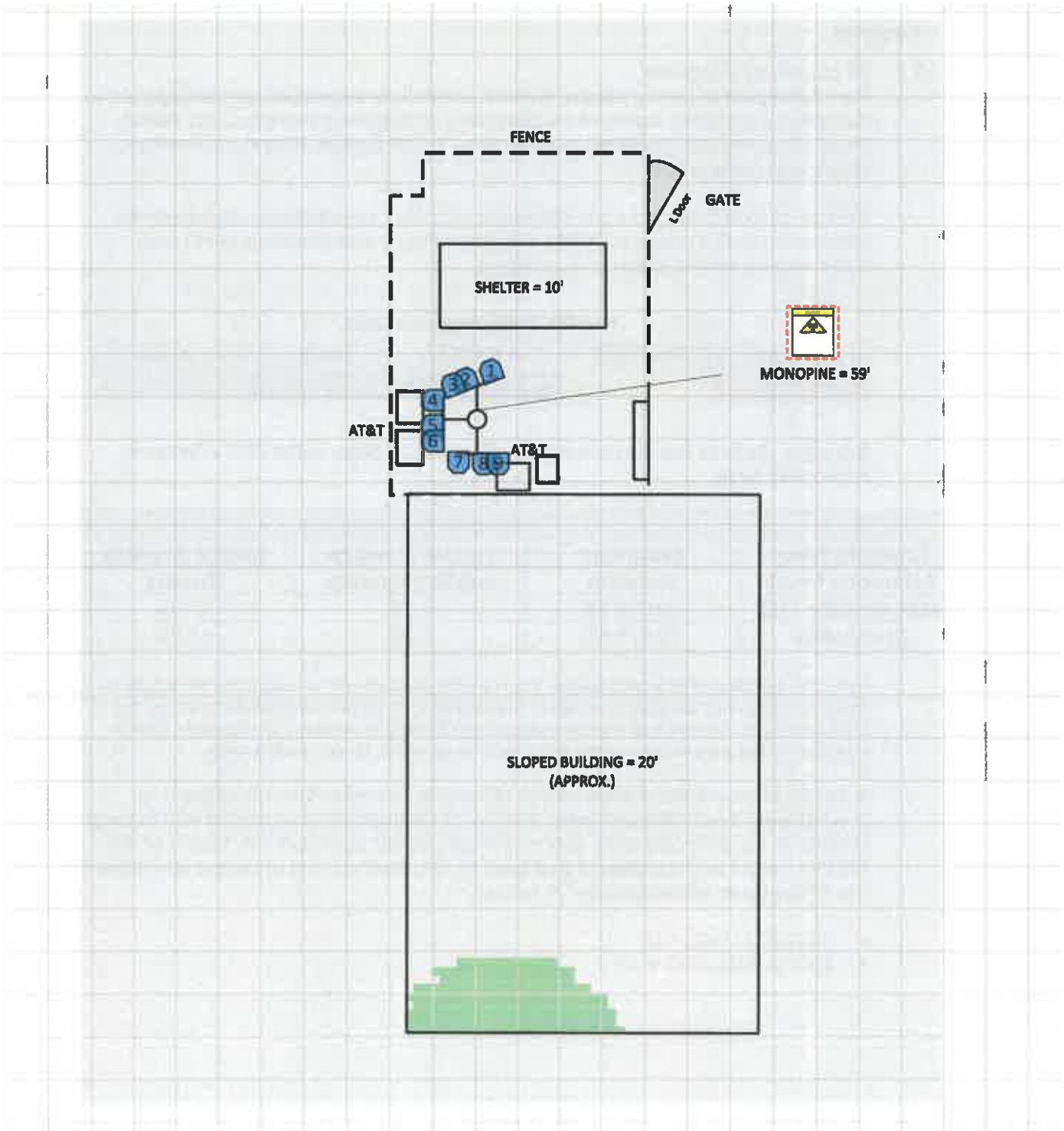
	General Public Levels:		
Exposure Type:	Maximum	Spatial Average	Spatial Average
Reference Level:	Antenna	Building Rooftop	Ground
AT&T Mobility, LLC:	13,015.5%	6.7%	<1.0%
Composite:	13,015.5%	6.7%	<1.0%

Note: On the diagrams shown below, each level is marked with a height. For all diagrams that are marked as *Spatially Averaged*, the modeling program will spatially average the emissions within the area six feet above each set level. This provides an accurate spatial average of the percentage of the FCC's MPE limits within an accessible area.

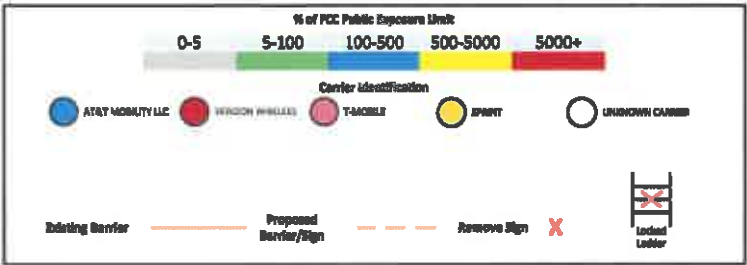
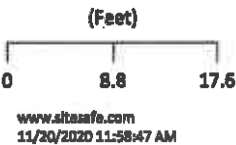
In the RF exposure simulations below, all heights are reflected with respect to ground level. Each different area, rooftop, or platform level is labeled with its height relative to the main site level. Exposure is calculated appropriately based on the relative height and location of that area to all antennas. The analyzed elevations in the RF exposure simulations are as follows:

- GROUND LEVEL = 0'
- SLOPED BUILDING = 20'

