



City of Pittsburg Planning Commission Agenda

11/14/2023

**City Hall Council Chamber
65 Civic Avenue, Pittsburg, CA 94565**

**Regular Meeting
7:00 P.M.**

Planning Commission Members

**Ivelina Popova, Chair
Arlene Kobata, Vice-Chair
Sarah Foster, Commissioner
Alvin Jackson, Commissioner
Donna Smith, Commissioner
Elissa Robinson, Commissioner**

Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais. Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

1. Vacation of 0.012 Acres of a Public Utility Easement at 1000 Buchanan Road, Pittsburg, CA 94565

This is a request for the Planning Commission to provide a recommendation to the City Council to Authorize the Vacation of 0.012 Acres of a Public Utility Easement at 1000 Buchanan Road, Pittsburg, CA 94565.

COMMENTS FROM THE AUDIENCE

CONSENT

2. Minutes

Minutes of October 24, 2023

3. San Marco Villas III Apartments (Village B and C), Extension of Design Review Approval, AP-23-0135 (EXT).

This is a request for a three-year extension of design review approval of plans originally approved on October 6, 2020 (Resolution No. 10155) to construct a 270-unit extension, consisting of 11, new three-story buildings and one clubhouse, to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and Villa Drive (Village B and C). The project site consists of approximately 14.92 acres and is zoned PD (Planned Development, City Council Ordinance No. 12-1362) District. Portion of APN: 091-050-071.

Environmental Determination:

The original project was within the scope of the previously approved Supplemental Environmental Impact Report ("SEIR," State Clearinghouse #91073029) prepared for the San Marco Development Plan Area, and certified by the Planning Commission on October 13, 1992. The project was in substantial conformance with the multi-family residential units analyzed in the SEIR for Village B and C of the San Marco Development Plan area. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified, and no new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects which could require revisions to the SEIR.

4. Dace Enterprises, AP-23-0138 (UP, ADR)

This is a public hearing on a request for approval of a Use Permit to establish an office, business, and administrative use and two ancillary uses within an existing multi-tenant building; and a request for Administrative Design Review approval for exterior building modifications at 675 Railroad Avenue, in the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-171-009.

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities', of the State CEQA Guidelines, section 15301.

PUBLIC HEARINGS

5. Pittsburg Landing AT&T Wireless Facility, AP-23-0144 (DR)

Revised Application for Design Review (DR) to change the design of a previously approved Telecommunications Facility (disguised as an approx. 80-foot-tall flagpole under Design Review Application AP-22-0122) to a water tank design. The project site is an existing industrial building currently occupied by Site One Landscape Supply, Stone Center, located at 2665 Pittsburg – Antioch Highway. The proposal includes 12 antennas and appurtenances and associated ground-mounted generator and equipment cabinet within a 24'x25' (600 sq. ft.) slatted chain-link fenced enclosure. The site is classified as Service Commercial in the General Plan land use map and zoned CS – Service Commercial District. Assessor's Parcel No. 074-100-009.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332

6. Advance Tires, AP-23-0150 (UP)

This is an application filed by Steve Bruno, owner of Advance Tires, requesting approval of a Use Permit to establish a tire sales and installation business within an approximately 1,800-square foot (sq. ft.) space (Suite E) within an existing, approximately 14,000 sq. ft. commercial warehouse located at 520 Garcia Avenue. The property is in the Transit Village Sub-Area of the Railroad Avenue Specific Plan (RASP) and has a land use classification of Business Commercial. Proposed commercial land uses with this classification are regulated by property development regulations in the CC (Community Commercial) District. Assessor's Parcel No. 088-183-052.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the city of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Commission meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

GENERAL INFORMATION

Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning no fewer than 72 hours in advance of the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except city holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission fewer than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city's Planning Department and at the Commission meeting. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the city's website at www.ci.pittsburg.ca.us.



Memorandum

MEMO: November 14, 2023

TO: Planning Commission

FROM: John Funderburg, Planning Commission Secretary

RE: Withdrawal Request for Continued Item No. 2 from the September 26, 2023, Planning Commission hearing: “Vacation of 0.012 Acres of Public Utility Easement at 1000 Buchanan Road, Pittsburg, CA 94565; AP-23-0095”.

AP-23-0095

Planning Application No. AP-23-0095, “Vacation of 0.012 Acres of Public Utility Easement at 1000 Buchanan Road, Pittsburg, CA 94565”, was scheduled as Item No. 2 on the published agenda for the September 26, 2023, Planning Commission hearing. At the request of staff, a continuance for Item No. 2 was requested and granted by the Planning Commission at this hearing. The date of the request by staff was to a date certain of November 14, 2023.

Following the meeting and after additional review by Public Works staff of planning application AP-23-0095, it was determined that the vacation request for 0.012 acres of Public Utility Easement at 1000 Buchanan Road, was described and depicted incorrectly on “Parcel C” of Parcel Map 683-90, originally created with Subdivision 4807. Pursuant to the Subdivision Map Act, the corrective action to rectify this error is to file a Certificate of Correction to Parcel Map 683-90 and not file a request for a “Vacation of a Public Utility Easement”.

On October 23, 2023, the applicant forwarded an email to staff requesting to withdraw planning application AP-23-005 and indicated they are working towards filing a Certificate of Correction to correct the location of the easement on the parcel map.

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

October 24, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair Kobata at 7:00 p.m. on Tuesday, October 24, 2023, at the City of Pittsburg Marina Center, 340 Marina Boulevard, California.

ROLL CALL

Present: Vice-Chair Kobata, Commissioners Foster, Jackson, Robinson, Smith

Absent: Chair Popova

Staff: Director of Community and Economic Development Jordan Davis, Assistant to the City Manager Sara Bellafronte, Assistant Director of Community and Economic Development John Funderburg, Associate Planner Kelsey Gunter, Assistant Planner Ariana Ruiz, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Jackson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item No. 3, a public hearing on a request for approval of a User permit to allow operation of a consulting services business using existing commercial tenant space located at 675 Railroad Avenue was continued to a date specific of November 14, 2023.

Item No. 4, a recommendation to the City Council for approval and adoption of an Ordinance for the Creating of Healthy Communities Amending Titles 5, 8, 9, and 18 of the Pittsburg Municipal Code, to Revise Requirements for a Tobacco Retailer License, Limit Smoking in Specific Locations, Update the Social Host Ordinance, and Add Requirements for Cannabis Businesses, consistent with state law was continued to a date not specified.

COMMENTS FROM THE AUDIENCE

A comment was received from Velather 'Val' Weaver, a Pittsburg resident complementing the Planning Commission and City Staff.

CONSENT

1. Minutes of September 26, 2023

On motion by Commissioner Foster, seconded by Commissioner Robinson to approve the consent item and carried by the following vote:

AYES: Foster, Kobata, Jackson, Robinson, Smith
NAYES: None
ABSTAIN: None
ABSENT: Popova

COMMISSION CONSIDERATIONS

2. Recommendation to the City Council on Adoption of the City of Pittsburgh Sustainability Plan.

A presentation was made to the Planning Commission by Assistant Planner Ariana Ruiz for recommendation to the City Council on the Final Draft of the City of Pittsburgh Sustainability Plan.

Assistant to the City Manager Sara Bellafronte spoke on behalf of the project.

Acting Chair Kobata opened the public consideration.

Public comment was received by the following:

Bruce Ohlson, Pittsburgh resident.

Velather 'Val' Weaver, Pittsburgh resident.

There being no one to speak further on this item, Acting Chair Kobata closed the public consideration.

On motion by Commissioner Robinson, for consideration to recommend the City Council to adopt the City of Pittsburgh Sustainability Plan, seconded by Commissioner Foster.

AYES: Foster, Kobata, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Popova

PUBLIC HEARING

3. Bottom Line Services – Electrical Fence, AP-23-0097 (UP, FHE)

A public hearing request for approval of a Use Permit and Fence Height Exception to install a 10-foot-tall, security fence four to eight inches behind an existing, eight-foot-tall, slatted chain link fence, in order to provide additional security and deter theft and vandalism. The proposed electric fence would be installed along the east and south sides of the building located at 498 East 10th Street in the CS-D (Service Commercial – Downtown Overlay) District. Assessor Parcel No. 085-184-014.

Associate Planner Kelsey Gunter gave a presentation.

Director for Government Relations at AMARK Security Keith Kaneko spoke on behalf of the project.

Acting Chair Kobata opened the public hearing.

There being no one to speak further on this item, Acting Chair Kobata closed the public hearing.

On motion by Commissioner Foster, for approval of a Use Permit and Fence Height Exception to install a 10-foot-tall, electrically-charged security fence, located at 498 East 10th street the CS-D (Service Commercial – Downtown Overlay) District AP-23-0097 (UP, FHE), seconded by Commissioner Smith.

AYES: Foster, Kobata, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Popova

ZONING ADMINISTRATOR REPORTS

The Zoning Administrator submitted two notices of intent to conduct a Zoning Administrator public hearing for the following:

1. Pittsburg Taqueria Beer and Wine Sales; AP-23-0134 (ZA Approval) - to establish the sale of beer and wine at an existing, legally established, full-service restaurant located at 260 Diane Avenue
2. 74 Lorraine Avenue AP-23-0077 (VA) – a variance application for exceptions to setbacks pursuant to PMC Section 18.10.055 and 18.28.020.

The Zoning Administrator also submitted five notices of intent to conduct a Zoning Administrator to Exercise Delegated Design Review Authority for the following:

1. Verizon Wireless Telecommunications Facility – Addition of a Solar Canopy Atop an Existing Enclosure – (AP-23-0114 [ADR]).
2. Fire Water Tank – Pittsburg Solar Boat/RV Storage, AP-23-0127 (ADR)
3. Bank of America 2501 Railroad Avenue, AP-23-0129 (ADR)
4. Car Wash Equipment Enclosure – 7-Eleven, AP-23-0139 (ADR)
5. DISH Network Installation of Telecommunications Equipment on Existing PG&E Power Pole, and new equipment enclosure, AP-23-0133 (ADR and MM).

STAFF COMMUNICATIONS

Secretary Funderburg provided information materials and discussed the tentative schedule for upcoming meetings.

Four (4) items are tentatively being presented at the November 14, 2023, meeting:

1. East Street Estates – Design Review to construct eight new single-family dwellings in an existing subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 sf min.).
2. CP (Pedestrian Commercial) Zone Text Amendment – City initiated updates to the permitted uses in this zone.
3. San Marco Villages Ext – Three-year extension of design review approval of plans originally approved on October 6, 2020 (Resolution No. 10155) to construct a 270-unit extension, consisting of eleven new three-story buildings and one clubhouse, to the existing San Marco Villas apartment complex.
4. Cell Tower – Design Review to change the design of a previously approved Telecommunications Facility disguised as an approx. 80-foot-tall flagpole (under Design Review Application AP-22-0122) to a water tank design. The project site is an existing industrial building currently occupied by Site One Landscape Supply, Stone Center, located at 2665 Pittsburg – Antioch Highway.

There are no tentative scheduled items for the November 28, 2023, meeting.

There were no further staff communications.

COMMITTEE REPORTS

Commissioner Robinson updated the Planning Commission on the Community and Economic Development Subcommittee meeting.

ADJOURNMENT

The meeting was adjourned at 8:31 p.m. to November 14, 2023.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
November 14, 2023**

ITEM: San Marco Villas III Apartments (Village B and C), Extension of Design Review Approval, AP-23-0135 (EXT).

ORIGINATED BY: Douglas Messner, dmessner@spprop.com, (925) 609-6200

SUBJECT: This is a request for a three-year extension of design review approval of plans originally approved on October 6, 2020 (Resolution No. 10155) to construct a 270-unit extension, consisting of 11, new three-story buildings and one clubhouse, to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and Villa Drive (Village B and C). The project site consists of approximately 14.92 acres and is zoned PD (Planned Development, City Council Ordinance No. 12-1362) District. Portion of APN: 091-050-071.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) approving Planning Application No. 23-0135, extending design review approval for three-years for the San Marco Villas III project, subject to conditions.

BACKGROUND: On October 6, 2020, the Planning Commission adopted Resolution No. 10155, providing design review approval for the proposed San Marco Villas III, a 270-unit extension, consisting of 11, new three-story buildings and one clubhouse, to the existing San Marco Villas I and II apartment complex (Planning Application No. AP-20-1498). At that meeting, the Commission considered public comments and then approved the project by a vote of 4-0 (with two absences). According to Condition No. 40 of Planning Commission Resolution No. 10155, the applicant was given three years from the date of the public hearing to obtain a building or grading permit for the project, or to submit a written request to the Planning Division for an extension of approval.

See Attachment 2 for Resolution No. 10155, adopted on October 6, 2020, and Staff Report.

On September 20, 2023, the applicant submitted a request to the Planning Division for a three-year extension of the Design Review term of approval. Pursuant to Pittsburgh Municipal Code (PMC) section 18.36.240, when a written request for extension of approval is submitted within the effective period of approval, it authorizes the reviewing body to extend the period of the approval for Design Review. The three-year extension request was submitted prior to expiration of the resolution, thereby allowing the Planning Commission to consider the request.

PROJECT DESCRIPTION:

The applicant has requested approval of a three-year extension to extend the term of design review approval through November 14, 2026, in order to allow additional time to accommodate building permit review and issuance of the necessary building permits.

No additional changes to the project are proposed at this time, and there have been no changes in regulations applicable to this development since its original approval in 2020.

See Attachment 3 for Architectural Plans, dated March 27, 2020, and Landscape Plans, dated March 18, 2020.

GENERAL PLAN/CODE COMPLIANCE:

General Plan/Zoning: The General Plan land use designation and zoning classification for the site have not changed since the initial project approval on October 6, 2020.

Environmental: The original project was within the scope of the previously approved Supplemental Environmental Impact Report ("SEIR," State Clearinghouse #91073029) prepared for the San Marco Development Plan Area, and certified by the Planning Commission on October 13, 1992. The project was in substantial conformance with the multi-family residential units analyzed in the SEIR for Village B and C of the San Marco Development Plan area. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified, and no new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects which could require revisions to the SEIR.

Public Notice: Although not required, on or prior to November 3, 2023, a "Notice of Public Meeting" for the November 14, 2023, public meeting on this item was posted at City Hall and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the surrounding Nextdoor neighborhoods including: 1) Toscana; 2) San Marco; and 3) San Marco Villas.

See Attachment 4 for the Public Hearing Notice.

ANALYSIS:

Staff believes that there is good cause for a three-year extension of approval as the extension would promote continued orderly development of the San Marco Development Plan Area, and more specifically, development of the currently vacant site which has been envisioned for this type of development since the early 1990's.

The proposed project is consistent with the development that was envisioned for Villages B and C under the San Marco Development Agreement, Development Plan, and PD zoning district, and is therefore considered consistent with the applicable 1988 General Plan. The project does not exceed the maximum allowable density for the PD

District (18 units per acre) and is consistent with the conditions of approval set forth in the ordinance establishing the original PD District. With the inclusion of all original conditions of approval from 2020, the project would also be consistent with the current adopted Development Review Design Guidelines.

