

AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
THIRD & "H" STREETS

WEDNESDAY, JULY 18, 2012

6:30 P.M.

NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.
UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION
TO HEAR THE MATTER

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **THURSDAY, JULY 26, 2012.**

ROLL CALL **6:30 P.M.**

Commissioners	Baatrup, Chair
	Bouslog, Vice Chair
	Langford
	Azevedo
	Westerman

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Presentation to Stanley Travers.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. APPROVAL OF MINUTES: May 16, 2012

MINUTES

* * * END OF CONSENT CALENDAR * * *

CONTINUED PUBLIC HEARING

2. **UP-12-01** - Compass Commercial requests a use permit for a 24 hour convenience store located at 1708 – 1710 A Street (**APN: 067-243-031**).

STAFF REPORT

Staff recommends that this item be continued to August 1, 2012.

NEW PUBLIC HEARINGS

3. **UP-12-02** – Complete Wireless requests a use permit and design review for a telecommunications facility on an existing PG&E tower, which includes a 12 foot addition to the top of the tower with six panel antennas, an emergency diesel generator, and an equipment enclosure. The project site is located approximately 750 south of the intersection of Wilbur Avenue and Bridgehead Road (**APN: 051-051-024**).
4. **UP-12-03** – Fernandes Towing requests a use permit for a towing storage yard and pickup facility for vehicles located at 437 “O” Street (**APN: 066-124-003**).

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission’s consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

**Regular Meeting
6:30 p.m.**

**May 16, 2012
City Council Chambers**

CALL TO ORDER

Chairman Baatrup called the meeting to order at 6:30 p.m. on Wednesday, May 16, 2012, in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Thursday, May 24, 2012.

ROLL CALL

Present: Commissioners Langford, Azevedo, Travers (arriving at 6:33), Westerman
Vice Chair Bouslog and Chairman Baatrup
Absent: None
Staff: Senior Planner, Mindy Gentry
Ron Bernal, Public Works Director/City Engineer
Associate Civil Engineer, Ahmed Abu-Aly
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: April 4, 2012

On motion by Commissioner Travers, and seconded by Commissioner Langford, the Planning Commission approved the Minutes of April 4, 2012 with the correction on the very last page "Vice Chair Baatrup adjourned the Planning Commission at 8:45 p.m."

AYES: Langford, Bouslog, Baatrup, Azevedo, Travers
NOES: None
ABSTAIN: Westerman
ABSENT: None

END OF CONSENT CALENDAR

CONTINUED PUBLIC HEARING:

4. **UP-12-01** – Compass Commercial is requesting a use permit for a 24 hour convenience store located at 1708 – 1710 A Street (**APN: 067-243-031**).

CA Nerland stated that given there is someone in the audience wishing to speak on this item which is recommended to be continued to June 20, that the Commission may want to take this item first.

Chairman Baatrup clarified that no action would be taken tonight and the item would be continued to June 20.

There was brief discussion between the Commissioners and the gentleman in the audience and it was decided that the gentleman would come back on June 20th for his comments.

On Motion by Commissioner Azevedo and seconded by Commissioner Westerman, the Planning Commission continued UP-12-01 to June 20, 2012.

AYES: *Langford, Baatrup, Bouslog, Azevedo, Travers, Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

NEW ITEM:

2. **PW-150-12** – **The City of Antioch** is requesting a determination that the 2012-2017 Capital Improvement Program is consistent with the General Plan.

Associate Civil Engineer Abu-Aly provided a summary of the staff report dated May 9, 2012.

Chairman Baatrup stated that it was his recollection that there has not been a review of the General Plan or any significant modification and asked staff what has been the driver for implementing these projects. Staff also indicated that the General Plan has not had any significant modifications that would impact the CIP.

ACE Abu-Aly answered that they look at the City's needs, that they meet regularly with Public Works and the different divisions and that they evaluate projects based on funding sources and state mandates to prioritize.

Chairman Baatrup asked staff that given the budget issues the City faces, have these projects been in the plan and are they fully funded to which ACE Abu-Aly responded that they are funded with some grant funding and while a budget is adopted every year, the program is for five years.

There was a brief discussion between staff and the commissioners regarding projects contained in the plan, the calculations of figures given for each project and the tracking process for projects not funded.

On motion by Commissioner Azevedo and seconded by Commissioner Travers, the Planning Commission determined that the City of Antioch 2012-2017 Capital Improvement Program is consistent with the Antioch General Plan.

AYES: Langford, Baatrup, Bouslog, Azevedo, Travers, Westerman
NOES: None
ABSTAIN: None
ABSENT: None

NEW PUBLIC HEARING

3. **The City of Antioch** is proposing to rename “L Street” to “Marina Plaza Parkway.” L Street runs from State Route 4, north to the City of Antioch Marina (approx. 500 ft. north of West 2nd Street).

Public Works Director/City Engineer Bernal provided a summary of the staff report dated May 10, 2012.

He stated that the Planning Commission tonight will be considering adopting the name change and to either recommend adoption to take to the City Council or to deny the request and then it will be taken to the City Council.