RF Exposure Simulation For: Hwy 680-Sunol  
Composite View

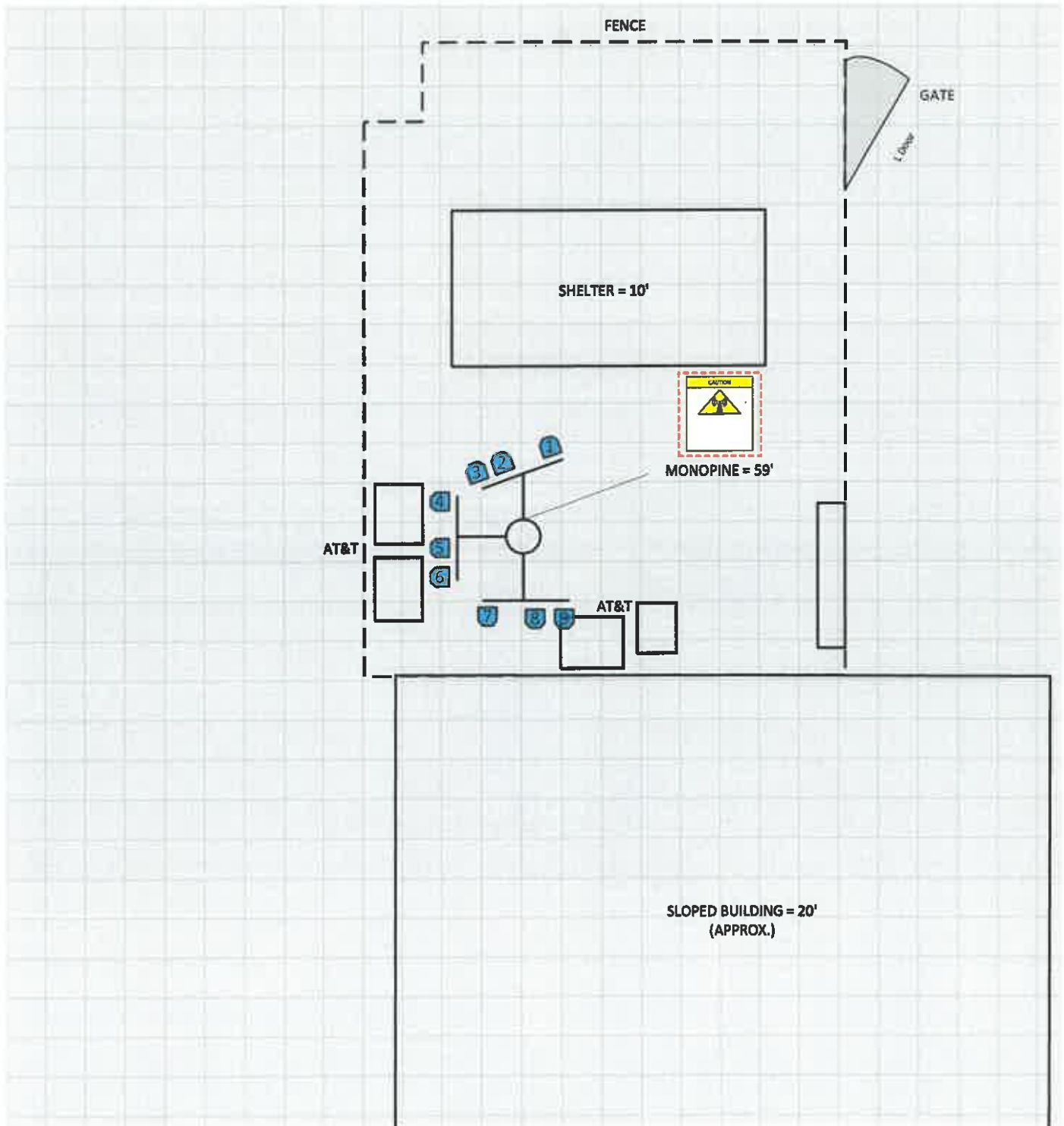


% of FCC Public Exposure Limit  
Spatially Averaged



Sitesafe OET-65 Model  
Near Field Boundary:  
1.5 \* Aperture  
Reflection Factor: 1  
Spatially Averaged

# RF Exposure Simulation For: Hwy 680-Sunol All Sector Detailed View



(Feet)

