



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

November 30, 2015

Agenda Item: 5
December 8, 2015

Chris Bazar
Agency Director

Albert Lopez
Planning Director

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West Winton Ave
Room 111

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Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, CA 94612

Dear Board Members:

SUBJECT: Appeal by Verizon Wireless/David Downs of the decision of the East County Board of Zoning Adjustments (EBZA) denying Conditional Use Permit, PLN2014-00125 to allow construction and operation of a telecommunications facility in an A (Agricultural) District located at 2012 Manning Road, north side, northeast corner of one mile south of Morgan Territory Road in the unincorporated Livermore Area of Alameda County, bearing Assessor's Parcel Number 99A-2400-006-04 (a 62.22 acre parcel).

RECOMMENDATION:

Staff recommends that the Board of Supervisors review the attached Resolutions and Exhibits, and, after taking public comment, grant the appeal and approve the project.

SUMMARY:

At the EBZA (East County Board of Zoning Adjustments) hearing on April 23, 2015, after taking testimony from the Applicant and members of the public, the Board requested additional information on alternative sites to locate the cell site. The Applicant requested an action on the application, and due to lack of additional information the EBZA denied the application. On April 29, 2015 the Applicant appealed the decision of the EBZA.

On August 18, 2015, the applicant submitted an alternative site analysis. It lists 10 potential sites that Verizon considered and the reasons why Verizon couldn't choose any of these alternative sites. The main reasons were that some of the sites were outside of the search ring, which defines the area where Verizon is trying to provide service.

Background: On July 17, 2014, the Applicant submitted a Conditional Use Permit application to install and operate a telecommunication site at 2012 Manning Road in the unincorporated area of Livermore. The initial proposal was to have a 95-foot faux wind mill with nine antennas attached to the exterior of the windmill with a barracks-style equipment shelter. County Planning Staff believed it was too tall and attaching antennas to the exterior of the windmill would not be visibly pleasing. Staff requested alternative designs and also inquired about installing the site on the PG&E tower. The Applicant responded that the PG&E tower was too far away and it didn't provide the service for the clientele along Morgan Territory Road. After several discussions and meetings, Verizon submitted an alternative plan enclosing the antennas in a faux water tank and reducing the height of the original proposal from 95 foot to 78 feet. In addition, staff requested that the equipment shed match the red barn on the property to maintain the rural setting of the area.

On April 23, 2015, the EBZA held a public hearing on the subject application. Prior to the hearing, two letters opposing the proposal to install and operate the cell site was submitted to staff by neighbors. At the hearing a neighbor expressed opposition to the location and wanted Verizon to consider alternative sites. The Board wanted to continue the matter to a future date; however, the applicant wanted an immediate decision on the matter, which resulted in denial of the application.

On November 12, 2015, the Applicant re-submitted plans to further reduce the height of the proposed water tank to 73 feet. Verizon's Counsel also submitted a letter to staff that is attached, arguing that the EBZA didn't show substantial evidence to deny this application. The application was denied on the basis that the applicant refused to explore alternative locations where the cell site would be less intrusive to the public.

Staff believes the EBZA was correct to ask for the alternative site information, and based on staff's review of the alternative site analysis provided, the current site appears to be the best site. The existing trees and buildings provide a suitable setting to minimize the visual impact of the tower, while providing the service needed by the applicant. Conditions of approval include a co-location requirement to provide a place for future facilities should they need similar coverage.

CONCLUSION:

The Staff recommends that the Board of Supervisors review the attached documents and exhibits and, after taking public comment, grant the appeal with the attached conditions of approval for the proposal.

The complete record is attached.

Very truly yours,



Chris Bazar, Director
Community Development Agency

Attachments

cc: East County Board of Zoning Adjustments
Applicant

MM
6-30-2015

121 Twin Oaks Lane
Livermore, CA 94551
June 29, 2015

Honorable Scott Haggerty, Supervisor
4501 Pleasanton Avenue
Pleasanton CA 94566

Dear Supervisor Haggerty,

As you know, the Conditional Use Permit PLN2014-00125 2010 Manning Road application from Verizon was denied by the Planning Board on April 23rd at their request. Our understanding is that this decision has been appealed to the Board of Supervisors and a hearing has been scheduled for next month in July. We appreciate this opportunity to comment on this application and its appeal and your bringing our concerns before the full board.

This proposed zoning change is in a rural area of great beauty and it would be a shame to spoil it with an industrial scale simulated water tower, one with the equivalent height of a 7 story building (78 feet), near the intersection of Morgan Territory and Manning Roads. The North Livermore Valley has great aesthetic beauty of surrounding hills, valleys and wildlife. We travel Morgan Territory Road and Manning Road daily to and from Livermore and I-580, as well as using Manning and Highland Road to Dublin and Pleasanton.

However, there is a reasonable solution that we think the Alameda County Board of Supervisors should seriously consider.

As background, in 1992, voters passed Alameda County Measure D, which effectively precluded zoning changes in the N. Livermore Valley, thereby keeping its pristine beauty. This raises the question of this requested zoning change and the status of Measure D.

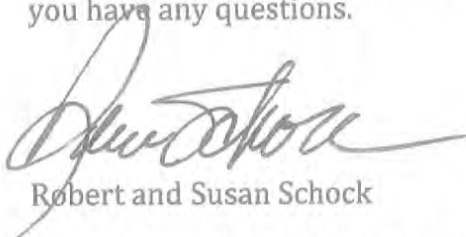
Later, sometime around the year 2000, PG&E proposed a series of high-voltage transmission line towers to run across the northern part of the Valley for hi-voltage electrical service to and from a substation at N. Livermore and May School Rd. in order to serve San Ramon and Dublin. At that time we and others suggested to the PUC that instead they put the power wires underground for a number of aesthetic and technical (future superconducting transmission cables) reasons. To its credit, PG&E did exactly that and thus preserved the beauty of this valley.

We think there is a reasonable solution that meets the requirements of communication providers and mobile cell phone users with minimal visual impact on the valley. Once the PG&E lines pass to the West of N. Livermore Avenue and Manning Road, they resurface at a much higher elevation than the proposed tower

and go overhead again on high-tension towers, the first of which is visible from the valley. Putting the proposed communication equipment on those towers (there are similar towers on the East side of the valley at the junction of Raymond Rd. and Ames Street that already have antennae) where the electric power lines go aboveground would both preserve the valley's beauty and provide the projected cell phone service, without changing the existing environment. There are numerous examples of this solution in the area and one example of a power tower with cell phone antennae is at the corner of Mines Road and East Avenue in Livermore.

Another issue to consider is advertising. There are a number of similar "water towers" in the Bay Area that contain abundant advertising on the tank and tower legs. This surely helps offset the cost of the tower. One example of which we are sure you are aware is at 29th Street in Oakland next to I-880. Having something like this here in this area would further destroy the rural nature.

Thank you for listening to and addressing these concerns. Please contact us if you have any questions.



Robert and Susan Schock



Note: Although we live in Contra Costa County, our mailing address is Livermore, we pay school taxes in Livermore, and clearly conduct a majority of our business in the Tri-Valley.

Cc:

Shawn Wilson, Chief of Staff
Supervisor Scott Haggerty
1221 Oak Street, Suite 536
Oakland, CA 94612

Shahreen Basunia
224 Winton Ave, Room 111
Hayward CA 94544

Hon. Mary Nejedly Piepho
Contra Costa County Supervisor, Dist. III
3361 Walnut Boulevard, Suite 140
Brentwood, CA 94513



April 29, 2015

Shahreen Basunia
Planning Department
Alameda County Planning, Community Development Agency
399 Elmhurst Street
Hayward, CA 94544

125 CUP APN: 903-0007-002-12
Re: ECBZA Denial of PLN2014-00215 (VZW Site Name: "Manning Livermore")

This letter is intended as a formal notification of Appeal associated with the East County Board of Zoning Adjustments decision to deny the above referenced Application. As you are aware, this Application was denied at the April 23rd, ECBZA hearing. The exact reasons for denial were not made abundantly clear to the applicant during the hearing. Once the Meeting Minutes become available, the applicant will provide a detailed letter addressing any/all issues raised by the Board.

Attached is a check for \$250 (Appeal Fee). I would be happy to work with Staff to provide any/all information necessary for the eventual Board of Supervisor's Hearing. Please feel free to contact me at 916-217-7513 (or ddowns@completewireless.net) to discuss the best way to proceed. I would like to work closely with you to ensure that you have all of the information you need to draft a high quality Staff Report.

Sincerely,

A handwritten signature in black ink that reads 'David Downs'. The signature is written in a cursive, slightly slanted style.

David Downs
Project Manager



October 31, 2014

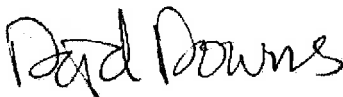
Shahreen Basunia
Alameda County, Planning Department
224 West Winton Ave., Room 111
Hayward, CA 94544

Re: Manning Livermore (PLN 2014-00125)

This letter is intended as a formal response to your letter dated August 17, 2014 regarding the above referenced projects. The items listed below correspond with the items listed in you letter:

- 1) While the applicant respects the County's responsibility of ensuring the integrity of Williamson Act Contract Agreements, this is actually a property owner (vs. applicant) issue. Exception No. 7 of the Title Report provided as part of the application package is related the Land Conservation Contract dated February 17, 1972 between John and Margaret Fagundes and the County of Alameda, whereby John and Margaret Fagundes agreed to limit the Property to agricultural and certain "compatible uses" (as set forth in Exhibit B to the Land Conservation Contract). Compatible use number 23 permits communication and microwave antennas, transmitters and related facilities as accessory to other permitted uses. As the contract was entered into pursuant to the California Land Conservation Act of 1965, Section 51238(a)(1) of which deems communications facilities as a compatible use within an agricultural preserve unless the county board makes a contrary finding, VZW's use is likely to be permitted. VZW should ensure that it obtains the necessary conditional use permit prior to commencement of construction on the Premises.
- 2) See revised plans (attached). The facility height has been reduced to the minimum functional height (78'), allowing for a 70' antenna centerline. This antenna centerline height is the absolute minimum centerline allowable, without the need for (at least one) additional facility. If the overall height of 78' is not acceptable to Alameda County, Verizon will need to split this service objective into two or three separate search rings, instead of the one currently proposed search ring. The coverage proposed in the coverage plots provided cannot be achieved with a centerline height less than 70'.
- 3) See revised plans (attached). The equipment shelter has been redesigned to incorporate a barn-like design to match the rural character of the area.
- 4) See additional simulation (attached).
- 5) Please see attached Bio Study. Regardless of whether or not the Bio Study is needed, one has been provided to avoid any further delays.

Sincerely,



David Downs
Project Manager

MACKENZIE & ALBRITTON LLP

220 SANSOME STREET, 14TH FLOOR
SAN FRANCISCO, CALIFORNIA 94104

TELEPHONE 415 / 288-4000
FACSIMILE 415 / 288-4010

November 12, 2015

VIA EMAIL

President Scott Haggerty
Vice President Wilma Chan
Supervisors Richard Valle,
Nate Miley and Keith Carson
Board of Supervisors
Alameda County
1221 Oak Street
Oakland, California 94612

Re: Verizon Wireless Appeal, Application PLN2014-00125
Telecommunications Facility, 2010 Manning Road
Board of Supervisors Agenda, December 8, 2015

Dear President Haggerty, Vice President Chan and Supervisors:

We write on behalf of Verizon Wireless to ask that you grant its appeal of the denial by the East County Board of Zoning Adjustments (the “BZA”) of a camouflaged wireless facility located at 2010 Manning Road (the “Proposed Facility”). The BZA did not have sufficient evidence at its meeting of April 23, 2015 to warrant making the single finding of denial that the use is not required by the public need. By this letter, Verizon Wireless is supplying the Board of Supervisors with evidence to demonstrate the need for the Proposed Facility as well as a review of alternative locations confirming the Proposed Facility is the least intrusive means for providing service. Verizon Wireless is also pleased to present a revised design for the camouflaged water tower structure that incorporates feedback from County staff, with a lowered height and architectural features fitting for the site location.

The Proposed Facility complies with all requirements of the Alameda County *Development Standards for Siting of Telecommunication Facilities* (the “Development Standards”) and meets the required findings for issuance of a conditional use permit. In addition, the Proposed Facility will fill a significant gap in Verizon Wireless coverage, and there is no less intrusive feasible alternative. For these reasons, denial of the application would violate the federal Telecommunications Act. We strongly urge you to grant Verizon Wireless’s appeal and approve the Proposed Facility.

I. The Project

The Proposed Facility has been thoughtfully designed and redesigned to minimize any impact on the adjacent area. Verizon Wireless worked with Planning Department staff early in the application process to arrive at the water tank design to camouflage the Proposed Facility antennas. Verizon Wireless also met with County representatives on September 25, 2015, and incorporated feedback provided at that meeting in lowering the Proposed Facility height by five feet and revising the design.

Verizon Wireless proposes to construct a 73-foot water tower structure with panel antennas concealed within a 16.5-foot diameter tank mounted on an open wooden lattice framework. The tank will be fabricated of wood and RF-transparent materials for a realistic appearance. The water tower structure will be placed within a 2,500 square foot lease area along with radio equipment cabinets and a generator to supply power in case of emergency. The lease area will be surrounded by an eight foot high wood fence. Verizon Wireless will construct a new gated gravel road with an access point on the east side of Morgan Territory Road. The access road route was chosen to avoid the need to cross a stream located on the property east of the Proposed Facility, thereby avoiding environmental impacts. Electrical and communication utilities will be placed underground. The Proposed Facility will be located at the center of a 62 acre parcel with existing structures (such as a barn) and established trees, and the Proposed Facility will be set back nearly 800 feet from Manning Road to the south and 725 feet from Morgan Territory Road to the west. Photosimulations of the Proposed Facility are attached as Exhibit A. Project plans for the Proposed Facility are attached as Exhibit B.

II. The Proposed Facility Complies with All Code Requirements and Meets All Findings for Issuance of a Conditional Use Permit.

As confirmed by Planning Department staff in its report prepared in advance of the April 23, 2015 BZA hearing, the Proposed Facility complies with all requirements of the Development Standards and meets required findings for a conditional use permit. The Proposed Facility location at the center of a large parcel with existing structures and trees complies with the direction to locate facilities to minimize visibility under Development Standards §§D-1 and I-2. In fact, the Proposed Facility is set back over 700 feet from the nearest roadways, further minimizing visibility. The Proposed Facility height of 73 feet allows for complete concealment of antennas mounted at 65 feet, the minimum height Verizon Wireless RF engineers determined is necessary for antennas to clear nearby topography and serve the coverage gap. This meets the requirement of Development Standard §I-5 that facilities be designed at the minimum functional height. The camouflaged design, which fully conceals antennas in the tank at the top of the water tower, substantially reduces potential visual impacts as encouraged under Development Standards §§D-3 and I-2. As the water tower structure will be constructed of wood and metal for a realistic appearance (incorporating RF-transparent material to screen antennas) and the equipment area will be surrounded by a wood fence, the Proposed Facility incorporates materials and colors to minimize visibility as required by Development Standards §§D-6 and D-12.

While adopting three findings for approval of a conditional use permit under Alameda County Code of Ordinances §17.54.130, the BZA made a single finding of denial, that “The use is not required by the public need, as the applicant has not demonstrated that the proposed location will fulfill the cellular requirements of the providers’ users without consideration of other locations that have less visual impact.”¹ This finding of denial is not supported by substantial evidence. Verizon Wireless had provided the County with coverage maps in advance of the BZA hearing demonstrating the lack of service in the unincorporated north Livermore area, and RF engineers have now further confirmed the coverage gap in the engineer’s statement referenced below. A comprehensive alternatives analysis, also described below, concludes that the Proposed Facility is the least intrusive location and design based on the Development Standards. With this evidence, the Board can make a finding of approval with respect to the public need, and along with the three other findings of approval adopted by the BZA, the Proposed Facility meets all findings for approval of a conditional use permit.

A report by Hammett & Edison, Inc., Consulting Engineers attached as Exhibit C (the “H&E RF Report”) confirms that the Proposed Facility will comply with Federal Communications Commission (“FCC”) emissions guidelines. A report by Bollard Acoustical Consultants, Inc. attached as Exhibit D (the “Bollard Acoustical Report”) confirms that the Proposed Facility will comply with Alameda County General Plan noise criteria. As Verizon Wireless has demonstrated a clear public need for the Proposed Facility, and the Proposed Facility is properly related to other land uses and will not be materially detrimental to health, safety, or public welfare, the Proposed Facility meets the findings for a use permit under Code §17.54.130. In fact, the Proposed Facility provides an important public benefit. In short, Verizon Wireless’s Proposed Facility complies with all requirements of the Development Standards and meets all conditional use permit findings.

III. Federal Law Compels Approval of the Application.

Verizon Wireless is licensed by the FCC to provide wireless telecommunications services throughout the United States, including Alameda County. The siting of wireless communications facilities (“WCFs”), including the one at issue here, is governed by federal law. While the Telecommunications Act (the “TCA”) reserves to local governments traditional land use control over the siting, placement and modification of WCFs, it places certain restrictions on such local regulation. Specifically, the TCA includes the following explicit statutory restrictions:

- The local government must act on a permit application within a reasonable period of time (47 U.S.C. §332(c)(7)(B)(ii));
- Any denial of an application must be in writing and supported by substantial evidence contained in a written record (47 U.S.C. §332(c)(7)(B)(iii));

¹ Resolution Z-15-11 of the East County Board of Zoning Adjustments.

- The local government may *not* regulate the placement, construction, or modification of WCFs on the basis of the environmental effects of radio frequency emissions to the extent such facilities comply with the FCC's regulations concerning such emissions (47 U.S.C. §332(c)(7)(B)(iv));
- The local government may not unreasonably discriminate among providers of functionally equivalent services (47 U.S.C. §332(c)(7)(B)(i)(I)); and
- The local government's decision must not "prohibit or have the effect of prohibiting the provision of personal wireless services" (47 U.S.C. §332(c)(7)(B)(i)(II)).

With this legal framework in mind, we address below the specific federal law issues before the Board of Supervisors with respect to this application.

IV. Substantial Evidence for Approval, Lack of Substantial Evidence for Denial.

As interpreted under controlling federal court decisions, the "substantial evidence" requirement means that a local government's decision to deny a WCF application must be "authorized by applicable local regulations and supported by a reasonable amount of evidence (i.e., more than a 'scintilla' but not necessarily a preponderance)." *Metro PCS, Inc. v. City and County of San Francisco*, 400 F.3d 715, 725 (9th Cir. 2005). In other words, a local government must have specific reasons that are both consistent with the local regulations and supported by substantial evidence in the record to deny a wireless facility permit.

While a local government may regulate the placement of WCFs based on aesthetics, mere generalized concerns or opinions about aesthetics or compatibility with a neighborhood do not constitute substantial evidence upon which a local government could deny a permit. *See City of Rancho Palos Verdes v. Abrams*, 101 Cal. App. 4th 367, 381 (2002).

There is substantial evidence to show that the Proposed Facility complies with all requirements for approval. Evidence described below demonstrates the need for the Proposed Facility and that the Proposed Facility is the least intrusive alternative. Photosimulations demonstrate the minimal visual impacts of the camouflaged water tower structure placed on a large parcel with existing structures and trees and with ample setbacks from nearby roadways. The H&E RF Report confirms that emissions from the Proposed Facility will comply with FCC guidelines, and the Bollard Acoustical Report confirms compliance with Alameda County General Plan noise criteria. In contrast, the single finding of denial by the BZA was not based on substantial evidence and should be reversed.

V. Approval is Required in Order to Avoid Unlawful Prohibition of Service.

A local government violates the "effective prohibition" clause of the TCA if it prevents a wireless provider from closing a "significant gap" in service by the least

intrusive means. This issue involves a two-pronged analysis: (1) whether the provider has demonstrated the existence of a “significant gap” in service; and (2) whether the proposed facility is the “least intrusive means,” in relation to the land use values embodied in local regulations, to address the gap. *See T-Mobile USA, Inc. v. City of Anacortes*, 572 F.3d 987 (9th Cir. 2009); *see also T-Mobile West Corp. v. City of Agoura Hills*, 2010 U.S. Dist. LEXIS 134329 (C.D. Cal. 2010).

If a provider demonstrates both the existence of a significant gap, and that the proposed facility meets the “least intrusive means” standard, the local government is *required* to approve the facility, even if there would otherwise be substantial evidence to deny the permit under local land use provisions. This is because the requirements for federal preemption have been satisfied; i.e., denial of the permit would “have the effect of prohibiting the provision of personal wireless services.” 47 U.S.C. §332(c)(7)(B)(1)(ii); *T-Mobile v. Anacortes*, 572 F.3d at 999. For the local jurisdiction to avoid such preemption, it must show that another alternative is available, that it is technologically feasible, and that it is “less intrusive” than the proposed facility. *T-Mobile v. Anacortes*, 572 F.3d at 998-999.

A. Verizon Wireless Has Demonstrated a Significant Gap in Service.

Verizon Wireless has identified a significant gap in coverage in the unincorporated north Livermore area. The significant gap is described in the Statement of Radio Frequency Design Engineer Katy Qian attached as Exhibit E (the “RF Engineer’s Statement”). As shown through coverage maps included in the RF Engineer’s Statement, there is a significant gap in Verizon Wireless coverage in the vicinity, affecting local residents and important roadways in the area. The RF Engineer’s Statement also demonstrates the public need for the Proposed Facility, which will bring new Verizon Wireless service to an area of approximately four square miles currently lacking service. Reliable wireless service is important for local residents, workers and visitors as well as for communications with emergency services personnel.

B. The Alternatives Analysis Confirms that the Proposed Facility is the Least Intrusive Feasible Means to Fill the Significant Gap in Verizon Wireless Service.

In an effort to fill the identified significant gap, Verizon Wireless evaluated 11 locations as shown in the comprehensive Alternatives Analysis attached as Exhibit F. Verizon Wireless discounted locations that were deemed infeasible, do not meet Code requirements, are more intrusive or cannot serve the significant gap. The alternatives analysis confirms that the Proposed Facility is the least intrusive means of providing wireless service to the significant gap.

When comparing the locations of the Proposed Facility to other potential alternatives, it is important to note that federal law does not require that a site be the “only” alternative, but rather that no feasible alternative is less intrusive than the Proposed Facility. *MetroPCS v. San Francisco*, 400 F.3d at 734-35. In this case, as

explained in the Alternatives Analysis, there is no feasible location that would be less intrusive.

In short, Verizon Wireless has identified a significant gap in coverage and has shown that the Proposed Facility is the least intrusive means to address it, based on the values expressed in the Development Standards. Under these circumstances, Verizon Wireless has established the requirements for federal preemption such that denial of the permit would constitute an unlawful prohibition of service.