Commissioner Langford questioned staff about widening of the roadway by the fairgrounds to which PWD Bernal said the County made improvements along that section years ago but that the City does not presently have funding to widen that area.

OPENED PUBLIC HEARING

Della Rogers, resident at 1121 L Street, spoke to say that she objected to the name change given that she has lived at this address since 1967, that the streets have been laid out with numbers one way and alphabet the other way, and that while she can remember where she lives she can't remember a new street name.

Chuck Rogers, son of Della Rogers, spoke to say that he grew up on L Street since the 3rd grade, that everyone knows his address and can get a hold of him there. He said that too much money is involved, and they would like to leave L Street the way it is.

Allen Payton spoke to say that he was blindsided by this item and just found out about it Monday night. He said that while the idea is not his, in 1996 there was an economic plan that the City developed which was approved by the City Council that year. He said that in 1997, the City Council took a vote on the A Street name change which vote went down 2 to 3 due to so many businesses on A Street which had A Street in their name.

He stated that he has lived here for 21 years, that he has heard people saying that they didn't know there was a river down here and that the former Mayor Freitas said to wait until the freeway widening. He encouraged the Planning Commission to shorten the name to Marina Way and suggested going through with the plan to rename A Street to Second Street as Rivertown Drive.

CLOSED PUBLIC HEARING

Vice Chair Bouslog stated that crossing off the "parkway" would fit better.

Commissioner Azevedo stated that he was not sure that the "plaza" fits and in renaming the street a better word may be considered such as Boulevard, Avenue or Marina Way. He stated he understands the reluctance of the residents as it will have an impact on that area but felt the change would spotlight the marina. He said that as far as the change of A Street to Rivertown that the rest of the community would need to be notified.

Chairman Baatrup asked staff if there was a process for choosing the name Marina Plaza Parkway, to which PWD Bernal said that there is a Marina Boulevard in Pittsburg and per the Fire District they steered away from that. He said that Humphreys' address is 1 Marina Plaza which is why they included plaza in the name and that the name was approved through the police department and the fire department. He stated that if the Planning Commission desired a different name that police and fire input may be needed before taking this to the City Council.

Commissioner Travers stated that while he understands the reasoning and rationale, Marina Way would be shorter.

PWD Bernal stated that the reason for the "parkway" was the parkway concept envisioned in the extra width to the side strip between 10th and 4th Street.

Commissioner Langford stated that he liked the idea of deleting plaza for the name Marina Parkway and while realizing the inconvenience for some neighbors, feels that the timing is right for the cost.

Commissioner Westerman concurred with Marina something, maybe Marina Plaza Way or something shorter.

Commissioner Travers asked to clarify with staff that if it were the Planning Commissioner's desire to change the name that this would go back to police and fire and then come back to the Planning Commission to which PWD Bernal said that the recommendation would be a proposal, that police and fire approval may take a little bit but that given they want to keep this item on the May 22nd City Council Agenda, there was some urgency to move on this tonight.

Commissioner Azevedo stated that since they are not approving the name change

tonight that the Planning Commission can make a recommendation of anything they want and City Council can consider that.

CA Nerland clarified that the resolution can be more precise in the language.

Chairman Baatrup stated that the name is a little more distinguishable, that he does not have a problem with Marina Plaza Parkway but would entertain suggestions from the rest of the Commission.

Vice Chair Bouslog stated that \$40,000 does not sound like a lot, but to the community it is and asked staff if the City looked at other avenues to recoup or offset this cost to which PWD Bernal stated he was not aware of any grants and that they could not look to redevelopment funds given those are no longer available.

Commissioner Langford asked staff if this could be tied to the marina to which PWD Bernal stated that if the marina had funding, they would try to.

Commissioner Travers stated that this is attempting to mitigate the cost and confirmed with staff that this is the best time to do it given that in the future this amount would be much more and would be a long and expensive avenue going through Cal Trans at a later date.

REOPENED PUBLIC HEARING

Allen Payton stated that some other cities who have changed street names continue to have the old name on their signage with the new name below it and said that the letters and numbers for the streets in Antioch are not historical.

Della Rogers said that while it sounds like the Commission is going to change the name she would suggest going around on 4th Street given the signage already on the freeway and leave her end of it alone.

RECLOSE PUBLIC HEARING

Commissioner Azevedo stated that he was reluctant to offer a motion unless there is a name the Planning Commission can all agree on but that if a consensus can be reached, he would be happy to make a motion.

Commissioner Langford said that Marina Parkway is an inviting name and that he would prefer that and to take "plaza" out.

Commissioner Travers stated that he has no problem with Marina Plaza Parkway, feels it would attract more business and home values could go up and stated he is not opposed to it.

Commissioner Westerman stated that while his preference would be a shorter name;

however that Marina Plaza Parkway is acceptable to him.

Commissioner Azevedo made a motion to change the resolution as well as the title recommending the name change to Marina Parkway.

RESOLUTION NO. 2012-**

On Motion by Commissioner Azevedo and seconded by Commissioner Langford, the Planning Commission recommended changing the name of “L Street” from State Route 4 north to the City of Antioch Marina to “Marina Parkway”.