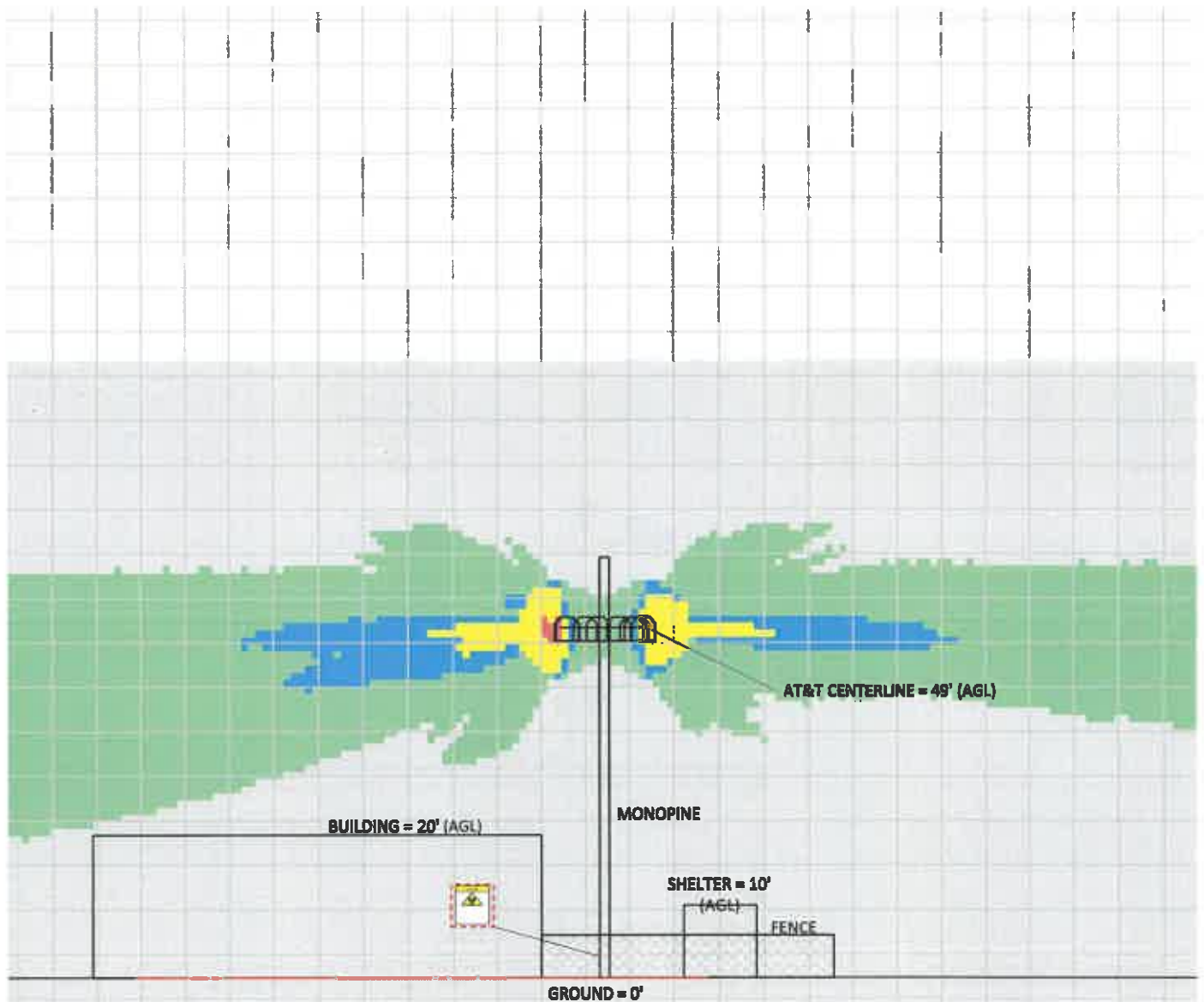
0 4.7 9.4

www.sitesafe.com  
11/19/2020 12:18:13 PM

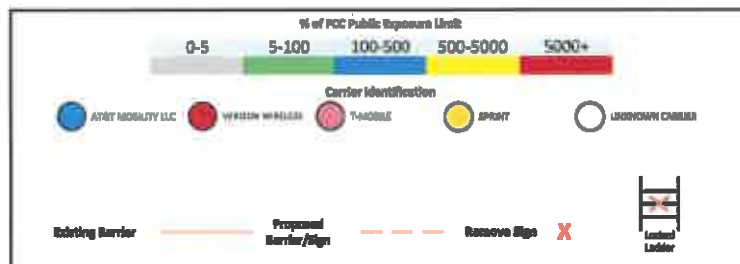
Sitesafe OET-65 Model  
Near Field Boundary:  
1.5 \* Aperture  
Reflection Factor: 1  
Spatially Averaged



# RF Exposure Simulation For: Hwy 680-Sunol Elevation View



% of FCC Public Exposure Limit  
Single Level (0)



(Feet)  
0 11.1 22.2  
www.sitesafe.com  
11/20/2020 11:55:01 AM

Sitesafe OET-65 Model  
Near Field Boundary:  
1.5 \* Aperture  
Reflection Factor: 1  
Single Level (0)

## 6 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer and was utilized by Sitesafe to perform theoretical modeling of RF emissions. The inventory coincides with the site diagrams in this report, identifying each antenna's location at CA45264 - Hwy 680-Sunol. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Transmitter Power Output ("TPO"), Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP")
- Antenna manufacturer make, model, and gain



The following antenna inventory was provided by the customer and was utilized to create the site model diagrams:

Antenna Inventory													
Ant #	Operator	Antenna Make and Model	Ant Type	Len (ft)	TX Freq (MHz)	Tech	Az (Deg)	Antenna Gain (dBi)	Horizontal Half Power SW (Deg)	Power	Power Type	Power Units	# of Trans
1	AT&T MOBILITY LLC	Andrew SBNHH-1D65A	Panel	4.6	1900	LTE	340	14.65	65	160	TPO	Watt	1
1	AT&T MOBILITY LLC	Andrew SBNHH-1D65A	Panel	4.6	737	LTE	340	11.29	66	60	TPO	Watt	1
2	AT&T MOBILITY LLC	Commscope NNHH-65A-R4	Panel	4.6	2300	LTE	340	16.16	60	100	TPO	Watt	1
2	AT&T MOBILITY LLC	Commscope NNHH-65A-R4	Panel	4.6	763	LTE	340	11.26	70	160	TPO	Watt	1
3	AT&T MOBILITY LLC	Commscope JAHH-65A-R3B	Panel	4.6	850	UMTS	340	11.44	63.94	80	TPO	Watt	1
3	AT&T MOBILITY LLC	Commscope JAHH-65A-R3B	Panel	4.6	2100	LTE	340	14.84	61.14	240	TPO	Watt	1
4	AT&T MOBILITY LLC	Andrew SBNHH-1D65A	Panel	4.6	1900	LTE	270	14.65	65	160	TPO	Watt	1
4	AT&T MOBILITY LLC	Andrew SBNHH-1D65A	Panel	4.6	737	LTE	270	11.29	66	60	TPO	Watt	1
5	AT&T MOBILITY LLC	Commscope NNHH-65A-R4	Panel	4.6	2300	LTE	270	16.16	60	100	TPO	Watt	1
5	AT&T MOBILITY LLC	Commscope NNHH-65A-R4	Panel	4.6	763	LTE	270	11.26	70	160	TPO	Watt	1
6	AT&T MOBILITY LLC	Commscope JAHH-65A-R3B	Panel	4.6	850	UMTS	270	11.44	63.94	80	TPO	Watt	1
6	AT&T MOBILITY LLC	Commscope JAHH-65A-R3B	Panel	4.6	2100	LTE	270	14.84	61.14	240	TPO	Watt	1
7	AT&T MOBILITY LLC	Andrew SBNHH-1D65A	Panel	4.6	1900	LTE	180	14.65	65	160	TPO	Watt	1
7	AT&T MOBILITY LLC	Andrew SBNHH-1D65A	Panel	4.6	737	LTE	180	11.29	66	60	TPO	Watt	1
8	AT&T MOBILITY LLC	Commscope NNHH-65A-R4	Panel	4.6	2300	LTE	180	16.16	60	100	TPO	Watt	1
8	AT&T MOBILITY LLC	Commscope NNHH-65A-R4	Panel	4.6	763	LTE	180	11.26	70	160	TPO	Watt	1
9	AT&T MOBILITY LLC	Commscope JAHH-65A-R3B	Panel	4.6	850	UMTS	180	11.44	63.94	80	TPO	Watt	1
9	AT&T MOBILITY LLC	Commscope JAHH-65A-R3B	Panel	4.6	2100	LTE	180	14.84	61.14	240	TPO	Watt	1

Note: The Z reference indicates antenna height above ground level (AGL). ERP values provided by the client and used in the modeling may be greater than are currently deployed. For additional modeling information, refer to Appendix B.



## 7 Reviewer Certification

The reviewer whose signature appears below hereby certifies and affirms:

That I am an employee of Site Safe, LLC, in Vienna, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Zyotthy Thamsil.

November 20, 2020

A handwritten signature in black ink, appearing to read "Anthony Handley". The signature is fluid and cursive, with a large initial "A" and "H".

Anthony Handley



## **Appendix A – Statement of Limiting Conditions**

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e. mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by AT&T Mobility, LLC, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.