Conclusion

Verizon Wireless has worked diligently to identify the ideal location and design for a camouflaged wireless facility to serve the unincorporated north Livermore area. The Proposed Facility is consistent with all requirements of the Development Standards and meets all required findings for issuance of a conditional use permit. It also represents the least intrusive means to address a significant gap in Verizon coverage. Bringing improved Verizon Wireless service to this area is essential to the health, safety, and welfare of residents, visitors and emergency services providers in the surrounding community. We strongly encourage you to grant Verizon Wireless's appeal and approve the Proposed Facility.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul Albritton", written in a cursive style.

Paul B. Albritton

cc: Heather Littlejohn, Esq.
Shahreen Basunia

Schedule of Exhibits

- Exhibit A: Photosimulations
- Exhibit B: Project Plans
- Exhibit C: H&E RF Report
- Exhibit D: Bollard Acoustical Report
- Exhibit E: Statement of Verizon Wireless RF Engineer Katy Qian
- Exhibit F: Alternatives Analysis

Aerial photograph showing the viewpoints for the photosimulations.

Manning Livermore
2012 Manning Road
Livermore, CA 94551
verizonwireless

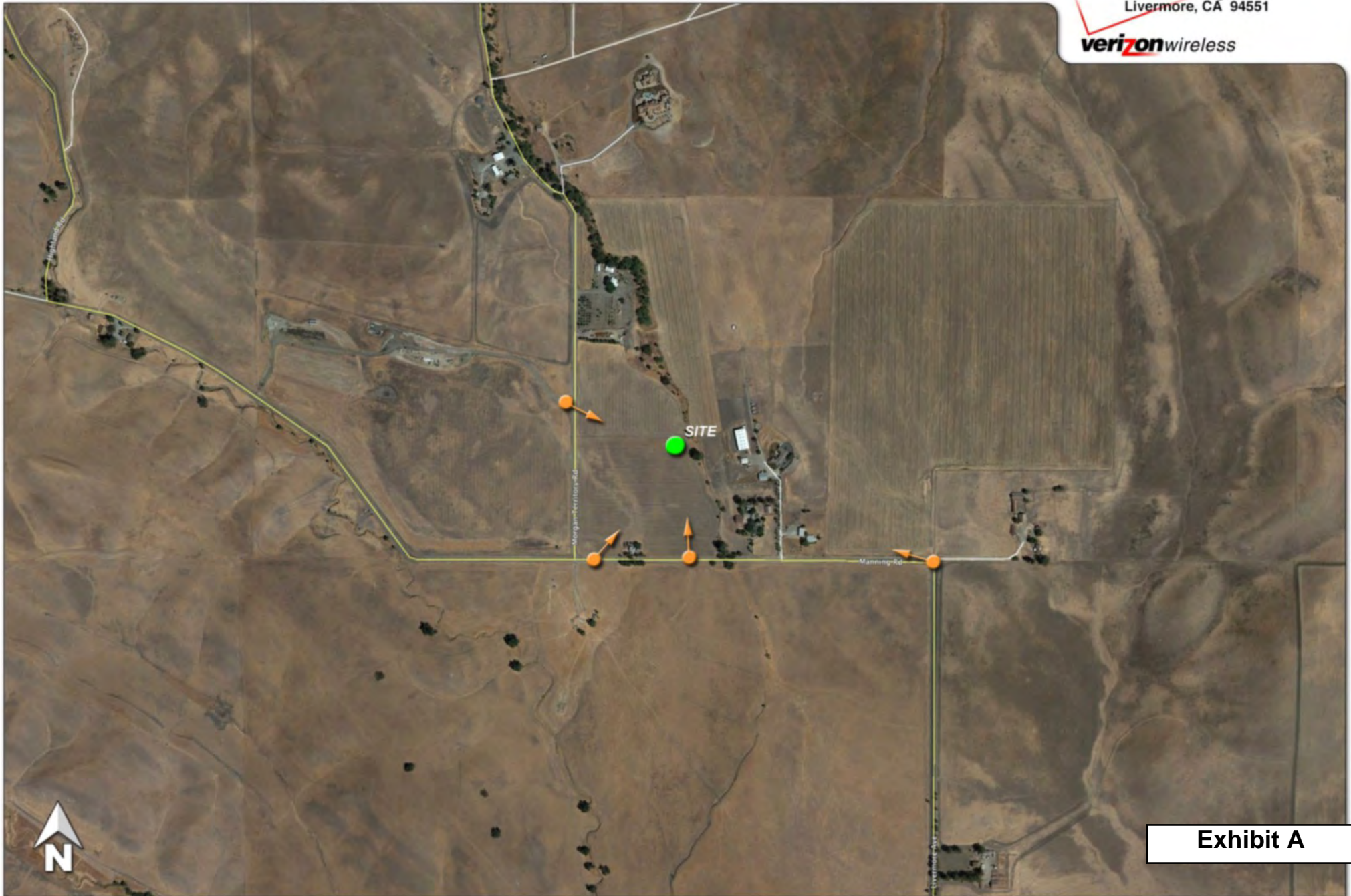


Exhibit A



The peak of this barn is 33 feet higher in elevation than the grade at the proposed water tank location.

Existing

Photosimulation of the view looking north from the nearest public viewpoint along Manning Road.

Manning Livermore

2012 Manning Road
Livermore, CA 94551

verizonwireless



Proposed 73 ft water tank

Proposed



Existing

Photosimulation of the view looking east from Morgan Territory Road.

Manning Livermore

2012 Manning Road
Livermore, CA 94551

verizonwireless



Proposed 73 ft water tank

Proposed



Existing

Photosimulation of the view looking northeast along eastbound Manning Road near Morgan Territory Rd.

Manning Livermore

2012 Manning Road
Livermore, CA 94551

verizonwireless



Proposed 73 ft faux water tank

Proposed



Existing

Photosimulation of the view looking westbound along Manning Road.

Manning Livermore

2012 Manning Road
Livermore, CA 94551



Proposed 73 ft faux water tank

Proposed

Illustration showing the colors, materials and configuration of the installation.



Illustration


Manning Livermore

2012 Manning Road
Livermore, CA 94551



CD DRAWING SIGN-OFF

DATE: _____ TIME: _____ % CWC-PLEASE RETURN BY: _____


 SIGNATURE _____ DATE _____

SITE ACQUISITION: _____

PLANNING: _____

CONSTRUCTION: _____

MANAGEMENT: _____

 SIGNATURE _____ DATE _____

CONSTRUCTION: _____

RF ENGINEER: _____

MW ENG./TRANSPORT: _____

EQUIPMENT ENGINEER: _____

OTHER (IF APPLICABLE)

SIGNATURE _____ DATE _____



295 Parkshore Drive, Folsom, CA 95630

MANNING LIVERMORE
2012 MANNING ROAD
LIVERMORE, CA 94551
APN: 903-0007-002-12
LOCATION #: 272314



LIVERMORE, CA LOCATION PLAN

PROJECT DIRECTORY

APPLICANT: VERIZON WIRELESS
295 PARKSHORE DRIVE
FOLSOM, CA 95630

PROPERTY OWNER: PAMELA FAGUNDES
2012 MANNING RD.
LIVERMORE, CA 94551

ARCHITECT: MANUEL S. TSHILAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-341-0405
manuel@mstarchitects.com

CONSTRUCTION MANAGER: MARK CASEY
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-508-7945
mcasey@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER: 903-0007-002-12

JURISDICTION: ALAMEDA COUNTY

OCCUPANCY: U (UNMANNED TELECOMMUNICATIONS FACILITY)

TYPE OF CONSTRUCTION: V-B

ZONING: A (AGRICULTURE)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2013 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS INCLUDING SUPPLEMENTS EFFECTIVE JULY 1, 2015

PART 1 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2 CALIFORNIA BUILDING CODE
PART 2.5 CALIFORNIA RESIDENTIAL BUILDING CODE
PART 3 CALIFORNIA ELECTRICAL CODE
PART 4 CALIFORNIA MECHANICAL CODE
PART 5 CALIFORNIA PLUMBING CODE
PART 6 CALIFORNIA ENERGY CODE
PART 8 CALIFORNIA HISTORICAL BUILDING CODE
PART 9 CALIFORNIA FIRE CODE
PART 10 CALIFORNIA EXISTING BUILDING CODE
PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12 CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

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

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS PER 2013 CBC SECTION 1704 ARE REQUIRED FOR THE FOLLOWING:

A.) ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCEMENT OF STRUCTURAL STEEL.

B.) INSTALLATION & TIGHTENING OPERATIONS FOR ALL HIGH-STRENGTH FRICTION BOLTING

C.) INSTALLATION & TIGHTENING OPERATIONS FOR ALL ANCHOR BOLTS

D.) DURING THE TAKING OF TEST SPECIMENS & PLACING OF ALL REINFORCED CONCRETE WHERE THE SPECIFIED CONCRETE STRENGTH EXCEEDS 2500 PSI

E.) DURING PLACEMENT OF REINFORCING STEEL

F.) SOILS & FOUNDATION COMPLIANCE WITH PROJECT SOIL REPORT PRIOR TO FOUNDATION INSPECTION

STRUCTURAL DESIGN CRITERIA:

1) SOIL SITE CLASSIFICATION: D

2) SOIL BEARING CAPACITY: SLABS: 1500 PSF

3) SEISMIC IMPORTANCE FACTOR: I

4) SPECTRAL RESPONSE ACCELERATIONS: S_s = 2.135g S₁ = 0.741g

5) SPECTRAL RESPONSE COEFFICIENTS: SDS = 1.423g SD1 = 0.741g

6) SITE COEFFICIENTS: F_a = 1.0

7) SEISMIC DESIGN CATEGORY: D

DIRECTIONS

FROM VERIZON OFFICE @ 255 PARKSHORE DRIVE, FOLSOM, CA 95630:

1. HEAD NORTHEAST ON PARKSHORE DR TOWARD COOLIDGE DR. 174 FT.
2. MAKE A U-TURN AT COOLIDGE DR. 0.1 MI.
3. TURN LEFT ONTO FOLSOM BLVD. 1.6 MI.
4. MERGE ONTO US-50 W VIA THE RAMP TO SACRAMENTO.
5. MERGE ONTO US-50 W. 8.7 MI.
6. TAKE THE BRADSHAW RD EXIT.
7. TURN LEFT ONTO BRADSHAW RD. 11.7 MI.
8. SLIGHT RIGHT ONTO GRANT LINE RD. 2.2 MI.
9. SLIGHT RIGHT TO MERGE ONTO CA-99 S TOWARD FRESNO.
10. MERGE ONTO CA-99 S. 29.8 MI.
11. TAKE THE EXIT ONTO CA-4 W TOWARD I-5/DOWNTOWN STOCKTON/SAN FRANCISCO. 3.0 MI.
12. TAKE THE EXIT ONTO CA-4 W/I-5 S TOWARD SAN FRANCISCO/LOS ANGELES CONTINUE TO FOLLOW I-5 S. 13.8 MI.
13. KEEP RIGHT TO CONTINUE ON I-205 W. FOLLOW SIGNS FOR SAN FRANCISCO/INTERSTATE 205/INTERSTATE 580. 13.6 MI.
14. MERGE ONTO I-580 W. 11.8 MI.
15. TAKE THE N LIVERMORE AVE EXIT.
16. TURN RIGHT ONTO N LIVERMORE AVE. 3.5 MI.
17. SLIGHT LEFT ONTO MANNING RD.
18. TURN RIGHT ON MORGAN TERRITORY RD.

SITE IS LOCATED ON RIGHT

INDEX OF DRAWINGS

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9. A4.1	CONSTRUCTION DETAILS
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14. A6.3	UL142 CERTIFIED, 132 GALLON TANK DETAIL
15. S1.0	OVERTURNING CALCULATIONS
16. S1.1	STRUCTURAL DETAILS
17. E1.1	ELECTRICAL DETAILS
18. E2.1	GROUNDING PLAN
19. E2.2	GROUNDING DETAILS
20. PG&E	POWER DESIGN

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 50'-0"x50'-0" LEASE AREA.
- A FENCE @ LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT CABINETS.
- POWER & TELCO UTILITIES BROUGHT TO FACILITY
- A STANDBY GENERATOR.
- A CABLE ICE BRIDGE.
- ANTENNAS W/ASSOCIATED EQUIPMENT MOUNTED ON A NEW 78.0' TALL FAUX WATER TANK.

PROJECT MILESTONES


03/17/2014	90% ZONING DOCUMENTS
04/23/2014	95% ZONING DOCUMENTS
06/13/2014	100% ZONING DOCUMENTS
10/22/2014	100% ZONING DOCUMENTS REVISION 1
08/19/2014	90% CONSTRUCTION DOCUMENTS
10/08/2014	95% CONSTRUCTION DOCUMENTS
04/10/2015	96% CONSTRUCTION DOCUMENTS
08/19/2015	90% CONSTRUCTION DOCUMENTS: ODE
10/06/2015	95% CONSTRUCTION DOCUMENTS: ODE
11/10/2015	99% CONSTRUCTION DOCUMENTS: ODE
xx/xx/xxxx	100% CONSTRUCTION DOCUMENTS



MST ARCHITECTS



MANNING LIVERMORE
2012 MANNING ROAD
LIVERMORE, CA 94551



TITLE SHEET, LOCATION PLAN, PROJECT DATA



Manuel S. Tshilas
Exp. 08-17

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JOB No. 162972

T1.1

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GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.
3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
9. DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
10. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.



MANNING LIVERMORE
2012 MANNING ROAD
LIVERMORE, CA 94551

verizon WIRELESS

SHEET TITLE:
GENERAL NOTES



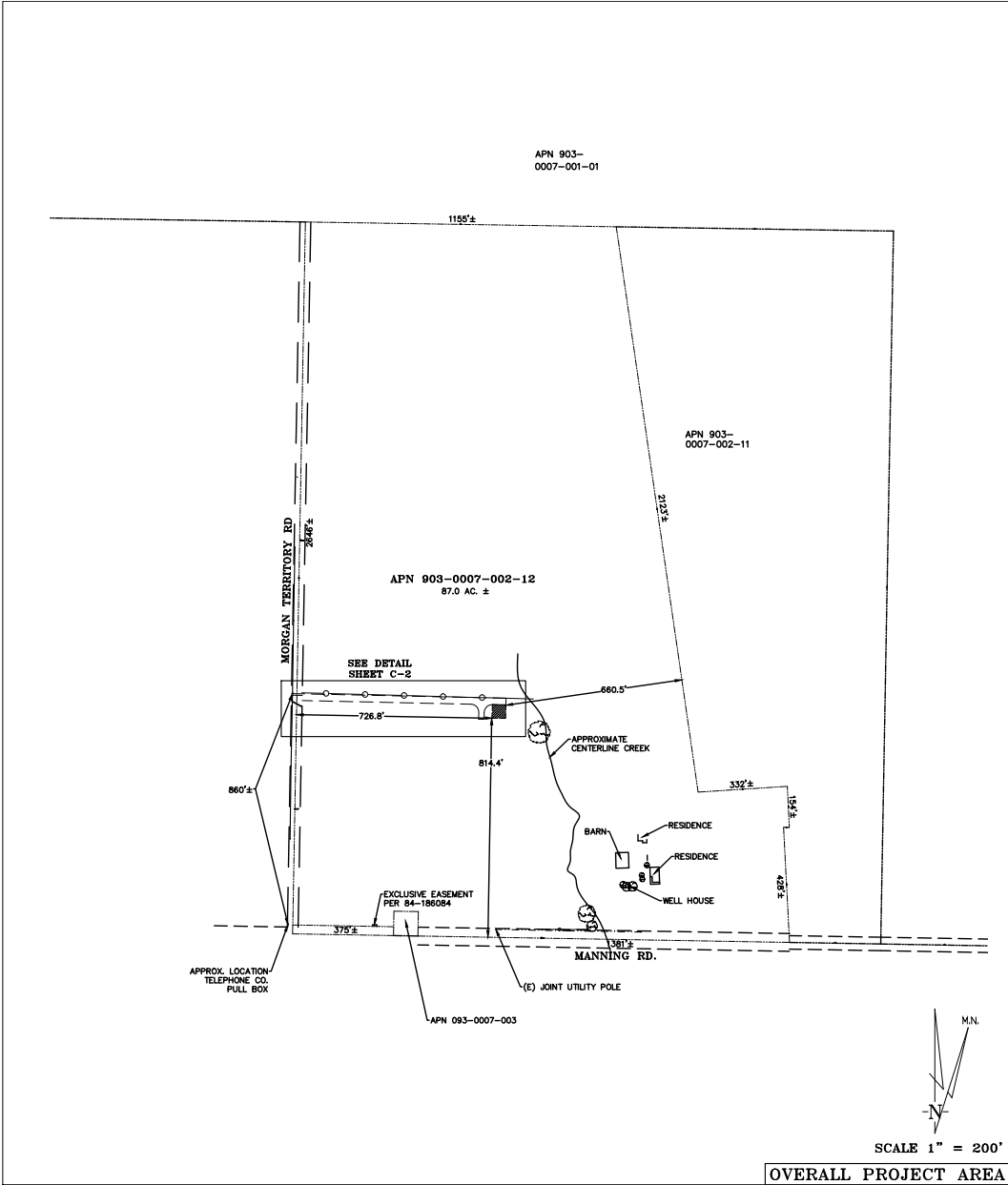
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Date: 11/10/15

JOB No. 162.972

T1.2



Project Name: Manning Livermore
 Project Site Location: 2012 Manning Road
 Livermore, CA 94551
 Alameda County

Date of Observation: 03-06-14

Equipment/Procedure Used to Obtain Coordinates: Trimble
 Pathfinder GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Free Windmill Tower

Coordinates
 Latitude: N 37°45'16.91" (NAD83) N 37°45'17.17" (NAD27)
 Longitude: W 121°46'35.32" (NAD83) W 121°46'31.49" (NAD27)

Elevation of Ground at Structure (NAVD88) 636' AMSL

DATE OF SURVEY: 03-06-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, E.C.E.
 14803

LOCATED IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND
 RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S.
 N.A.V.D. 88 DATUM, ABOVE MEAN SEA LEVEL UNLESS OTHERWISE
 NOTED.

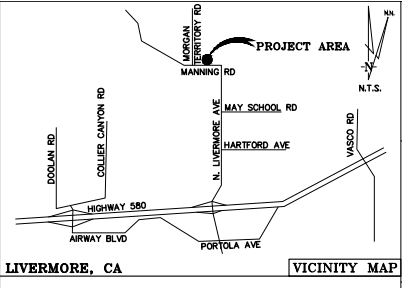
N.G.V.D. 1929 CORRECTION: SUBTRACT 2.66" FROM ELEVATIONS
 SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 903-0007-002-12

LANDLORD(S): PAMELA FAGUNDES
 2012 MANNING RD
 LIVERMORE, CA 94551

SITE CONTACT: MARK CASEY
 916-508-7945



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF
 SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND
 PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH
 THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN
 WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL
 ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH
 GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL
 CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION.
 THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH
 PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON
 INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE
 MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE
 RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT
 INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

VERIZON WIRELESS
 MANNING LIVERMORE LEASE AREA

ALL THAT CERTAIN LEASE AREA BEING A PORTION OF PARCELS OF LAND DESCRIBED IN DOCUMENT
 NO. 86-135793 OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA AND BEING MORE
 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER SECTION 17 TOWNSHIP 2 SOUTH RANGE 3 EAST M.B.M.
 THENCE ALONG THE SOUTH SECTION LINE NORTH 89°00'50" WEST 1932.44 FEET; THENCE LEAVING
 SAID SECTION LINE NORTH 00°59'10" EAST 814.40 FEET THE TRUE POINT OF BEGINNING; THENCE
 FROM SAID POINT OF BEGINNING NORTH 01°14'00" EAST 50.00 FEET; THENCE SOUTH 88°46'00" EAST
 50.00 FEET; THENCE SOUTH 01°14'00" WEST 50.00 FEET; THENCE NORTH 88°46'00" WEST 50.00 FEET
 TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, FIFTEEN FEET IN
 WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH
 BEARS NORTH 01°14'00" EAST 12.50 FEET FROM THE NORTHEAST CORNER OF THE ABOVE DESCRIBED
 LEASE AREA AND RUNNING THENCE NORTH 88°46'00" WEST 757.0 FEET MORE OR LESS TO THE
 PUBLIC RIGHT OF WAY, AND AS NECESSARY FOR FIRE SAFE REQUIREMENTS.