Further, staff believes that the proposed project's combination of high-quality architecture, resident amenities, and location in the vicinity of Ray Giacomelli Park and approximately one mile from the Pittsburg/Bay Point BART Station, make this a desirable location for prospective residents, and help meet the need for multifamily housing in the area.

ACTION REQUIRED:

Move to adopt a Resolution approving a three-year extension of the Design Review term of approval for the San Marco Villas III, Planning Application No. 23-0135 EXT.

ATTACHMENTS:

1. Proposed Resolution
2. Adopted Resolution No. 10155 and Staff Report, dated October 6, 2020
3. Approved Architectural Plans, date stamped March 27, 2020, and Landscape Plans, date stamped March 18, 2020
4. Public Meeting Notice and Vicinity Map

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Extending the Design Review Term of	)	Resolution No.
Approval for the San Marco Villas III	)	
Apartments located at the Northwest Corner	)	
of West Leland Road and Villa Drive (Village	)	
B and C) in the San Marco PD (Planned	)	
Development, Ordinance No. 12-1362)	)	
District, AP-23-0135 (EXT).	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On January 19, 1993, the City Council adopted Resolution No. 93-7888, certifying a subsequent environmental impact report (SEIR) for a 2,938-unit project currently known as the San Marco Development. On the same evening that the City Council certified the SEIR, it adopted Ordinance No. 93-1057 zoning the San Marco Development property to a residential PD (Planned Development) District, with a PD Plan consisting of 1,412 single-family residential units and 1,526 multifamily units.
- B. On October 6, 2020, the Planning Commission adopted Resolution No. 10155 providing design review approval for the proposed San Marco Villas III Apartments, a 270-unit extension, consisting of 11, new three-story buildings and one clubhouse, to the existing San Marco Villas I and II apartment complex on an approximately 14.92-acre site located at the northwest corner of West Leland Road and Villa Drive (Village B and C) in the San Marco PD (Planned Development, Ordinance No. 12-1362) District.
- C. Condition No. 40 of Planning Commission Resolution No. 10155, allowed the applicant three years from the date of approval to obtain a building or grading permit for the project, or to submit a written request to the Planning Division for an extension of approval.
- D. On September 20, 2023, the applicant filed Planning Application No. 23-0135, requesting a three-year extension of the term of Design Review approval for the San Marco Villas III project approved by the Planning Commission under Resolution No. 10155 on October 6, 2020. The request was submitted prior to expiration of the resolution, thereby allowing the Planning Commission to consider the request.
- E. The proposed project is governed by the applicable goals and policies of the Pittsburgh General Plan and the Pittsburgh Municipal Code (PMC).
- F. Upon written request submitted within the effective period of approval, PMC

section 18.36.240 allows the original reviewing body to extend the period to exercise an approved design review according to its terms.

- G. The General Plan land use designation and zoning classification for the site have not changed since the initial project approval on October 6, 2020.
- H. On November 14, 2023, the Planning Commission considered the request to approve Planning Application No. 23-0135, extending design review approval for three-years for the San Marco Villas III project, subject to conditions.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “San Marco Villas III (Village B and C), Extension of Design Review Approval, AP-23-0135,” dated November 14, 2023, and based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on November 14, 2023, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. Since the adoption of Planning Commission Resolution No.10155, on October 6, 2020, there have been no General Plan or Zoning Ordinance amendments related to the affected property.
 - 3. The SEIR (State Clearinghouse #91073029) for the project was prepared in compliance with Public Resources Code section 21000 et seq., and there have been no substantial changes to the project or with respect to the circumstances under which the project is being undertaken which require revisions to the SEIR.
 - 4. The design of the project has not changed since the approval of the site plan and architectural plans and elevations for this project, date stamped March 27, 2020.
 - 5. The request for extension of the project review approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240.
 - 6. There is good cause for a three-year extension of the approval at this time, as it will afford the applicant additional time to secure required building and grading permits, as well as promote continued orderly development of the San Marco Development Plan Area, and more specifically, development of the currently vacant site which has been envisioned for this type of development since the early 1990’s.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby extends the term of Design Review approval for Planning Application No. 20-1498 (DR), subject to all of the conditions of Resolution No. 10155, with the exception of Condition No. 40, which is replaced by the following:

40. The design review approval will expire on November 14, 2026, unless, prior to that date, the use has been established and a building permit or grading permit has been issued for the site improvements authorized herein. The approval shall be valid for no more than twelve months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 14th day of November 2023, by the Planning Commission of the City of Pittsburg, California, by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on November 14, 2023.



JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



701.03

PC

RESO

10155

10-06-2020

HP



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

Date: 10/9/20

Dear Applicant:

SUBJECT: RESOLUTION No. 10155

Enclosed is a copy of the resolution adopted by the Planning Commission. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 10155
Standard Conditions of Development

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review	)	
Approval for a 270-Unit Extension of the	)	
Existing San Marco Villas Apartment	)	Resolution No. 10155
Complex Located East of Villa Drive, for	)	
"San Marco Villas III Apartments, AP-20-	)	
1498 (DR)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On February 7, 2020, Louis Parsons on behalf of Discovery Builder, filed Design Review Application No. 20-1498 requesting design review approval of plans to construct a construct a 270-unit extension, consisting of eleven new three story buildings and one clubhouse, to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and San Marco Boulevard with access off of Villa Drive. The project site consists of approximately 14.92 acres and is zoned PD (Planned Development, City Council Ordinance No. 12-1362) District. APN: 091-050-047.
- B. In 1992, the City of Pittsburg and SEECON Financial and Construction Company entered into a development agreement (San Marco Development Agreement) for the construction of up to 2,938 residential units on 639 acres in Pittsburg's Southwest Hills Planning Subarea.
- C. In 1993, the City Council adopted Resolution No. 93-7888, Ordinance No. 93-1057, and Resolution No. 93-7890, certifying a subsequent environmental impact report (SCH #91073029), establishing a 'Planned Development' zoning district, and approving a vesting tentative map (Subdivision No. 7362) for the San Marco Development Plan.
- D. The San Marco Development Agreement and Development Plan authorize construction of up to 1,412 single family residential and 1,526 multi-family residential units throughout 14 'villages' and require dedication of approximately 19.2 acres for construction of a school and three community parks. To date, the entire San Marco Development area is close to 70% built out.
- E. The San Marco Development Agreement is currently set to expire in 2032. Pursuant to the original San Marco PD (Ordinance No. 93-1057), design review approval is required prior to construction of any phase of development in the San Marco Development Plan area.

- F. On August 28, 2019, the applicant filed a Preliminary Plan Review application (AP-19-1458) for the proposed project within the San Marco Development area in order to solicit early feedback from the Planning Commission and city staff on the proposed design and layout of the site.
- G. On October 8, 2019, the Planning Commission held a study session to review the preliminary plan, and the following general feedback was provided for the applicant to consider: 1) use landscaping to enhance hillside views; 2) provide concealment or buffering of building elevations from view; 3) provide pedestrian and bicycle connections to orient users towards the BART station; 4) explore providing vehicle access off of W. Leland Road; and 5) create a mitigation plan for consistent weed abatement.
- H. On February 7, 2020, the applicant filed a Design Review application (AP-20-1498), requesting approval of the project as described in the project description above. As part of the newly submitted application, the applicant included installation of a mix of mature coast live oak, olive and cypress trees along the perimeter of the site, all private landscape areas will be maintained regularly for weed abatement, and will upgrade the existing Class 2 Bikeways on W. Leland Road to a Class 4 Bikeway to address the recommendations made during the preliminary plan review process.
- I. On September 8, 2020, the Planning Commission held a regular meeting to consider the proposed project; however, the Planning Commission voted 4-3 to continue the public meeting before the staff presentation was made. The item was scheduled again for consideration on September 22, 2020; however, it was pulled from the agenda for another continuance.
- J. The proposed project is governed by the policies and development standards in the 1988 Pittsburg General Plan, the San Marco Development Plan and the Pittsburg Municipal Code (PMC), all of which predate the San Marco Development Agreement which took effect on July 1, 1993.
- K. Development of the project site (Village B and C) was envisioned in and is consistent with the San Marco Development Plan. The San Marco Development Plan was determined to be consistent with the applicable General Plan (1988) at the time it was approved.
- L. The proposed project is exempt from the requirements of the City's Inclusionary Housing Ordinance (PMC Chapter 18.86) adopted in 2004 because the project is subject to the San Marco Development Agreement. Provisions of this agreement expressly prohibit the application of new City rules, regulations and policies that come into effect after July 1, 1993.
- M. The proposed project is within the scope of the Subsequent Environmental Impact Report (SEIR, SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The project is in substantial conformance with the multi-family

residential units analyzed in the SEIR for Village B and C of the San Marco Development Plan area. Furthermore, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified.

- N. Design review approval can be granted by the Planning Commission if the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), which is summarized below:
1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
 2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
 3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
 4. the structure is in harmony with proposed developments on land in the general area; and
 5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.
- O. On October 6, 2020, the Planning Commission held a public meeting on Design Review Application No. 20-1498, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "San Marco Villas III , AP-20-1498 (DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that: All recitals above are true and correct and are incorporated herein by reference.
1. The proposed project is within the scope of the Subsequent Environmental Impact Report (SEIR, SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The project is in substantial conformance with the multi-family residential units analyzed in the SEIR for Village B and C of the San Marco Development Plan area. Furthermore, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified.

2. The structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed project is consistent with the design of San Marco Villas I and II. Similar to San Marco Villas I and II, the proposed project (Villas III) features 'Mediterranean' architecture with Italian influences. The proposed project will be internally connected to San Marco Villas I and II which offers a unique multi-family living opportunity to Pittsburg residents with its estate-like layout, large open landscaped areas, and extensive amenities.
 3. The structures will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that mitigation measures for these factors have been evaluated in the Subsequent Environmental Impact Report (SEIR) prepared for the San Marco Development Plan. The mitigation measures will be implemented with the construction of the proposed project.
 4. The exterior design and appearance of the structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance. The proposed structures are attractive and evoke the feeling of a grand estate/resort which is appropriate for the proposed site given its high visibility from State Highway 4.
 5. The structures are in harmony with proposed developments on land in the general area, in that the proposed architecture and theme of the entire San Marco Villas Apartments are complimentary to the overall architectural theme of the detached single family homes in the San Marco Development Plan area.
 6. Although not required for this project (given the terms of the San Marco Development Agreement), the application will conform with the city adopted Development Review Design Guidelines (DRDGs), specifically sections I.a, VI.C.3, VI.C.5, VI.C.7, and VI.C.8 if: 1) AC units are substantially screened from public view; 2) rewiring for solar panels is provided on all new carports; 3) all garages are rewired for EV charging; 4) at least 56 bike parking spaces (one per each ten auto parking spaces provided on site) are provided for guests within outdoor racks, to be evenly distributed throughout the site; 5) permanent wall mounted bike storage systems are provided within each garage unit for residents; and 6) the project incorporates the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310.
- B. The staff report entitled, "San Marco Villas III (Village B and C), AP-20-1498 (DR)," dated October 6, 2020, is referenced hereto as additional support for the findings.

Section 3. Decision

- A. Based on the findings set forth in Section 2 above, the Planning Commission hereby approves Design Review Application No. 20-1498, subject to the following conditions:
1. The project shall be constructed in substantial conformity with the project plans and materials sample board, date stamped March 27, 2020, except as hereinafter may be modified.
 2. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931, shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and this Resolution, this Resolution shall prevail.
 3. The project shall be designed to comply with the mitigation measures and performance standards specified in the San Marco Subsequent Environmental Impact Report for potential noise impacts. These measures shall be reflected on building and site development plans and shall be subject to review and approval by the Planning Division prior to issuance of a site development permit or building permit. Alternatively, the developer may comply with this condition of approval by submitting an acoustical study conducted by a professional acoustical engineer that evaluates the existing noise levels on the site and recommends measures necessary to attain the acceptable noise level performance standards established in the City's current General Plan for multi-family development. If an acoustical study is prepared, it shall be submitted to the Planning Division for review and approval prior to issuance of a grading permit. If applicable, any new recommended mitigation measures identified in the acoustic study shall be implemented in the building plans and site development plans for the project and shall be subject to review and approval of the Planning Division prior to issuance of a site development permit or building permit.
 4. The applicant shall comply with the Mitigation and Monitoring Plan (Exhibit A of this Resolution) identified in the San Marco SEIR (SCH #91073029) for the San Marco Development Plan area.
 5. All AC units shall be substantially screened from view in a manner that is deemed acceptable to the Planning Manager or his or her designee. Acceptable screening may include the use of structural screen or adequately sized landscaping.
 6. All new trash enclosures shall match the design of enclosures constructed in San Marco Villas I and II. Specifically, trash enclosures shall incorporate a matching tile and hipped roof. Final design shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.

7. Solar panel prewiring shall be provided on all new carports.
8. Prewiring shall be provided in all garages for electric vehicle charging units.
9. At least 56 outdoor bicycle parking spaces shall be provided for on site for guests. Bike racks shall be evenly distributed throughout the site. Final design and location of bike racks shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.
10. Permanent wall mounted bike storage systems shall be provided inside of each garage unit for use by residents.
11. At least 10 percent of the total parking spaces shall be supported by electric vehicle charging conduit or infrastructure. Final design and location of EV stalls shall be subject to review and approval by the Planning and Building Division prior to the issuance of a building permit.
12. The project shall incorporate the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310.

Engineering Fees:

13. Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 4.5% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of an engineering permit.
14. Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 6% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.
15. Facility Reserve Charge. Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburgh Facilities Reserve Charge (PMC

Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of building permit issuance. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City.

16. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.
17. GIS Update. Prior to the issuance of an engineering permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is \$0.05/sf of parcel for non-residential uses.

Engineering Submittals:

18. Improvement Plans. The applicant shall submit five (5) copies of the engineering plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
 - a) A Site Plan
 - b) A Grading and Drainage Plan
 - c) A Utilities Plan
 - d) A Landscaping and Irrigation Plan
 - e) An Erosion and Sedimentation Control Plan
 - f) Offsite Improvements due to Project Impacts
19. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.
20. Supplemental Studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs shall be paid at the time of first plan check submittal, and they may include all costs associated with the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

NPDES Requirements:

21. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:
- a) Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
 - b) Providing covered trash, food waste, and compactor enclosures.
 - c) Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
 - d) Minimizing the amount of directly connected impervious surface area.
 - e) Marking all storm drains with "No Dumping, Drains to Delta" messages.
 - f) Constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
 - g) Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards:
 - i. Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
 - ii. Dumpster drips from covered trash and food compactor enclosures.
 - iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv. Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.
22. Stormwater Pollution Protection During Construction. Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

Engineering Exactions (CFD inclusion):

23. Annexation Documentation for CFD 2007-1. The applicant shall agree to annex the project parcel into Community Facilities District 2007-1, which is for park maintenance facilities. The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The applicant shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park

Maintenance Community Facilities District (CFD 2007-1), prior to the issuance of any building or engineering permits.