## Appendix B – Assumptions and Definitions

### General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a *worst-case* analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur but are shown as a *worst-case* prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.



## Definitions

**5% Rule** – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for taking corrective actions to bring the site into compliance.

**Compliance** – The determination of whether a site complies with FCC standards with regards to Human Exposure to Radio Frequency Electromagnetic Fields from transmitting antennas.

**Decibel (dB)** – A unit for measuring power or strength of a signal.

**Duty Cycle** – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an Intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

**Effective (or Equivalent) Isotropic Radiated Power (EIRP)** – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

**Effective Radiated Power (ERP)** – The product of the power supplied to the antenna and the antenna gain in a given direction relative to a half-wave dipole antenna.

**Gain (of an antenna)** – The ratio, usually expressed in decibels, of the power required at the input of a loss-free reference antenna to the power supplied to the input of the given antenna to produce, in a given direction, the same field strength or the same power density at the same distance. When not specified otherwise, the gain refers to the direction of maximum radiation. Gain may be considered for a specified polarization. Gain may be referenced to an isotropic antenna (dBi) or a half-wave dipole (dBd) antenna.

**General Population/Uncontrolled Environment** – Defined by the FCC as an area where RF exposure may occur to persons who are *unaware* of the potential for exposure and who have no control over their exposure. General Population is also referenced as General Public.

**Generic Antenna** – For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use its industry specific knowledge of antenna models to select a worst-case scenario antenna to model the site.

**Isotropic Antenna** – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.



**Maximum Measurement** – This measurement represents the single largest measurement recorded when performing a spatial average measurement.

**Maximum Permissible Exposure (MPE)** – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

**Occupational/Controlled Environment** – Defined by the FCC as an area where RF exposure may occur to persons who are **aware** of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

**OET Bulletin 65** – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of RF exposure on humans. The guideline was published in August 1997.

**OSHA (Occupational Safety and Health Administration)** – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA's role is to promote the safety and health of America's working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit [www.osha.gov](http://www.osha.gov).

**Radio Frequency Exposure or Electromagnetic Fields** – Electromagnetic waves that are propagated from antennas through space.

**Spatial Average Measurement** – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy a 6-foot tall human body will absorb while present in an electromagnetic field of energy.

**Transmitter Power Output (TPO)** – The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.

## **Appendix C – Rules & Regulations**

### **Explanation of Applicable Rules and Regulations**

The FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Specific regulations regarding this topic are listed in Part 1, Subpart I, of Title 47 in the Code of Federal Regulations. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC and OSHA Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with the FCC Rules and Regulations. Individual licensees that contribute less than 5% MPE to any total area out of compliance are not responsible for corrective actions.

OSHA has adopted and enforces the FCC's exposure guidelines. A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

### **Occupational Environment Explained**

The FCC definition of Occupational exposure limits apply to persons who:

- are exposed to RF energy as a consequence of their employment;
- have been made aware of the possibility of exposure; and
- can exercise control over their exposure.

OSHA guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF Emissions diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

All AT&T Mobility, LLC employees who require access to this site must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

## Appendix D – General Safety Recommendations

The following are *general recommendations* appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

1. All individuals needing access to the main site (or the area indicated to be in excess of General Public MPE) should wear a personal protective monitor (PPM), successfully complete proper RF Safety Awareness training, and have and be trained in the use of appropriate personal protective equipment.
2. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.
3. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:
  - adding new antennas that may have been located on the site
  - removing of any existing antennas
  - changes in the radiating power or number of RF emitters
4. Post the appropriate **NOTICE**, **CAUTION**, or **WARNING** sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Section 5.1 to inform everyone who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. In addition to RF Advisory Signage, a RF Guideline Signage is recommended to be posted at the main site access point(s). The signs below are examples of signs meeting FCC guidelines.



5. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.

6. For a General Public environment the five color levels identified in this analysis can be interpreted in the following manner:

- Gray represents areas predicted to be at 5% or less of the General Public MPE limits. *The General Public can access these areas with no restrictions.*



- Green represents areas predicted to be between 5% and 100% of the General Public MPE limits. *The General Public can access these areas with no restrictions.*
- Blue represents areas predicted to be between 100% and 500% of the General Public MPE limits. *The General Public should be restricted from accessing these areas.*
- Yellow represents areas predicted to be between 500% and 5000% of the General Public MPE limits. *The General Public should be restricted from accessing these areas.*
- Red represents areas predicted to be greater than 5000% of the General Public MPE limits. *The General Public should be restricted from accessing these areas.*

7. For an Occupational environment the five color levels identified in this analysis can be interpreted in the following manner:

- Gray represents areas predicted to be at 1% or less of the Occupational MPE limits. *Workers can access these areas with no restrictions.*
- Green represents areas predicted to be between 1% and 20% of the Occupational MPE limits. *Workers can access these areas with no restrictions.*
- Blue represents areas predicted to be between 20% and 100% of the Occupational MPE limits. *Workers can access these areas assuming they have basic understanding of EME awareness and RF safety procedures and understand how to limit their exposure.*
- Yellow represents areas predicted to be between 100% and 1000% of the Occupational MPE limits. *Workers can access these areas assuming they have basic understanding of EME awareness and RF safety procedures and understand how to limit their exposure. Transmitter power reduction and/or time-averaging may be required.*
- Red represents areas predicted to be greater than 1000% of the Occupational MPE limits. *These areas are not safe for workers to be in for prolonged periods of time. Special procedures must be adhered to, such as lockout/tagout or transmitter power reduction, to minimize worker exposure to EME.*

8. Use of a Personal Protective Monitor (PPM): When working around antennas, Sitesafe strongly recommends the use of a PPM. Wearing a PPM will properly forewarn the individual prior to entering an RF exposure area.

Keep a copy of this report available for all persons who must access the site. They should read this report and be aware of the potential hazards with regards to RF and MPE limits.

### **Additional Information**

Additional RF information is available at the following sites:

<https://www.fcc.gov/general/radio-frequency-safety-0>

<https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>

OSHA has additional information available at:

<https://www.osha.gov/SLTC/radiofrequencyradiation/index.html>

**RESOLUTION NO. Z-9553 OF  
THE ZONING ADMINISTRATOR OF ALAMEDA COUNTY  
ADOPTED AT THE HEARING OF AUGUST 9, 2000, CONCERNING C-7615**

**WHEREAS** NEXTEL COMMUNICATIONS/BOB PRZYBYLO has filed for CONDITIONAL USE PERMIT, C-7615, to allow construction and operation of a telecommunications facility in an "A" (Agricultural) District, located at 7960 Pleasanton-Sunol Road, east side, approximately one mile south of Castlewood Drive, Unincorporated Sunol, Assessor's Number: 0949-0012-003-03.