AYES: *Langford, Bouslog, Baatrup, Azevedo, Travers, Westerman*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

ORAL COMMUNICATIONS

Senior Planner Gentry stated that Commissioner Douglas-Bowers has resigned and that a Notice has been posted seeking replacement.

CA Nerland stated that City Council did take action on Mikes Auto Body.

WRITTEN COMMUNICATIONS

Chairman Baatrup stated that he has a newsletter from League of Women Voters if anyone wanted to review it.

COMMITTEE REPORTS

Commissioner Travers said that the RDA Commission met approximately two weeks ago and that a proposal will soon be before the Planning Commission on how to incorporate changes for residential allocations.

Chairman Baatrup asked staff if they could get some feedback on SB 1149 to which SP Gentry said that she could look into it.

ADJOURNMENT

Chairman Baatrup adjourned the Planning Commission at 7:35 p.m.

Respectfully Submitted,
Cheryl Hammers

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF JULY 18, 2012**

Prepared by: Mindy Gentry, Senior Planner *MA*

Date: July 12, 2012

Subject: 7 Eleven – UP-12-01

RECOMMENDATION

It is recommended that the Planning Commission continue this item to August 1, 2012.

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF JULY 18, 2012**

Prepared by: Mindy Gentry, Senior Planner ~~MA~~
Date: July 12, 2012
Subject: **UP-12-02, AR-12-02 – Use Permit and Design Review for a Telecommunications Site**

RECOMMENDATION

It is recommended that the Planning Commission approve a use permit and design review for a telecommunications facility on an existing PG&E tower (UP-12-02, AR-12-02), subject to the conditions contained in the attached resolution.

REQUEST

Complete Wireless, the applicant, requests the approval of a use permit and design review for a telecommunications facility on an existing PG&E tower, which includes a 12 foot addition to the top of the tower with six panel antennas, an emergency diesel generator, and an equipment enclosure. The project site is located approximately 750 south of the intersection of Wilbur Avenue and Bridgehead Road (**APN: 051-051-024**).

BACKGROUND

The approximately 3.5 acre site is owned by Delta Diablo Sanitation District and contains the Bridgehead Lift Station for the purpose of sanitary sewer conveyance. The site also contains a PG&E lattice tower with overhead power lines. The tower is currently 103.7 feet tall.

The property has a General Plan designation of Business Park and has a zoning designation of Planned Business Center (PBC); however is located on the Antioch and Oakley border.

Surrounding land uses and zoning designations are as noted below:

North: City of Oakley with land use designations of Business Park
South: City of Oakley with land use designations of Utility Energy and Business Park
East: City of Oakley with land use designations of Commercial
West: California State Route 160

ENVIRONMENTAL

The project is Categorical Exempt from the provisions of CEQA, pursuant to section 15303 – New Construction or Conversion of Small Structures. This section of CEQA

exempts projects that involve construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

ANALYSIS

Issue #1: Project Overview

The applicant proposes to install six panel antennas on the top of the PG&E tower. The panel antenna assembly would increase the height of the PG&E tower a total of 12' for an overall height of 115.7'. The panel antennas are eight feet in height and would be mounted in groups of two on three sides of the tower.

The panel antenna installation will also be accompanied by an equipment enclosure 441 square feet, which is 21' by 21'. The enclosure would be located within the middle of the tower at the base. The enclosure is proposed to be constructed of masonry block eight feet in height with metal bars and a gable roof. The roof has an overall height of 13'7" and is to be constructed of wood with composition roof tiles. A GPS antenna mounted to a "doghouse" will also be installed on the roof. From the equipment enclosure, coax cables will run up the inside leg of the PG&E tower to the antennas and microwave dish.

The applicant has stated that lowering the antennas to avoid increasing the height of the PG&E tower was explored; however, did not meet the coverage objective. In order to maintain the required coverage objective, the antennas needed to be mounted on the top of the tower. PG&E requires at least a ten foot separation from the transmission lines which would result in a dramatic decrease in the antenna centerline. If the antennas were to be installed below the transmission lines, it would result in a 55' drop and would result in decreased coverage for the area (Attachment B). Further, the applicant has provided a summary and explanation of site alternatives that were explored but not selected (Attachment C).

ATTACHMENTS

- A: Aerial Photo
- B: Coverage Map
- C: Summary of Site Evaluations and Technical Evidence

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2012-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING A USE PERMIT AND DESIGN REVIEW FOR A
TELECOMMUNICATIONS SITE**

WHEREAS, the City of Antioch received a request from Complete Wireless for a use permit and design review for a telecommunications facility on an existing PG&E tower, which includes a 12 foot addition to the top of the tower with six panel antennas, an emergency diesel generator, and an equipment enclosure. The project site is located approximately 750 south of the intersection of Wilbur Avenue and Bridgehead Road (**APN: 051-051-024**); and,

WHEREAS, this project is exempt from the provisions of CEQA pursuant to CEQA Guideline section 15303 – New Construction or Conversion of Small Structures; and

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, the Planning Commission on July 18, 2012, duly held a public hearing, received, and considered evidence, both oral and documentary, and

WHEREAS, the Planning Commission does determine:

1. The granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The telecommunications site will not be detrimental to the public health or welfare or injurious to the property or improvements because the use will occupy an existing PG&E tower. The subject site will provide expanded cell phone and data coverage in this area for Verizon customers.