Engineering Conditions

24. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburgh Municipal Code.
25. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburgh Municipal Code as determined by the City Engineer. Issuance of a Site Development Permit will be required whereby specific engineering requirements will be made as conditions of approval.
26. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.
27. Provide adequately sized trash and recycling containers, housed in a covered enclosure. Water service should be provided within the trash enclosure and drainage within should be plumbed to the sanitary sewer conveyance system. Grades around the enclosure should prevent stormwater run-on from entering the enclosure.
28. Off-Site Capacity Evaluation. The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.
29. Fair Share Traffic Improvements. The applicant shall pay a fair share of the cost of widening of northbound San Marco Boulevard north of West Leland Road to allow for a full free-right turn from westbound West Leland Road onto San Marco Boulevard.
30. Transit Incentive. The applicant shall provide future tenants a transit incentive in the form of a free one-month pass for BART or Clipper Card for Tri-Delta Transit Use.
31. Create Parcel. The applicant shall file a map to create the parcels for the project, portion of the West Leland Road extension, and the Pump Station Parcel.
32. Upgraded Bikeways. Prior to issuance of a certificate of occupancy for the project, the applicant shall upgrade the existing Class II bike lanes located along both sides of West Leland Road between Villa Drive and San Marco Boulevard to Class IV separated bikeways. The separated bikeways shall be designed consistent with the guidance provided in Caltrans Design

Information Bulletin 89-01. The type of vertical element separation used in the new bikeways shall be determined by the City Engineer in consultation with the Planning Manager. The bikeway installation costs shall be credited toward the Local Traffic Mitigation Fees for the cost of the improvements required for the bike lane modification.

Standard Conditions:

33. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburg Municipal Code.
34. The applicant shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.
35. The applicant shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand.
36. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburg Municipal Code.
37. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
38. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.
39. The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of the project approval, subsequent project approval, or other action arising out of, or in connection with, or the project approvals. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at Applicant's sole cost and expense. The applicant may select its own legal counsel to represent applicant's interests at the applicant's sole cost and expense. The applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

40. This approval will expire on October 6, 2023, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Croskey, seconded by Commissioner Coniglio, the foregoing resolution was passed and adopted the 6th day of October 2020, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Bhasin, Croskey, Coniglio, Foster

NAYES: Moreno

ABSTAIN: None

ABSENT: Nguyen, Robinson

I hereby certify that the above Resolution No. 10155 was adopted by the Planning Commission of the city of Pittsburg on October 6, 2020.


KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

All projects approved by the Planning Commission must meet the following standard conditions unless specifically exempted by the Commission or Council.

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.

2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities.

Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)

4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."

5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.

7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.

8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.

9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.

10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

owner and prohibit parking on the public street for long than 72 hours.

11. All retaining wall adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Planning Division.

12. The design of any masonry soundwall shall be approved by the Planning and Building Department. It shall match or harmonize with existing soundwalls of neighboring projects along that street.

B. Architecture.

1. All mechanical, irrigation, ground and/or roof mounted equipment shall be architecturally screened from view from all public right-of-ways prior to issuance of certificate of occupancy.

2. All trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access. The enclosure shall have materials and colors consistent with the primary building.

3. All vents, gutters, downspouts, flashing electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless otherwise directed by the Planning Commission.

4. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

5. Finish quality of exterior design elements including, but not limited to, building façades and landscaping shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.

C. Landscaping.

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to Certificate of Occupancy.

2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.

3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.

4. All slope banks in excess of five (5) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, slope banks in excess of eight (8) feet in vertical height and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.

5. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required

irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburgh, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:
(a) the City bears its own attorneys' fees

and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.

4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.

5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.

6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburgh Municipal Code.

8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

9. The site shall be maintained in a neat and clean manner free of trash and debris.

10. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.

11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall compliment the site and building architecture.

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was built (As-Built) at the discretion of the Planning and Building Director.

E. Standard Conditions of Approval
Requiring Minimum Construction Site
Management Practices

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.

3. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use "Any Source Control" BMP (Best Management Practice) as listed in the California Storm Water Best Management Practice Handbook for storm water run-off for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 6, 2020**

ITEM: San Marcos Villas III Apartments, AP-20-1498 (DR)

ORIGINATED BY: Louis Parsons on behalf of Discovery Builders, Inc., 4021 Port Chicago Highway, Concord, CA 94520

SUBJECT: This is a continued public meeting on a request for approval on a design review application to construct a 270-unit extension, consisting of eleven new three story buildings and one clubhouse, to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and San Marco Boulevard with access off of Villa Drive. The project site consists of approximately 14.92 acres and is zoned PD (Planned Development, City Council Ordinance No. 12-1362) District. APN: 091-050-047.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No.10155, recommending Planning Commission approval of Design Review No. AP-20-1498, subject to conditions.

BACKGROUND:

On April 3, 1990, the City Council adopted Ordinance No. 90-990 certifying a Subsequent Environmental Impact Report (SEIR) authorizing the execution of the Southwest Development Agreement for the property currently known as the San Marco Development. The San Marco Development Agreement (DA) provided vested rights for the development of up to 2,938 residential units (including 1,412 single family residential and 1,526 multi-family residential units) across 639 acres in Pittsburg's Southwest Hills, and established provisions for land use regulations, fees, assessments and infrastructure.

On August 28, 2019, the applicant filed a Preliminary Plan Review application (AP-19-1458) for the proposed project within the San Marco Development area in order to solicit early feedback from the Planning Commission and city staff on the proposed design and layout of the site.

On October 8, 2019, the Planning Commission held a study session to review the preliminary plan, and the following general feedback was provided for the applicant to consider: 1) use landscaping to enhance hillside views; 2) provide concealment or buffering of building elevations from view; 3) provide pedestrian and bicycle connections to orient users towards the BART station; 4) explore providing vehicle access off of W. Leland Road; and 5) create a mitigation plan for consistent weed abatement.

On February 7, 2020, the applicant filed a Design Review application (AP-20-1498), requesting approval of the project as described in the project description above. As part

of the newly submitted application, the applicant included the installation of a mix of mature coast live oak, olive and cypress trees along the perimeter of the site, all private landscaping areas would be maintained regularly for weed abatement, and they agreed to upgrade the existing Class 2 bikeways on W. Leland Road to a Class 4 bikeway to address the recommendations made during the preliminary plan review process.

On September 8, 2020, the Planning Commission held a regular meeting to consider the proposed project; however, the Planning Commission voted 4-3 to continue the public meeting before the staff presentation was made. The item was scheduled again for consideration on September 22, 2020; however, it was pulled from the agenda for another continuance.

DA History: On February 1, 1993, three years following the initial approval of the DA, the City Council adopted Ordinance No. 01-1187 which extended the term of the San Marco DA agreement from 2002 to the year 2020. Initial construction of residential units in San Marco began in 2001. On July 19, 2010, the Council approved Ordinance No 10-1326, the second amendment to the DA, which revised the map exhibit of the DA to remove 1.41 acres that the developer wanted to develop for a commercial gasoline station, rather than a residential use. On April 15, 2013, the Council approved Ordinance No 13-9941, the third amendment to the DA, to extend the agreement into the year 2032, among other items, including park improvements and annual payments for DA compliance reviews. To date, the entire San Marco Development area is close to 70% built out.

PROJECT DESCRIPTION:

Existing Conditions: The total project site of parcel 091-050-047 is 47.43 acres of vacant land bounded by State Highway 4 to the north, West Leland along the south property line, and is accessible via Villas Drive to the east. The applicant, Discovery Builders proposes to develop the Villas III project on approximately 14.92 acres and would leave the remaining acreage undeveloped. The property has a 50-foot wide PG&E transmission tower line easement running northwest to southeast of the property and another 20-foot public utility easement running southwest to northeast across the site.

Surrounding Land Uses: The San Marcos Villas III site is bordered by State Highway 4 to the north, Villas Drive and San Marcos Villas I and II to the east, “Bellagio” or San Marcos single-family Village “L” to the south, and vacant land to the west, which is proposed to remain undeveloped at this time. The “Project Location Map and Existing Conditions,” are included as Attachment 3.

Proposed Project: The project includes construction of a 270-unit multi-family development at the site. In total, there would be 90 one-bedroom, one-bathroom units, and 180 two-bedroom, two-bathroom units proposed. There would be four different building types, including three 12-unit buildings (Type A), three 24-unit buildings (Type B), one 30-unit building (Type C), and four 36-unit buildings (Type D). Six garages

would be made available to residents and they would be located along the eastern and southern perimeter of the development.

The proposed project consists of eleven total, three story “village-orientation” walk-up apartment buildings. The building elevations are primarily textured stucco with decorative wrought iron finishes that utilize an Italian influenced “Mediterranean” style, which would be complementary to the existing Villas I and II apartments to the east. A variety of arched windows, grid patterned glass, decorative windows with cross-grilles, and decorative blue tiled design features, mimicking arched windows, provide architectural relief on all elevations. Villas III would be painted using similar colors that would match the existing cream, brown, and burnt orange tones used on the Villas I and II developments. Tiled hipped roofing and ornamental square cupolas with decorative tile would be used on all four building types. The Villas III project would also include installation of corresponding site improvements such as, landscaping, walkways, drive aisles, parking, lighting and multiple trash enclosures. In addition, site amenities would include a clubhouse, covered loggias with outdoor seating areas, and an expansive pool and spa.

The complex would be accessible through Villas Drive on the east and via pedestrian opening from Villas II on the eastern property line. One decorative vehicle entry gate with security call box would be located at the end of Villas Drive within the interior of the project site and is proposed to be perpendicular to the West Leland Road frontage, reducing the visual impact of the gates.

CODE COMPLIANCE:

General Plan: The San Marco Development Plan area is subject to a Development Agreement between the City of Pittsburg and SEECOM Financial and Construction Company. The San Marco Development Agreement took effect on July 1, 1993 and is currently set to expire in 2032. The San Marco Development Agreement ‘locked’ in the land use regulations at the time it was originally adopted; therefore, the current 2001 General Plan and some of the newer zoning regulations do not apply to the proposed project. At the time the San Marco Development Agreement, Development Plan, and Planned Development District were approved, they were determined to be consistent with the 1988 General Plan, which is the preceding General Plan version that would be applicable to the proposed project. The current proposed development is consistent with the San Marco Development Agreement, Development Plan, Planned Development District, and the applicable 1988 General Plan.

Measure J/ Draft Active Transportation Plan: The project is subject to compliance with the Contra Costa County “Measure J” Growth Management Program and the provisions of the Transportation Element of the General Plan. In order to comply with the requirements of Measure J, which keeps the City eligible for regional transportation funding, the applicant prepared a Traffic Impact Study (TIS) prepared by Abrams Associates dated July 31, 2020 (included as Attachment 4), and was reviewed by the City’s Traffic Engineer. The only physical improvement recommended by the TIS, was

the installation of a Class IV bike lane on both sides of West Leland Road from Villa Drive to San Marco Boulevard.

Inclusionary Housing Ordinance: The proposed project is exempt from the requirements of the City's Inclusionary Housing Ordinance (PMC Chapter 18.86) adopted in 2004 because the project is subject to the San Marco Development Agreement. Provisions of this agreement expressly prohibit the application of new City rules, regulations and policies that come into effect after July 1, 1993.

Zoning: The current zoning for the site is PD (Planned Development District, Ordinance No. 12-1362). Development of the project site is regulated by the conditions of approval set forth in the ordinance establishing the PD District. As per Condition 36 of PD District 12-1362, all applicable regulations of the Pittsburg Municipal Code (PMC) including zoning regulations where not otherwise specified in the resolution, shall apply. Those sections of the PMC which applied on or before July 1, 1993, apply to this project unless otherwise specified in the San Marco Development Agreement or Development Plan. The project is consistent with those PMC policies, including building height, minimum lot area, off-street parking, and other regulations applicable to multi-family housing that were not otherwise specified in these entitlements. At a height of approximately 40 feet, the proposed buildings would be under the maximum allowable height of 45 feet (PMC section 18.32.040, 1987). A minimum of 1,815 square feet of lot area is required per unit (PMC section 18.32.050, 1987). The San Marco Villas Development would provide over 3,042 square feet per unit.

As per Condition 10, apartment and townhouse villages shall have substantial landscape areas in order to reduce visual impacts from Highway 4. The proposed project would provide substantial landscaping, including a mix of trees, shrubs, and herbaceous plants adjacent to Highway 4. The proposed landscape coverage for San Marco Villas III is 37 percent while neighboring Villas I and Villas II have 55 percent and 31 percent, respectively. The entire complex exceeds the minimum requirements for new apartment projects in the standard high-density residential zoning district of the PMC which requires a minimum 20% landscape coverage (PMC 18.20.105).

It should also be noted that Condition 21 requires that recreational vehicle (RV) storage area shall be located on one of the villages containing apartments or townhouses. The size, location and design shall be approved by the Community Development Director. Management and maintenance of the RV facility shall be the responsibility of the apartment owner or townhouse homeowner's association. Regulations shall give first priority to residents of the project with provisions to allow use by the general public.

An RV storage area is not proposed at this time. Given that the remaining multifamily sites (Remaining Village C (60 units), and Village O) have yet to be developed, approval of the proposed project would not prevent future implementation of this condition of approval.

Density: The proposed project falls primarily within the area designated as 'Village C' and the remaining portion of 'Village B'. Village B is a 34-acre site with 471 residential apartment units planned. To date, Villas I and II was constructed with 462 units. The proposed project would provide the remaining nine units envisioned under the Development Agreement to complete the final build out of "Village B".

Additionally, the Development Agreement indicates that Village C is proposed as a 59.6-acre site with 339 residential apartments to be built to townhouse standards. The proposed project is a 14.92-acre site with 270 residential apartment units constructed in a townhome design. This would leave 44.68 acres (75 percent) undeveloped and 60 of the 339 units of the Village C site available for future development.

It should be noted, however, that this is not a final density calculation when taking into account the full build out potential identified for Village C. With significant undeveloped area left within Village C, the proposed project density of 17.2 per acre, the remaining vacant area provides opportunity for the final density of Village C to balance at or below the maximum allowable density envisioned under the San Marco Development Plan to be determined under a later application.