**WHEREAS** the Zoning Administrator did hold a public hearing on said application at the hour of 1:30 p.m. on the 12<sup>th</sup> day of July and the 9<sup>th</sup> day of August, 2000, in the Alameda County Public Works Building, Auditorium, 399 Elmhurst Street, Hayward, California; and

**WHEREAS** it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

**WHEREAS** this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and a Initial Study and a Negative Declaration are hereby adopted; and

**WHEREAS** a Pre-Hearing Analysis was submitted recommending the application be conditionally approved; and

**WHEREAS** a representative appeared at said public hearings and presented testimony in support of the application; and

**WHEREAS** the Zoning Administrator did hear and consider all said reports, recommendations and testimony as hereinabove set forth; Now Therefore

**BE IT RESOLVED** that the Zoning Administrator finds that:

- (a) The use is required by the public need as it provides necessary communication services. Location of a facility in the vicinity of this particular site is necessary to improve communications in the immediate vicinity by the applicant.
- (b) The use will be properly related to other land uses and transportation and service facilities in the vicinity as the unmanned facility would have minimal impacts on the surrounding area. The existing rights-of-way provide safe and effective access to the facility. Utility sources and electrical connections are proximal to the proposed site, and other necessary service facilities are available.



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**AUGUST 9, 2000**  
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- (c) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood as it will be regulated under the FCC and the PUC.
- (d) The use will not be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered as telecommunications facilities are a permitted conditional use in the "A" (Agricultural) District. The proposed facility involves a monopole designed to appear like a pine tree, complimenting the existing rural character of the site.

**BE IT FURTHER RESOLVED** that the Zoning Administrator does hereby conditionally approve said application as shown by materials labeled Exhibit "A" on file with the Alameda County Planning Department, subject to the following conditions:

1. **Authorization.** Approval of this permit authorizes one telecommunications facility comprised of a pre-fabricated equipment shelter and a stealth monopole disguised to look like a pine tree. The equipment shelter shall measure approximately 20' long by 10' wide by 10' tall, and be painted to match the existing barn. Two 1' GPS antennas shall be placed on the exterior of the shelter, one each at the northwest and northeast corners. The monopole shall be a total height of 66', containing eight 4' tall antennas placed at a height of 58' within the "foliage" of the pole. The facility shall be surrounded by a 6' high chain link fence.
2. **Fire Safety.** Prior to issuance of a Building Permit, review and approval by the Fire Department of the building, site, and access road plan is required.
3. **Public Safety Interference.** Approved facility shall not interfere with public safety communications.
2. **Public Agency Approval.** Maintain compliance with the requirements of the following public agencies:
  - a. Alameda County Building Inspection Department;
  - b. Alameda County Public Works Agency;
  - c. Alameda County Fire Department, including specific requirements described in the *Rural Communication Project's Fire Safety Requirement Guide*;
  4. Alameda County Sheriff's Office;
  - e. California State Public Utilities Commission;
  - f. United States Federal Communications Commission.

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5. The project sponsor or its successors shall be responsible for payment of all reasonable costs associated with the necessary inspections of the conditions of approval contained in the authorization of the facility, including costs incurred by the Community Development Agency, the County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency. No additions, changes, or modifications shall be made to the monopole or antennas, unless the change is in conformance with the *Uniform Building Code* and this Conditional Use Permit.
6. **RF/EMF Emissions.** Facilities shall be operated in a manner so as not to contribute to ambient RF/EMF emissions in excess of the current FCC adopted RF/EMF emission standards. In the event that a project implementation report to the FCC includes a finding that RF emissions for the site exceed FCC standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until the violation is corrected to the satisfaction of the FCC.
7. **Co-location.** Applicant and owner shall allow other existing and future wireless communications companies including public and quasi-public agencies using similar technology to co-locate antenna equipment and facilities, using the infrastructure at this site, wherever possible, provided that operations of existing users are not compromised, to the extent that all facilities shall minimize the number of buildings and antenna structures, and those facilities shall have a common access road, a common means of extending power and telephone lines, and a use of a common water tank or integrated water supply system when required. Applicant and other wireless carriers shall provide a mechanism for the construction and maintenance of shared facilities and infrastructure and shall provide for equitable sharing of cost in accordance with industry standards.
8. **Liability.** By exercise of this Conditional Use Permit, the Permittee agrees to defend, indemnify and hold harmless the County of Alameda, its officers, employees, agents and servants for any and all liability caused by the negligence or wrongful act of the Permittee arising out of the exercise of this Conditional Use Permit, and to pay all claims, damages, judgements, legal costs, adjuster fees, and attorney fees related thereto.
9. **Status Reports.** One year from the date of this approval, and on each five year anniversary thereafter, permittee shall submit to the Zoning Administrator a brief status report describing compliance with conditions of the permit including maintenance of equipment, fencing, and antennas, a photograph of the site and verification that the facility is in compliance with an active FCC license. One report may be submitted for more than one site but shall clearly identify and describe each site separately.

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10. **Termination of Operation.** At any time during the term of this permit and after notice as provided for in the initial hearing, this matter may be set for rehearing by the Zoning Administrator for the purpose of making a determination whether the use of the site has ceased for a period of six months, and whether the permit should be therefore revoked, or whether conditions previously imposed should be modified or new conditions should be added to assure continued affirmative findings for this permit. This reconsideration may include imposition of requirements such as painting antennas and support structures, perimeter fencing, and/or other treatments of the antennas and other appurtenances to insure public safety, compatibility with the surrounding neighborhood and with applicable policy. Any condition modified or added shall have the same force and effect as if originally imposed.
11. **Transfer of Operations.** Any entity that has acquired the facilities as authorized under this permit may maintain the benefits of the existing use permit provided that a letter of notification is submitted to the Zoning Administrator within six months after such transaction, and all conditions of approval for the subject facility are carried out by the new operator/permittee.
12. **Site Restoration.** Permittee shall provide written notification to the Zoning Administrator upon cessation of operations on the site. The permittee/property owner shall remove all improvements authorized under this permit from the site and the property shall be returned to its pre-application condition as specified by the Zoning Administrator.
13. **Project Guarantee.** Application for Building Permits to implement any portion of this Conditional Use Permit or continued operation of an existing wireless telecommunications facility shall be accompanied by a financial guarantee, which shall be indexed annually for inflation, satisfactory to County Counsel, for the removal of the facility in the event that its use is abandoned or its use permit expires or is terminated. The amount of the guarantee per facility may be reduced or eliminated if, a) the applicant has more than one telecommunications facility in the County, and/or b) the property owner and lessee of the sites provides for removal of unused improvements through their lease agreements that are satisfactory to the County. If the owner or lessee does not remove any obsolete or unused facilities, as described in Condition #12 above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities. Any unused financial guarantee shall be relinquished to the applicant upon termination of the use and removal of facility or transfer of the lease accompanied by a financial guarantee by the new lessee or owner in compliance with zoning requirements in effect at that time.