REVISIONS	DATE	BY	DESCRIPTION
REV 03-08-14	03-08-14	REV	PRELIMINARY DRAWING
REV 04-12-14	04-12-14	REV	REV. LEASE AREA
REV 05-21-14	05-21-14	REV	REV. UTIL. EMT.
REV 05-13-14	05-13-14	REV	REV. METERS PER LEGAL
REV 05-25-14	05-25-14	REV	EMTS SHOWN

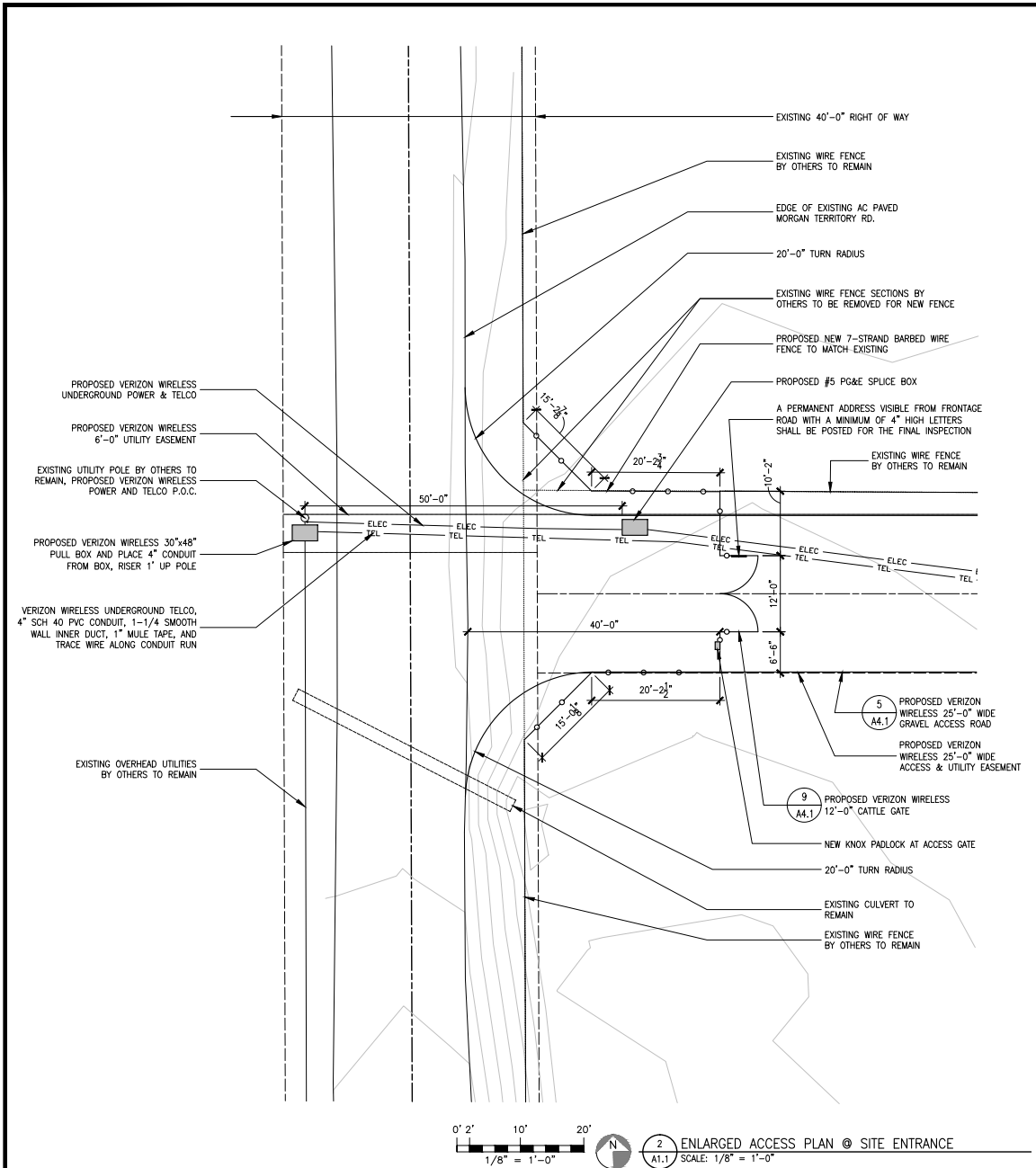


Manning Livermore
 2012 Manning Road
 Livermore, CA 94551

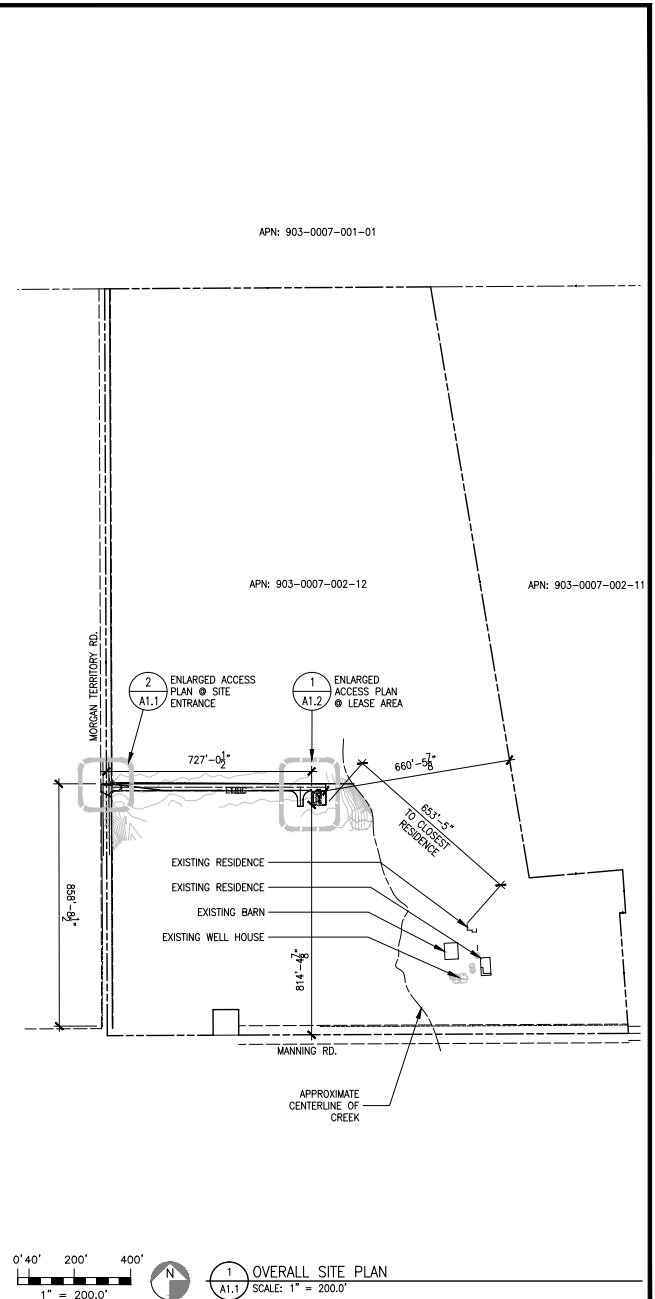
PLOT PLAN AND
 SITE TOPOGRAPHY

REVISIONS	DATE	BY	DESCRIPTION
REV 03-08-14	03-08-14	REV	PRELIMINARY DRAWING
REV 04-12-14	04-12-14	REV	REV. LEASE AREA
REV 05-21-14	05-21-14	REV	REV. UTIL. EMT.
REV 05-13-14	05-13-14	REV	REV. METERS PER LEGAL
REV 05-25-14	05-25-14	REV	EMTS SHOWN

SCALE 1" = 200'
 OVERALL PROJECT AREA



0' 2' 10' 20' N
 1/8" = 1'-0"
 2 ENLARGED ACCESS PLAN @ SITE ENTRANCE
 A1.1 SCALE: 1/8" = 1'-0"



0' 40' 200' 400' N
 1" = 200.0'
 1 OVERALL SITE PLAN
 A1.1 SCALE: 1" = 200.0'



MANING LIVERMORE
 2012 MANNING ROAD
 LIVERMORE, CA 94551
verizon wireless
 SHEET TITLE:
 OVERALL SITE PLAN, ACCESS PLAN @ SITE ENTRANCE



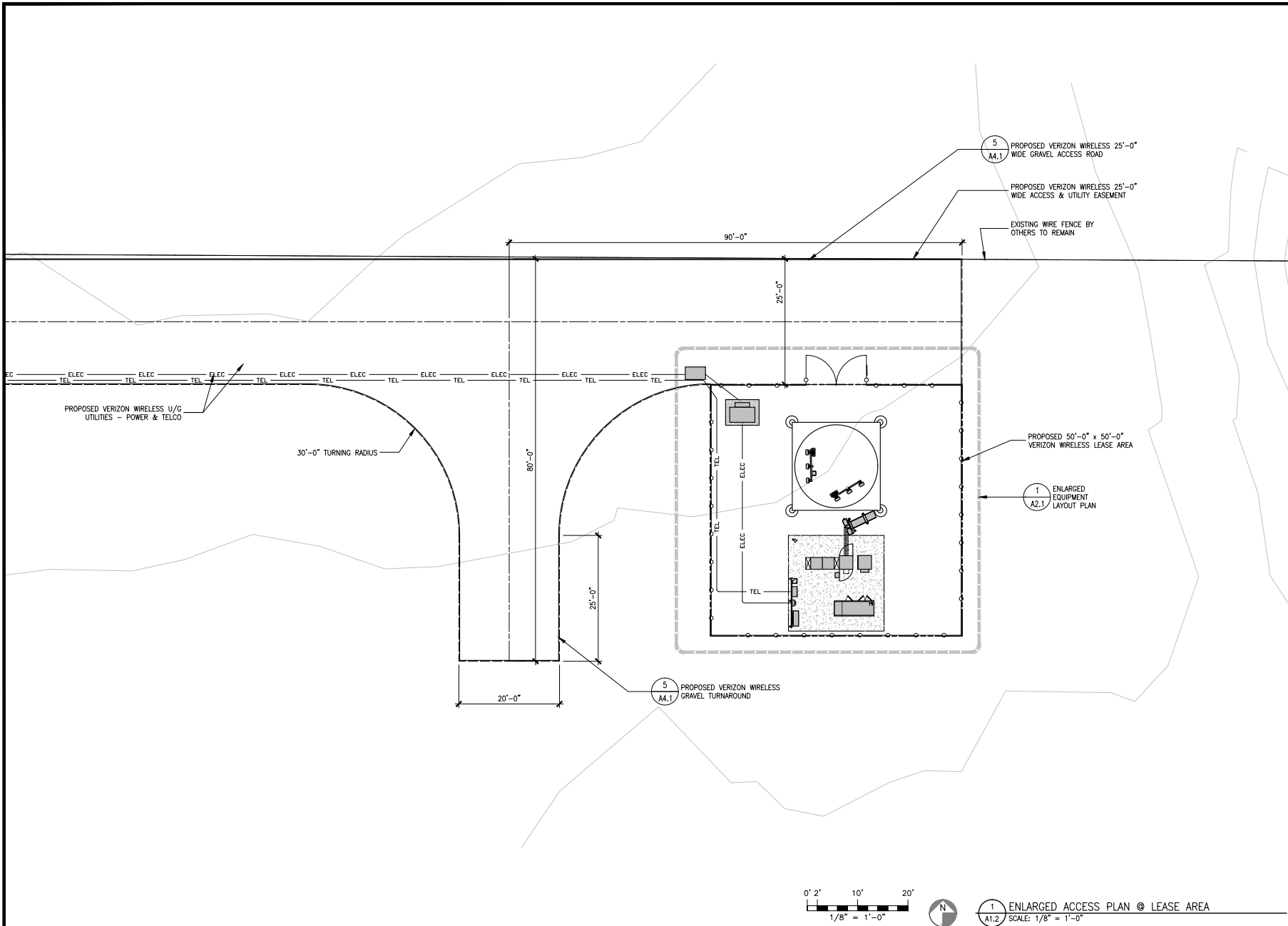
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JOB No. 162972

A1.1



MANING LIVERMORE
 2012 MANNING ROAD
 LIVERMORE, CA 94551

verizon WIRELESS

SHEET TITLE: ENLARGED ACCESS PLAN @ LEASE AREA



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 Date: 11/10/15

JOB No. 162972

A1.2



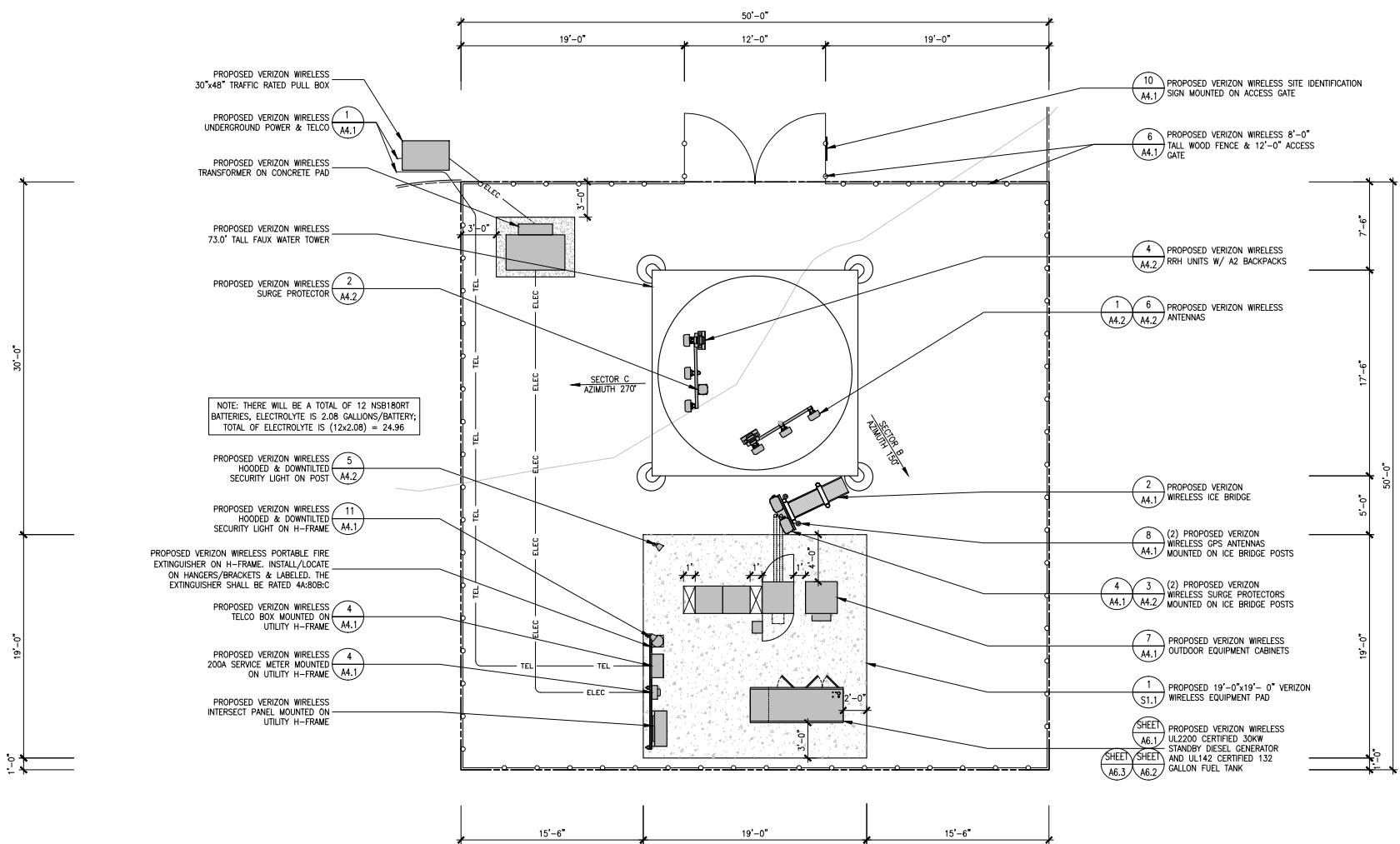
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 Checked By: MST
 Scale: AS NOTED
 Date: 11/19/15

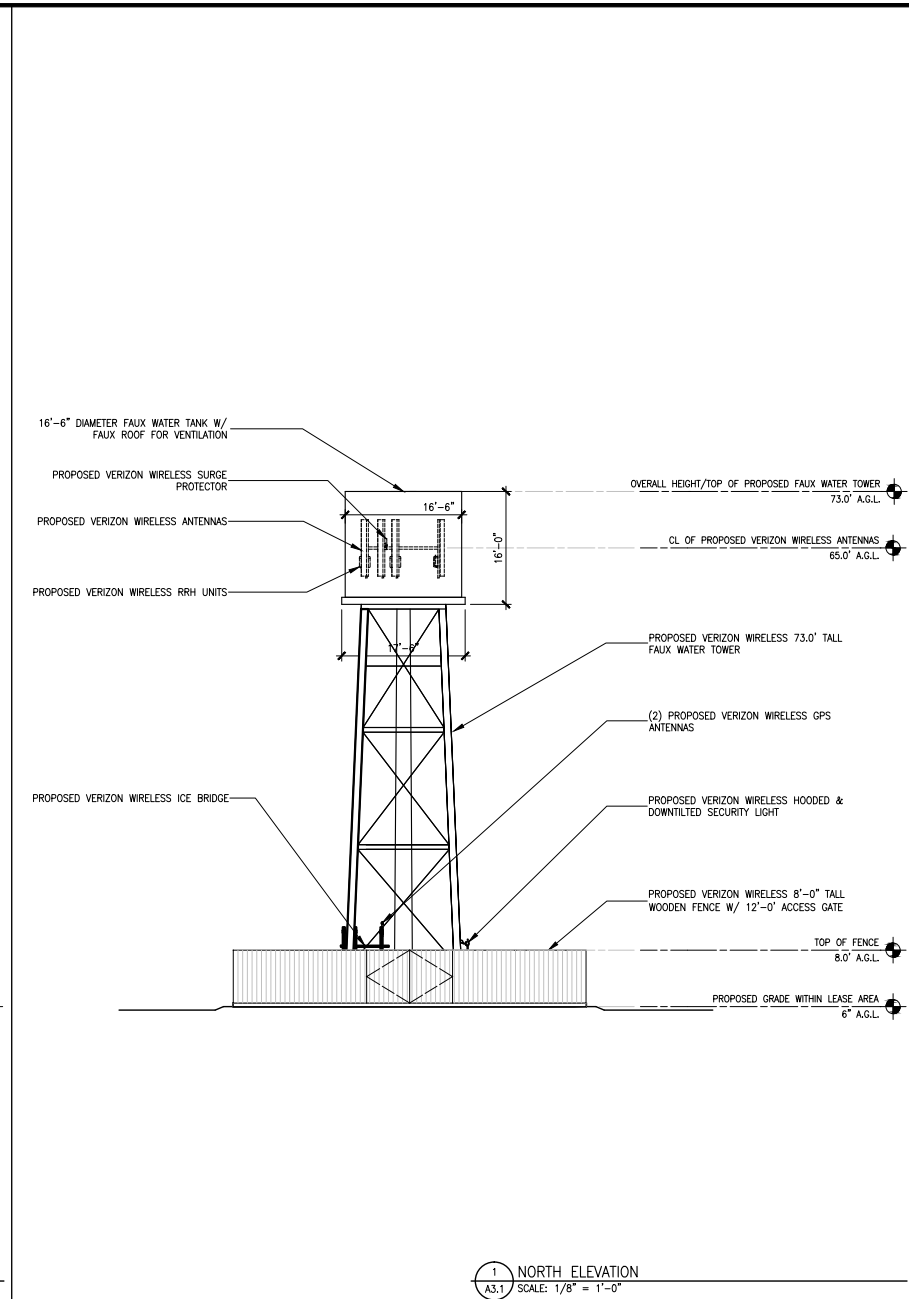
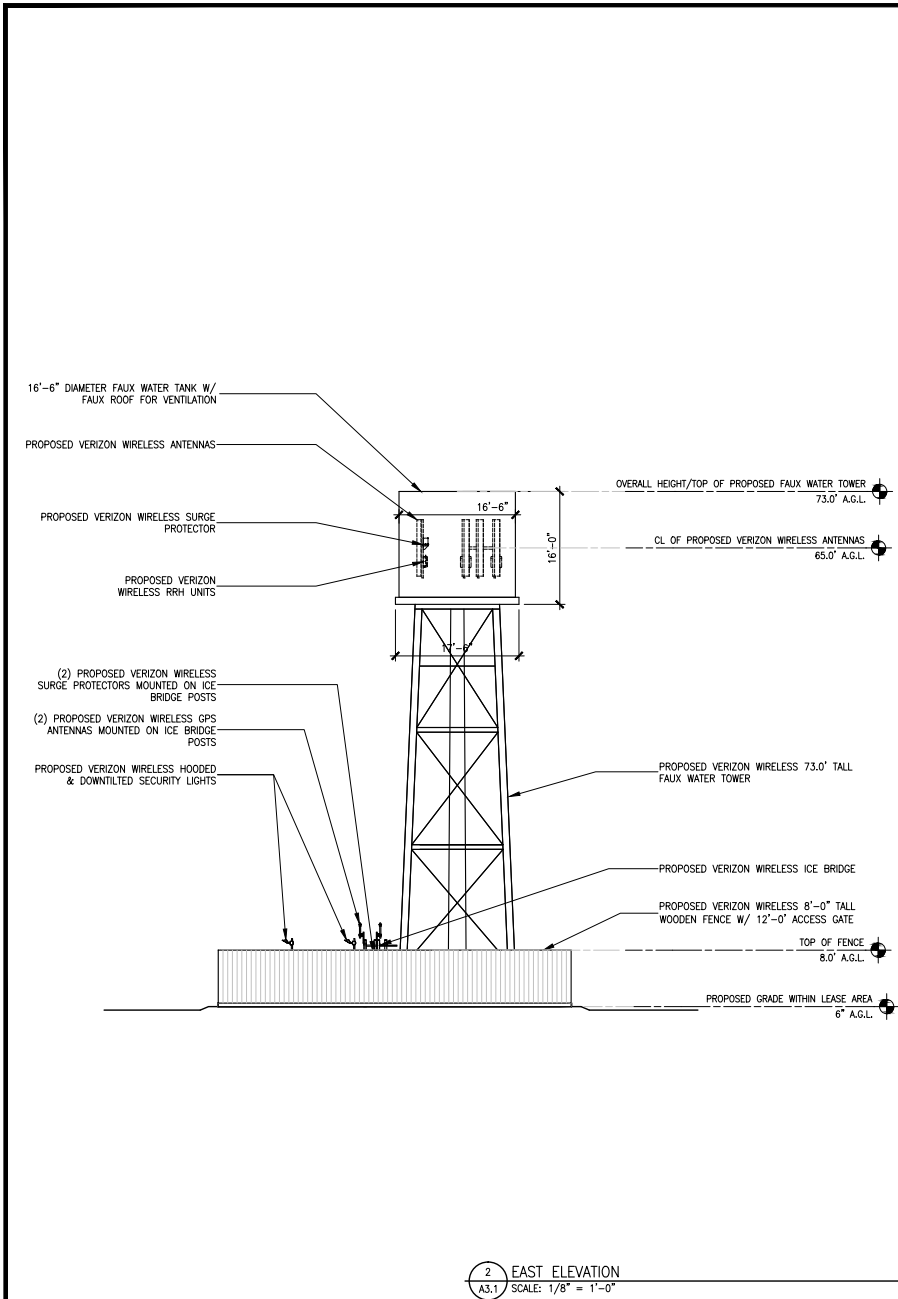
JOB No. 162.972

A2.1



EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY		TOTAL	
		SECTOR A	SECTOR B		
ANTENNA	TO BE DETERMINED	3	3		6
RRH	RRUS12 W/ A2	1	1		2
TMA OR DIPLEXER	N/A	0	0		0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE		1/1		1/1
COAXIAL CABLE	1 5/8" DIAMETER COAX	9	9		18
RET CABLE	N/A		0		0

1/4" = 1'-0" ENLARGED EQUIPMENT LAYOUT PLAN SCALE: 1/4" = 1'-0"



MANNING LIVERMORE
2012 MANNING ROAD
LIVERMORE, CA 94551

verizon WIRELESS

PROJECT ELEVATIONS

SHEET TITLE:



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JOB No. 162.972

A3.1

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 272314 “Manning Livermore”) proposed to be located at 2010 Manning Road in Livermore, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall tower to be sited at 2010 Manning Road in Livermore. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the

**Verizon Wireless • Proposed Base Station (Site No. 272314 “Manning Livermore”)
2010 Manning Road • Livermore, California**

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by MST Architects, Inc., dated March 17, 2014, it is proposed to install nine directional panel antennas on a new 86-foot tower, configured to resemble a windmill, to be sited on the east side of agricultural fields located at 2010 Manning Road in Livermore, about 60 feet north of the road. The antennas would be mounted at an effective height of about 77 feet above ground and would be oriented in groups of three at about 120° spacing, to provide service in all directions. For the limited purposes of this study, it is assumed that Andrew Model SBNH-1D6565C antennas would be installed with up to 5° downtilt and that the maximum effective radiated power in any direction would be 10,900 watts, representing simultaneous operation at 3,600 watts for AWS, 1,500 watts for PCS, 3,520 watts for cellular, and 2,280 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.0079 mW/cm², which is 1.3% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence* is 1.7% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

* Located at least 300 feet away, based on the drawings.