Parking: The parking ratio for multifamily residential uses is one space per unit, including one covered space, plus $\frac{1}{2}$ a space for each unit containing two or more bedrooms (PMC section 18.32.080, 1987). Based on this ratio, the total parking requirement for the proposed project is 360 spaces. A total of 561 parking spaces have been proposed for distribution throughout the project site, including 34 garage spaces, 272 carport spaces, and 254 uncovered spaces. Consistent with neighboring Villas II): 1) that the applicant provide at least one bike rack space per ten vehicular parking spaces provided and that the bike racks be evenly distributed throughout the site; and 2) that the applicant provide permanent wall mounting systems for use by residents inside of each garage for secure bicycle parking. Additionally, the proposed plans indicate that the project will include electric vehicle charging infrastructure, which will provide approximately 10 percent (57 stalls) of parking stalls to be available for electric vehicles.

Development Review Design Guidelines: The Development Review Design Guidelines (DRDGs) were adopted on November 9, 2010 and are therefore not applicable to this project given the terms of the San Marco Development Agreement. However, similar to Villas I and II, the proposed project is consistent with applicable DRDG sections, most notably, DRDG section I.a: Reliefs and architectural treatments should be provided on all building elevations providing 360 architecture.

Furthermore, although not required, the application would conform with DRDGs sections I.a, VI.C.3, VI.C.5, VI.C.7, and VI.C.8 if: 1) AC units are substantially screened from public view; 2) prewiring for solar panels is provided on all new carports; 3) all garages are prewired for EV charging stations; 4) at least 56 bike parking spaces (one per each ten automobile parking spaces provided on site) are provided for guests within outdoor racks, to be evenly distributed throughout the site; 5) permanent wall mounted

bike storage systems are provided within each garage unit for residents; and 6) the project incorporates the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310.

Findings: Design review approval for the proposed project can be granted by the Planning Commission only after the Commission makes a determination that the proposed project is consistent with PMC Section 18.36.220(B), which is summarized below:

- A. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
- C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structure is in harmony with proposed developments on land in the general area; and
- E. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.

Environmental: The proposed project is within the scope of the Subsequent Environmental Impact Report (SEIR, SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The project is in substantial conformance with the multi-family residential units analyzed in the SEIR for Village B and C of the San Marco Development Plan area. Furthermore, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified.

ANALYSIS: The proposed project is consistent with the development that was envisioned and conceptually proposed for Village B and Village C under the San Marco Development Agreement, Development Plan, and PD zoning district, and is therefore considered consistent with the applicable 1988 General Plan. The project does not exceed the maximum allowable density for the PD District (17.2 units per acre) and is consistent with the conditions of approval set forth in the ordinance establishing the original PD District. With the adoption of several recommended conditions of approval as outlined in the 'Development Review Design Guidelines' section above, the project would also be substantially consistent with the adopted Development Review Design Guidelines. As proposed, the architecture and site layout is complementary and consistent with the surrounding Villas I and II apartments. Staff recommends that the Commission adopt the following Conditions of Approval believes that the Planning

Commission can make the required findings to approve the proposed architectural and site development plans for San Marco Villas III.

ACTION REQUIRED:

Staff recommends that the Commission adopt the attached Resolution No. 10155, recommending approval of design review, for the San Marcos Villas III Apartments, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10155
2. Resolution Exhibit A, the SEIR
3. Site and Architectural Plans, dated March 27, 2020
4. Landscape Plans, dated March 27, 2020
5. Project Location Map/Existing Conditions and Site Photos
6. Traffic Impact Study conducted by Abrams and Associates dated July 31, 2020
7. Staff Presentation
8. Public Comments Received

Prepared by: Trishia Caguiat, Associate Planner

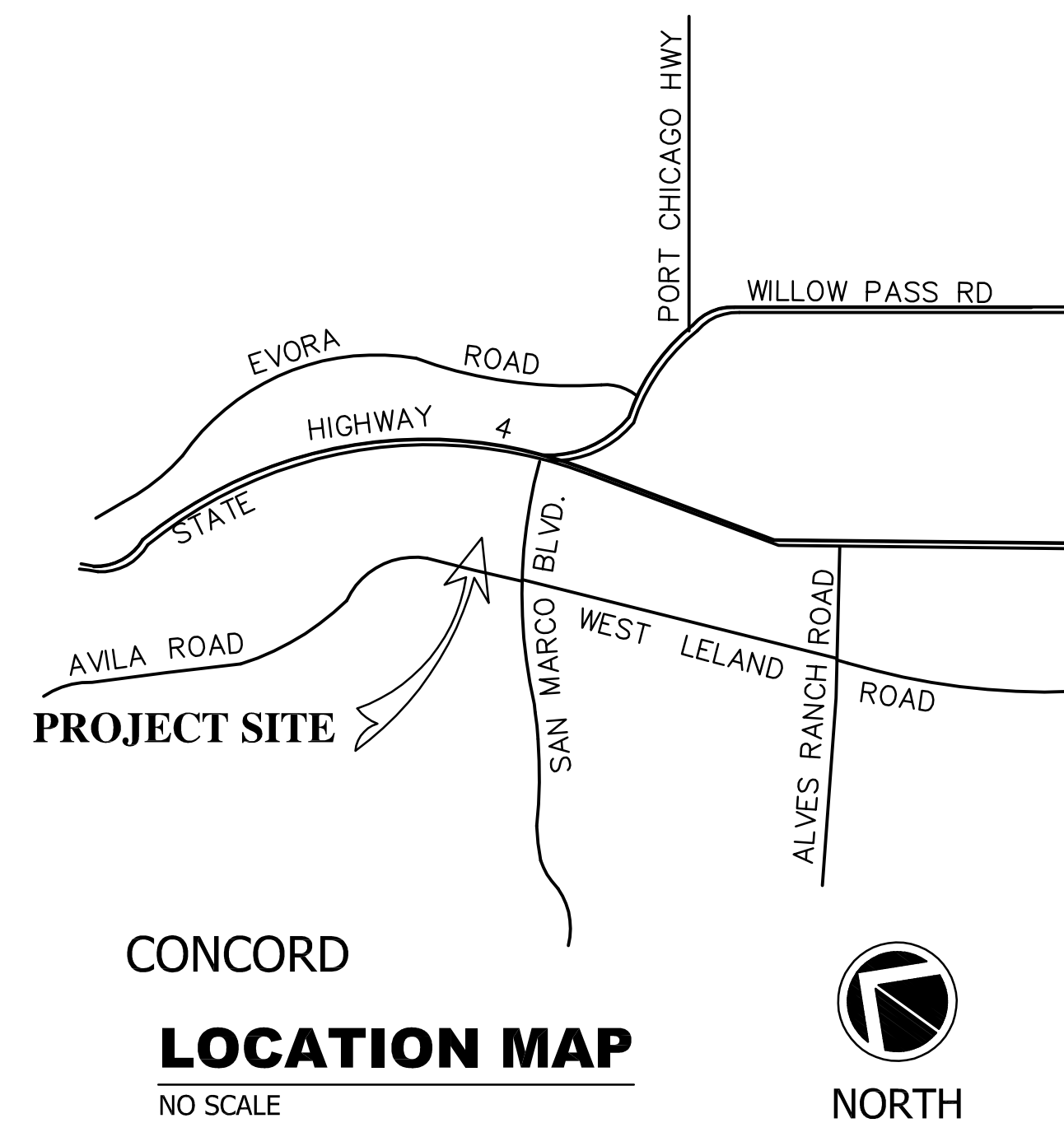


SAN MARCO VILLAS III

PITTSBURG, CA

BY

DISCOVERY BUILDERS INC.



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L1.3	DETAILS, IMAGES, AND PLANT LIST



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SAN MARCO VILLAS III
PITTSBURG, CALIFORNIA

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COVER SHEET

SCALE: NO SCALE
DATE: 01 / 10 / 2020

REVISIONS:
03 / 27 / 2020

PROJECT NO. 18112

A0
SHEET OF



PROJECT DATA		VILLAS III	
GROSS SITE AREA -		15.74 ACRES	
TOTAL UNITS -		270 UNITS	
GROSS DENSITY -		17.2 DU/AC	
	NUMBER OF BUILDINGS	NUMBER OF UNITS/BLDG	
BUILDING A - 12 UNITS	1	x 12	= 12 UNITS
BUILDING B - 24 UNITS	5	x 24	= 120 UNITS
BUILDING C - 30 UNITS	1	x 30	= 30 UNITS
BUILDING D - 12 UNITS	3	x 36	= 108 UNITS
TOTAL -			270 UNITS
	1 BR UNITS -		90 (33.3%)
	2 BR UNITS -		180 (66.7%)

PARKING COUNT:	
CARPORT PARKING (34 CARPORTS) -	272 SPACES
UNCOVERED PARKING -	254 SPACES
GARAGES (5 @ 6 SPACES EACH, 1 @ 4 SPACES) -	34 SPACES
TOTAL PARKING AVAILABLE -	561 SPACES
PARKING SPACES PER UNIT -	2.08 SPACES/UNIT

ACCESSIBLE PARKING SPACES	
1. COVERED UNITS (GROUND FLOOR) = 90 UNITS	3. TOTAL PROVIDED
2. REQUIRED PARKING SPACES 90 X 2 = 180 SPACES 180 X .02 = 3.6 OR 4 SPACES	TYPE & NUMBER OF ACCESSIBLE SPACES 1 - GARAGE SPACE 3 - CARPORT SPACE 4 - TOTAL SPACES (TO BE ASSIGNED UPON TENANT REQUEST)

ELECTRIC VEHICLE CHARGING STATIONS	
(10) TEN PERCENT OF THE TOTAL PARKING SPACES, ROUNDED UP TO THE NEAREST WHOLE NUMBER = 57 SPACES TO BE CAPABLE OF SUPPORTING FUTURE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)	

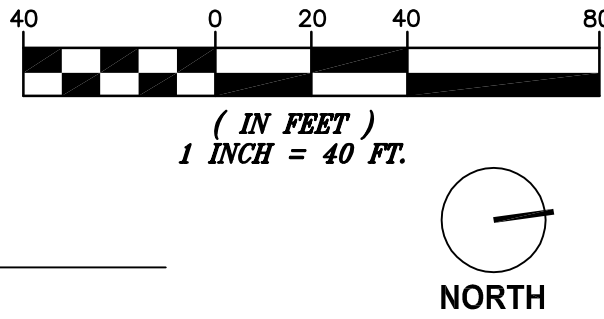
BUILDING TYPES

TYPE A - 3 STORIES, 12 UNITS

TYPE B - 3 STORIES, 24 UNITS

TYPE C - 3 STORIES, 30 UNITS

TYPE D - 3 STORIES, 36 UNITS



CONCEPTUAL SITE PLAN
SCALE: 1" = 40'



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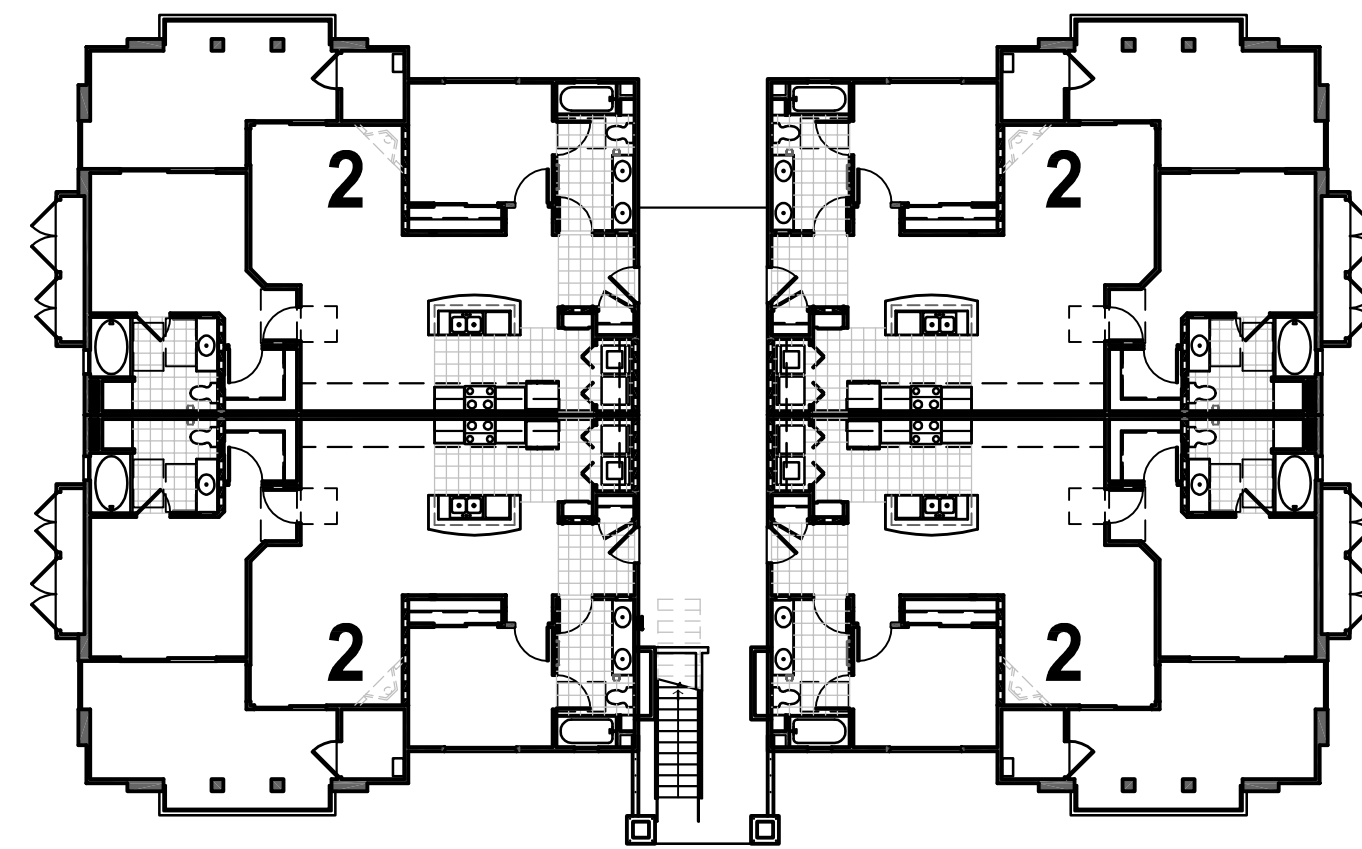
CONCEPTUAL SITE PLAN, PROJECT DATA