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(14.) **Regulatory Program Fee.** Prior to September 9, 2000, (30 days from the date of this approval), the applicant shall pay a cash sum of \$670.00 the Alameda County Planning Department (Treasurer, County of Alameda) to help cover the Department's costs in administering its wireless communications regulatory program.

15. **Signage.** Permittee shall provide signage as required by the permitting authority, including phone numbers of the utility provider for use in case of an emergency. Signs shall be posted at entrance to the communications facility. Identification signs shall have a background color of matte-finish earth tone with design and color subject to Approval as to Zoning. The antennas, cabinets, fencing, or mountings shall not be used for advertising.

16. **Maintenance.** All antennas and equipment shall be maintained in good condition over the term of the permit. This shall include keeping the equipment cabinets, fencing, and other structures graffiti free and in good condition.

17. **Expiration.** Said Conditional Use Permit shall terminate in ten (10) years.

Pursuant to Section 17-52.050 of the Alameda County Zoning Ordinance said Conditional Use Permit shall be implemented within a term of three (3) years of its issuance or it shall be of no force or effect.

Said Conditional Use Permit shall terminate on August 9, 2010, and shall remain revocable for cause in accordance with Section 17-54.030 of the Alameda County Zoning Ordinance.

L. DARRYL GRAY - ZONING ADMINISTRATOR  
ALAMEDA COUNTY PLANNING DEPARTMENT

**RESOLUTION NO. Z-10-64 OF  
THE EAST COUNTY BOARD OF ZONING ADJUSTMENTS  
ADOPTED AT THE HEARING OF DECEMBER 9, 2010, CONCERNING  
PLN2010-00104**

**WHEREAS** TOWERCO/NEXTEL/HILL have filed for CONDITIONAL USE PERMIT, PLN2010-00104, to allow continued operation of a wireless telecommunication facility, in an "A" (Agricultural) District, located at 7960 Pleasanton-Sunol Road, south side, approximately 150 feet east of I-680, Sunol area of unincorporated Alameda County, bearing Assessor's Parcel Number: 949-0012-003-03; and

**WHEREAS** the Board did hold a public hearing on said application at the hour of 1:30 p.m. on the 9<sup>th</sup> day of December, 2010, in the City of Livermore Council Chambers, 3575 Pacific Avenue, Livermore, California; and

**WHEREAS** it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

**WHEREAS** this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be categorically exempt; Section 15303 "Small Structures"; and

**WHEREAS** a Pre-Hearing Analysis was submitted recommending the application be conditionally approved; and

**WHEREAS** a representative appeared at said public hearing in support of the application; and

**WHEREAS** the Board did hear and consider all said reports, recommendations and testimony as hereinabove set forth;

**NOW THEREFORE**

**BE IT RESOLVED** that the Board finds that:

- (a) The use is required by the public need telecommunication facilities provide necessary communication services which are increasingly required. The continued operation of a facility in this area is necessary to enhance communications services along the I-680 corridor and elsewhere in the vicinity. The Federal Communications Commission and the California State Public Utilities Commission recognize cellular systems as public utilities.

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- (b) The use will be properly related to other land uses and transportation and service facilities in the vicinity as the use is properly related to other land uses and transportation and service facilities in the vicinity as there is adequate access for construction, maintenance and emergency response at the site.
- (c) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as it will be regulated under the FCC and the PUC.
- (d) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as the continued operation of this facility is a conditional use in the Agricultural District.

**NOW THEREFORE**

**BE IT FURTHER RESOLVED** that the Board does hereby approve the said application as shown by materials labeled Exhibit 'A' on file with the Alameda County Planning Department subject to the following conditions:

**AUTHORIZATION**

1. Approval of this permit authorizes the continued operation of a cellular telecommunication facility in the form of a 60-foot high monopole design incorporated into a camouflaged tree design, with related ground equipment directly below the pole subject to plans marked "Exhibit A" dated July 14, 2010.

**ADDITIONAL MATERIALS TO BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO OBTAINING A BUILDING PERMIT**

2. Regulatory Program Fee. Within 30 days of approval, by January 8, 2011, the applicant shall pay a cash sum of \$670.00 to the Alameda County Planning Department (payable to Treasurer, County of Alameda) to help cover the Department's costs in administering its wireless communications regulatory program.

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3. Carrier Contact Information: Should additional telecommunications carriers locate at this facility, the applicant shall submit to the Alameda County Planning Department the names and contact information for the carriers.

**GENERAL CONDITIONS**

4. Public Safety Interference. The approved facility shall not interfere with public safety communications, and shall comply with the following regulations:
  - a. The carrier will provide an intermodulation report from a certified radio frequency engineering firm. This report must clearly conclude that no interference will be caused to public safety frequencies in use at said site.
  - b. The carrier will take all necessary steps and measures to mitigate any type of harmful interference, regardless of the status of the FCC licenses, within thirty days upon notification by the County that a problem exists.
  - c. If after thirty days the harmful effects of the carrier's radio frequency transmitters have not been mitigated, based on the judgment of the County, then the County will consider this as a violation of the conditions of this permit. The County then will have the right to cause the carrier's equipment to cease operation, including the disconnection of power to the carrier's equipment.
  - d. The carrier may, at its own discretion, cost, and effort, procure or obtain radio frequency equipment which it believes may mitigate the harmful effects of its transmitters to the public safety radio equipment. This could include, but is not limited to, RF filters, attenuators, or any combination thereof. If the carrier chooses to pursue this course of action then the County requires that all such measures be completed within 90 days of notification by the County to the carrier. Should this action not successfully mitigate the harmful effects to the public safety radio equipment in the County's own judgment, the County retains the right to cause the carrier's equipment to cease to operate at the site.
  - e. The carrier will have the right to submit written plans and proposals to the County after the County has exercised its right to shut off the carrier's equipment, demonstrating a method of correcting the harmful effects of its equipment to the public safety radio system. If the County then agrees to the carrier's proposal, the carrier may take such mitigating steps at its own risk, cost, and prerogative. However, the County will determine if such measures are adequate, and will retain the right to cause the carrier's equipment to cease operation.