**Verizon Wireless • Proposed Base Station (Site No. 272314 “Manning Livermore”)
2010 Manning Road • Livermore, California**

No Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 2010 Manning Road in Livermore, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.

707/996-5200

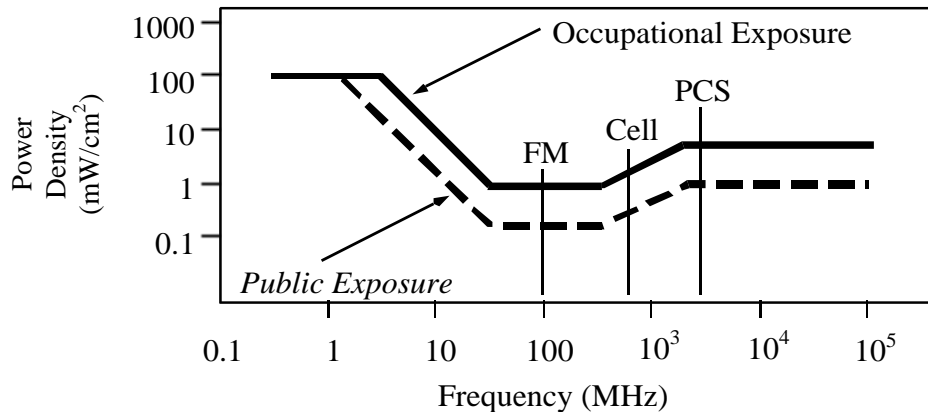
May 16, 2014

FCC Radio Frequency Protection Guide

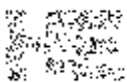
The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

- where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

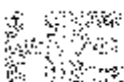
Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

- where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



Environmental Noise Analysis

Manning Livermore Cellular Facility

Alameda County, California

BAC Job # 2014-077

Prepared For:

Complete Wireless Consulting

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

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

September 25, 2015



Introduction

The Manning Livermore Verizon Wireless Unmanned Telecommunications Facility Project (project) proposes the installation of cellular equipment at 2012 Manning Road, Livermore (Alameda County), California. The outdoor equipment cabinets and emergency diesel standby generator have been identified as primary noise sources associated with the project. Please see Figure 1 for the overall project site plan. The studied site design is dated August 19, 2015.

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

Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure

Alameda County General Code

Chapter 6.60 of Alameda County's General Code provides the performance standards applicable to this project as shown below in Table 1 (Table 6.60 of General Code). The noise criteria are graduated depending on the duration of the intruding noise source. The Alameda County General Code requires that the noise level standards set forth in Table 1 be applied at the property line of the receiving residential land use.

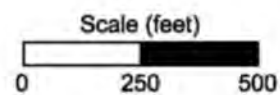
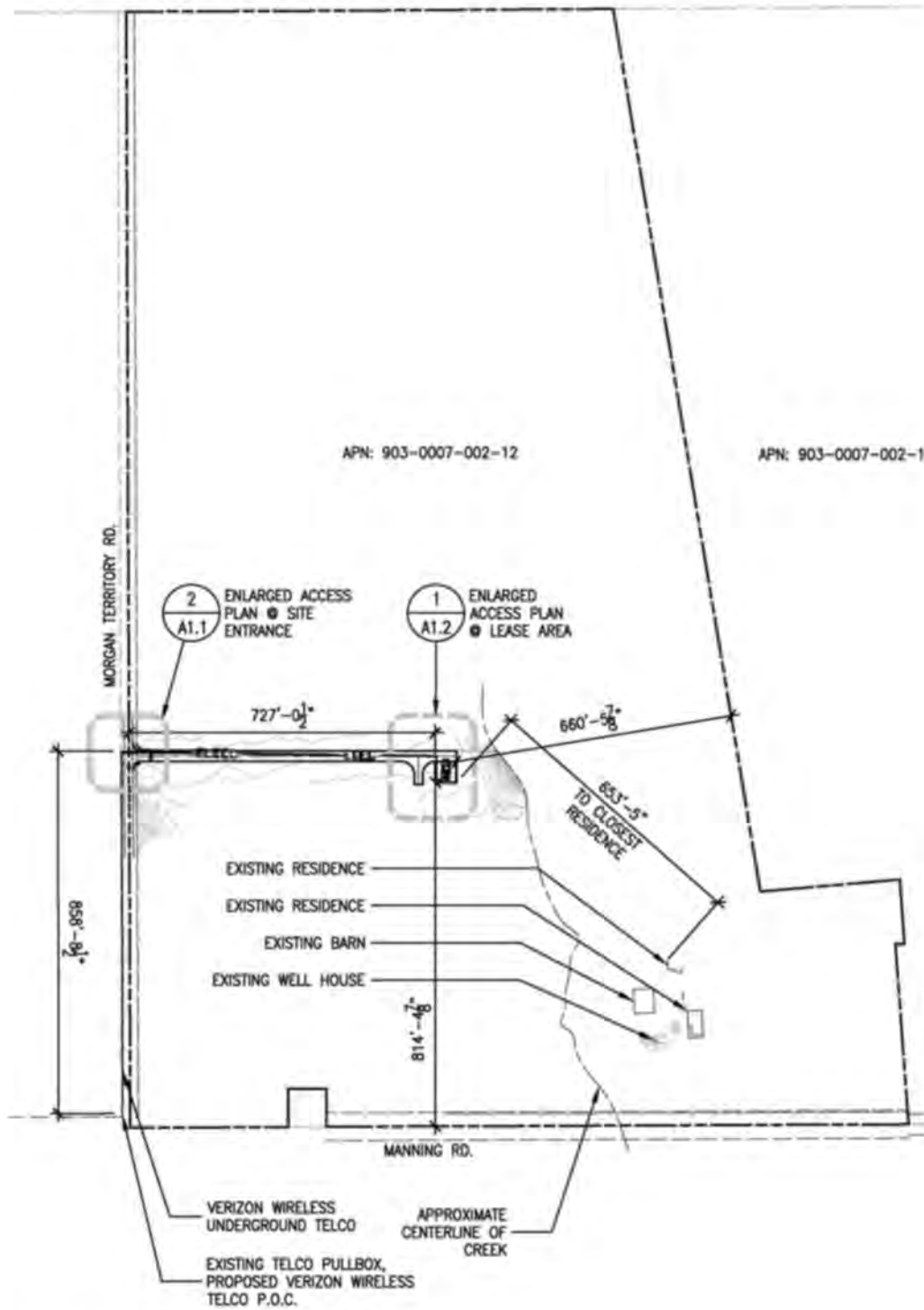
Table 1			
Summary of Alameda County General Code Noise Criteria			
Exterior Noise Standards – Applied at Residential Uses			
Duration Exceeded, Min.	Statistical Descriptor	Noise Level, dB	
		Daytime (7 a.m.-10 p.m.)	Nighttime (10 p.m.-7 a.m.)
30	L ₅₀	50	45
15	L ₂₅	55	50
5	L ₈	60	55
1	L ₂	65	60
Any	L _{max}	70	65

Source: Alameda County General Code, Chapter 6.60, Table 6.60.040B

Figure 1

Overall Project Site Plan and Distances to Nearest Property Lines Manning Livermore Cellular Facility - Alameda County, California

APN: 903-0007-001-01



Project Noise Generation

As discussed previously, there are two project noise sources which are considered in this evaluation; the equipment cabinet cooling systems and the emergency generator. The evaluation of potential noise impacts associated with the operation of each noise source is evaluated separately as follows:

Equipment Cabinet Noise Sources and Reference Noise Levels

The project proposes the installation of four equipment cabinets within the proposed lease area shown on Figure 1. Specifically, the cabinets assumed for the project are as follows: two Ericsson eNB RBS6101, one Charles Industries 48V Power Plant, and one miscellaneous cabinet cooled by a McLean Model T-20 air conditioner. The cabinets and their respective reference noise levels are provided in Table 2. Manufacturer specification sheets are provided as Appendix C.

Table 2			
Reference Noise Level Data of Proposed Equipment Cabinets			
Equipment	Number of Cabinets	Reference Noise Level, dB	Reference Distance, feet
Ericsson eNB RBS6101	2	53	5
Charles Industries 48V Power Plant	1	60	5
McLean T-20	1	66	5

Notes: Manufacturer specification sheets provided as Appendix C.

Generator Noise Sources and Reference Noise Levels

A Generac Industrial Power Systems Model SD030 is proposed for use at this facility to maintain cellular service during emergency power outages. The site plans indicate that the generator, located within the same lease area as the equipment cabinets, will be equipped with the Level 2 Acoustic Enclosure resulting in a reference noise level of 68 dB at 23 feet. The manufacturer's noise level data specification sheet for the proposed generator is provided as Appendix D.

The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. According to the project applicant, testing of the generator would occur twice per month, during daytime hours, for a duration of approximately 15 minutes. The emergency generator would only operate at night during power outages. It is expected that nighttime operation of the project emergency generator would be exempt from the County's exterior noise exposure criteria due to the need for continuous cellular service provided by the project equipment.

Predicted Facility Noise Levels at Nearest Property Lines

As indicated in Figure 1, the project equipment maintains a separation of 660-815 feet from the nearest property lines. Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the nearest property lines was calculated and the results of those calculations are presented in Table 3.

Table 3			
Summary of Project-Related Noise Exposure at Nearest Property Lines			
Manning Livermore Verizon Wireless Telecommunications Facility Project			
Property Line¹	Distance from Cellular Equipment (feet)	Predicted Noise Levels (dBA)	
		Equipment Cabinets (L₅₀)	Generator (L₂₅)
East	660	25	39
South	815	23	37
West	725	24	38
Notes:			
¹ Property lines can be seen in Figure 1.			

The four equipment cabinets were conservatively assumed to be in concurrent operation. Because the cooling fans of the equipment cabinets could potentially be in operation during nighttime hours for an entire hour, the nighttime noise level standard of 45 dB L₅₀ was applied to the operation of the equipment cabinets. As indicated above in Table 3, the predicted equipment cabinet noise levels of 23-25 dB L₅₀ at the nearest property lines would satisfy the Alameda County nighttime noise level standard. As a result, no further consideration of noise mitigation measures would warranted for this aspect of the project.

As stated previously, project representatives have indicated that the proposed generator would be in operation for routine testing and maintenance twice per month during daytime hours for no more than 15 minutes. Due to the brief period of daytime operation required for routine maintenance (15 minutes), and because emergency nighttime operation of the generator is assumed to exempt from the County's criteria, the County's daytime exterior noise level standard of 55 dB L₂₅ was applied to the assessment of generator noise impacts. As shown above in Table 3, the predicted generator noise levels at the nearest property lines of 37-39 dB L₂₅ would satisfy the Alameda County 55 dB L₂₅ daytime noise level standard. As a result, no further consideration of noise mitigation measures would warranted for this aspect of the project.

Conclusions

Based on the equipment noise level data and analyses presented above, project-related equipment noise exposure is expected to satisfy the applicable Alameda County noise exposure limits at the nearest property lines. As a result, no additional noise mitigation measures would be warranted for this project.

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

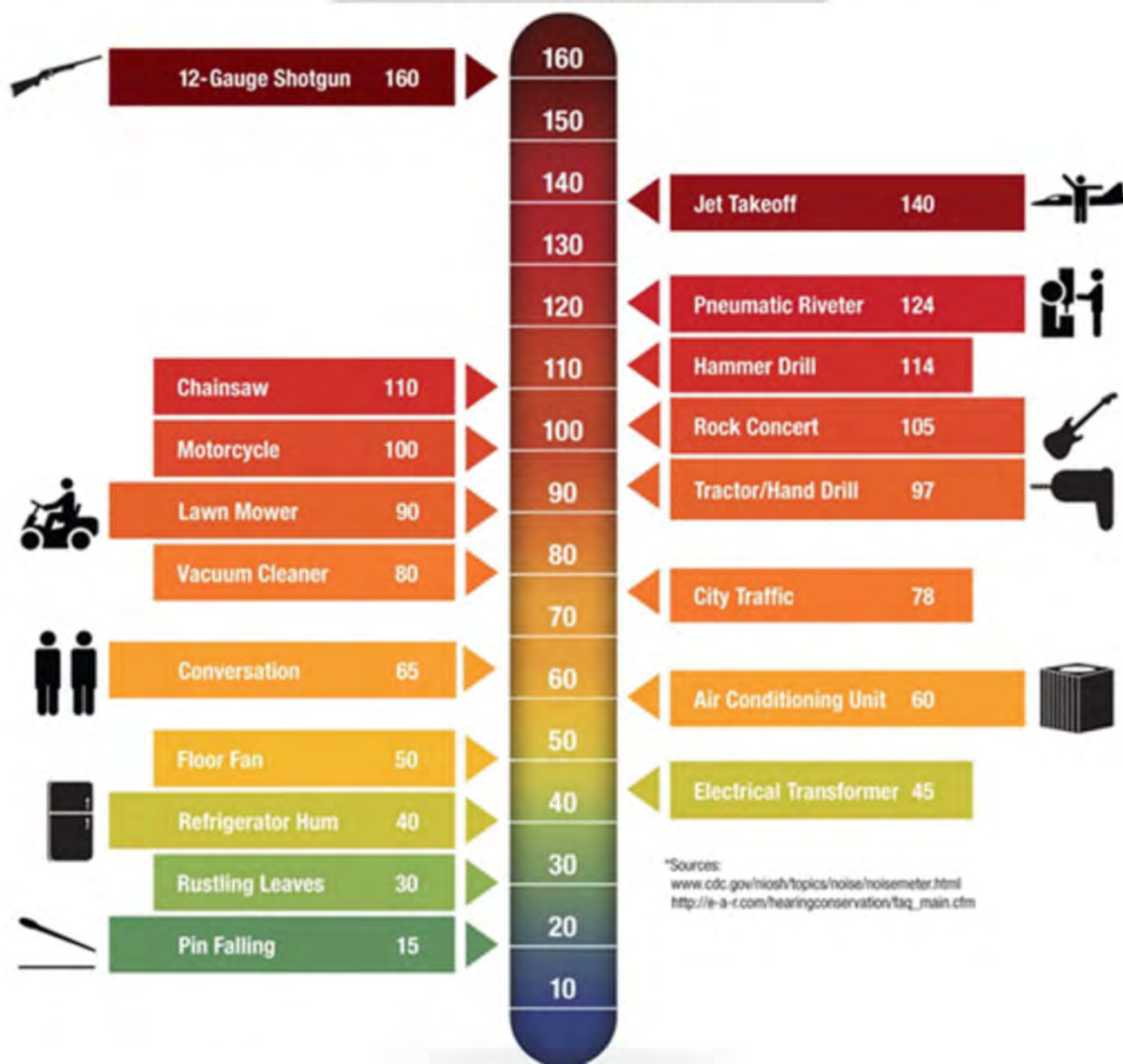
Appendix A Acoustical Terminology

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



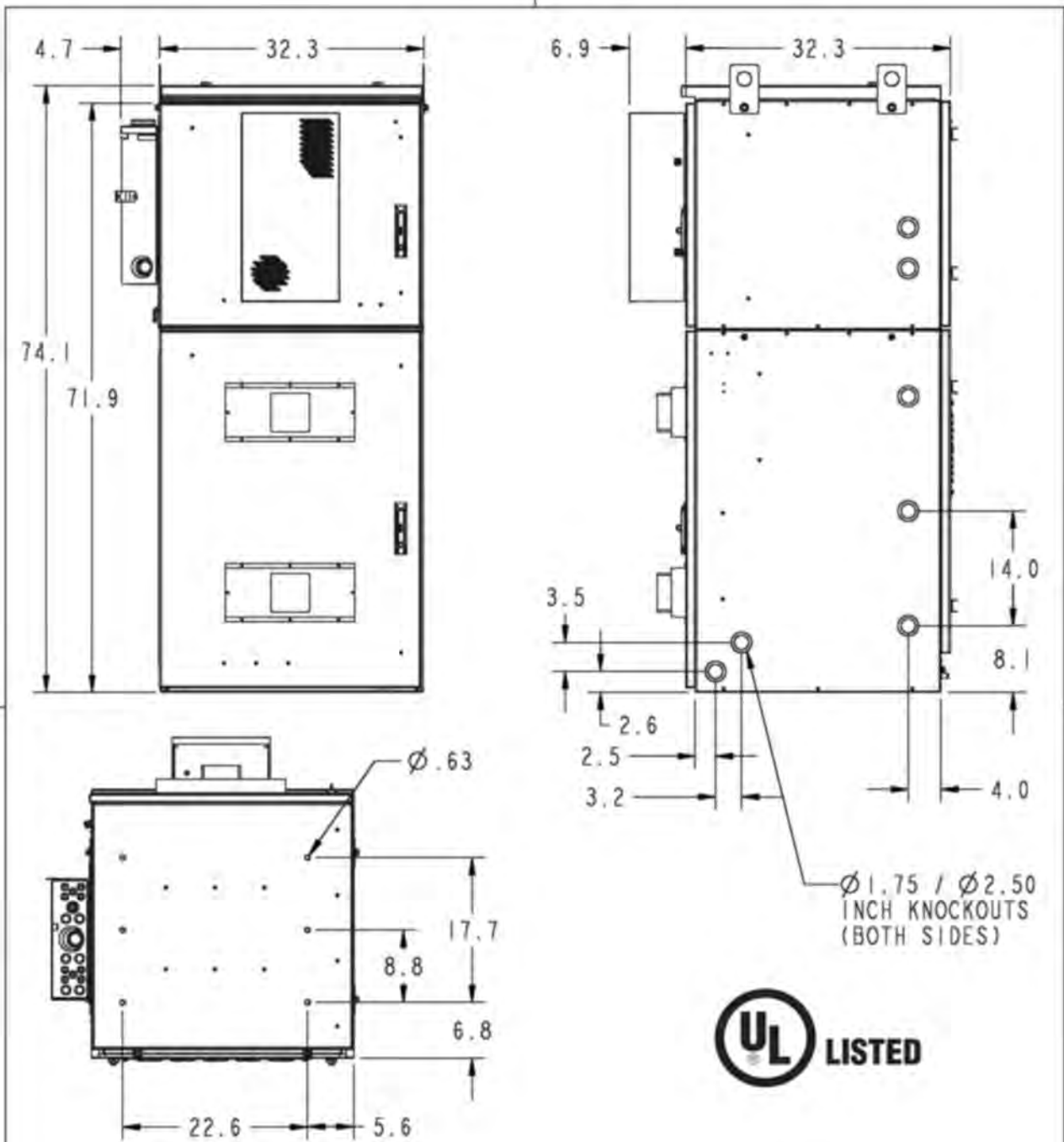
Appendix B

Typical A-Weighted Sound Levels of Common Noise Sources Decibel Scale (dBA)*



*Sources:
www.cdc.gov/niosh/topics/noise/noisemeter.html
http://e-a-r.com/hearingconservation/tag_main.cfm

Appendix C-1



WEIGHT WITH BATTERIES:
2296 LBS.

WEIGHT WITHOUT BATTERIES:
760 LBS.

MAX NOISE LEVEL:
55-60dB

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

CHARLES PART #
CUBE-SS4C215XC1



Charles Industries Ltd.
Telecommunications Group
Charles Center, 5600 Apple Drive
Bellingham, WA 98208
Telephone: 847-606-6300

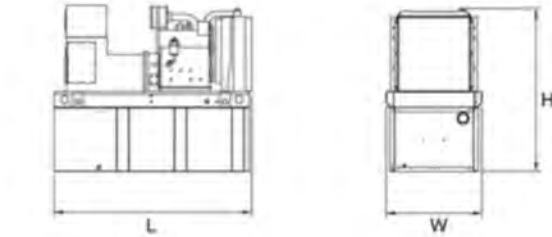
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Verizon Wireless
Large Site Support Enclosure

Appendix D

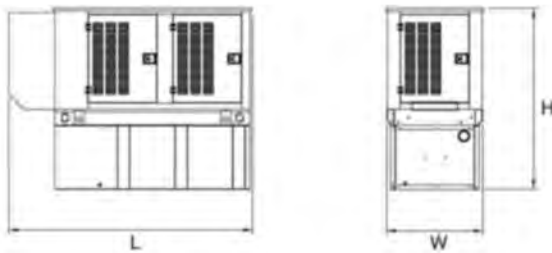
SD030

dimensions, weights and sound levels



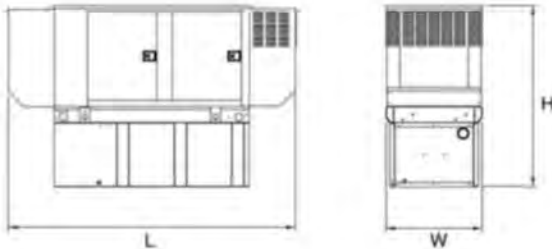
OPEN SET

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



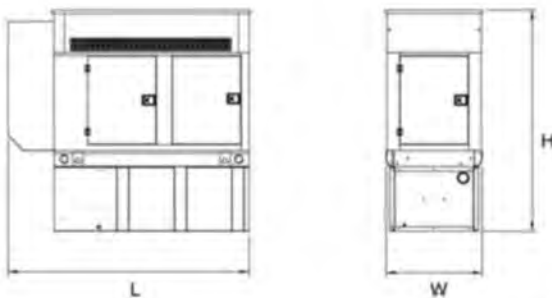
STANDARD ENCLOSURE

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



LEVEL 1 ACOUSTIC ENCLOSURE

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



LEVEL 2 ACOUSTIC ENCLOSURE

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

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

- Tank Options**
- MDEQ OPT
 - Florida DERM/DEP OPT
 - Chicago Fire Code OPT
 - IFC Certification CALL
 - ULC CALL

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

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



2785 Mitchell Drive
Walnut Creek, CA 94598

November 11, 2015

To: Alameda County Board of Supervisors

**From: Katy Qian, Radio Frequency Design Engineer,
Verizon Wireless Network Engineering Department**

**Subject: Statement in Support of Verizon Wireless's Proposed
Telecommunications Facility, 2010 Manning Road**

Executive Summary

Verizon Wireless has identified a significant gap in its wireless service coverage in the unincorporated north Livermore area. This area currently receives only marginal coverage from the existing Verizon Wireless Downtown Livermore facility four miles south of the proposed facility and the Highway 580/Greenville facility 4.5 miles to the southeast. There are no Verizon Wireless facilities to the west, north or east that provide service to this area. As a result of the distance of existing facilities and intervening terrain, there is an absence of Verizon Wireless service coverage in the vicinity of the Manning Road-North Livermore Avenue intersection as well as a large area further south lacking in-building and in-vehicle coverage. The coverage gap described below constitutes the "significant gap" Verizon Wireless seeks to serve (the "Significant Gap"). To provide new and reliable Verizon Wireless service in the unincorporated north Livermore area, the Significant Gap must be remedied through construction of new infrastructure, in this case, a stealth facility at 2010 Manning Road (the "Proposed Facility").