2. The use applied at the location indicated is properly one for which a use permit is authorized.

The site is zoned Planned Business Center (PBC) and per the Municipal Code, telecommunications sites are allowed with a use permit.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood.

The site is adequate in size and shape to accommodate a telecommunications site as it is currently a sanitary sewer lift station and contains a PG&E tower. All buildings and site features are adequate for this use.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The site is located on Bridgehead Avenue, which is adequate in width and pavement type to carry the traffic generated by the use.

5. That the granting of such use permit will not adversely affect the comprehensive General Plan.

The use is considered a telecommunications site and will not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch does hereby **APPROVE** UP-12-02, AR-12-02, subject to the following conditions:

STANDARD CONDITIONS

1. The project shall comply with the Antioch Municipal Code.
2. The applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
3. Conditions required by the Planning Commission, which call for a modification or any change to the site plan submitted, be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless the site plan meets the requirements stipulated by the Planning Commission and the standards of the City.
4. This approval expires two years from the date of approval (Expires July 18, 2014), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one year extension shall be granted.
5. City staff shall inspect the site for compliance with the conditions of approval prior to final building inspection.

RESOLUTION NO. 2012-**

July 18, 2012

Page 3

8. Any required easements or rights-of-way for off-site improvements shall be obtained by the developer, at no cost to the City of Antioch.
9. An encroachment permit shall be required for all work in the public right of way.
6. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
7. The developer shall pay all required fees at the time of building permit issuance.
8. This approval supersedes previous approvals that have been granted for this site.
9. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.
10. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
11. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 AM to 5:00 PM or as approved by the City Manager or his designee.
12. The project shall be in compliance with and supply all the necessary documentation for AMC6-3.2: Construction and demolition debris recycling.
13. The applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
14. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and any other payments that are due.
15. That standard dust control methods shall be used to stabilize the dust generated by construction activities. Said methods shall be noted on the building plan submittal.
16. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
17. No signs shall be installed on this site without prior City approval.
18. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

19. All requirements of the Contra Costa County Fire Protection District shall be met:
 - a) Manually operated access gates shall be equipped with a non-casehardened lock or approved Fire District lock. (D103.5) CFC.
 - b) Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC.
 - c) The applicant shall submit three (3) complete sets of building plans and specifications of the subject project, including plans for the diesel generator, which has been deferred, to the Fire District for review and approval prior to construction/installation to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1), (901.2) CFC, (107) CBC.

PROJECT SPECIFIC CONDITIONS

20. The developer shall install a plaque on the equipment cabinet that shall identify Verizon as the leaseholder and provide emergency contact information. No other signs shall be installed on this site without prior Planning approval.
21. The antennas and supports shall be treated with a permanent non-reflective finish and match the existing tower.
22. All utilities shall be undergrounded or screened from public view, as approved by the Director of Community Development.
23. All cable and wiring shall be mounted to the interior of the tower leg by cable clips so that no cable or wiring is visible to public view. The wiring shall be painted the match the tower.
24. Additional equipment or antennas, or a change in antennas shall be subject to City staff approval.
25. The improvements shall be completed as shown on the plans dated April 12, 2012, photo simulations and other material samples provided. Any deviations from these approved plans, photos, or material samples shall be approved by City staff prior to construction.
26. The applicant shall maintain all of applicant's facilities free from all graffiti and damage caused by vandalism, accidents, etc. Said graffiti abatement and/or maintenance shall be performed within two (2) business days of first being reported, where reasonably possible.

27. No external light fixtures shall be permitted.
28. The plans shall be revised to show the City easements and the telephone easement shall be rerouted to avoid the City's sanitary sewer easement, as approved by the City Engineer.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 18th day of July 2012.

AYES:

NOES:

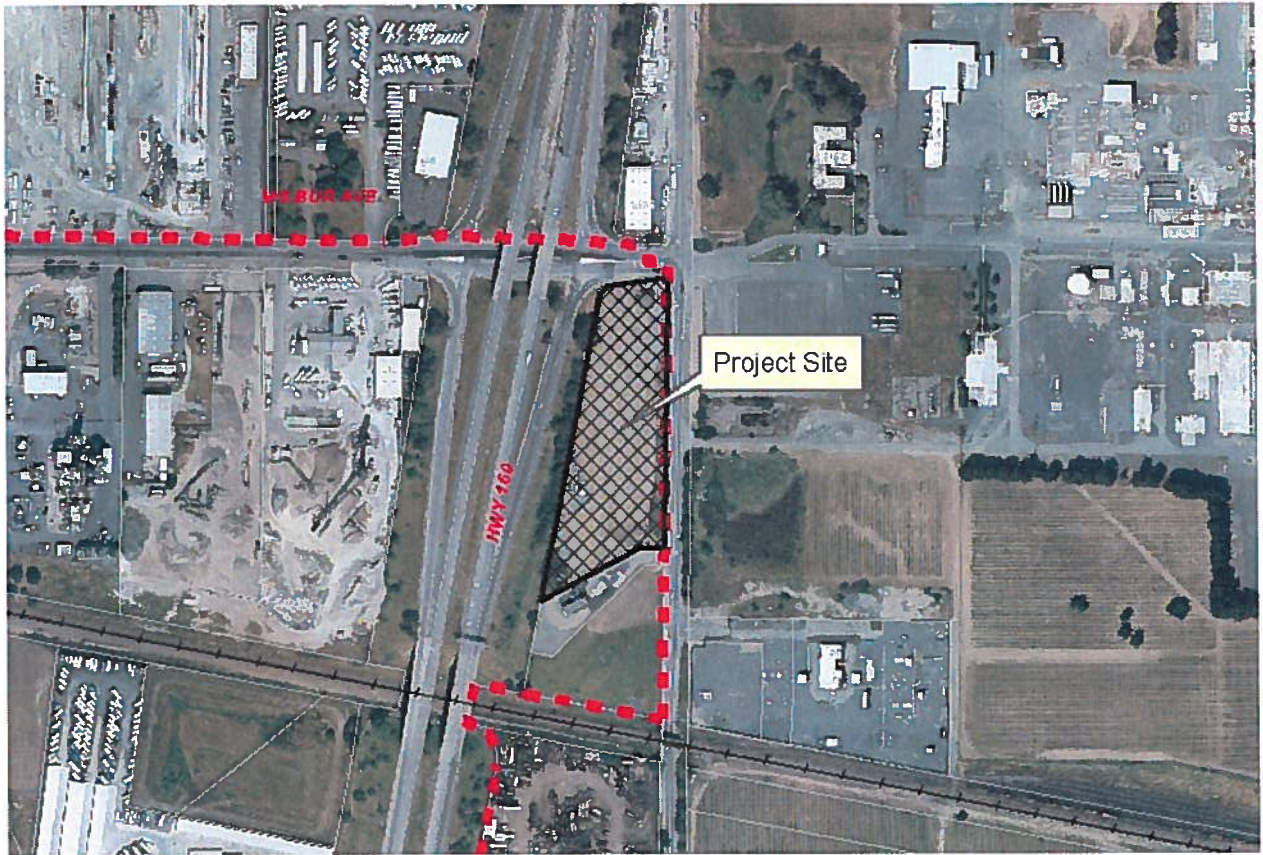
ABSTAIN:

ABSENT:

TINA WEHRMEISTER, SECRETARY TO THE
PLANNING COMMISSION

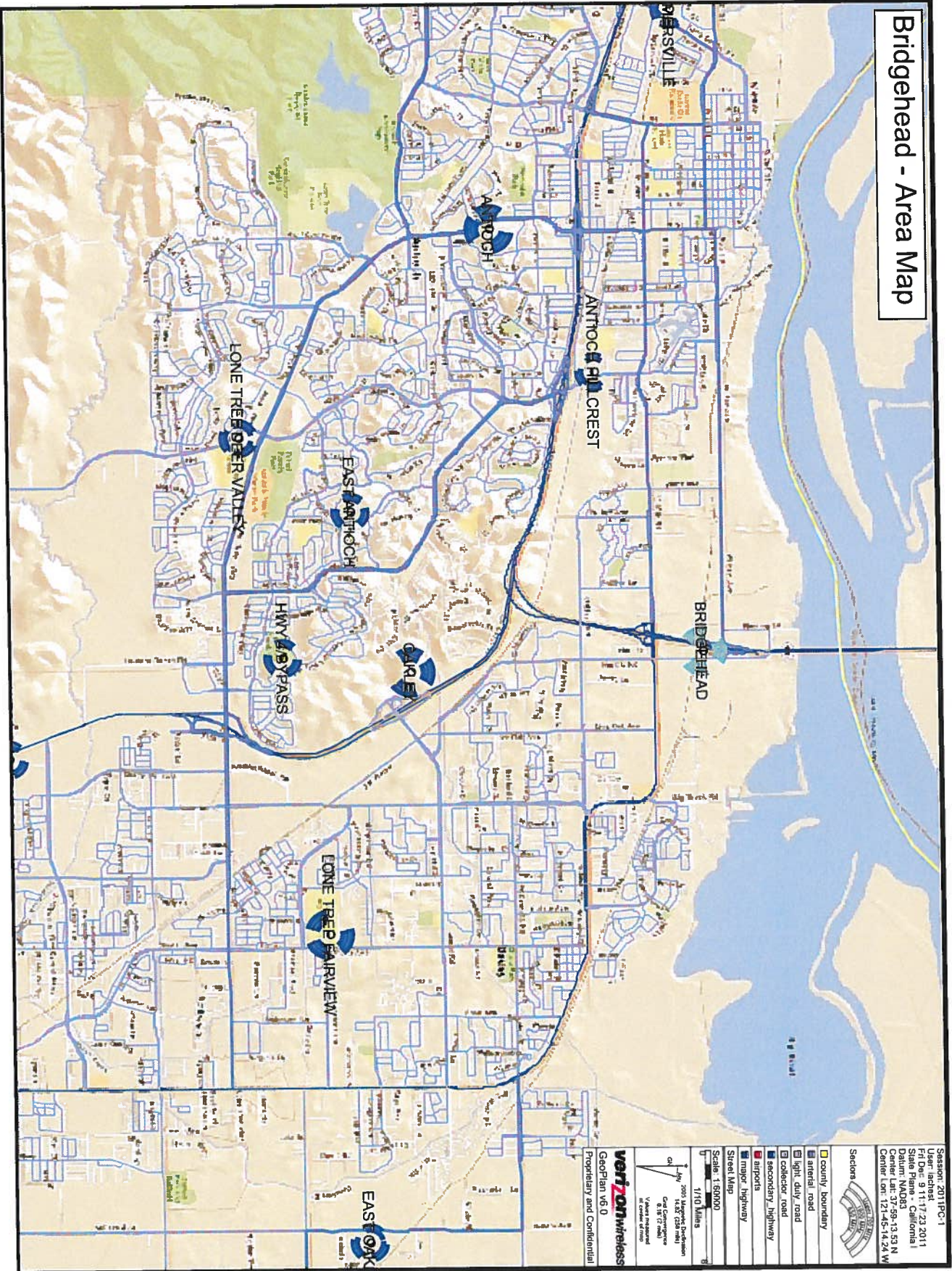
ATTACHMENT "A"