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5. Fire Department Approval. Applicant shall contact the Alameda County Fire Department, Fire Prevention Bureau, to obtain a fire clearance certificate. The Bureau may be reached by telephone at (510) 670-5853.
6. Public Agency Approval. Maintain compliance with the requirements of the following agencies:
  - a. Alameda County Public Works Agency, Building Inspection Department
  - b. Alameda County Public Works Agency, Land Development Department
  - c. Alameda County Sheriff's Department
  - d. California State Public Utilities Commission
  - e. United States Federal Communications Commission
7. The project sponsor or its successors shall be responsible for payment of all reasonable costs associated with the necessary inspections of the conditions of approval contained in the authorization of the facility, including costs incurred by the Community Development Agency, the County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency.
8. RF/EMF Emissions. Facilities shall be operated in a manner so as not to contribute to ambient RF/EMF emissions in excess of the current FCC adopted RF/EMF emission standards. In the event that a project implementation report to the FCC includes a finding that RF emissions for the site exceed FCC standards in any uncontrolled location, the Board of Zoning Adjustments may require the applicant to correct the emission to the satisfaction of the FCC.
9. Co-location: The applicant and owner shall allow other existing and future wireless communications companies including public and quasi-public agencies using similar technology to co-locate antenna equipment and facilities, using the infrastructure at this site, wherever possible, provided that operations of existing users are not compromised, to the extent that all facilities shall minimize the number of buildings and antenna structures, and those facilities shall have a common access road, a common means of extending power and telephone lines, and a use of a common water tank or integrated water supply system when required. The applicant and other wireless carriers shall provide a mechanism for the construction and maintenance of shared facilities and infrastructure and shall provide for equitable sharing of cost in accordance with industry standards.

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10. Liability. By exercise of this Conditional Use Permit, the Permittee agrees to defend, indemnify and hold harmless the County of Alameda, its officers, employees, agents and servants for any and all liability caused by the negligence or wrongful act of the Permittee arising out of the exercise of this Conditional Use Permit, and to pay all claims, damages, judgments, legal costs, adjuster fees, and attorney fees related thereto.
11. Status Reports. One year from the date of this approval, and on each five year anniversary thereafter, permittee shall submit to the Board of Zoning Adjustments a brief status report describing compliance with conditions of the permit including maintenance of equipment, fencing, landscaping, and antennas, a photograph of the site and verification that the facility is in compliance with an active FCC license. One report may be submitted for more than one site but shall clearly identify and describe each site separately.
12. Optional Review/Revocation/Revision. At any time during the term of this permit and after notice as provided for in the initial hearing, this matter may be set for rehearing by the Board of Zoning Adjustments for the purpose of making a determination whether the use of the site has ceased for a period of six months, and whether the permit should be therefore revoked, or whether conditions previously imposed should be modified or new conditions should be added to assure continued affirmative findings for this permit. This reconsideration may include imposition of requirements such as painting antennas and support structures, and/or other treatments of the antennas and other appurtenances to insure public safety, compatibility with the surrounding neighborhood and with applicable policy. Any condition modified or added shall have the same force and effect as if originally imposed.
13. Transfer of Operations. Any entity that has acquired the facilities as authorized under this permit may maintain the benefits of the existing use permit provided that a letter of notification is submitted to the Board of Zoning Adjustments within six months after such transaction, and all conditions of approval for the subject facility are carried out by the new operator/permittee.
14. Site Restoration. Permittee shall provide written notification to the Board of Zoning Adjustments upon cessation of operations on the site. The permittee/property owner shall remove all improvements authorized under this permit from the site and the property shall be returned to its pre-application condition within three months of cessation.

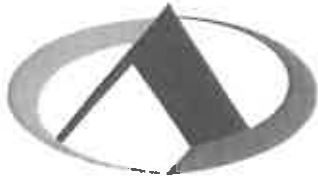
15. Project Guarantee. Application for Building Permits to implement any portion of this Conditional Use Permit or continued operation of an existing wireless telecommunications facility shall be accompanied by a financial guarantee, which shall be indexed annually for inflation, satisfactory to County Counsel, for the removal of the facility in the event that its use is abandoned or its use permit expires or is terminated. The amount of the guarantee per facility may be reduced or eliminated if, a) the applicant has more than one telecommunications facility in the County, and/or b) the property owner and lessee of the sites provides for removal of unused improvements through their lease agreements that are satisfactory to the County. If the owner or lessee does not remove any obsolete or unused facilities, as described in Condition #14 herein, the financial guarantee shall be used by the County to remove any obsolete or unused facilities. Applicant and/or property owner shall continue to be responsible for full site reclamation, and shall provide additional funding as may be necessary to fully restore the site. Any unused financial guarantee shall be relinquished to the applicant upon termination of the use and removal of facility or transfer of the lease accompanied by a financial guarantee by the new lessee or owner in compliance with zoning requirements in effect at that time.
16. Signage. Permittee shall provide signage as required by the permitting authority (e.g. Fire Department, Planning Department) including phone numbers of the utility provider for use in case of an emergency. Signs shall be posted on the entrance to the building closest to the equipment. The antennas, cabinets, fencing, or mountings shall not be used for advertising.
17. Maintenance. All antennas and equipment shall be maintained in good condition throughout the term of the permit. This shall include keeping the equipment cabinets, fencing, and other structures graffiti free and in good condition.
18. The property owner shall defend, indemnify, and hold harmless Alameda County or its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its, agents, officers or employees to attack, set aside, void, or annul Conditional Use Permit, PLN-2010-00104, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.

**RESOLUTION NO. Z-10-64**  
**DECEMBER 9, 2010**  
**PAGE 7**

Pursuant to Section 17-52.050 of the Alameda County Zoning Ordinance said Conditional Use Permit shall be implemented within a term of three (3) years of its issuance or it shall be of no force or effect.

If implemented, said Conditional Use Permit shall terminate on December 9, 2020, and shall remain revocable for cause in accordance with Section 17-54.030 of the Alameda County Zoning Ordinance.