Coverage Gap

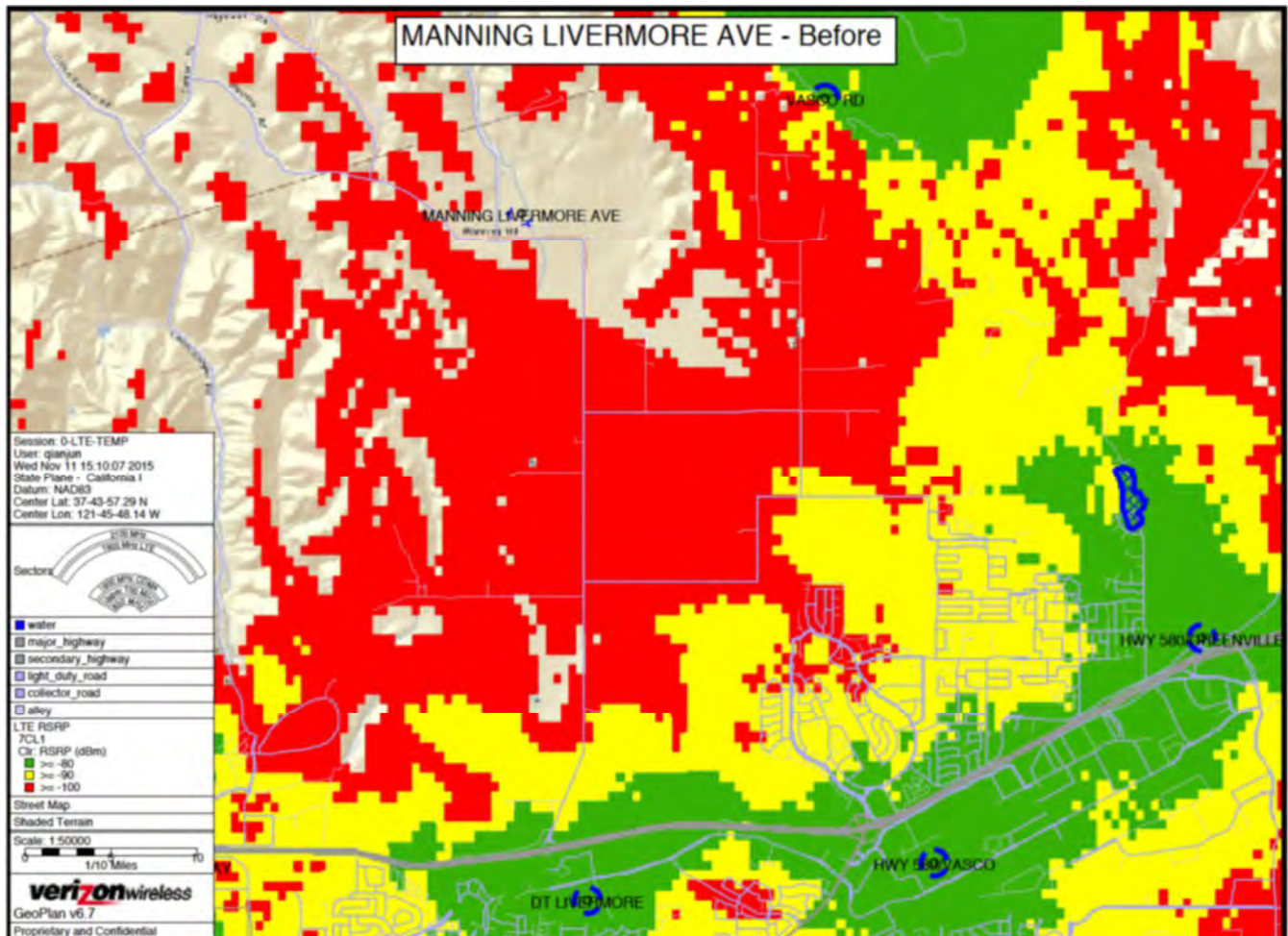
Verizon Wireless is experiencing a gap in service coverage in the vicinity of the Manning Road-North Livermore Avenue intersection stretching north and west to the Alameda County line. A larger area stretching 2.5 miles south to the Livermore city limits receives only outdoor-level service (with no in-building or in-vehicle service). The Proposed Facility will provide new in-building and in-vehicle service to an area of four square miles. Roadways receiving new reliable in-vehicle service will include a three mile stretch of North Livermore Avenue (with 4,800 vehicle trips per day¹), a 1.8 mile stretch of Manning Road and the entire 1.7 mile stretch of May School Road. A graphic description of the Coverage Gap is shown in the map below. The 73 foot height of the Proposed Facility water tower structure is required to mount antennas at a centerline of 65

¹ Alameda County Public Works Agency data.

feet, the height necessary for antennas to project signal over nearby topography and to serve the Significant Gap.

Coverage plot maps like that below provide important information regarding the anticipated level of signal, and therefore the projected coverage provided by a site at a given location. The areas in green reflect good coverage that meets or exceed thresholds to provide consistent and reliable network coverage in vehicles and in homes. The areas in yellow and red depict decreasing levels of coverage, respectively, with yellow areas generally representing reliable in-vehicle coverage, and red areas depicting poor service areas with marginal coverage unsuitable for in-vehicle use.

Existing Coverage Map



Conclusion

A lack of infrastructure has resulted in a significant gap in Verizon Wireless service coverage in the unincorporated north Livermore area. To provide needed wireless service, distant facilities must be supplemented with facilities closer to service objectives. Verizon Wireless must deploy the Proposed Facility to provide the service coverage required by customers in the area of the identified Significant Gap.

Please feel free to contact me with any questions or comments regarding Verizon Wireless's proposed facility.

Respectfully submitted,

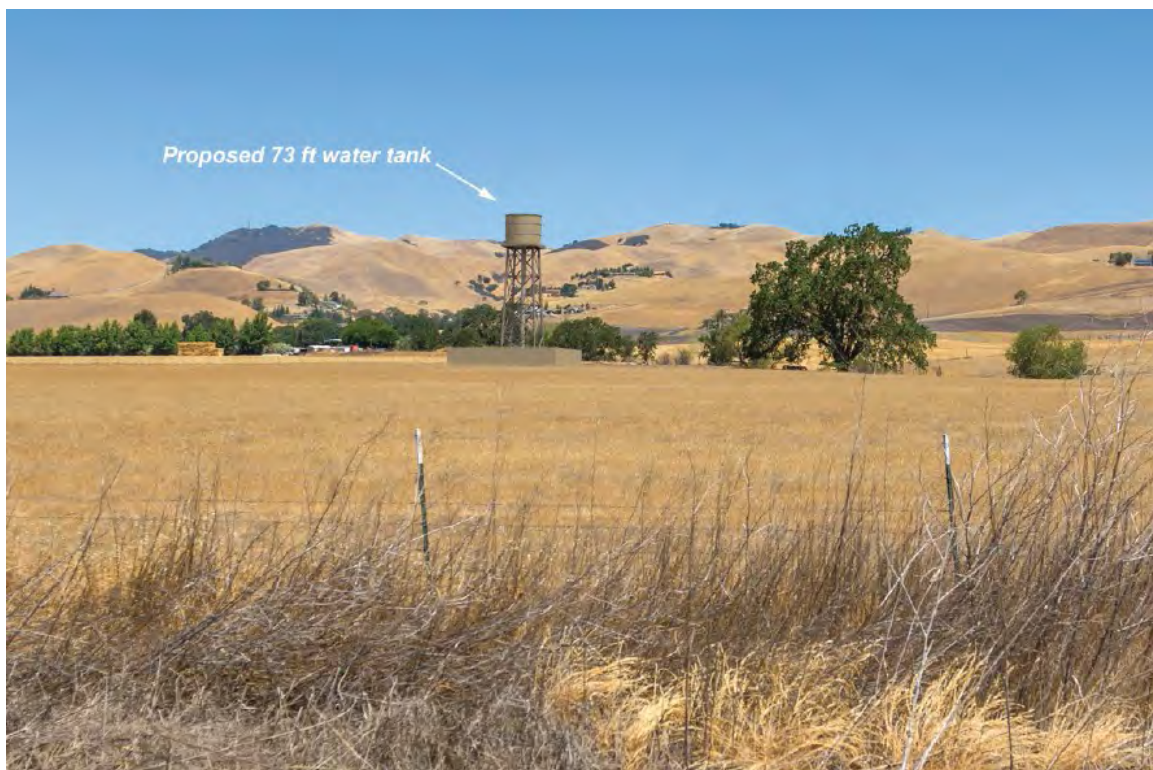
A handwritten signature in black ink, appearing to read 'Katy Qian', written in a cursive style.

Katy Qian
RF Design Engineer



Alternatives Analysis

Manning Livermore
2010 Manning Road



November 12, 2015

Summary of Site Evaluations
Conducted by Complete Wireless Consulting
Compiled by Mackenzie & Albritton LLP

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Map of Alternatives

I. Executive Summary

Verizon Wireless seeks to fill a significant gap in its service coverage in the unincorporated northern Livermore area. Based on a review of 11 alternatives as set forth in the following analysis, Verizon Wireless believes that placing antennas in a camouflaged 73-foot water tower structure in the middle of a 62 acre parcel (the “Proposed Facility”) constitutes the least intrusive alternative to provide service to the identified gap based on the values expressed in the Alameda County *Development Standards for Siting of Telecommunication Facilities* (the “Development Standards.”)

II. Significant Gap

There is a significant gap in Verizon Wireless service in the unincorporated northern Livermore area. Service coverage is lacking in the vicinity of the Manning Road-North Livermore Avenue intersection stretching north and west to the Alameda County line, and a larger area stretching south to the Livermore city limits receives only outdoor-level service (with no in-building or in-vehicle service). The absence of in-building coverage affects local residents, and the lack of in-vehicle service affects motorists on local roadways including Manning Road and North Livermore Avenue. Verizon Wireless must place an additional facility in the vicinity in order to provide reliable voice and data services to the area. The identified “significant gap” in network coverage is more fully described in the *Statement of Verizon Wireless Radio Frequency Design Engineer Katy Qian* (the “Significant Gap”).

III. Methodology

Once a significant gap has been determined, Verizon Wireless seeks to identify a location and design that will provide required coverage through the “least intrusive means” based upon the values expressed by local regulations. In addition to seeking the “least intrusive” alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the radio frequency propagation, elevation, slope, grading requirements, height of any existing structures, available electrical and telephone utilities, access, available ground space and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to deploy camouflaged or stealth wireless facilities to minimize visual impacts to surrounding properties.

Under the Development Standards, wireless facilities are allowed in all areas of the County, except the H-1 and PD zones, subject to a conditional use permit. Development Standards §A-2. Applicants must state reasons for not co-locating on existing monopoles or towers in the area. Development Standards §A-5. The top location preference for siting of wireless facilities is industrial locations, followed by commercial locations, agricultural locations and residential locations. Development Standards §B-1. The top preference for design of wireless facilities is façade-mounted facilities, followed by roof-mounted facilities, ground-mounted facilities and free-standing facilities. Development Standards §B-2. The County encourages locating and camouflaging wireless facilities to reduce potential visual impacts and blend with the

surrounding environment, with materials and colors selected to minimize visibility. Development Standards §§D-3, D-6, I-2.

IV. Analysis

Per the Code's guidance, Verizon Wireless first investigated opportunities to collocate with existing wireless facilities, but found no existing wireless facilities in the vicinity of the Significant Gap. In fact, the closest existing wireless facility already supports Verizon Wireless antennas and cannot be modified to serve the Significant Gap. Verizon Wireless reviewed the two next-closest existing wireless facilities but determined they are not feasible for collocation, nor are distant PG&E transmission towers feasible. Verizon Wireless thereafter reviewed the vicinity of the Significant Gap for industrial and commercial locations and found none. Verizon Wireless next reviewed agricultural locations in the vicinity that could serve the Significant Gap, determining that a new freestanding facility would be required and reviewing eight locations, one of which provides excellent radio frequency propagation with minimal visual impacts.

The results of this analysis are as follows:

Collocations

Verizon Wireless first sought to collocate its antennas with existing wireless facilities, but identified no existing wireless facilities in vicinity of the Significant Gap. The closest existing wireless facility is owned by American Tower Corporation and located 1.9 miles northeast of the Proposed Facility on an east-facing slope overlooking Vasco Road. Verizon Wireless currently has antennas at this location that serve the Vasco Road corridor. This ground-mounted facility is only 11 feet in height, and the hill immediately to the west blocks any signal from reaching areas beyond including the distant Significant Gap.

Verizon Wireless reviewed the two next-closest existing wireless facilities, one a monopole facility and another a PG&E tower facility. Verizon Wireless also reviewed additional PG&E towers well to the east and west of the Significant Gap.

1. SBA Facility

Address: Vasco Road

Elevation: 1100 feet



Verizon Wireless reviewed this slimline monopole located 2.6 miles east of the Proposed Facility and approximately 460 higher in elevation. Verizon Wireless RF engineers determined that a facility at this location could not serve the Significant Gap due to distance and intervening terrain, specifically, hills to the west rising to 1,170 feet. Additionally, this facility is located only 0.7 miles from Verizon Wireless's existing Vasco Road facility which serves the area and would be a source of RF interference. Due to the inability to serve the Significant Gap and interference issues, this is not a feasible alternative for Verizon Wireless's facility.

2. **PG&E Transmission Towers**

Address: Raymond Road

Various Locations Near Vasco Road, Collier Canyon Road

Elevation: Various



Verizon Wireless reviewed PG&E transmission towers located well east of the Proposed Facility, first examining a PG&E tower that supports an existing wireless facility, located near Raymond Road and Ames Street, 2.9 miles southeast of the Proposed Facility and 545 feet in elevation—90 feet lower than the Proposed Facility. Verizon Wireless RF engineers determined that a facility collocated on this PG&E tower could not serve the Significant Gap due to distance and intervening terrain, specifically, a hill 0.3 miles to the north rising to over 700 feet in elevation—150 feet higher than the PG&E tower elevation—that would obstruct signal from antennas mounted even to the top of this PG&E tower. Due to the inability to serve the Significant Gap, this PG&E tower is not a feasible alternative for Verizon Wireless’s facility.

Verizon Wireless RF engineers also determined that a new wireless facility placed on any of the other PG&E towers in the same north-south utility corridor near Vasco Road could not provide service to the Significant Gap. These PG&E towers are located over two miles east of key service objectives within the Significant Gap such as North Livermore Avenue and Manning Road. Further, a series of topographic obstructions, including the hill described above as well as hills to the north rising to over 1,100 feet in elevation, are located west of this PG&E tower corridor, blocking signal to the Significant Gap farther west.

Similarly, PG&E towers located near Collier Canyon Road, two miles west of key service objectives, cannot serve the Significant Gap due to distance and a series of intervening foothills blocking signal. Due to distance and intervening terrain, placement of a new wireless facility on any of the PG&E towers in areas surrounding the Significant Gap is not a feasible alternative for Verizon Wireless’s facility.

Agricultural Locations

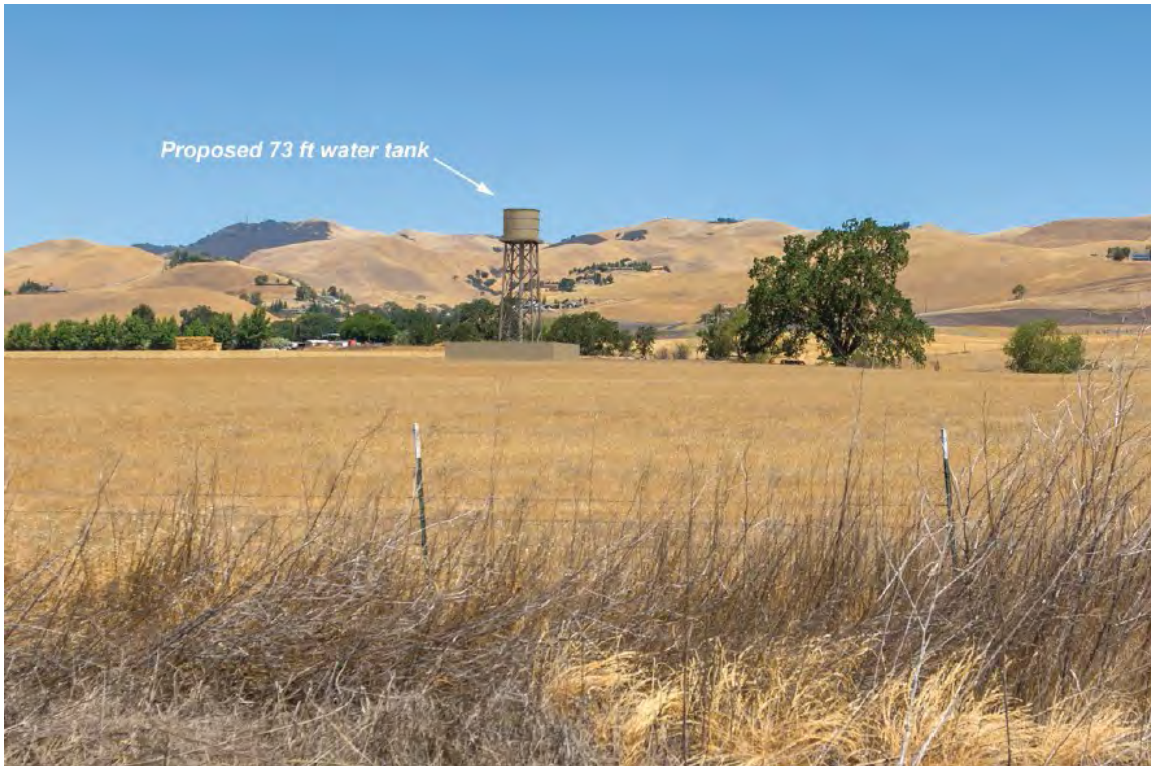
Lacking any opportunities to collocate with existing wireless facilities, Verizon Wireless next searched the vicinity of the Significant Gap for industrial and commercial locations, which are the first preference for siting of wireless facilities under the Development Standards. No industrial or commercial locations were identified in the unincorporated north Livermore area. Verizon Wireless next sought agricultural locations, with agriculture being the predominant zoning of the area. No structures were found in agricultural locations with significant height such that façade- or roof-mounted antennas could serve the Significant Gap, and ground-mounted antenna facilities similarly could not serve the gap. Verizon Wireless identified the following eight alternatives for placement of a freestanding facility, one of which offers superior radio frequency propagation to serve the Significant Gap while posing minimal visual impacts.

3. Proposed Facility

Address: 2010 Manning Road

Elevation: 636 feet

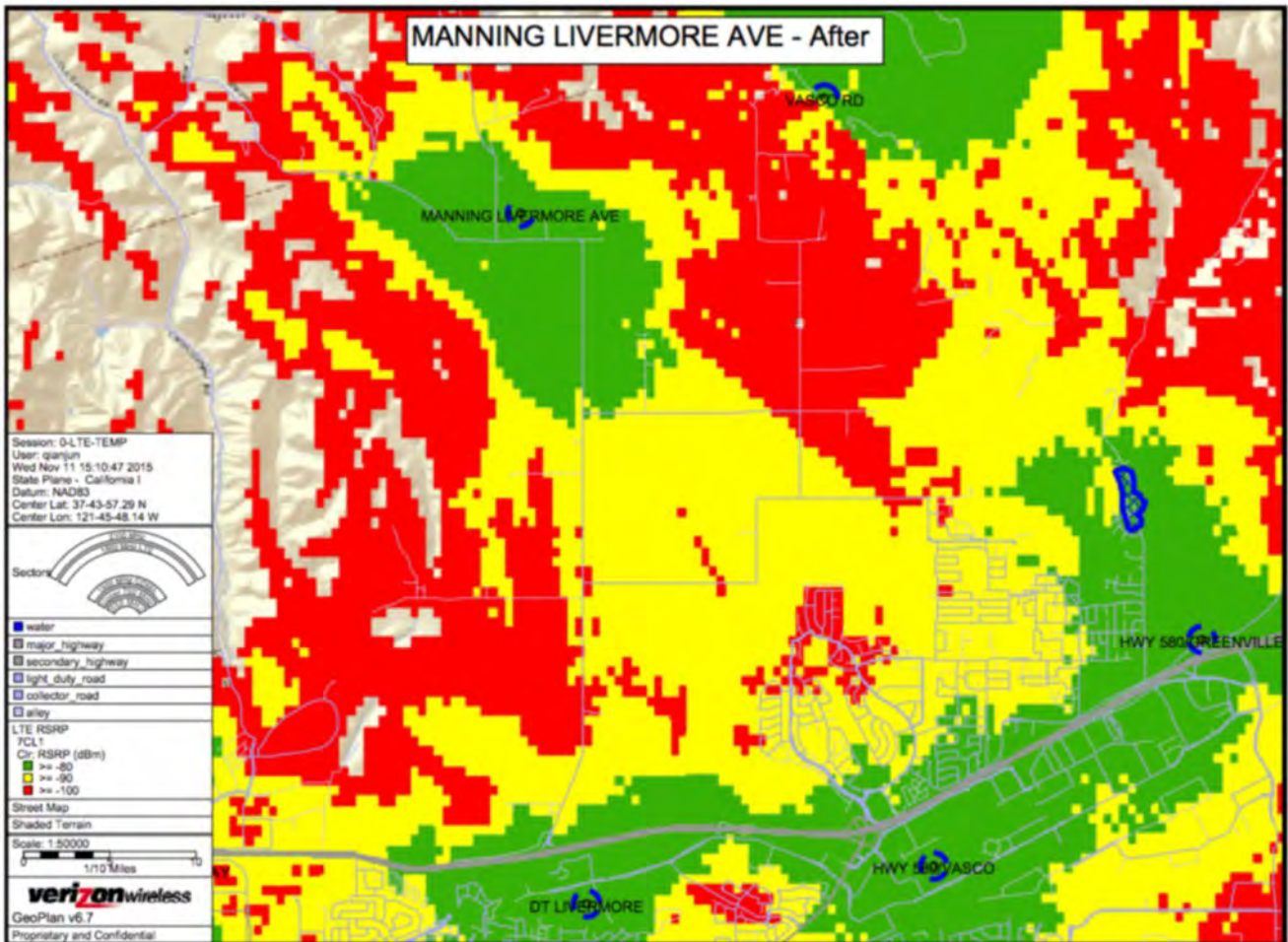
Zoning: A



Verizon Wireless proposes to construct a 73-foot water tower structure with antennas completely concealed within a 16.5-foot diameter tank supported by an open wooden lattice framework. The water tower structure will be constructed of wood and metal, with RF-transparent material incorporated into the tank to screen antennas. The water tower structure will be placed within a 2,500-square foot equipment lease area along with radio equipment and a generator for use in emergencies. The equipment lease area will be surrounded by an eight foot wood fence. The Proposed Facility will be placed in the center of a 62 acre parcel, set back nearly 800 feet from Manning Road to

the south and 725 feet from Morgan Territory to the west. The subject property supports numerous structures (such as a barn) as well as established trees, allowing the Proposed Facility to blend with the surrounding environment, further reducing visual impacts. As shown in the following coverage map, the Proposed Facility provides excellent radio frequency propagation to serve the Significant Gap. This is Verizon Wireless's preferred location for the Proposed Facility.