Aerial Photo



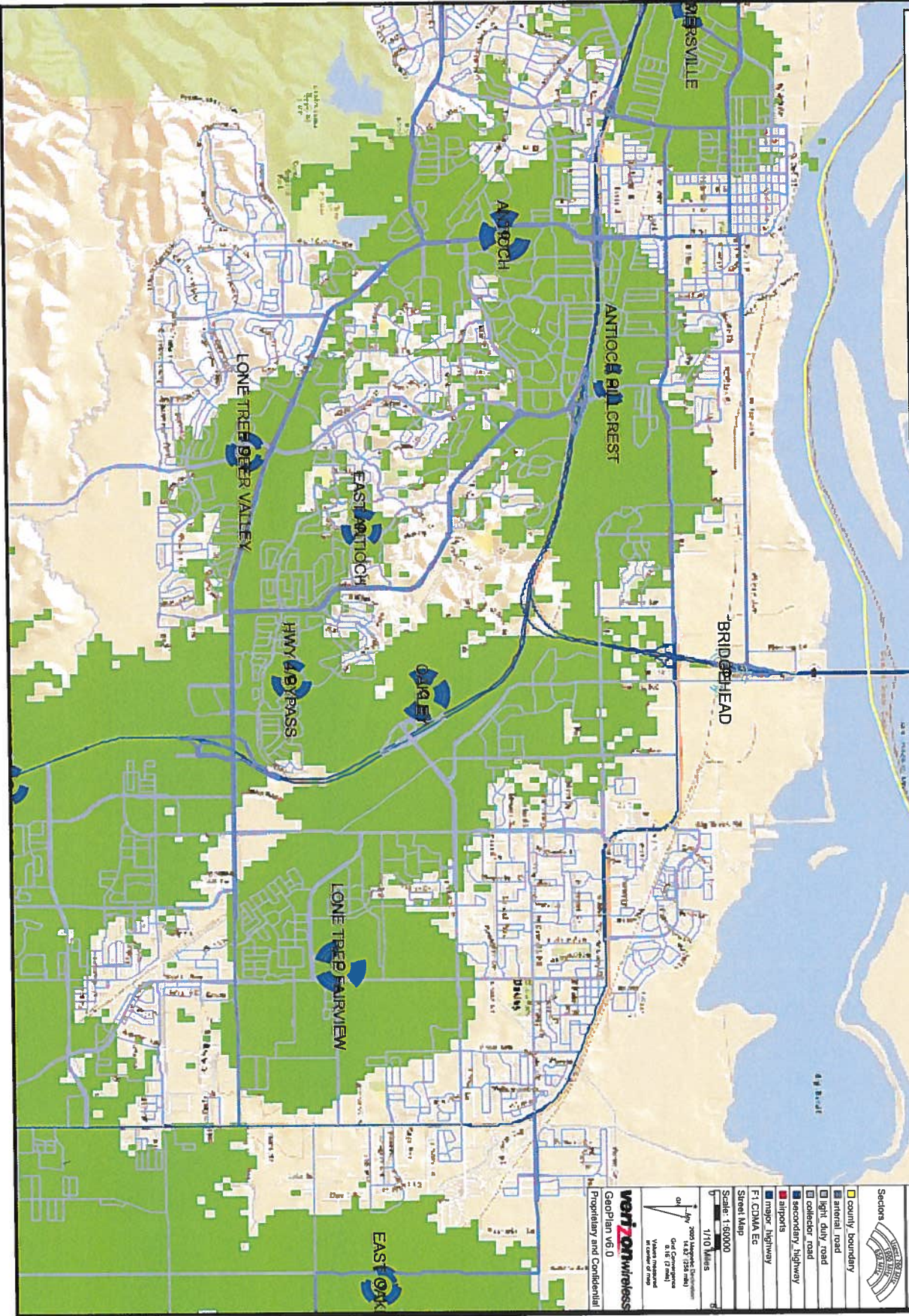
ATTACHMENT "B"