**EAST COUNTY BOARD OF ZONING ADJUSTMENTS**  
**ALAMEDA COUNTY PLANNING DEPARTMENT**



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY**  
**PLANNING DEPARTMENT**

**Chris Bazar**  
Agency Director

May 10, 2017

**Albert Lopez**  
Planning Director

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Mr. Gordon Bell  
6000 Terras Path  
Placerville, CA 95667

**RE: PLN2017-00045** – Request for a Wireless Telecommunication Zoning Verification Letter for the property located at 7960 Pleasanton-Sunol Road in unincorporated Alameda County, bearing Assessor's Parcel Number: 949-0012-003-03.

Dear Mr. Bell:

This letter serves to confirm receipt of your application for proposed modifications to an existing telecommunication facility, and to grant approval of the application subject to continuing conformance with the conditions of approval for Conditional Use Permit, PLN2017-00045 granted to AT&T-Mobile (Site #: CCL04259).

Proposed installation of Modification – Per your submittal materials, AT&T proposes the following: The proposed project would consist of the following elements:

- Swap existing (3) 4'0"-tall hex-port panel antennas at Pos. 1 for (3) proposed 4'0"-tall hex-port panel antennas (typ. 1 each per sector-Pos.1).
- Install (3) RRUS-32 B2 near antennas (typ. 1 per sector).
- Install (1) DUS41 and (1) XMU rack mount units in existing Purcell cabinet.
- Install (P) hardware R503(XMU03) will be placed inside 6601 chassis together with the DUS41.
- Use dual pair fiber jumper for LTE2C/3C.

The proposed modifications shall conform to Exhibit "A" received on March 14, 2017 by the Planning Department, and on file with the Department.

**Prior Permits: Compliance with previously required Conditions of Approval**

The site is subject to the existing Conditional Use Permit, PLN2010-00104, which allowed continued operation of a telecommunication facility. That continued operation of a cellular telecommunication facility is in the form of a 60-foot high monopole design incorporated into a camouflaged tree design, with related ground equipment directly below the pole subject to plans marked "Exhibit A" dated July 14, 2010. The said Conditional Use Permit (PLN2010-00104) shall terminate on December 9, 2020, and remains revocable for cause in accordance with Section 17.54.030 of the Alameda Zoning Ordinance.

Impact of Modification

Staff has reviewed the proposal and finds that the modification does not represent a substantial change in the physical dimensions of antennas or the numbers of the antennas and overall size of the facility. The proposed placement of the antennas would be approximately in the same proximity of those previous approved. The size of the existing antennas is 4'0". The proposed antennas would be 4'-0". The antennas, brackets wires etc. shall match the color, of the existing facility. Therefore this application is approved pursuant to Section 6409 of Title VI of the Middle Class Tax Relief and Job Creation Act.

Any modifications to the building or the site should be reviewed with the Building Inspection Department to determine if any Site Permits or Building Permits may be necessary. The Building Inspection Department can be reached at the Alameda County Public Works Building, 399 Elmhurst Street, Room 141, Hayward, CA 94544, at telephone number (510) 670-5440.

If you have any questions please contact Richard Tarbell at the phone number above or by e-mail at [richard.tarbell@acgov.org](mailto:richard.tarbell@acgov.org).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Christina Horrisberger', with a long, sweeping horizontal line extending to the right.

Christina Horrisberger  
Senior Planner



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY**  
**PLANNING DEPARTMENT**

**Chris Bazar**  
*Agency Director*

**November 20, 2018**

**Albert Lopez**  
*Planning Director*

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**Real Estate and Compliance  
Solutions, LLC for AT&T  
Attn: Jeffrey Kinney  
3235 Fareham Court  
Fremont, CA 94536**

**RE: PLN2018-00235– Request for a Wireless Telecommunication Zoning  
Verification Letter for the property located at 1960 Pleasanton-Sunol Road in  
unincorporated Alameda County, bearing Assessor's Parcel Number: 949-0012-003-  
03.**

**Dear Applicant,**

**This letter serves to confirm receipt of your application for proposed modifications  
to an existing telecommunication facility, and to grant approval of the application  
subject to continuing conformance with the conditions of approval for Conditional  
Use Permit, PLN2010-000104.**

**Proposed Modification – Per your submittal materials, Real Estate and  
Compliance Solutions, LLC for AT&T proposes the following:**

- **Remove six (6) panel antennas and replace with six (6) panel antennas**
- **Remove three (3) RRUS-01 and three (3) TMA5**
- **Install three (3) RRUS-32**
- **Install three (3) RRUS-4426 B66**
- **Install three (3) RRUS-4478 B14**
- **Remove one (1) V1 Chassis**
- **Install one (1) 5216**
- **Install one (1) XMU**
- **Install two (2) V2 Chassis**
- **Install one (1) DC12**
- **Replacement of 155 AH Batteries with 180 AH Batteries**
- **Install two (2) DC SQUID**



**Zoning Verification Letter**  
**PLN2018-00235, 7960 Pleasanton-Sunol Road**  
**November 20, 2018**  
**Page 2**

- **Install four (4) DC Power Cables and 2 (2) Fiber Cables**
- **Add related equipment/accessories**

**The proposed modifications shall conform to Exhibit "A" received on October 29, 2018 by our Department which is on file with this office. No other changes are indicated.**

**Prior Permits: Compliance with previously required conditions of approval**

**The site is subject to the existing Conditional Use Permit, PLN2010-00104 which allowed continued operation of a wireless telecommunication facility. The said Conditional Use Permit (PLN2010-00104) shall terminate on December 9, 2020 and remains revocable for cause in accordance with Section 17.54.030 of the Alameda Zoning Ordinance.**

**Impact of Modification**

**Staff has reviewed the proposal and finds that the modification does not represent a substantial change in the physical dimensions of antennas or the numbers of the antennas and overall size of the facility. The antennas, brackets wires etc. shall match the color, of the existing facility. Therefore this application is approved pursuant to Section 6409 of Title VI of the Middle Class Tax Relief and Job Creation Act.**

**Any modifications to the building or the site should be reviewed with the Building Inspection Department to determine if any Site Permits or Building Permits may be necessary. The Building Inspection Department can be reached at the Alameda County Public Works Building, 399 Elmhurst Street, Room 141, Hayward, CA 94544, at telephone number (510) 670-5440.**

**If you have any questions please contact me at the phone number above or by e-mail at [phil.sawrey-kubicek@acgov.org](mailto:phil.sawrey-kubicek@acgov.org).**

**Sincerely,**



**Phil Sawrey-Kubicek**  
**Assistant Planning Director**  
**Development Planning**