*Coverage Provided by Proposed Facility
2010 Manning Road*



4. Hennekan Property

Address: Manning Road West of Morgan Territory Road
(APN 903-0007-004-01)

Elevation: 625-750 feet

Zoning: A



Verizon Wireless reviewed this 73 acre property located across Morgan Territory Road immediately west of the Proposed Facility property at a varying and generally higher elevation. Aside from a small shed near the intersection of Manning Road and Morgan Territory Road, this property is undeveloped and treeless, and a lone camouflaged structure at this location would present visual impacts with no background or context. In contrast, the Proposed Facility property has numerous existing structures (such as a barn) as well as trees that provide background and context for the Proposed Facility water tower structure and allow it to blend into the surrounding environment, minimizing visual impacts consistent with Development Standards. Given the lack of development and trees on this property and the greater visual impacts of a facility at this location, this is not a less intrusive alternative to the Proposed Facility.

- 5. Sullivan Property**
Address: 1815 Manning Road
Elevation: 570-625 feet
Zoning: A



Verizon Wireless reviewed this 537 acre property located across Manning Road immediately south of the Proposed Facility parcel at a generally lower elevation. This parcel fronts on both Manning Road and North Livermore Avenue. Verizon Wireless approached the property owner regarding placement of a wireless facility on this property, but the owner declined to enter into lease negotiations with Verizon Wireless. Lacking a willing landlord, this is not a feasible alternative for Verizon Wireless's facility.

- 6. O'Brien Property**
Address: 2024 Manning Road
Elevation: 625-680 feet
Zoning: A



Verizon Wireless reviewed this 45 acre property located immediately east of the Proposed Facility parcel with varying but generally similar elevation. Verizon Wireless provided the property owner with letters of interest delivered by hand and by U.S. Mail but received no response. Lacking a willing landlord, this is not a feasible alternative for Verizon Wireless's facility.

7. Broadman Property #1

Address: Manning Road (APN 903-0007-002)

Elevation: 610-685 feet

Zoning: A



Verizon Wireless reviewed this 49 acre property located 0.3 miles east of the Proposed Facility with a varying but generally similar elevation. Verizon Wireless approached the property owner regarding placement of a wireless facility on this property, but the owner declined to enter into lease negotiations with Verizon Wireless. Lacking a willing landlord, this is not a feasible alternative for Verizon Wireless's facility.

8. Broadman Property #2

Address: North Livermore Avenue (APN 902-0002-004)

Elevation: 565-710 feet

Zoning: A



Verizon Wireless reviewed this 158 acre property located 0.4 miles southeast of the Proposed Facility with a varying elevation. Verizon Wireless approached the property owner regarding placement of a wireless facility on this property, but the owner declined to enter into lease negotiations with Verizon Wireless. Lacking a willing landlord, this is not a feasible alternative for Verizon Wireless's facility.

- 9. Kent Property**
Address: 5993 North Livermore Avenue
Elevation: 605-785 feet
Zoning: A



Verizon Wireless reviewed this 271 acre property located 0.6 miles east of the Proposed Facility with a varying generally higher elevation. This property is located on uneven terrain on the western fringe of foothills this rise to the north, east, and south. Verizon Wireless approached the property owner regarding placement of a wireless facility at this location and entered into preliminary negotiations. However, Verizon Wireless was unable to secure a letter of intent from the property owner, and negotiations ceased. Lacking a willing landlord, this is not a feasible alternative for Verizon Wireless's facility.

10. PG&E Substation

Address: North Livermore Avenue opposite May School Road

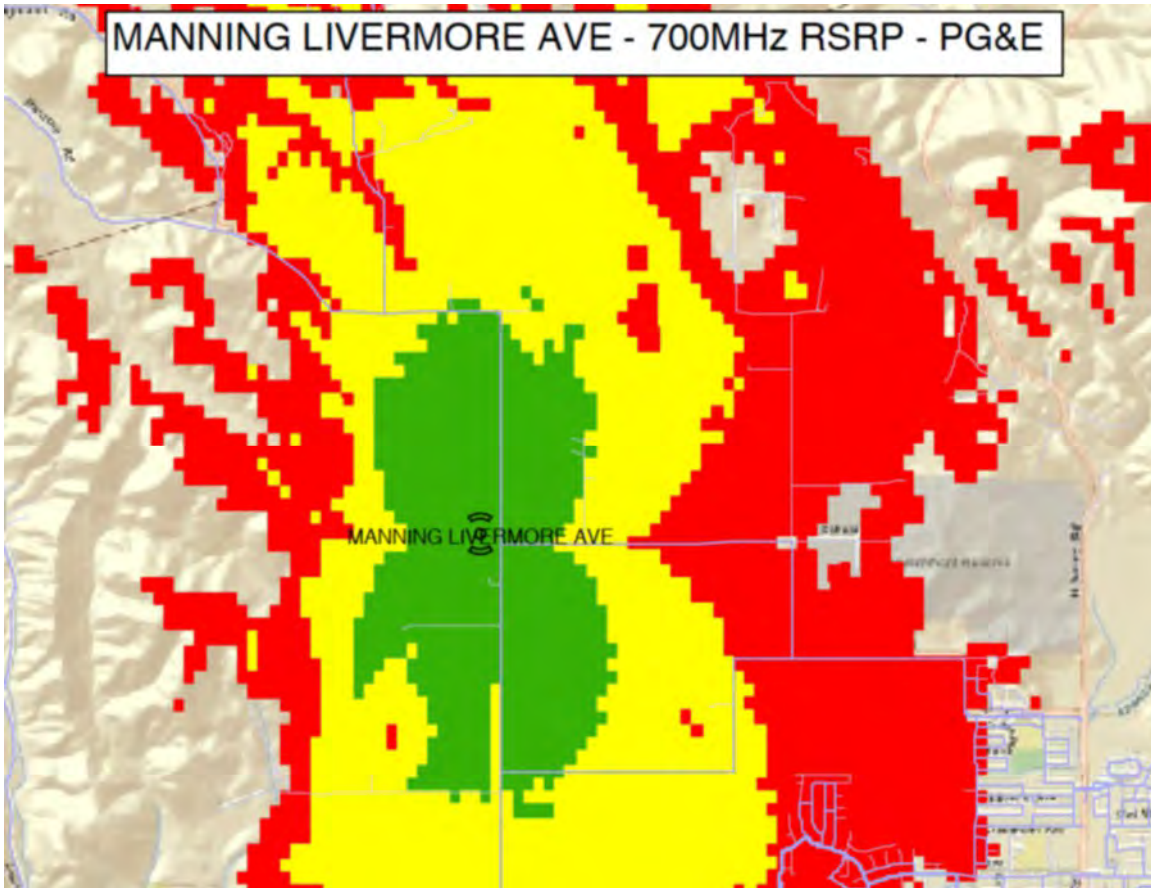
Elevation: 560 feet

Zoning: A



Verizon Wireless reviewed this small property located 1.1 miles south of the Proposed Facility and 75 feet lower elevation. Verizon Wireless RF engineers determined that due to distance, lower elevation and foothills to the northwest, a facility at this location could not provide service to western areas of the Significant Gap. As shown in the following coverage map, a facility at this location does not provide needed in-building and in-vehicle service to the western stretch of Manning Road and surrounding foothill areas, an important service objective. Lacking the ability to serve this portion of the Significant Gap, this is not a feasible alternative for Verizon Wireless's facility.

Coverage Provided by Facility at PG&E Substation
North Livermore Avenue



11. Stanley Property

Address: 4400 North Livermore Avenue

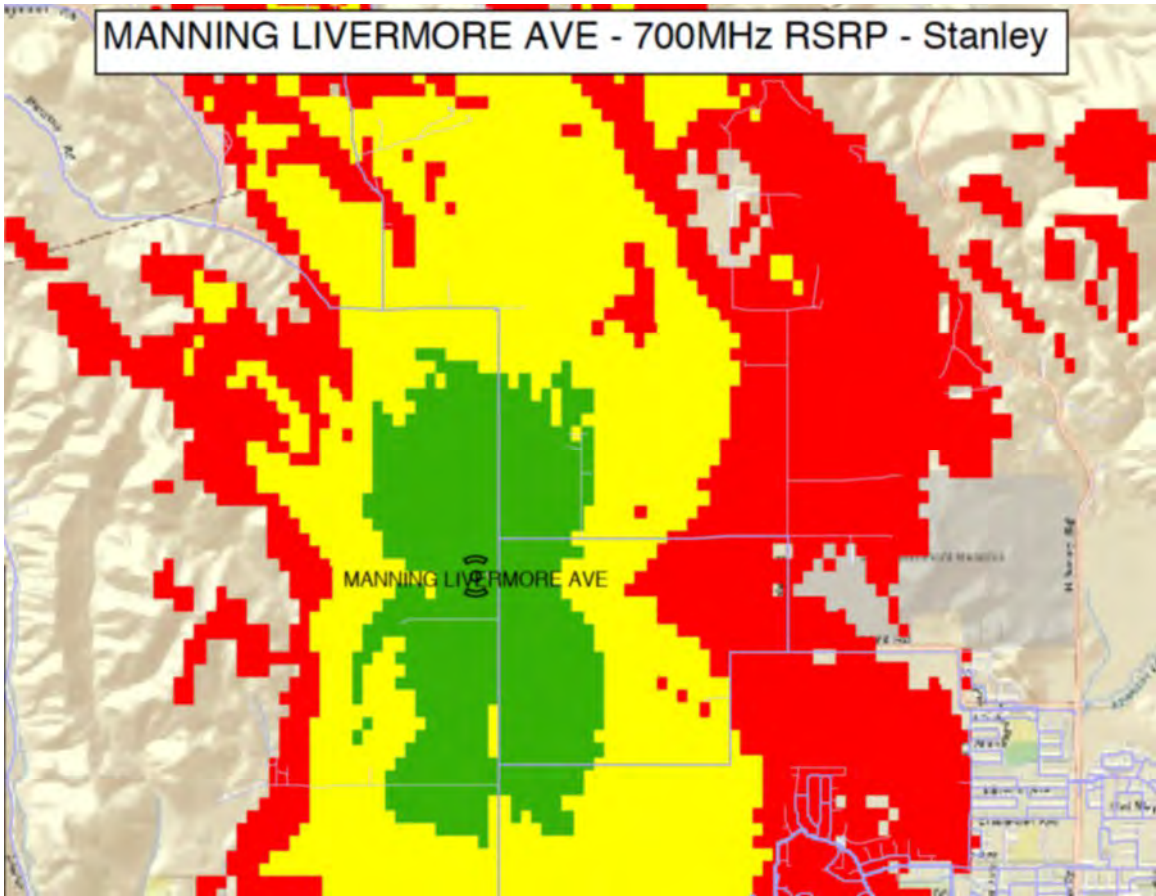
Elevation: 560 feet

Zoning: A



Verizon Wireless reviewed this 107 acre property located 1.25 miles south of the Proposed Facility and 75 feet lower elevation. Verizon Wireless RF engineers determined that due to distance, lower elevation and foothills to the northwest, a facility at this location could not provide service to western areas of the Significant Gap. As shown in the following coverage map, a facility at this location does not provide needed in-building and in-vehicle service to the western stretch of Manning Road and surrounding foothill areas, an important service objective. Lacking the ability to serve this portion of the Significant Gap, this is not a feasible alternative for Verizon Wireless's facility.

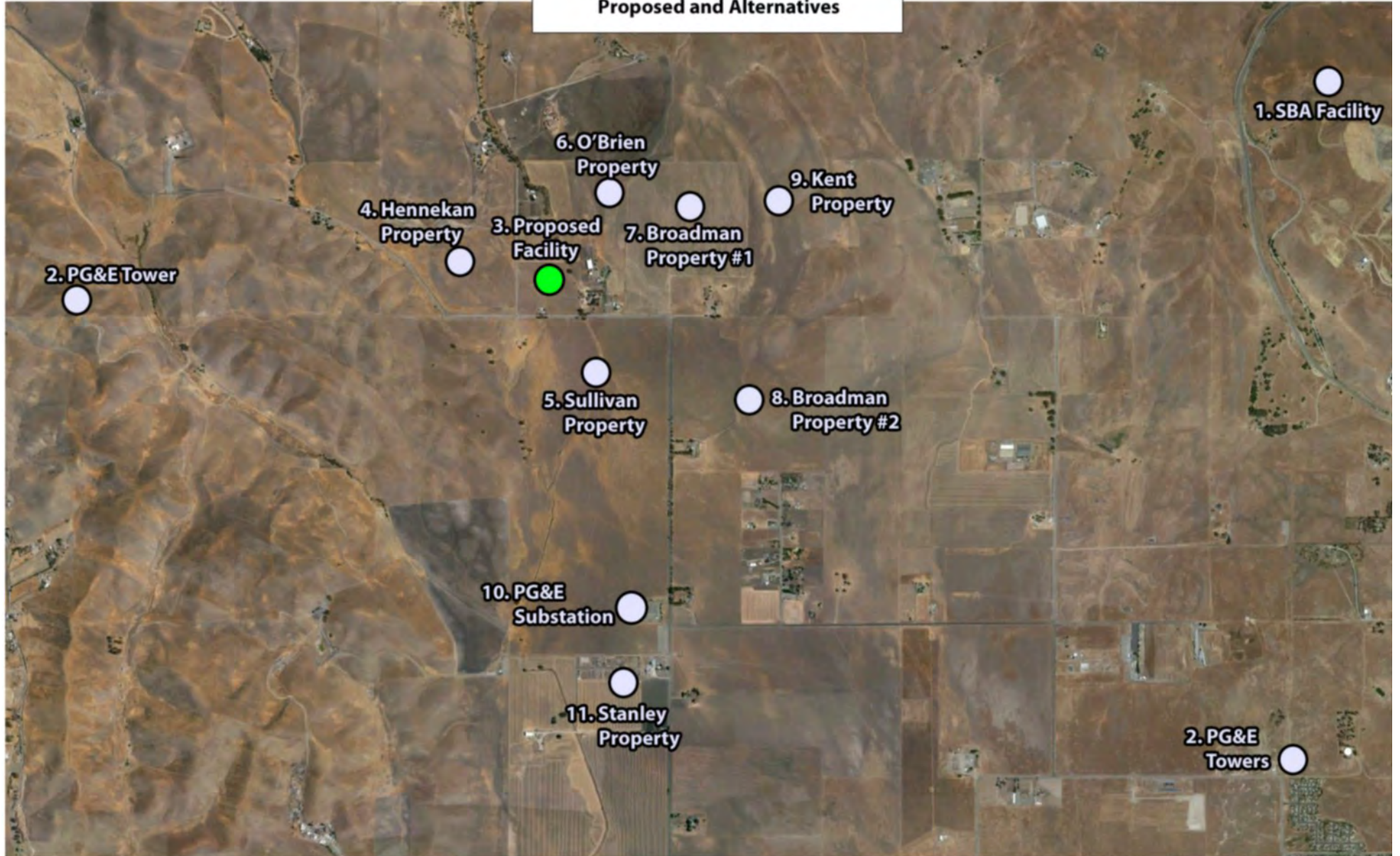
Coverage Provided by Facility at Stanley Property
4400 North Livermore Avenue



Conclusion

Verizon Wireless has reviewed 11 alternatives for the placement of its wireless facility to serve a Significant Gap in network coverage in the unincorporated north Livermore area. Based upon the preferences identified in the Development Standards, the Proposed Facility – a camouflaged water tower facility placed in the center of a large parcel – clearly constitutes the least intrusive location for Verizon Wireless’s facility under the values expressed by Alameda County regulations.

**Verizon Wireless
Manning Livermore
Alameda County
Locations of Sites
Proposed and Alternatives**



Subject **Regarding Conditional Use Permit for 2010 Manning Road**
From Robert Schock <bob@bontekoe.net>
To <shahreen.basunia@acgov.org>
Cc Steve & Sue Springer <wine@s2springer.com>, Gerich Carol <carolgerich@gmail.com>
Date 2015-04-12 16:26

FILE COPY

Dear Shahreen. As I will be on travel on April 23rd, I will be unable to attend the hearing for the proposed Water/Cell Tower on the corner Manning and Morgan Territory Roads, My wife and I would appreciate your printing and distributing my comments to the hearing officials at the Board of Zoning Adjustments. If you recommend, please send me a contact address and I will gladly forward this myself. Thank you for assistance. p.s. We have distributed this to 25 neighbors in blind copy to protect their private addresses. Thank you.

*Board of Zoning Adjustments
Alameda County
April 23rd Public Hearing on Conditional Use Permit
File Number: PLN2014-00125*

Dear Members of the Board:

We would like to enter the following into the record regarding the proposed zoning change in our neighborhood, as we are unable to attend the public hearing on April 23rd in person.

This proposed zoning change is in a rural area of great beauty and it would be a shame to spoil it with an industrial scale simulated water tower, one with the equivalent height of a 7 or 8 story building. The North Livermore Valley has great aesthetic beauty of surrounding hills, valleys and wildlife. We travel Morgan Territory Road and Manning Road daily to and from Livermore and I-580, as well as using Highland Road to Dublin and Pleasanton.

However there is a reasonable solution that we think the Alameda County planners should seriously consider.

First let me remind everyone that around 2000 PG&E proposed to run a series of high towers across the northern part of the Valley for hi-voltage overhead electrical service to and from a substation at N. Livermore and May School Rd. in order to serve San Ramon and Dublin. At that time we and several others suggested to the PUC that instead they put the power wires underground, for a series of aesthetic and technical reasons (future superconducting cables). PG&E wound up doing exactly that and preserved the beauty of this valley.

Earlier, in 1992, voters passed Alameda County Measure D, which effectively precluded zoning changes in the N. Livermore Valley, thereby keeping its pristine beauty. This raises the question of this proposed zoning change and the status of Measure D.

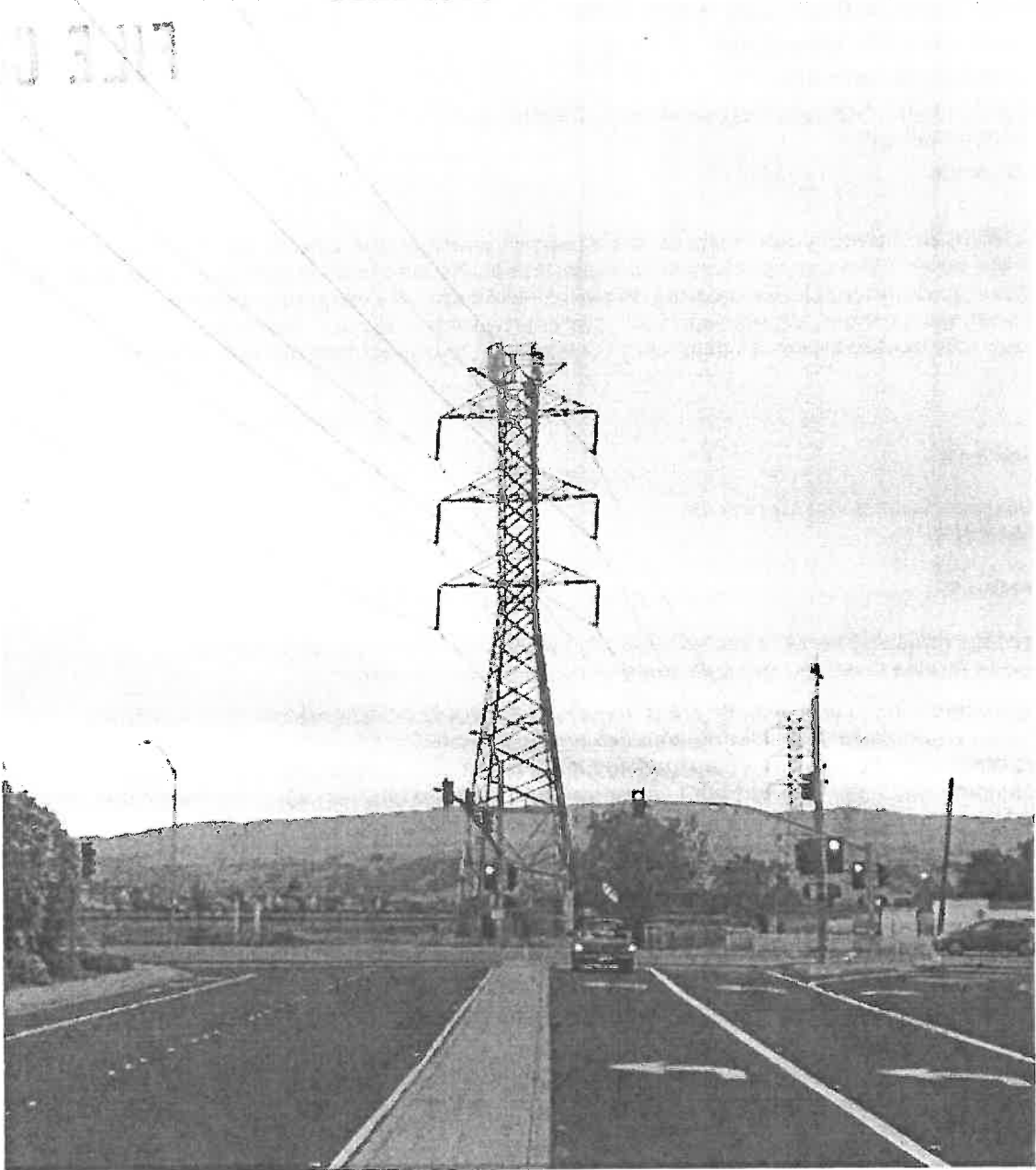
Alternatively, we think there is a reasonable solution that meets the requirements of communication providers and cell phone users with minimal visual impact on the valley. Once the PG&E lines pass to the West of N. Livermore Avenue and Manning Road, they resurface at a much higher elevation than the proposed tower and go overhead again on high-tension towers. Putting the communication equipment on those towers (and there are similar towers on the East side of the valley) where the electric power lines go aboveground would both preserve the valley's beauty and provide the needed cell phone service, without changing the existing environment. There are numerous examples of this solution in the area and we attach a photo of one tower with cell phone antennae. (This one is at the corner of Mines Road and East Avenue in Livermore).