Bridgehead - Area Map

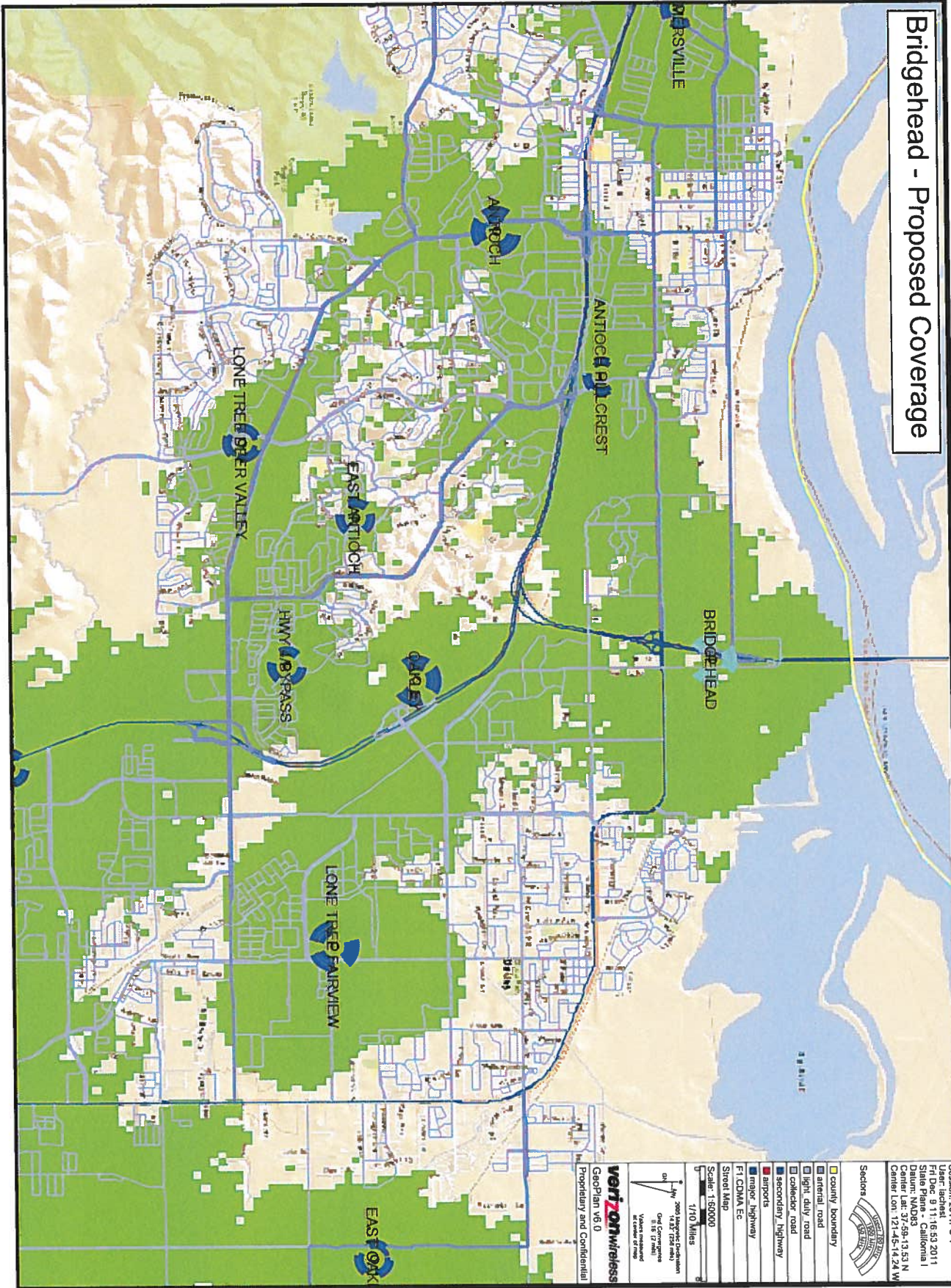


B1

Bridgehead - Existing Coverage



Bridgehead - Proposed Coverage



B3

ATTACHMENT "C"

RECEIVED
APR 16 2012
CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

Alternative Analysis

Verizon Wireless Telecommunications Application "Bridgehead" Collocation on an Existing PG&E Tower APN: 051-051-024

March 21, 2012

**Summary of Site Evaluations and Technical Evidence
Conducted by Complete Wireless Consulting, Inc.**

I. Executive Summary

In 2011 Complete Wireless, Inc. ("CWC") was contracted to identify a wireless site location and design to serve a significant gap in wireless coverage identified by Verizon Wireless in the vicinity of Antioch, Contra Costa County, California. After conducting a thorough research and evaluation of locations for new towers and existing structures in the area that would accommodate a collocation, Verizon determined the proposed PG&E tower to be the best suited location for a wireless facility. The proposed location is a collocation facility that the City has expressed as a priority and is designed to best blend with the surrounding environment. CWC investigated other alternatives and concluded that the presently proposed collocation on APN 051-051-024 is the least intrusive site that can offer the desired coverage to the identified coverage objective.