SCALE: AS SHOWN
DATE: 01 / 10 / 2020

REVISIONS:
03 / 27 / 2020

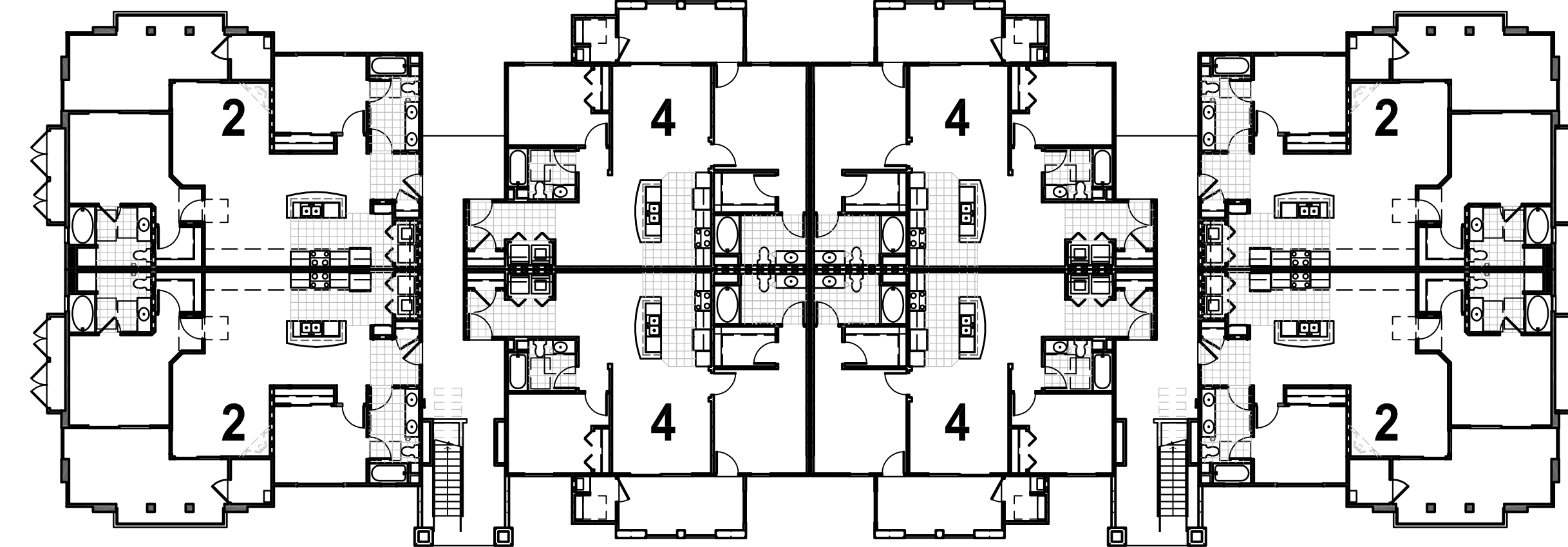
PROJECT NO. 18112

A1
SHEET OF



BUILDING A - 12 UNITS

13,704 SF LIVING AREA
 UNIT 1 = 0 UNITS
 UNIT 2 = 12 UNITS
 UNIT 3 = 0 UNITS
 UNIT 4 = 0 UNITS

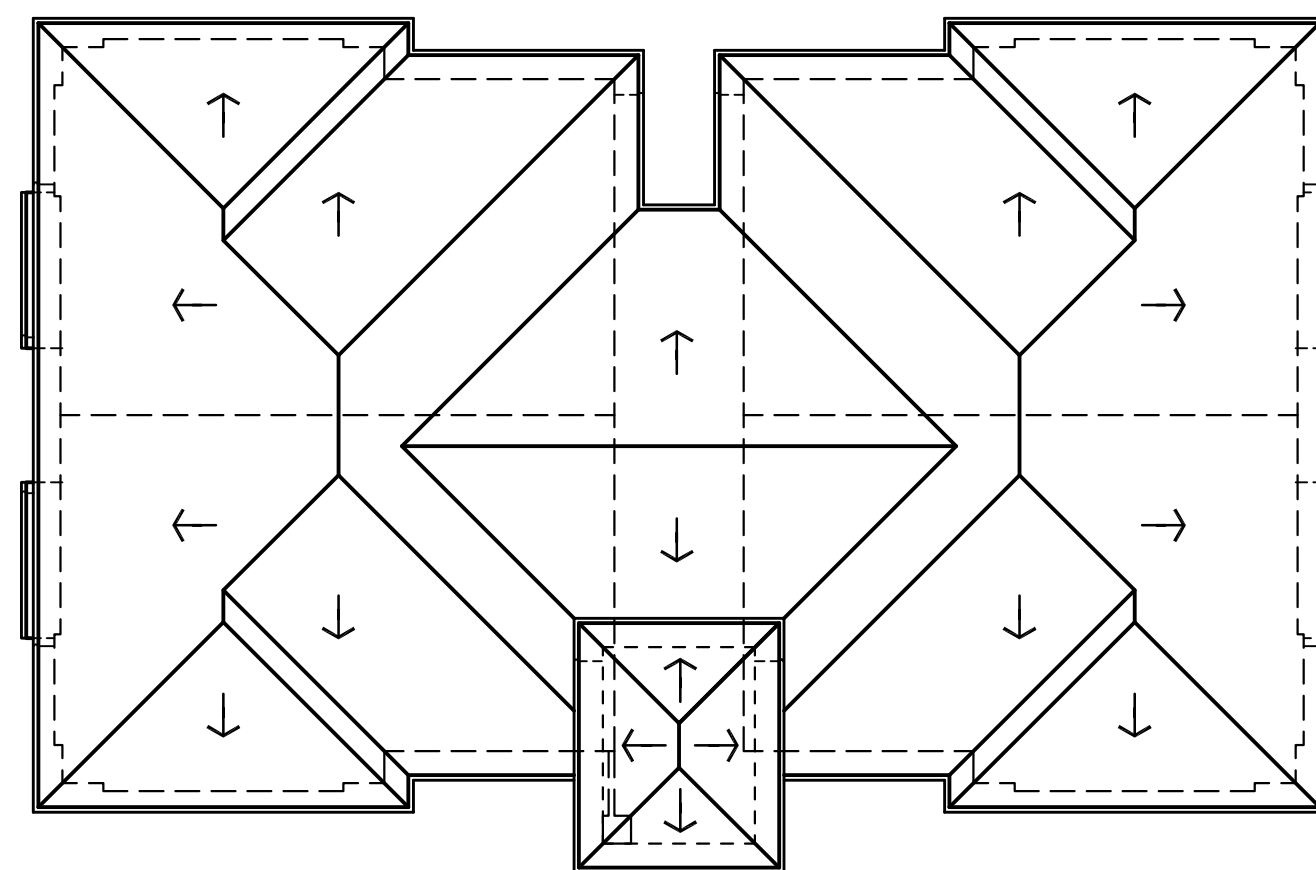


BUILDING B - 24 UNITS

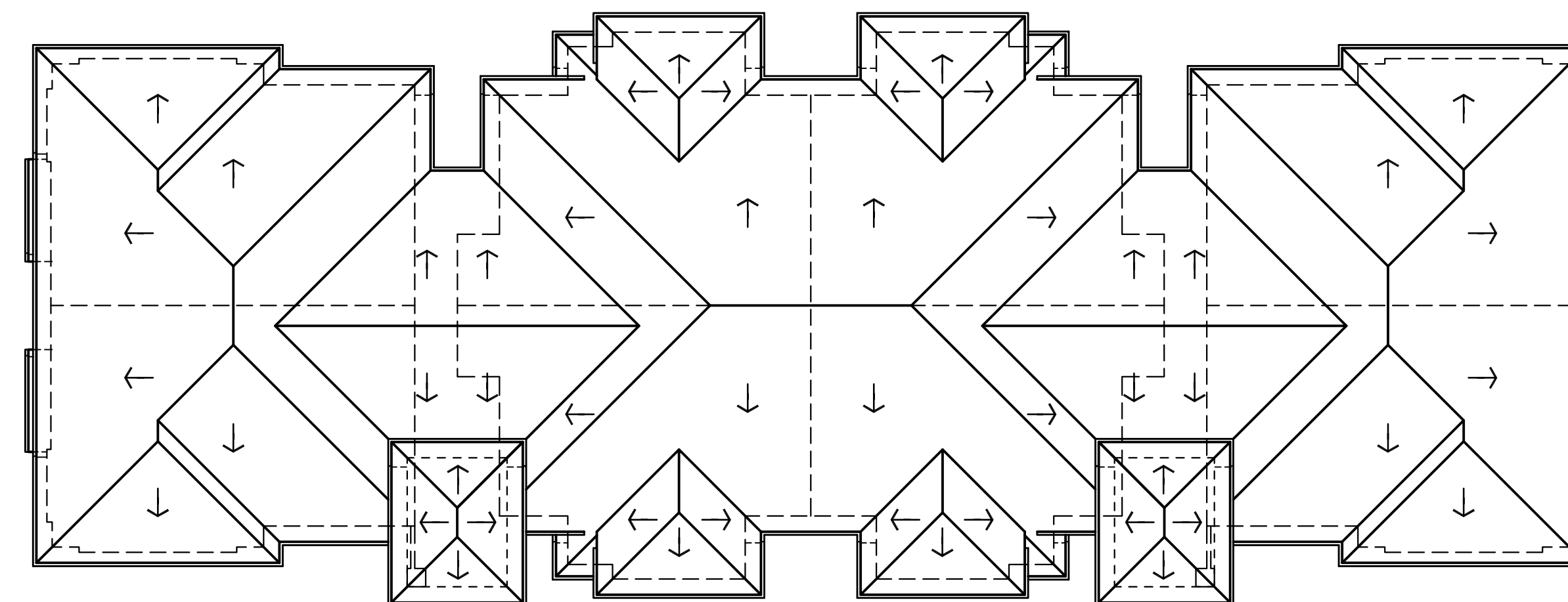
26,868 SF LIVING AREA
 UNIT 1 = 0 UNITS
 UNIT 2 = 12 UNITS
 UNIT 3 = 0 UNITS
 UNIT 4 = 12 UNITS

CONCEPTUAL MASSING PLANS

SCALE: 1/16" = 1'-0"



BUILDING A

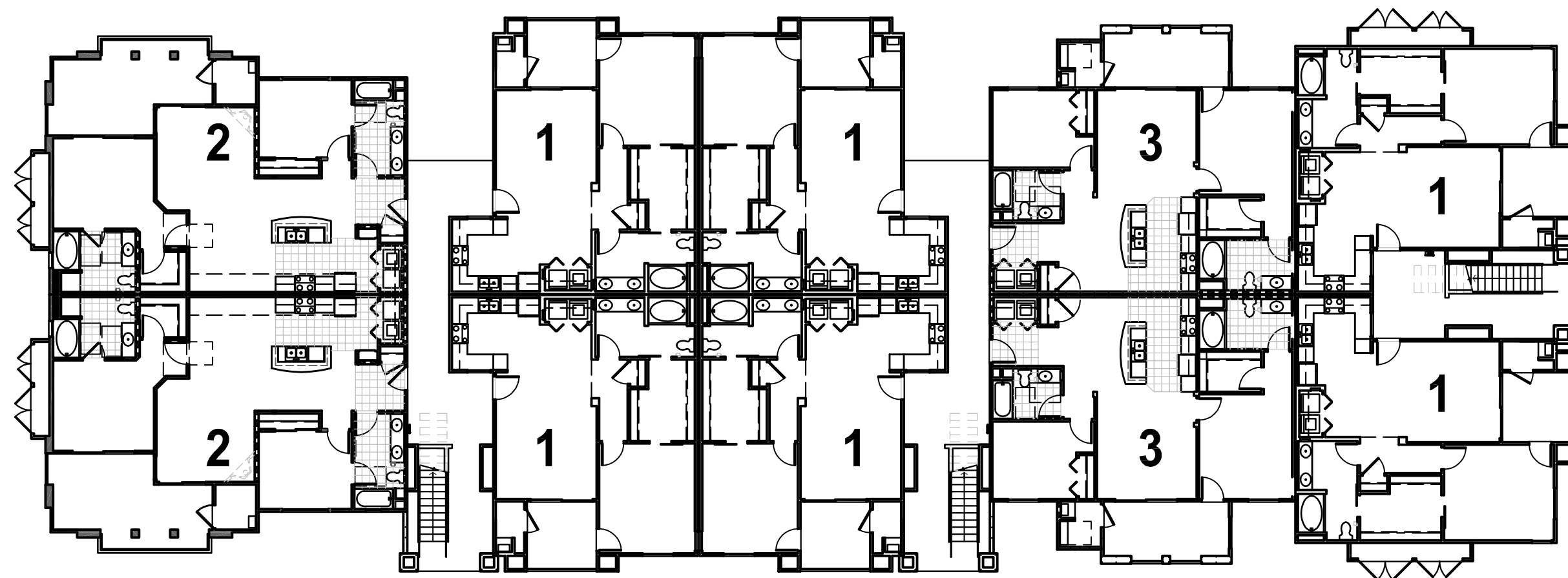


BUILDING B

CONCEPTUAL ROOF PLANS

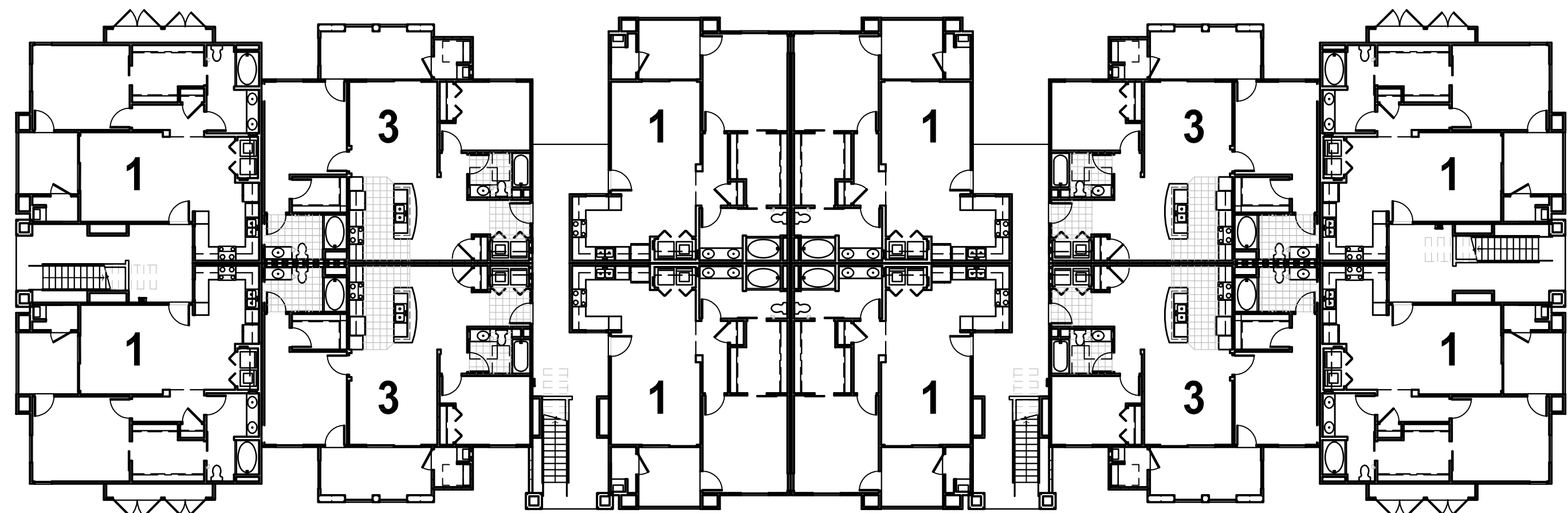
SCALE: 1/16" = 1'-0"