Another issue to consider is advertising. There are a number of similar "water towers" in the Bay Area which contain abundant advertising on the tank and tower legs and which offsets the cost of the tower. One example of which I am sure you are aware is at 29th Street in Oakland next to I-880. Having something like this here in this area would further destroy the rural nature.

Thank you for listening to and addressing these concerns. Please contact us if you have any questions.

Robert and Susan Schock

Note: Although we live in Contra Costa County, our mailing address is Livermore and we pay school taxes in



Robert and Susan Schock
bob@bontekoe.net
925-606-1440 (tel)
925-980-5056 (cell)

April 20, 2015

East County Zoning Board of Adjustments
Alameda County Community Development Planning Department
April 23 Public Hearing on Conditional Use Permit
File Number: PLN2014-00125

Dear Members of the Board:

I would like to enter the following into the record regarding the proposed conditional use permit #PLN2014-00125.

First, this proposed change to an otherwise picturesque landscape is a visual assault. There are no other structures of the proposed height and no "water towers" in the vicinity. The Verizon/Fagundes edifice will stand out from the natural environment and spoil the beauty of the surrounding area.

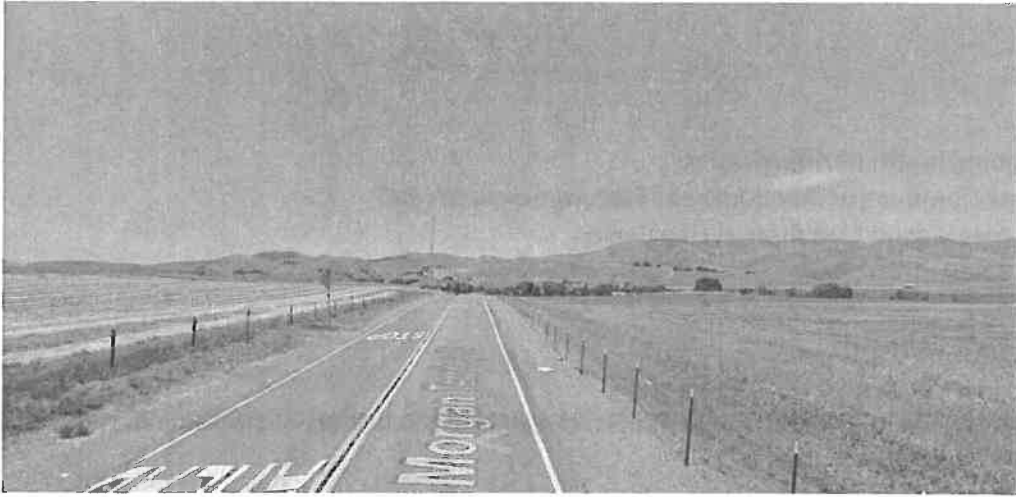
With aesthetics aside, my primary concern is safety regarding the planned access point off Morgan Territory Road. The proposed driveway is on the north side of a dip which is blind for vehicles traveling north. While traffic in and out of the area might be infrequent after construction of the "water tower" is complete, it will be significant during the construction. The number of vehicles and frequency will increase if other carriers are provided access to the tower. The corner of Morgan and Manning is already the point of numerous vehicle collisions and heavy bicycle traffic. The suggested entrance point will be a hazard to anyone traveling the road regardless of the distance of the gate to the road.

I am advocating for a traffic study by Alameda County Public Works to study the dimensions of the road and the sight distance (when a car would be visible at the edge of the road from a car approaching from the north and the south) at the posted speed limit.

A setback driveway will not rectify the lack of visibility for vehicles traveling north. And, as we have experienced with a setback driveway on the opposite side of the road just north of the proposed access, the area will become a location for local underage drinking and littering of trash. Perhaps a safer alternative access would be from the existing driveway/gate off Manning Road, with construction of a bridge over the creek bed if necessary.

Thank you for your consideration and addressing these concerns. Please contact me if you have any questions.

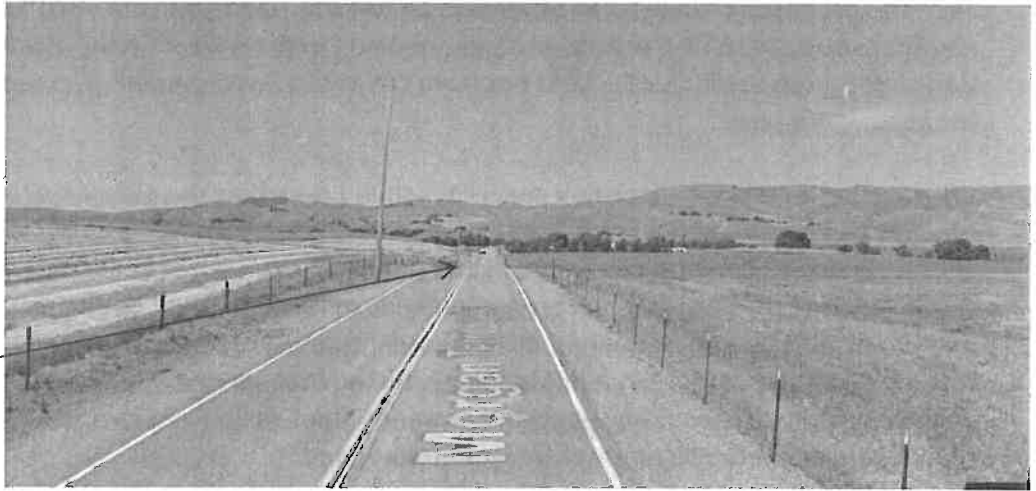
Susan Springer
9017 Doubletree Lane
Livermore, CA 94551
925-422-5507



Traveling
North on
Morgan
Territory
from
Manning
Road

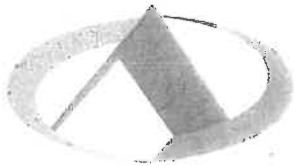
Further North
on Morgan
Territory from
Manning Road

Dip



Traveling South on Morgan Territory

Proposed access point



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

April 30, 2015

Albert Lopez
Planning Director

224
West Winton Ave.
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

David Downs
Complete Wireless
2009 V Street
Sacramento, CA 95818

Dear Applicant:

Enclosed is a copy of the resolution which was adopted by the East County Board of Zoning Adjustments at the public hearing held Thursday, April 23, 2015 on your application for Conditional Use Permit, PLN2014-00125.

If you have any questions concerning this matter, please free to contact this office.

Sincerely,

Jana Weldon
Jana Weldon
Senior Planner

JW:ns

cc: Pamela Fagundes, 2012 Manning Road, Livermore 94551

Enclosure:

**RESOLUTION NO. Z-15-11 OF
THE EAST COUNTY BOARD OF ZONING ADJUSTMENTS
ADOPTED AT THE HEARING OF APRIL 23, 2015, CONCERNING
PLN2014-00125**

WHEREAS FAGUNDES/VERIZON has filed for CONDITIONAL USE PERMIT, PLN2014-00125, to allow installation and operation of a new telecommunications facility with nine antennae, in an 'A' (Agricultural) District, located at 2010 Manning Road, north side, northeast corner of one mile south of Morgan Territory, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 903-0007-002-12; and

WHEREAS the Board did hold a public hearing on said application at the hour of 1:30 p.m. on the 23rd day of April, 2015, in the City of Pleasanton Council Chamber, 200 Old Bernal Avenue, Pleasanton, 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 15301 "Small Structures"; and

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

WHEREAS the representative appeared at said public hearing and presented testimony 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 not required by the public need, as the applicant has not demonstrated that the proposed location will fulfill the cellular requirements of the providers' users without consideration of other locations that have less visual impact.
- (b) The use will be properly related to other land uses and transportation and service facilities in the vicinity as the existing rights-of-way provide safe and effective access to the facility for construction, maintenance, and emergency response. Utility sources and electrical connections are proximal to the proposed site and other necessary service facilities are available.

RESOLUTION NO. Z-15-11
APRIL 23, 2015
PAGE 2

- (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 would 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 under Policy A-2 set forth in the Development Standards, telecommunication 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, placing this facility in the A District is proper.

BE IT FURTHER RESOLVED that the Board does hereby deny the said application as shown by materials labeled Exhibit 'B' dated November 20, 2014 on file with the Alameda County Planning Department.

EAST COUNTY BOARD OF ZONING ADJUSTMENTS
ALAMEDA COUNTY PLANNING DEPARTMENT

8. **FAGUNDES/VERIZON, CONDITIONAL USE PERMIT, PLN2014-00125** ~ Application to allow installation and operation of a new telecommunications facility with nine antennae, in an "A" (Agricultural) District, located at 2010 Manning Road, north side, northeast corner of Morgan Territory and Manning Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 903-0007-002-12.
Staff Planner: Shahreen Basunia

Ms. Weldon presented the staff report.

Public testimony was called for. David Downs, representative, in response to the Board, discussed alternative sites, access location, co-location possibilities, design choice, the need/coverage areas (including internet services), and creek setback.

Susan Springer, 9017 Doubletree Lane, discussed her concerns re lack of need--if there is a need, then location and visual concerns; perhaps alternative location near existing structures, access road (location of a blind/dip spot); suggested a traffic study; indicated the location of her property on the site plan; submitted a letter of opposition from another property owner, Robert Shock; and urged the Board to make a site visit.

Carol Gerich, 12885 Morgan Territory Road, also expressed concerns re lack of need, location (closer to the need area), visual impact, height (taller than power poles) and noted the lack of any other water tanks in the area; and also suggested a site visit.

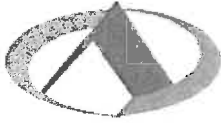
Mr. Downs, in response, discussed the need for service, visual impact-setback and only visible from Manning and Morgan Territory, design-water tank blends well, access – in a low point approved by Building Department but willing to relocate but remain on Morgan Territory Road, re traffic study--2 trips per month only and 6 during construction (4-5 weeks), owner's preference for location and staff's support re location and design. He submitted an aerial photograph showing viewpoints.

Ms. Springer noted the existing access road/gate on Manning Road and confirmed that PGE lines are underground.

Public testimony was closed. The Board discussed visual impacts (tall and standing alone), first Finding--lack of a need, possibly relocating to existing structures/barn or trees, not designed for co-location and possible Board actions. *Member Harvey made the motion to deny the application and the Chair seconded.*

Public testimony was re-opened. Mr. Downs restated his willingness to relocate access, noted that staff supports location and style, confirmed that three other property owners are willing to enter an agreement and requested a denial vs. a continuance.

Public testimony was closed. *Motion carried 2/1 with Member Goff dissenting.*



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: East County Zoning Board of Adjustments

HEARING DATE: April 23, 2015

GENERAL INFORMATION

APPLICATION: Conditional Use Permit, PLN2014-00125

OWNER/ Pamela and David Fagundes

APPLICANT: Verizon / Complete Wireless Consultant-David Down

PROPOSAL: To allow installation and operation of a wireless telecommunication facility (78 foot tall water tank).

ADDRESS AND SIZE OF PARCEL: 2012 Manning Road, north side, northeast corner of one mile south of Morgan Territory Road in the unincorporated Livermore Area of Alameda County, bearing Assessor's Parcel Number 99A-2400-006-04; 62.22 acre parcel.

ZONING: A (Agricultural) District.

GENERAL PLAN DESIGNATIONS: Large Parcel Agriculture (East County Area Plan, adopted by the Board of Supervisors May 2002)

ENVIRONMENTAL REVIEW: Categorically exempt from the requirements of the California Environmental Quality Act, Section 15303, "Small Structures".

RECOMMENDATION

Recommendation is for the East County Board of Zoning Adjustments to approve the proposed conditions of approval to allow installation and operation of a wireless telecommunication facility (78 foot tall water tank) based on drawings marked "Exhibit B" and on file with the Alameda County Planning Department.

PARCEL ZONING HISTORY

January 8, 1955, 61st Zoning Unit classified the site into the A (Agricultural) District.

April 18, 1984, Variance, V-8732, was granted to approve as a building site a parcel reduced in area from the required 100 acres to 57 acres.

February 7, 1985, Conditional Use Permit, C-4749, was granted on appeal by the Board of Supervisors authorized use of a temporary mobile home as a third dwelling unit on the subject property for use by persons directly related to on-site agricultural activity subject to installation and operation of irrigation system and agricultural use.

October 18, 1989, Conditional Use Permit, C-5674, allowed continued occupancy of a mobile home as a third unit on the property for a caretaker subject to the water supply and sewage disposal systems being maintained in accordance with regulations of the Health Department with expiration in 3 years.

August 19, 1992, Conditional Use Permit, C-6131, approved the continued occupancy of a mobile home (third unit on the property) for a caretaker; expiration August 19, 1995.

August 16, 1995, Conditional Use Permit, C-6633, approved continued occupancy of a mobile home (third unit on the property) for a caretaker; expiration August 16, 1998.

August 27, 1998, Conditional Use Permit, C-7307, approved continued occupancy of a mobile home (third unit on the property) for a caretaker; expiration August 26, 2001.

September 26, 2001, Conditional Use Permit, C-7845 approved continued occupancy of a mobile home (third unit on the property) for a caretaker; expiration August 26, 2004.

September 21, 2005, Site Development Review, S-1980 approved continued occupancy of a mobile home.

SITE AND CONTEXT DESCRIPTION

Physical Features: The project is an "L" shaped irregular parcel. It has shaped with approximately 279 feet of frontage on Manning Road. The property is developed with two dwellings, a care-takers home, several sheds and barns. There is a creek and culvert that flows through the property. This property has frontage on both Manning Road and Morgan Territory Road.

Adjacent Area: The surrounding area is developed in a rural setting with single and two story single family residences with barns and vineyards. North of the site, in Contra Costa County, there are large single family dwellings.

REFERRAL RESPONSES

Alameda County Public Works Agency, Building Inspection Department: In a referral response dated August 20, 2014 the Building Inspection Department commented that a building permit is required for the project. A soil report and geological study will be required.

Alameda County Fire Department: The applicant is required to comply with all fire department requirements.

BACKGROUND

The original application proposal was to install a 95 foot tall windmill. Staff was concerned about the design of the tower being too tall. The applicant notified staff that the center of the antennas need to be 70 feet above grade, therefore, the exterior tank and roof would be at 78 foot high from grade. After several meetings with the applicant, revised plans were submitted to reduce the height to a 78 foot water tank.

Staff believes the water tank is the best option as all antennas would be concealed in the water tank.

During the application process, several residents have inquired about access, traffic etc. In response to their inquiry the applicant notified staff that there is no vehicle access across the creek bed from the property owner's driveway to the lease area. The gate is setback 40' from Morgan Territory for safe ingress/egress. The site will only be accessed once or twice per month.

PROJECT DESCRIPTION

The revised proposal is to allow installation and operation of a wireless telecommunication facility approximately 814 foot from Manning Road and 727 foot from Morgan Territory Road consisting of a 78 foot tall water tank, and equipment shelter to be operated by Verizon. The proposal also includes: six (6) antennas and related cables all enclosed within the water tank, 50 ft by 50 ft lease area. The equipment shed (camouflaged as a barn) and a diesel generator for backup power.

The proposed water tank would be made out of wood (sample provided) and painted to match the photo simulation. The equipment shed would match the existing red shed at the site.

STAFF ANALYSIS

Conformance with the General Plan

The site lies within the East County Area Plan (ECAP) adopted by the Board of Supervisors in May 2002. Under the ECAP the property is designated as Large Parcel Agriculture.

According to the ECAP,

Policy 54 (page 18), The County shall approve only open space, park, recreational, agricultural, limited infrastructure, public facilities and other similar and compatible uses outside the Urban Growth Boundary.

As the ECAP is silent with respect to telecommunications facilities and the telecommunication operations are needed by the public therefore, the telecommunications facility meets the intent of the Plan. Following are several other policies in ECAP that may be affected:

Policy 106 (page 30), Structures may not be located on the ridgelines or hilltops or where they will project above a ridgeline or hilltop as viewed from public roads, trails, parks and other public viewpoints unless there is no other site on the parcel for the structure.

The proposed location is fairly flat. It would be visible from Manning Road and Morgan Territory Road.

Therefore, camouflaging the tower as a water tank is a better proposal than the original windmill. All antennas and cables would be enclosed in the water tank and the equipment shed which would appear as a pitched barn style.

Policy 107 (page 31), *The County shall permit no structure (housing unit, barn, or other building with four walls) that projects above a visually-sensitive major ridgeline.*

The original proposal was 95 foot tall windmill. The applicant revised the plans and the height of the water tank is 78 feet. It is on flat land.

Biological Study

On November 11, 2014 a biological study was conducted by an independent consultant. According to the study, nine (9) special-status plant species and few special-status animal species with the potential to occur in the Study Area, which is the area and surrounding areas of the proposed site. Among them there are high potential and low potential species. During the time of the study, no special-status species were observed at the site.

The Consultant recommends a pre-construction survey be conducted. If any endangered species are found during pre-construction survey, then *the California Department of Fish and wildlife (CDFW)*, would be consulted immediately for further recommendation. Staff recommends that a pre-construction survey be conducted between March and June. (Condition of approval #4).

Conformance with the Zoning Ordinance

The subject property is located within an "A" (Agricultural) District. The "A" (Agricultural) District requires that the applicant obtain a valid Conditional Use Permit (CUP) prior to installing a telecommunication facility. Therefore, appropriate standards for the facility are found in the Alameda County Development Standards for Siting of Telecommunication Facilities (*Development Standards*), adopted by the Board of Supervisors on October 2, 1997. Policy A-2 of the *Development Standards* states that 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, to place a telecommunication facility as a conditional use is appropriate in the "A" District.

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. Since the proposal is a 75 foot tall water tank, the Policy defines the facility as a Free-Standing Telecommunication Tower not a ground mounted facility since they are limited to 15 feet in height.

Under the policy B-1 and B-2, set forth in the *Siting Preferences*, Telecommunications facilities are preferred to be located in 1) industrial locations, 2) commercial locations, 3) agricultural, and then 4) residential locations. The proposal is located in an agricultural zoned area. The order of preference for telecommunications facility mountings, based on their potential adverse visual impacts, is 1) façade mounts, 2) roof mounts, 3) ground mounts, and 4) free standing monopoles. The proposal is for a free standing monopole facility, the least preferred based on the visual impacts.

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.

The applicant proposes a 78 foot tall water tank design which is appropriate with the rural setting. The antennas would all be enclosed within the water tank.

Co-location: Verizon is willing to allow co-location of any future carriers on their water tank depending if space is available.

Design of the Water tower/tank: The land along Morgan Territory Road is barren and flat with trees and structure towards the rear of the property. The water tank seems to fit more appropriately with the rural character of the area. The proposed water tower would be made out of wood and metal (as shown in the photo simulation). It has a rough grooved finish, with a light yellowish color for the tank and the supporting structure has an old metal rust color finish. No reflective or shiny color, material would be used at any part of the lease area. The diameter of the water tank is approximately 16ft 8 inches.

Design of the Equipment Shelter: The applicant proposes to place the equipment shelter in front of the water tank at the foot of the water tower. The shelter would match the red barn on the property. It would have same pitched roof with the panel siding. The colors of the roof, sides and trim would match the existing barn. The west side of the shed, side facing Morgan Territory Road will be free of any telecommunication or air condition equipment attached except for a light, window or door. It should appear as an agricultural building.

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. This application may not be denied solely based on concerns for the health risks that RF emissions may pose.

Increasingly over the last few years, the Planning Department has been responding to applications for various types of cellular antennas. 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 #3.

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 #7.

Summary: As proposed, the installation and operation of a wireless telecommunications facility (Free-Standing facility) at this location does meet the overall intent of the Telecommunications Policy. Staff would recommend approval of the application with modification of a six (6) foot tall wood fence instead of a chain link fence and the diameter of the tank is not included in the plans. Therefore a maximum 16 ft. 8 inches diameter water tank is 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. Location of a facility in this area is necessary to enhance communications service 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 existing rights-of-way provide safe and effective access to the facility for construction, maintenance, and emergency response. Utility sources and electrical connections are proximal to the proposed 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, 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. Therefore placing this facility in the A District is proper.

CONCLUSION

Approval subject to plans marked "Exhibit B" dated November 20, 2014 on file with the Alameda County Planning Department and the following conditions:

AUTHORIZATION

1. a. Approval of this permit authorizes the installation and operation of a cellular telecommunication facility (Verizon) in the form of a free-standing, 78 foot tall, 16 foot, 8 inches in diameter water tank, with related ground equipment subject to plans marked "Exhibit B" dated November 20, 2014. The proposal would include a total of six (6) antennas with all other wiring, equipment concealed within the water tank.

b. This approval authorizes pitched roof barn style equipment shed which is to match style, color of the existing red barn on the property. The entire lease area shall be enclosed by a maximum six foot high wooden fence.

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

2. Utility Tax Compliance. Prior to obtaining a building permit, 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.
3. Regulatory Program Fee. Prior to obtaining a building permit, 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. Biological Study: The applicant shall provide and maintain compliance with the general Best Management Practices (BMPs), as noted the East Alameda County Conservation Strategy (EACCS), for species level avoidance for the project:
 - a) any construction grading, excavating, or associated ground-disturbing activities scheduled during the winter season, October 15 through April 15, will use silt fence erosion control measures and shall be implemented to reduce sedimentation,
 - b) construction grading, excavation, or other associated ground disturbing activities that may be scheduled during the bird nesting season, February 1 through August 30, will have qualified biologist conduct a focused survey for active nests of birds within 15 days prior to the beginning of Project-related grading activities. If active nests are identified, the County will be notified and applicable buffers shall be established. A copy of the report shall be submitted to Planning Department prior to obtaining building permit. During the construction and the life of this application, if any endangered species are found, applicant shall contact *United States Fish and Wildlife Service (USFWS) under Section 7 of the Endangered Species Act* or with the *California Department of Fish and Wildlife (CDFW)* and immediately contact the County Planning Department.
5. Carrier Contact Information: Prior to obtaining the final building permit, the applicant shall submit direct contact information for a Verizon representative or its successors.

6. Prior to Finaled Building Permit: Prior to the issuance of the finaled building permit applicant shall provide complete photos of the subject site. The photos shall detail the facility including the water tank, equipment shelter and the generator.