II. Coverage Objective

Area resident requests, customer complaints and Verizon Wireless RF engineers have confirmed a significant wireless coverage gap in the vicinity of the City of Antioch. The coverage objective is detailed in the attached coverage maps provided by Verizon Wireless RF engineers and is described as minimal to no coverage. Minimal coverage has limited cell coverage inside buildings or vehicles and limits calling and data use substantially. Verizon Wireless' coverage objective is to offer enhanced coverage to the City of Antioch near Hwy 160. This area is lacking Verizon Wireless coverage and data capabilities as denoted by the lack of green on the attached coverage map. This new proposed facility will provide coverage for residents, businesses, and travelers in and around Hwy 160, Main St, and Hwy 4.

III. Methodology

In identifying the least intrusive site location and design, Verizon Wireless looks to local code and general plans to identify the values significant to the local community for placement of wireless facilities. In addition, each proposed site must meet minimum requirements of a willing landlord, feasible construction, road access, available telephone and electrical utilities as well as compliance with local zoning requirements. In completing its site alternatives analysis, CWC first looked for collocation opportunities which could provide service to the identified coverage gap. The identified collocation opportunities ranged from an existing PG&E tower to an existing monopole built by other carriers. The locations listed below are the most immediate collocation opportunities along with one new build possibility closer to the identified coverage objective. Each of the locations were determined to be insufficient in providing the desired coverage due to available ground space for the required equipment, proximity to the desired coverage area, or lack of landlord cooperation and desire to lease. The following is a list of said properties.

1. TowerCo Pole (415-485 Fleming Ln): This site is within the desired coverage objective but would require a 30' tower extension to provide the necessary antenna separation for existing carriers. Additionally, this site had limited ground space not allowing enough room for the required ground equipment needed by Verizon Wireless.
2. PG&E Lattice Tower located on PG&E land (Wilbur Ave): This site is on the outer edge of the desired search ring and thus would not provide the desired coverage. The close proximity to

another existing Verizon Wireless cell facility causes overlapping coverage and limits its ability to cover a larger area that is currently lacking Verizon coverage.

3. CEMEX (3600 Wilbur Ave): This site was diligently sought to provide a new tower as it is within the desired search ring. However, a lease agreement was unable to be reached after CEMEX expressed disinterest in working with Verizon Wireless.

Please see the identified collocation opportunities listed on the existing coverage map attached. The existing Verizon Wireless sites are denoted by the target symbols in dark blue. Verizon Wireless coverage is denoted by green coloring where a lack of coverage is where the green is absent. As you can see, the proposed site location has been chosen to offer enhanced cell coverage to the area on the map along Hwy 160. Alternative 1 is insufficient due to an inadequate amount of available ground space. Alternative 2 is insufficient due to its location on the outer edge of the desired coverage objective and the closer proximity to an existing tower. Alternative 3 is not viable due to unsuccessful lease negotiations with the underlying property owner.

The attached coverage maps are generated by Verizon Wireless Radio Frequency Engineers. These are property of Verizon Wireless and demonstrate weak points of coverage and capacity within their network. Green depicts cell coverage where a lack of green represents areas with little to no Verizon coverage. The proposed collocation is on an existing PG&E tower within Delta Diablo Sanitation District property and meets the desired coverage objective. This location was partially selected knowing the City prefers collocation.

The 12' height extension is proposed to offer the best cell coverage while meeting PG&E's setback requirements from existing transmission lines. The height of the existing tower is 103.7' and will be extended to a total height of 115.7'. With the tower at a height of 115.7' provides a centerline of 111.5' for Verizon antennas. The centerline of the antennas along with other factors such as surrounding topography and physical obstacles play a part in determining the degree of operational path loss or coverage loss. The higher the antennas the greater chance they are shooting a signal above any obstacles that may decrease the operational path of the antennas and also the further the signal can travel. The 111.5' centerline is the minimum height requirement for the desired coverage objective that is available on this tower. If Verizon were to attempt to locate their antennas below the existing transmission lines, the antenna centerline would be roughly 58'. The antennas must be setback at least 10' from existing transmission lines, effectively reducing the centerline to 58' and reducing the ability of this site to meet the coverage objection.

IV. Conclusion

The identified site location and design of the proposed facility represents a thorough and responsible investigation of the alternative collocation possibilities. Of the potentially viable candidates, Verizon Wireless with the help of CWC and Verizon RF engineers have determined the proposed site to be the best available location for a wireless telecommunication facility in order to service the desired coverage objective. This facility is believed to have the least impacts to the community while offering enhanced coverage to local residents, businesses, and travelers. This report has also confirmed that there is no less intrusive and feasible means to provide the needed coverage.