BUILDING C - 30 UNITS

28,446 SF LIVING AREA
 UNIT 1 = 18 UNITS
 UNIT 2 = 6 UNITS
 UNIT 3 = 6 UNITS
 UNIT 4 = 0 UNITS

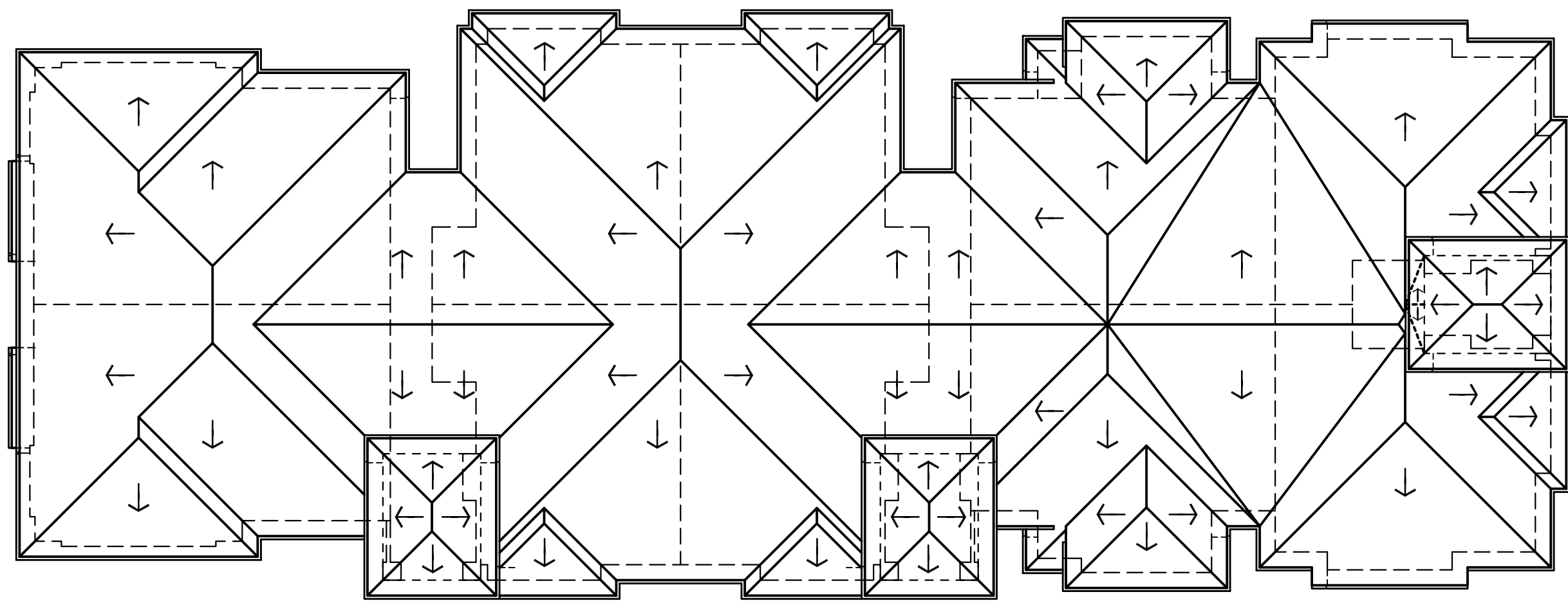


BUILDING D - 36 UNITS

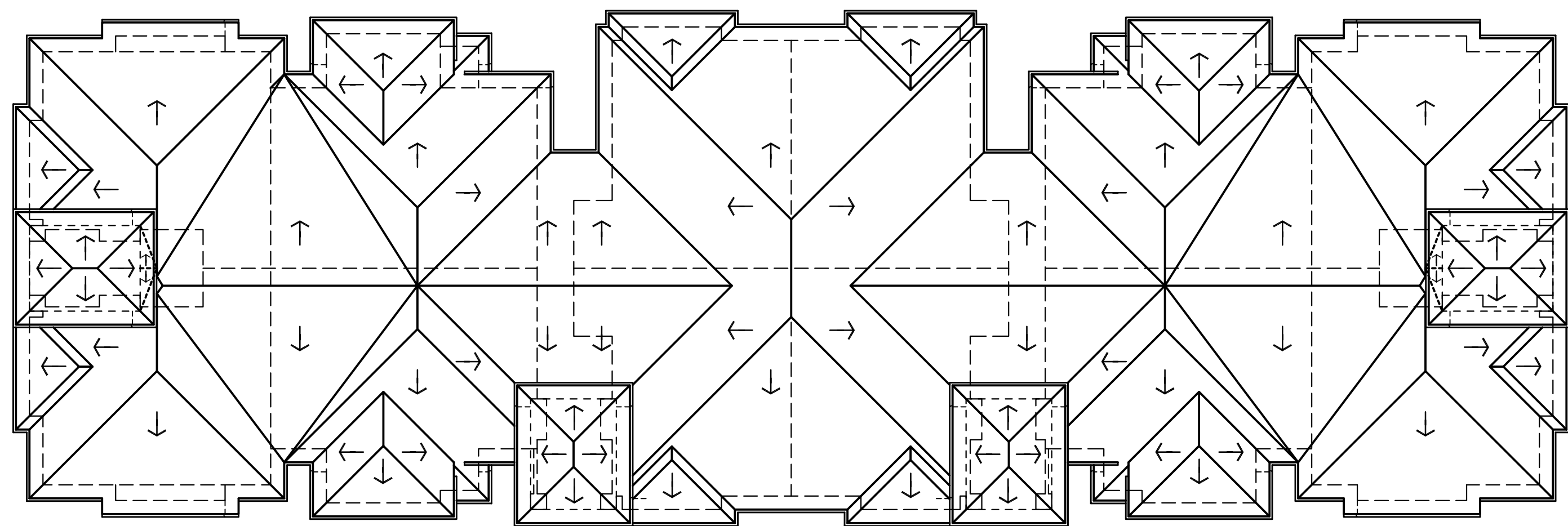
32,988 SF LIVING AREA
 UNIT 1 = 24 UNITS
 UNIT 2 = 0 UNITS
 UNIT 3 = 12 UNITS
 UNIT 4 = 0 UNITS

CONCEPTUAL MASSING PLANS

SCALE: 1/16" = 1'-0"



BUILDING C

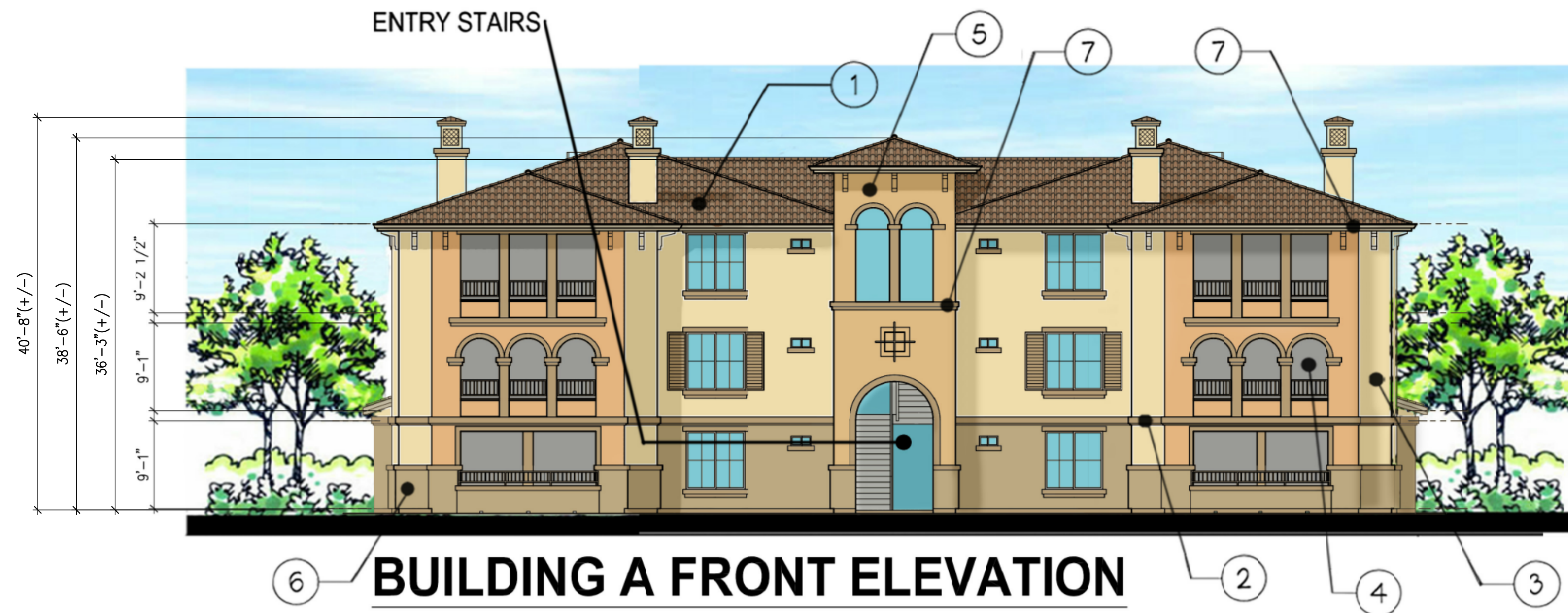


BUILDING D

CONCEPTUAL ROOF PLANS

SCALE: 1/16" = 1'-0"





BUILDING A REAR ELEVATION



BUILDING A SIDE ELEVATION

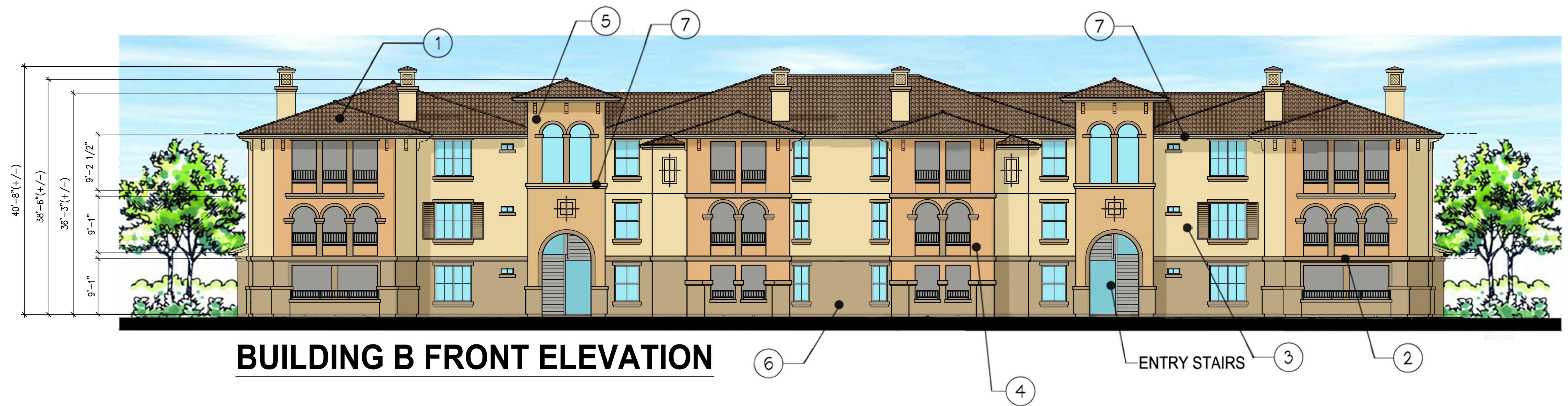
CONCEPTUAL ELEVATIONS

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



COLOR CHART

	1	ROOF EAGLE ROOF CONCRETE TILE CAPISTRANO ADOBE BLEND 3723
	2	TRIM KELLY MOORE KM 4671 EMPEROR'S GOLD
	3	BODY COLOR 1 KELLY MOORE KM 5236 GOLDEN FLEECE
	4	BODY COLOR 2 KELLY MOORE KM 5356 EYE OF THE TIGER
	5	BODY COLOR 3 KELLY MOORE KM 5265 HONEY ROBBER
	6	BASE COLOR KELLY MOORE KM 4690 SPA SANGRIA
	7	FASCIA / ACCENT KELLY MOORE KM 5733 SONORA HILLS
	8	RAILINGS KELLY MOORE KM 4024-5 LATTE PLEASE
	9	ACCENT TILE DAL TILE DM 14 COBALT



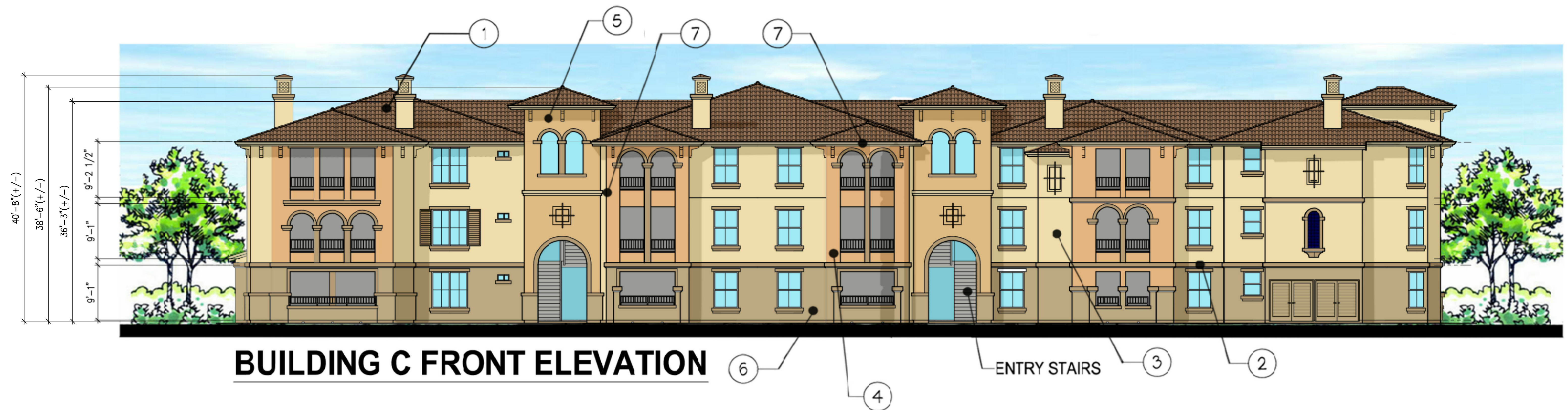
CONCEPTUAL ELEVATIONS

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



COLOR CHART

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	2	TRIM KELLY MOORE KM 4671 EMPEROR'S GOLD
	3	BODY COLOR 1 KELLY MOORE KM 5236 GOLDEN FLEECE
	4	BODY COLOR 2 KELLY MOORE KM 5356 EYE OF THE TIGER
	5	BODY COLOR 3 KELLY MOORE KM 5265 HONEY ROBBER
	6	BASE COLOR KELLY MOORE KM 4690 SPA SANGRIA
	7	FASCIA / ACCENT KELLY MOORE KM 5733 SONORA HILLS
	8	RAILINGS KELLY MOORE KM 4024-5 LATTE PLEASE
	9	ACCENT TILE DAL TILE DM 14 COBALT