GENERAL CONDITIONS

7. 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. In the event that carrier causes interference in violation of FCC rules and regulations, the carrier agrees to immediately correct any situation involving interference with public safety communications and to take all necessary steps to mitigate any type of harmful interference, regardless of the status of the FCC licenses, immediately upon notification by the County that a problem exists. If harmful effects of the carrier's radio frequency transmitters are not mitigated, the County will consider this as a violation of the conditions this permit and may take any lawful action to ensure that the interference ceases immediately.
8. 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.
9. 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
 - f. California Department of Fish and Wildlife
10. The project applicant and property owner shall be jointly and severally responsible for payment of all reasonable costs associated with the discretionary permit application review, and 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. Prior to the issuance of a Building Permit for the facility, all application review fees shall be paid in full.
11. 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.
12. 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.

13. 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. 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-2014-00125, 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.
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 therefore be revoked. In addition, pursuant to Section 17.54.030, the permit may be revoked if the permit has otherwise been exercised unlawfully or contrary to any condition or limitation of its issuance. As part of such rehearing, and/or reconsideration for the permit, the Board may determine that 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, landscaping, fencing, and other structures graffiti free and in good condition.
20. Expiration. Said Conditional Use Permit shall terminate on April 23, 2025 and shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.

ATTACHMENTS

Photo Simulations
Graphics

PREPARED BY: Shahreen Basunia
REVIEWED BY: Phil Sawrey-Kubicek

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT
PLN- 2014-00125
VERIZON/FAGUNDES

NOTICE IS HEREBY given that the Alameda County Board of Supervisors will hold a public hearing to consider the appeal of David Downs, Project Manager for Complete Wireless Consulting, Inc., from the decision of the East County Board of Zoning Adjustments to deny the application to allow installation and operation of a new telecommunications facility with nine antennae, in an "A" (Agricultural) District, located at 2010 Manning Road, north side, northeast corner of Morgan Territory and Manning Road, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 903-0007-002-12.

IF YOU CHALLENGE the County's action in court, you may be limited to only those issues you or someone else raise at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at or prior to the public hearing.

SAID PUBLIC HEARING WILL BE HELD on Tuesday, December 8, 2015, beginning at 1:00 p.m., in the Board Chambers of the Alameda County Board of Supervisors, 1221 Oak Street, fifth floor, Oakland, California.

ALL PERSONS INTERESTED in this matter may appear and be heard at this hearing. If you have any questions, please contact the Planning Department at (510) 670-5400.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS

2014-~~2015~~ 125

~~BY SAKURA II LLC
Parcel #: 903-7-2-1
15 FIFTH AVENUE
SINGAPORE 268779 FORGN~~

FAGUNDES PAMELA H &
Parcel #: 903-7-2-12
2012 MANNING RD
LIVERMORE CA 94551

HANNEKEN CHRISTOPHER &
Parcel #: 903-7-4-1
1441 CALVARY LN
LIVERMORE CA 94550

HOGARTY WILLIAM TRUST
Parcel #: 903-7-1-1
7139 KOLL CENTER PKWY
PLEASANTON CA 94566

MEKERES TAMAS T
Parcel #: 903-7-3
5930 RUNNING HILLS AVE
LIVERMORE CA 94551

MORRIS ALBERT H TR
Parcel #: 903-7-1-2
7058 MORGAN TERRITORY RD
LIVERMORE CA 94551

OBRIEN CHRISTOPHER R TR
Parcel #: 903-7-2-11
2028 MANNING RD
LIVERMORE CA 94551

~~RESIDENT
Parcel #: 903-7-2-1
MANNING RD
LIVERMORE CA 94550~~

RESIDENT
Parcel #: 903-7-2-11
2024 MANNING RD
LIVERMORE CA 94551

RESIDENT
Parcel #: 903-7-3
1882 MANNING RD
LIVERMORE CA 94551

RESIDENT
Parcel #: 903-6-1-2
1815 MANNING RD
LIVERMORE CA 94551

RESIDENT
Parcel #: 903-7-1-1
7031 MORGAN TERRITORY RD
LIVERMORE CA 94551

RESIDENT
Parcel #: 903-7-2-12
2010 MANNING RD
LIVERMORE CA 94551

~~RESIDENT
Parcel #: 903-7-4-1
MANNING RD
LIVERMORE CA 94550~~

SULLIVAN MAURICE W &
Parcel #: 903-6-1-2
96 N 3RD ST #500
SAN JOSE CA 95112





July 10, 2014

Planning Department
Alameda County Community Development Agency
399 Elmhurst St.
Hayward, CA 94544

APPLICATION FOR CONDITIONAL USE PERMIT

RE: *Manning Livermore* (2010 Manning Road, Livermore, CA 94551 / APN: 903-0007-002-12)

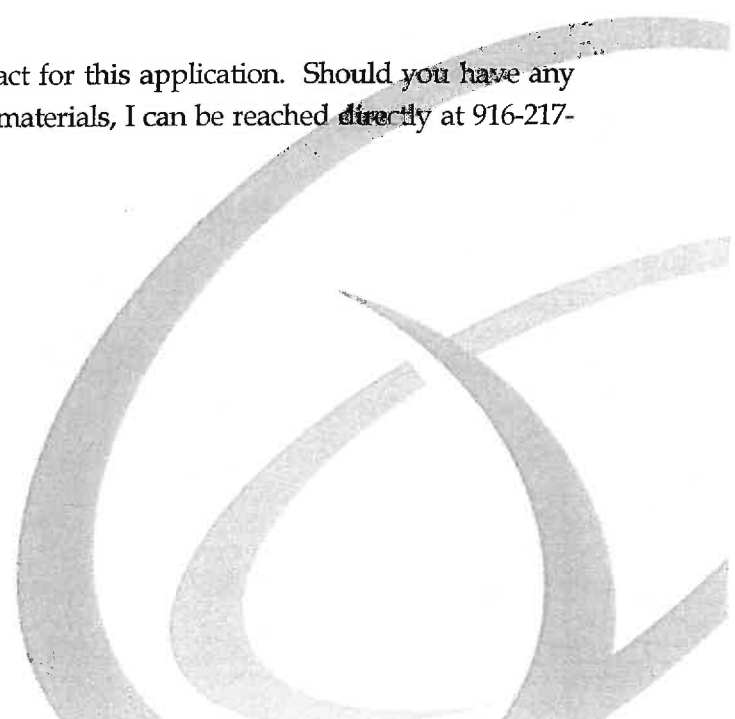
This package is intended as a formal application for a Conditional Use Permit (CUP) for a new Verizon Wireless telecommunications facility at the above referenced location. All materials are included as required by the County's *Telecommunication Facilities Requirements*, Conditional Use Permit Supplemental Information and the County's *Standards for Siting of Telecommunication Facilities*. Every effort has been made to arrange the application materials in the order they are outlined by these documents.

1. Application Fee: \$1500 Check #16354
2. Standard Application Form (1 copy)
3. Project Narrative, Supplemental Information & Justification Statements (1 copy)
4. Photo-simulations (1 copy)
5. Site Photos (1 copy)
6. Coverage / Propagation Maps (1 copy)
7. Radio Frequency (FCC) Report (1 copy)
8. Acoustic Study (1 copy)
9. Grant Deed (1 copy)
10. Preliminary Title Report (1 copy)
11. Site Plans 11" x 17" (20 copies)

I am the project manager and the main point of contact for this application. Should you have any questions regarding the submittal or need additional materials, I can be reached directly at 916-217-7513.

Respectfully,

David Downs
Project Manager
DDowns@completewireless.net



Signatures required on back of form. Please print clearly.

Standard Application

Application Received	Date: <u>7-17-14</u>
By: <u>[Signature]</u>	
Application #:	

WE WILL NOT ACCEPT INCOMPLETE SUBMITTALS!!

1. Type of application: *Check one or more*

- Boundary Adjustment
 Subdivision
 Conditional Use Permit
 Variance
 Site Development Review
 Rezoning
 Administrative Conditional Use Permit
 Sign Review
 Other:*

2. Brief description of application:*

Verizon Wireless proposes a new 95' tall faux windmill tower with 9 total panel antennas within a 50' x 50' lease area.

3. Project site:

2010 Manning Road, Livermore, CA 94551

Address City State Zip Code

4. Assessor's parcel number(s):

903-0007-002-12

5. Special instructions to access property (e.g. dogs, gates, alarms, etc.):*

See site plans.

6. Land owner:

Pamela and David Fagundes

NAME COMPANY

2012 Manning Road., Livermore, CA 94551-9791

Address City State Zip Code

925-216-8223

kfagundes9@gmail.com

Contact Phone(s)

Fax #

Email Address

7. Applicant:

GTE Mobilnet Of California Limited Partnership, d/b/a Verizon Wireless

NAME COMPANY

(if different from above)

Same as above

One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920

Address City State Zip Code

866-862-4404

Contact Phone(s)

Fax #

Email Address

8. Primary contact person:

David Downs

Complete Wireless Consulting, Inc

NAME COMPANY

Land Owner Applicant

Other (fill in information)

2009 V Street

Sacramento,

CA 95818

Address City State Zip Code

916-217-7513

916-313-3730

DDowns@completewireless.net

Contact Phone(s)

Fax #

Email Address

FOR PLANNING DEPARTMENT USE ONLY

Side N Distance _____ (f,m) Direction _____

Of Cross Street NE CORNER OF MORTON TERRACE

Uninc. Area/District L150m Zoning A

ROW 50' FWL _____ SBL _____

Lot Area: _____ (ft) 62.22(ac)

History _____

Alameda County

COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT



Offices: 224 West Winton Avenue, Room 111
Hayward, CA 94544

Permit Center: 399 Elmhurst Street, Room 141
Hayward CA 94544

Ph: (510) 670-5400 Fax: (510) 785-8793

www.acgov.org/cda/planning

September 2012

*If more space is needed, please attach a separate sheet.

AFFIDAVIT:

1. I attest under penalty of perjury to the truth and accuracy of all the facts, exhibits, maps, and attachments presented with and made a part of this application.
2. I hereby authorize County staff and members of review bodies, including but not limited to the Castro Valley Municipal Advisory Council, the Board of Zoning Adjustments, the Planning Commission, and the Board of Supervisors, to enter upon my property to verify or obtain information, to view the property, or to photograph the property and the surrounding area as part of the application review process. (Please note any special instructions regarding access to your property such as dogs, gates, alarms, etc.)

I understand that staff will make all efforts to notify me of such site visits, but that this may not always be possible.

3. I understand that unless this is a fixed fee application, the money I have submitted constitutes a deposit and that costs necessary to process the application will be billed against this deposit. The County will bill charges for County staff time spent processing this application at an hourly rate that represents salary plus overhead and will bill consultant charges at actual cost. In addition, the County will bill direct costs, including but not limited to actual costs of mailing or publication of notices or actions, against the deposit.

The deposit is based on the typical time it takes to process an application similar to mine. However, processing time can vary depending on the specifics of an application and it is possible, particularly if my application becomes controversial, that the processing time, and thus the cost, may exceed the estimated time. If this happens, I am responsible for the additional costs. When costs approach the amount of my deposit, the County will notify me and request an additional deposit based on the County's best estimate of the additional time necessary to complete the application review.

It is also possible that the costs to process my application will be less than the deposit. If this happens the County will refund the balance of my deposit, less additional post-approval costs such as landscape inspections, after the appeal period for the approval has passed. Should I withdraw my application, County staff will stop working on it and refund the balance of my deposit less any costs to which the County has committed as of the date of withdrawal, such as costs of publication.

I further understand that I am liable for the cost of processing my application regardless of whether the County approves, approves with modifications, or denies my application, and that all applications approved by the County will be conditioned to require that the County be made whole for any costs of processing the application that may be outstanding.

4. I understand that acceptance of this application and accompanying material does not constitute acceptance of this application as complete. I further understand that although my application may be deemed complete for purposes of initial review, it is possible that I may need to submit additional information as the review proceeds or after final action on my application before I can implement my project, including but not limited to the following:

- Additional information as needed to complete an environmental review under the California Environmental Quality Act;
- Additional information as needed to clarify the application or address questions raised either as a result of responses received from the referral of my application to other public agencies and interested parties or in response to issues raised at public hearings by members of the hearing body or the general public who submit written or oral testimony at the hearings;
- Final information that will be necessary to meet Public Works Agency Stormwater Management requirements;
- Revised plans, elevations, or other material necessary to illustrate or otherwise conform to changes that the final approval body makes to my original submittal;
- Additional material, such as landscape or drainage improvement plans, that may be required under a condition or provision of approval.

I understand that delay of information submittal or submittal of inaccurate information may delay the review process.

5. I understand that if I make changes in proposed plans during the review process or in approved plans before construction permits are issued, during construction, or prior to final inspection and occupancy, such changes will require additional design review by County staff and the advisory and approval bodies. It is my responsibility to submit such revised plans to County staff in a timely manner. This may require four to six or more additional weeks of review and processing time from the time I submit complete plans. Depending on the final outcome of the approval process, I may have to submit revised plans consistent with that action as noted above. In addition, any unauthorized building, demolition, grading, landscaping, or other site plan changes made during the review period will require correction at my expense.
6. I understand that any representations made to me in a pre-application meeting or otherwise prior to or during the application review process regarding cost or timing are best-guess estimates and that I cannot bind or hold the County to them. I understand that factors such as changes to my project or issues raised by approval bodies or members of the public during the review process, including at public hearings, can extend the time necessary to complete the review and reach a decision on my application.
7. Furthermore, I hereby agree to hold the County harmless from all costs and expenses, including attorney's fees, that the County incurs or held to be the liability of the County in connection with the County's defense of its actions in any proceeding brought in any State or Federal Court challenging the County's actions with respect to my project. This includes but is not limited to actions brought pursuant to the California Environmental Quality Act, the Alameda County Zoning Ordinance, or other State and County code and ordinance requirements. ~~If I fail to defend adequately the County, the County may provide its own legal defense and subdivider or its successors shall be responsible for the County's reasonable attorneys' fees.~~ This agreement to hold the County harmless shall extend to any successors in interest to this application. I agree that if this application is signed by more than one person the obligations and liabilities of each person is joint and several, with each person being responsible for the entire obligation.

Applicant Signature:	<i>[Signature]</i>	Craig Frost	Date: 6/9/14
Landowner Signature:	<i>(See attached authorization)</i>		Date:



Stormwater Requirements Pre-Screening Checklist

Complete this form for all projects regardless of size. The purpose of this form is to identify requirements for stormwater controls.

A. Project Information

- A.1 Project Name: Manning Livermore Ave
- A.2 Project Address/Location: 2010 Manning Road, Livermore, CA 94551 APN: 903-0007-002-12
- A.3 Project Applicant: GTE Mobilnet Of California Limited Partnership, d/b/a Verizon Wireless c/o Complete Wireless Consulting, Inc

- A.4 Does the project propose to alter external structure or site characteristics? *If Yes, continue to Table 1. If No, project is non-Regulated and does not have C3 requirements. STOP HERE. NO FURTHER C3 EVALUATION NEEDED.*
- Yes No

Table 1: Impervious and Pervious Surfaces

	SQUARE FEET
Identify separately the surface area(s) of Building(s) footprint, Driveway(s), Patio(s), Impervious deck(s), Uncovered parking lot (including top deck of parking structure), Impervious trails, Miscellaneous paving or structures, and Off-lot Impervious Surface (Streets, Sidewalks and/or Bike lanes built as part of new street) for Questions B through G below.	
A. Total lot or site area of the proposed development.	50' x 50' lease area
B. Existing impervious surface area (Pre-Project) located within the proposed development.	
C. The amount of existing impervious surface (Question B above) that will be removed and <u>will not</u> be replaced (i.e. impervious to pervious).	
D. The amount of existing impervious surface (Question B above) that will be removed and replaced in kind.	
E. The amount of existing impervious surface (Question B above) that will be removed and replaced with other types of impervious surface.	
F. The amount of newly created impervious surface (i.e. pervious to impervious).	
G. Sum of Questions D, E, and F above. This is the project's impervious surface area which is subject to water quality control.	

- | | | Yes | No |
|--|--------------------------|-------------------------------------|-------------------------------------|
| A.5 Is this a single family house project that is part of a larger development? <i>If Yes, continue to A.6. If No, continue to A.9.</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| A.6 Does the project create or replace 10,000 square feet or more of impervious surface cumulatively over the site? <i>If Yes, the project is Regulated. Continue to A.10. If No, continue to A.7.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| A.7 Does the project create or replace 5,000 square feet or more of parking lot cumulatively over the site? <i>If Yes, the project is Regulated. Continue to A.10. If No, continue to A.8.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| A.8 Does the project create or replace 5,000 square feet or more of impervious surface cumulatively at a restaurant (SIC Code 5812), retail gasoline outlet, or auto related facility (SIC Codes 5013, 5014, 5541, 7532-7534, and 7536-7539)? <i>If Yes, the project is Regulated. Continue to A.10. If No, continue to A.9.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| A.9 Will the project create or replace 2,500 square feet or more of impervious surface cumulatively over the site? <i>If Yes, the project is a Small Project and must include one of Site Design Measures (a through f) in Section B. Continue to Section B. If No, the project is non-Regulated. Continue to Section B.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| A.10 Does the total amount of Replaced impervious surface (sum of D and E in Table 1) equal 50 percent or more of the Pre-Project Impervious Surface? <i>If YES, stormwater treatment requirements apply to the whole site; if NO, these requirements apply only to the impervious surface created and/or replaced. Continue to Section B.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

B. Select Appropriate Site Design Measures (Required for C.3 Regulated Projects; all other projects are encouraged to implement site design measures, which may be required at municipality discretion. Starting December 1, 2012, projects that create and/or replace 2,500 – 10,000 sq.ft. of impervious surface must include one of Site Design Measures a through f.¹ Consult with municipal staff about requirements for your project.) Check all site design measures that are included in the project plans.

Yes	No	Plan Sheet No.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		b. Direct roof runoff onto vegetated areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		g. Minimize land disturbance and impervious surface (especially parking lots).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		h. Maximize permeability by clustering development and preserving open space.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		i. Use micro-detention, including distributed landscape-based detention.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		k. Self-treating area (see Section 4.1 of the C.3 Technical Guidance)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		l. Self-retaining area (see Section 4.2 of the C.3 Technical Guidance)

C. Source controls required by the Alameda County Building Code

Are these features in project?		Features that require source control measures	Source control measures (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans?		Plan Sheet No.
Yes	No			Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor Drains	Plumb interior floor drains to sanitary sewer ² [or prohibit].	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking garage	Plumb interior parking garage floor drains to sanitary sewer ² .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscaping	<ul style="list-style-type: none"> ▪ Retain existing vegetation as practicable. ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Minimize use of pesticides and quick-release fertilizers. ▪ Use efficient irrigation system; design to minimize runoff. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

¹ See MRP Provision C.3.a.i(6) for non-C.3 Regulated Projects, C.3.c.i(2)(a) for Regulated Projects, C.3.i for projects that create/replace 2,500 to 10,000 sq.ft. of impervious surface and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface.

² Any connection to the sanitary sewer system is subject to sanitary district approval.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool/Spa/Fountain	Provide connection to the sanitary sewer ² to facilitate draining.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: <ul style="list-style-type: none"> ▪ Connected to a grease interceptor prior to sanitary sewer² discharge. ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refuse Areas	<ul style="list-style-type: none"> ▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer². 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Process Activities ³	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer ² .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Outdoor Equipment/ Materials Storage	<ul style="list-style-type: none"> ▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer², and contain by berms or similar. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vehicle/ Equipment Cleaning	<ul style="list-style-type: none"> ▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer², and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer². 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vehicle/ Equipment Repair and Maintenance	<ul style="list-style-type: none"> ▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer². ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer². 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fuel Dispensing Areas	<ul style="list-style-type: none"> ▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Loading Docks	<ul style="list-style-type: none"> ▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from loading dock areas to the sanitary sewer². ▪ Install door skirts between the trailers and the building. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer. ³	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Miscellaneous Drain or Wash Water	<ul style="list-style-type: none"> ▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer². ▪ Roof drains shall drain to unpaved area where practicable. ▪ Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer². 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Copper	Drain rinse water to landscaping, discharge to sanitary sewer ² , or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

² Any connection to the sanitary sewer system is subject to sanitary district approval.

³ Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

D. Implement construction Best Management Practices (BMPs) *(Applies to all projects).*

Best Management Practice (BMP)

Attach the Alameda Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.

Install temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.

Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers.

Provide notes, specifications, or attachments describing the following:

- Construction, operation and maintenance of erosion and sediment controls, include inspection frequency;
- Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material;
- Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization;
- Provisions for temporary and/or permanent irrigation.

Perform clearing and earth moving activities only during dry weather.

Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.

Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.

Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.

Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).

Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

Limit construction access routes and stabilize designated access points.

No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.


Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.

Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.

Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

Name of applicant completing the form: David Downs

Signature of applicant completing the form:  Date: 7/7/14

Name of Planner:  Date: 7-17-14

Site Name: Manning Livermore Ave

LETTER OF AUTHORIZATION

This authorization is not a commitment of any kind. All land-use approvals obtained will be subject to the successful completion of lease negotiations and the approval of site configuration by an authorized representative.

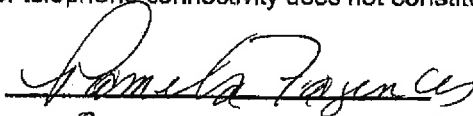
In order to determine the viability and permit the use of a wireless antenna facility on the real property ("Property") at the address stated below, the undersigned authority hereby grants, consents, and agrees with Verizon Wireless as follows:

1. Entry. Owner or authorized agent consents that approved Verizon Wireless representatives may enter upon the Property to conduct and perform the following permitted activities upon at least 24 hour notice to Owner: boundary and positioning surveys, radio propagation studies, soils boring/report, power and telephone existing service capacity, subsurface boring tests, an environmental site assessment, visual inspections of the Property, and other activities as Verizon Wireless may deem necessary. Verizon Wireless agrees to be responsible for all costs related to these surveys and investigations.

2. Filings. Owner or authorized agent consents that Verizon Wireless may make and file applications for the proposed wireless antenna facility on the Property to such local, state and federal governmental entities whose approval may be necessary for this type of use. Submittals and approvals include zoning applications, variances, land use descriptions, and other submittals necessary for this type of use. Verizon Wireless agrees to be responsible for all costs related to the governmental approvals for this project.

3. Telco. Owner or authorized agent consents that Verizon Wireless may order, coordinate, and install upgraded telephone connectivity to the site. Verizon Wireless agrees to be responsible for any and all costs related to this installation. Owner or authorized agent understands that the upgrade of telephone connectivity does not constitute construction start.

Authorized Signature:



Print Name:

Pamela Fasundes

Title:

Owner

Phone number:

925-216-8223

Dated:

12/3/13

Assessor's Parcel Number:

903-0007-002

Property Address:

2012 Manning Rd., Livermore, CA 94550