COLOR CHART	
	1 ROOF EAGLE ROOF CONCRETE TILE CAPISTRANO ADOBE BLEND 3723
	2 TRIM KELLY MOORE KM 4671 EMPEROR'S GOLD
	3 BODY_COLOR 1 KELLY MOORE KM 5236 GOLDEN FLEECE
	4 BODY_COLOR 2 KELLY MOORE KM 5356 EYE OF THE TIGER
	5 BODY_COLOR 3 KELLY MOORE KM 5265 HONEY ROBBER
	6 BASE COLOR KELLY MOORE KM 4690 SPA SANGRIA
	7 FASCIA / ACCENT KELLY MOORE KM 5733 SONORA HILLS
	8 RAILINGS KELLY MOORE KM 4024-5 LATTE PLEASE
	9 ACCENT TILE DAL TILE DM 14 COBALT

CONCEPTUAL ELEVATIONS

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





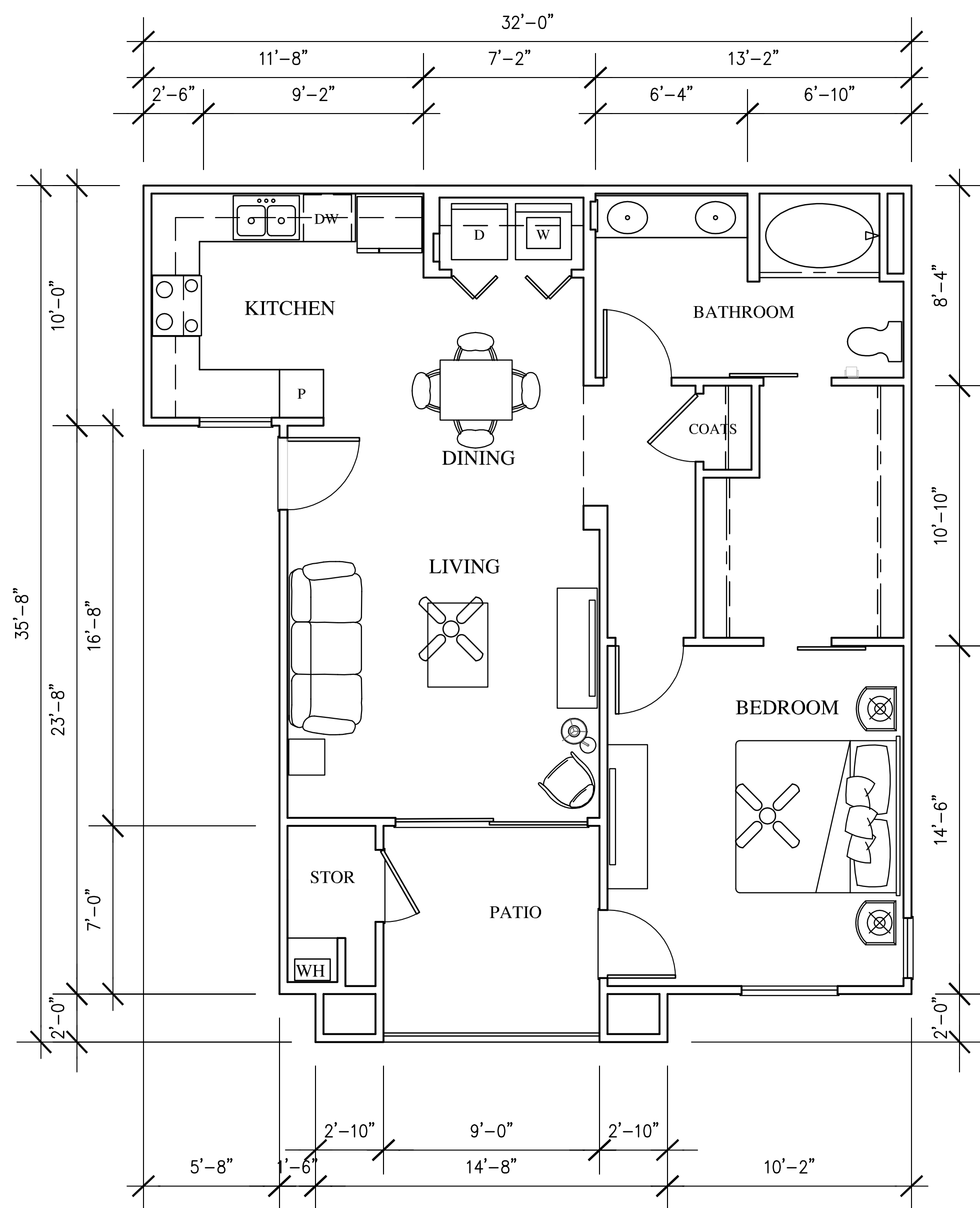
CONCEPTUAL ELEVATIONS

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



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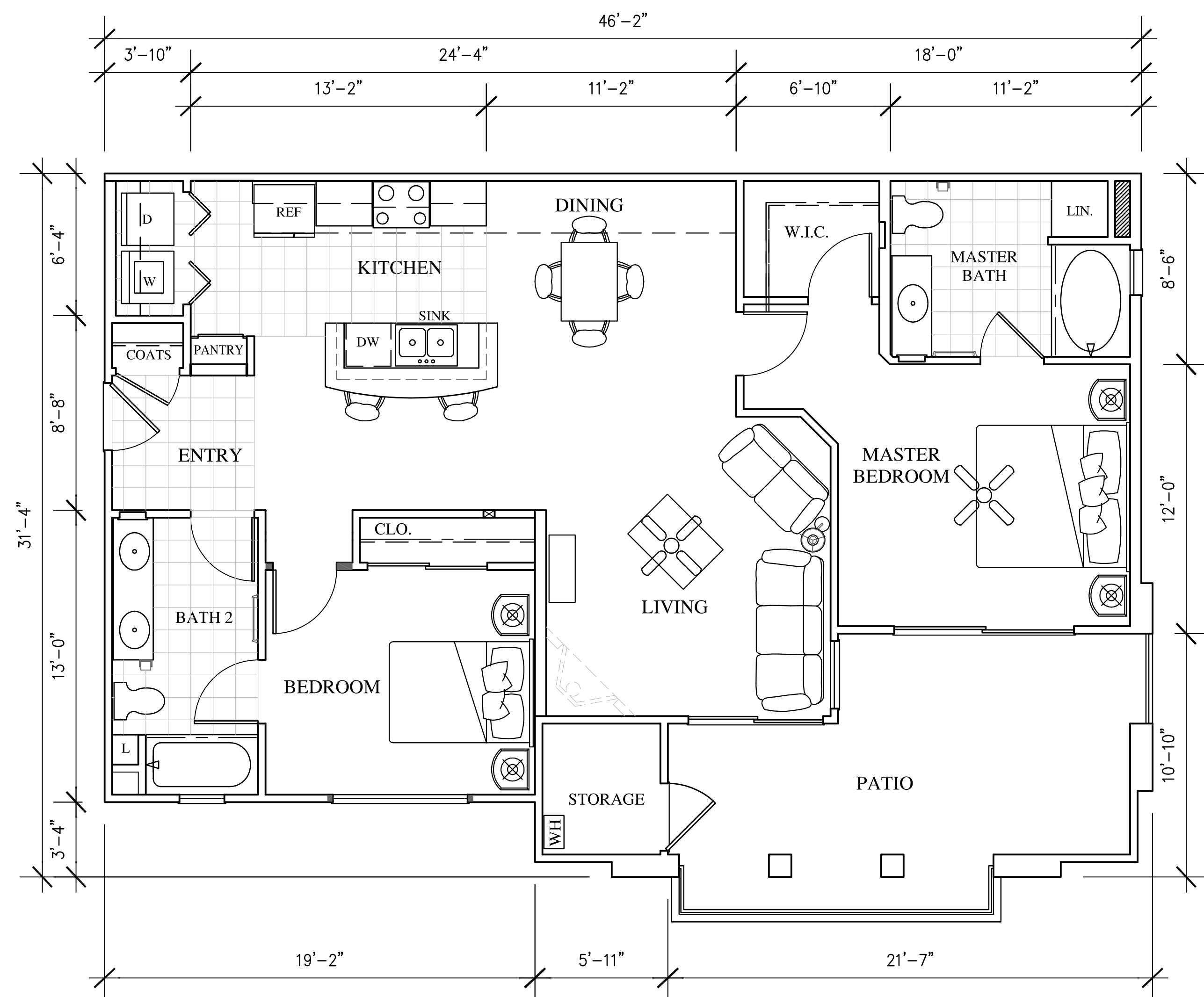
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	2	TRIM KELLY MOORE KM 4671 EMPEROR'S GOLD
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	8	RAILINGS KELLY MOORE KM 4024-5 LATTE PLEASE
	9	ACCENT TILE DAL TILE DM 14 COBALT



UNIT 1

1 BR / 1 BATH

UNIT AREA = 850 SF
PRIVATE STORAGE = 24 SF
DECK (PRIVATE OS) = 114 SF



UNIT 2

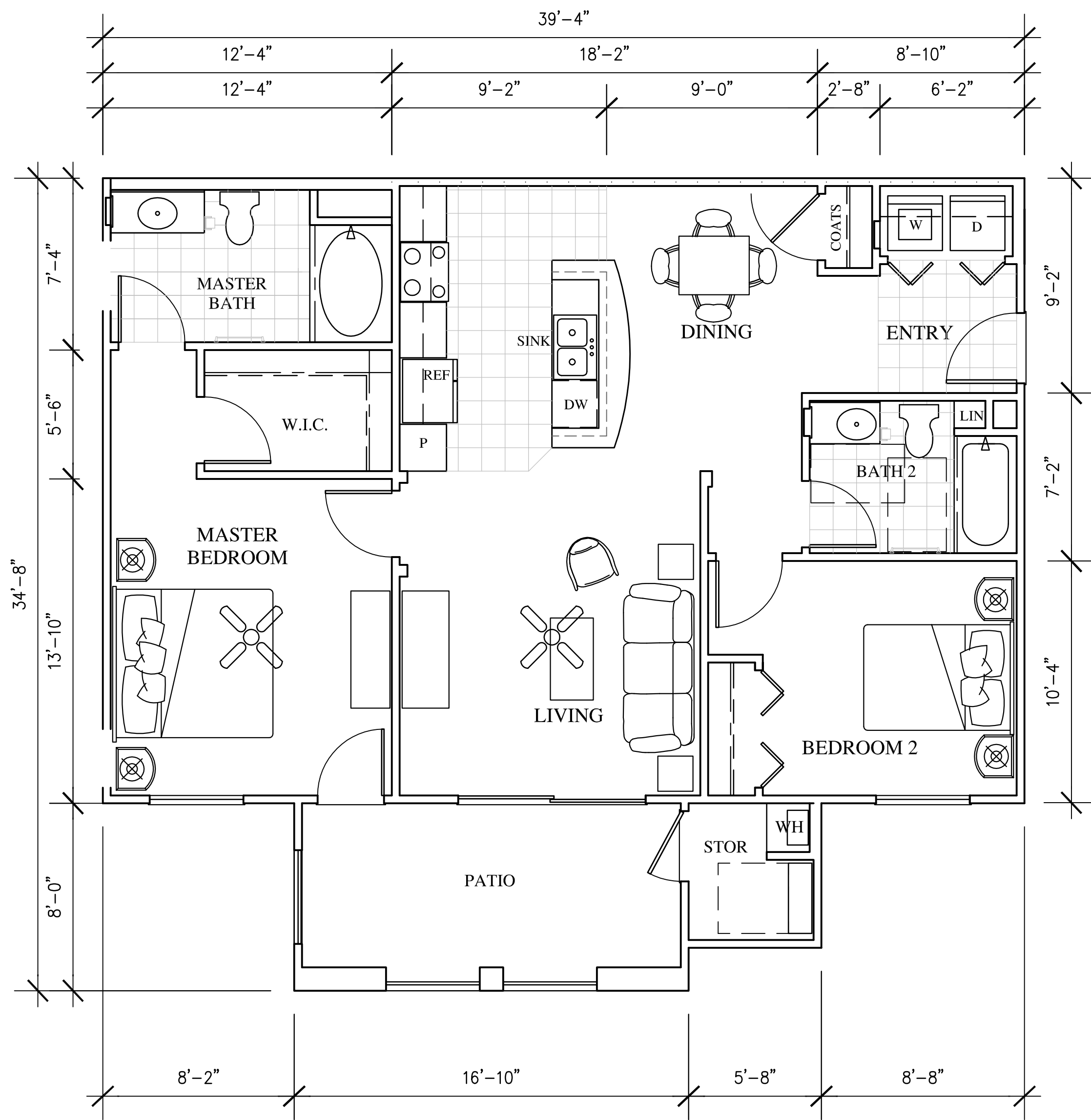
2 BR / 2 BATH

UNIT AREA = 1,142 SF
PRIVATE STORAGE = 35 SF
PATIO (1ST FLOOR) = 224 SF
DECK (2ND & 3RD FLOOR) = 185 SF

CONCEPTUAL UNIT PLANS

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

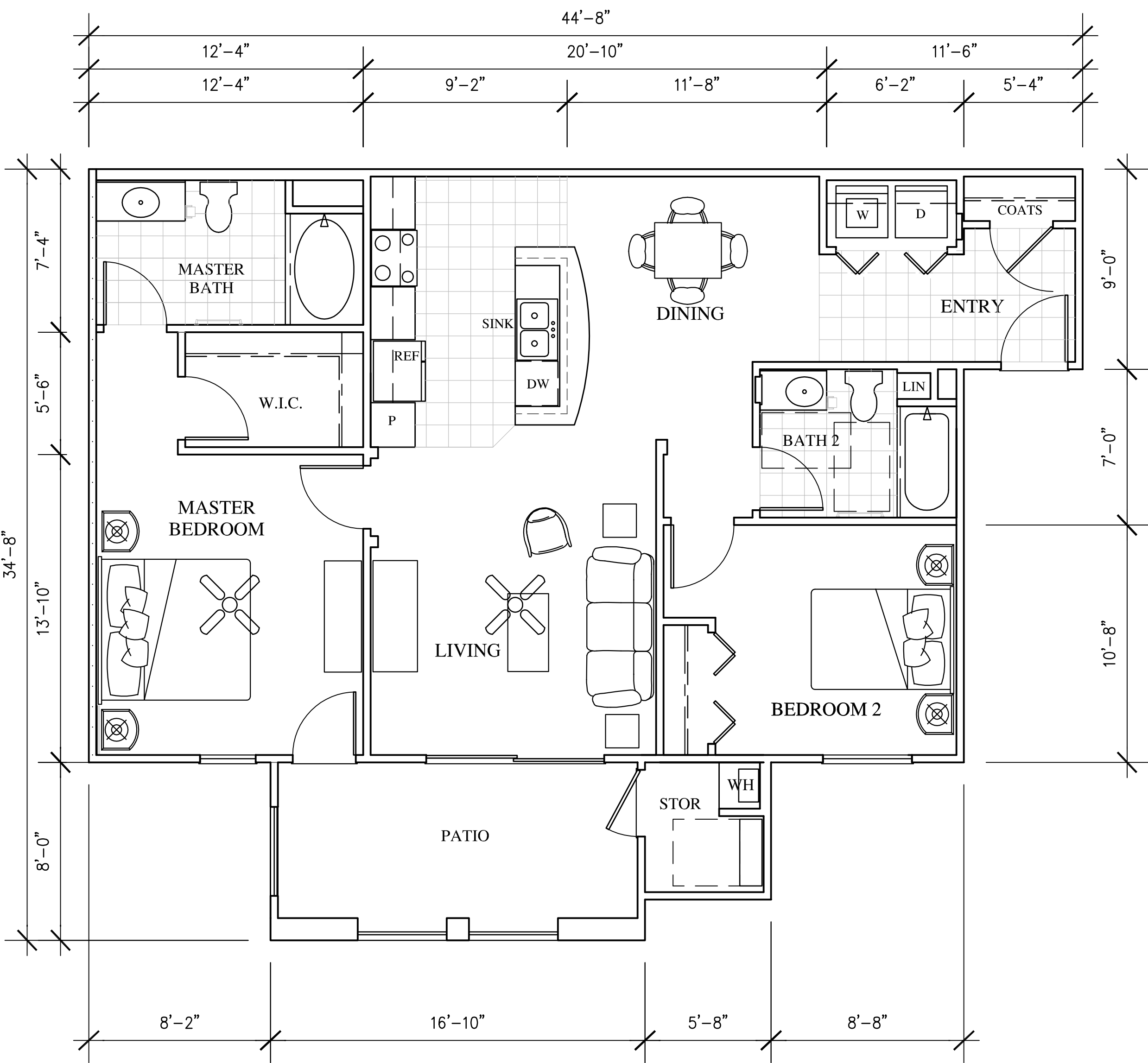




UNIT 3

2 BR / 2 BATH

UNIT AREA = 1,049 SF
 PRIVATE STORAGE = 37 SF
 PATIO (1ST FLOOR) = 133 SF
 DECK (2ND & 3RD FLOOR) = 133 SF

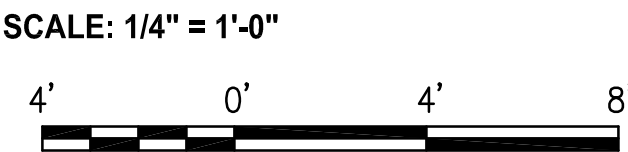


UNIT 4

2 BR / 2 BATH

UNIT AREA = 1,097 SF
 PRIVATE STORAGE = 37 SF
 PATIO (1ST FLOOR) = 133 SF
 DECK (2ND & 3RD FLOOR) = 133 SF

CONCEPTUAL UNIT PLANS



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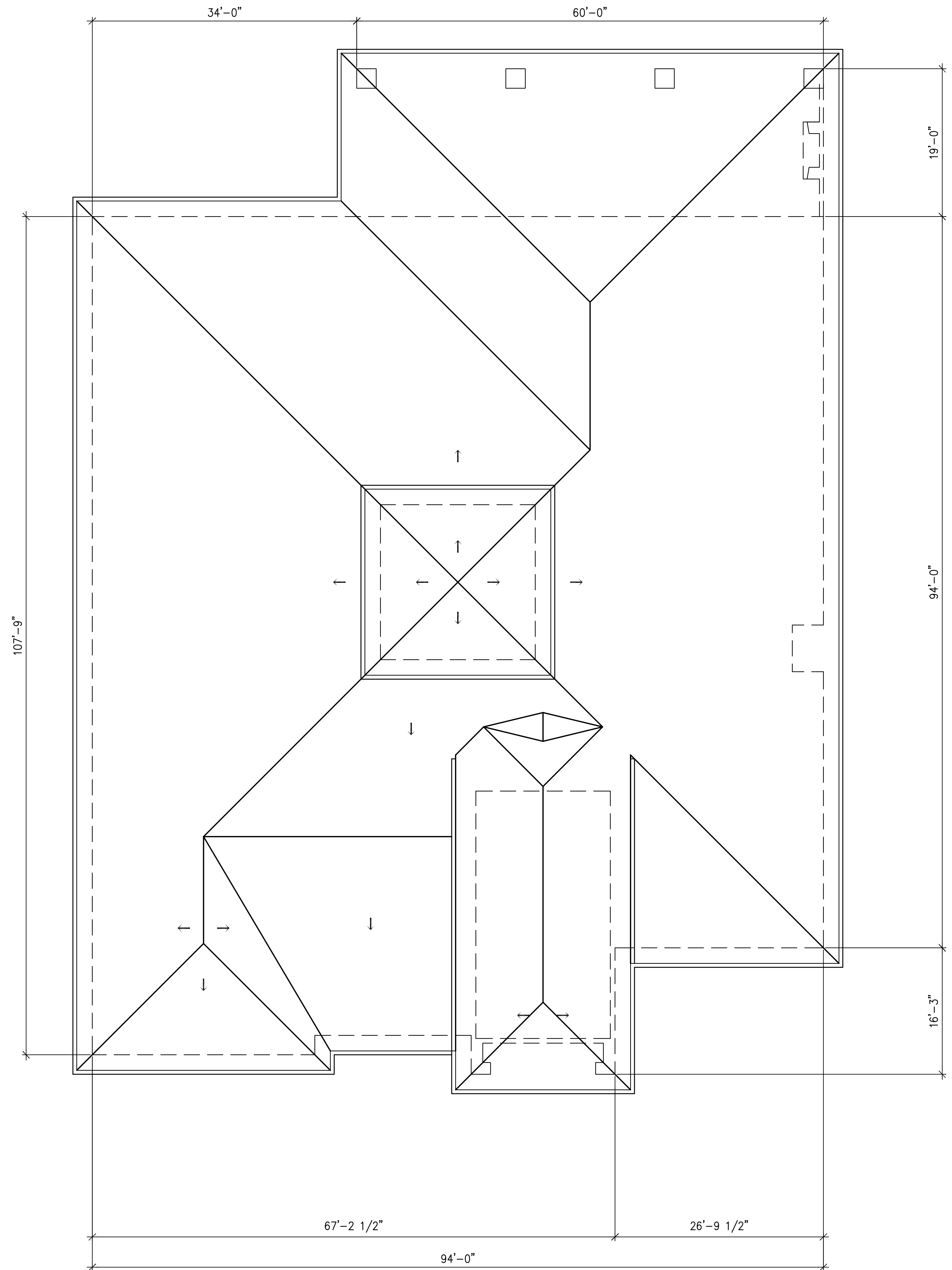
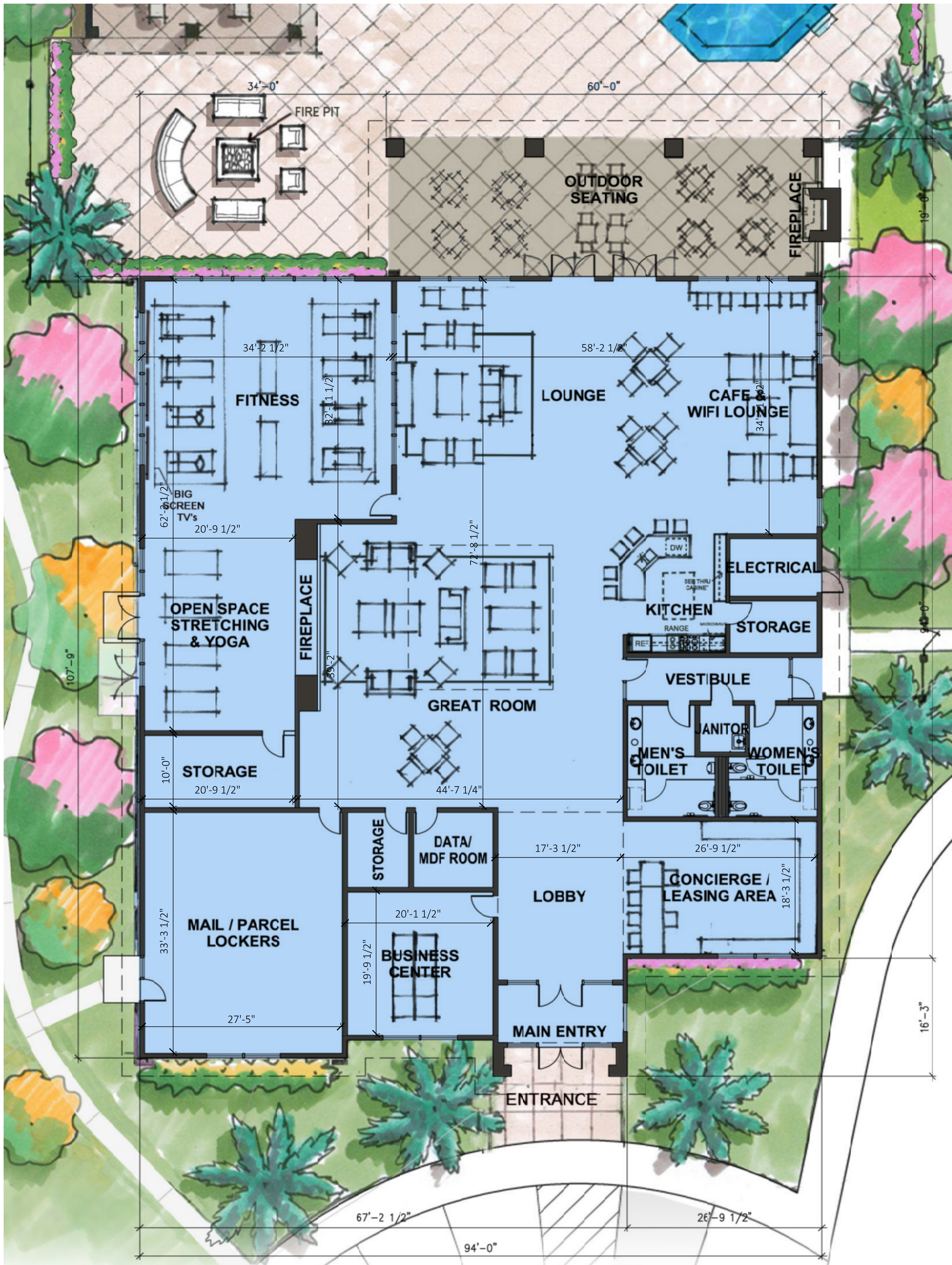
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UNIT FLOOR PLANS

SCALE: AS SHOWN
 DATE: 01 / 10 / 2020

REVISIONS:
 03 / 27 / 2020

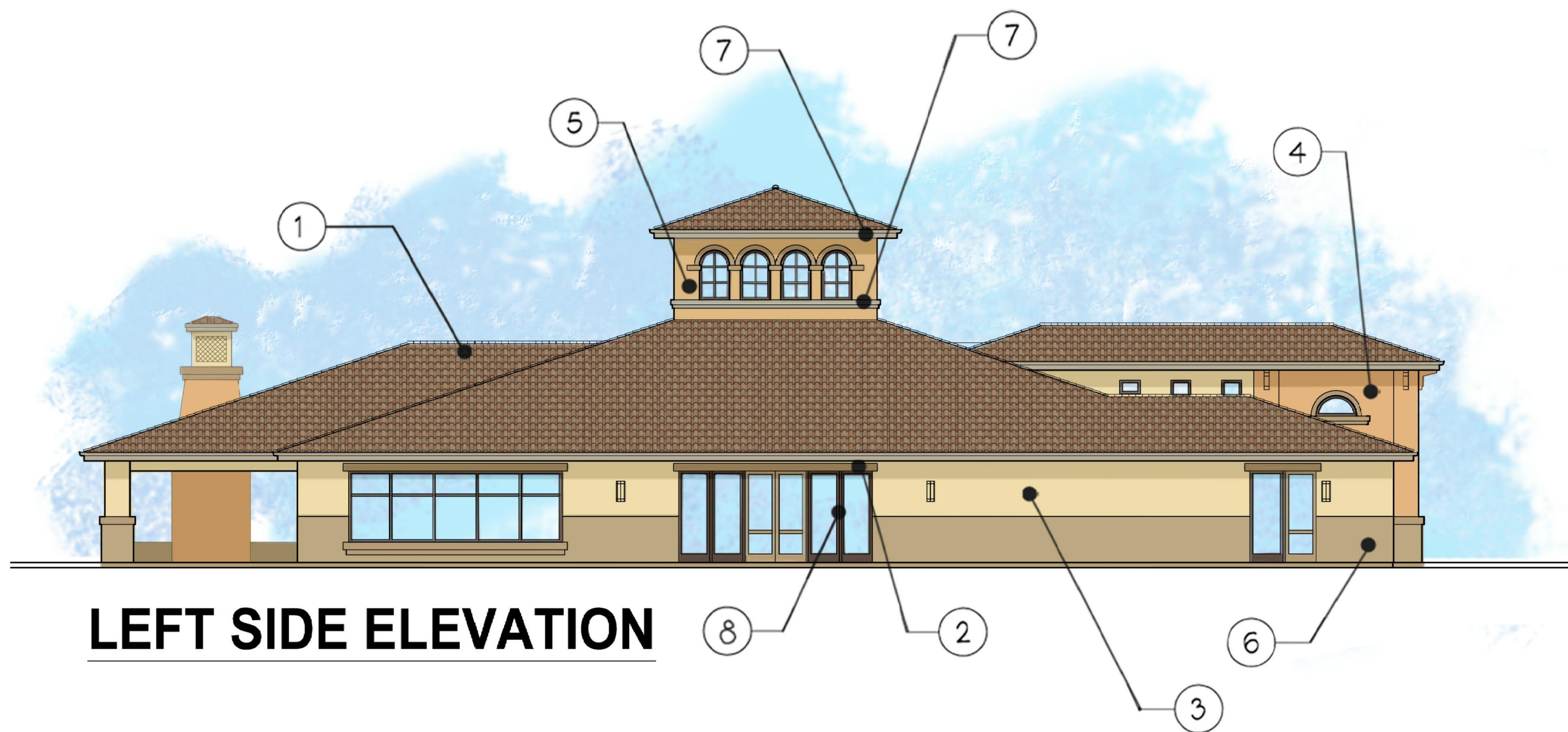




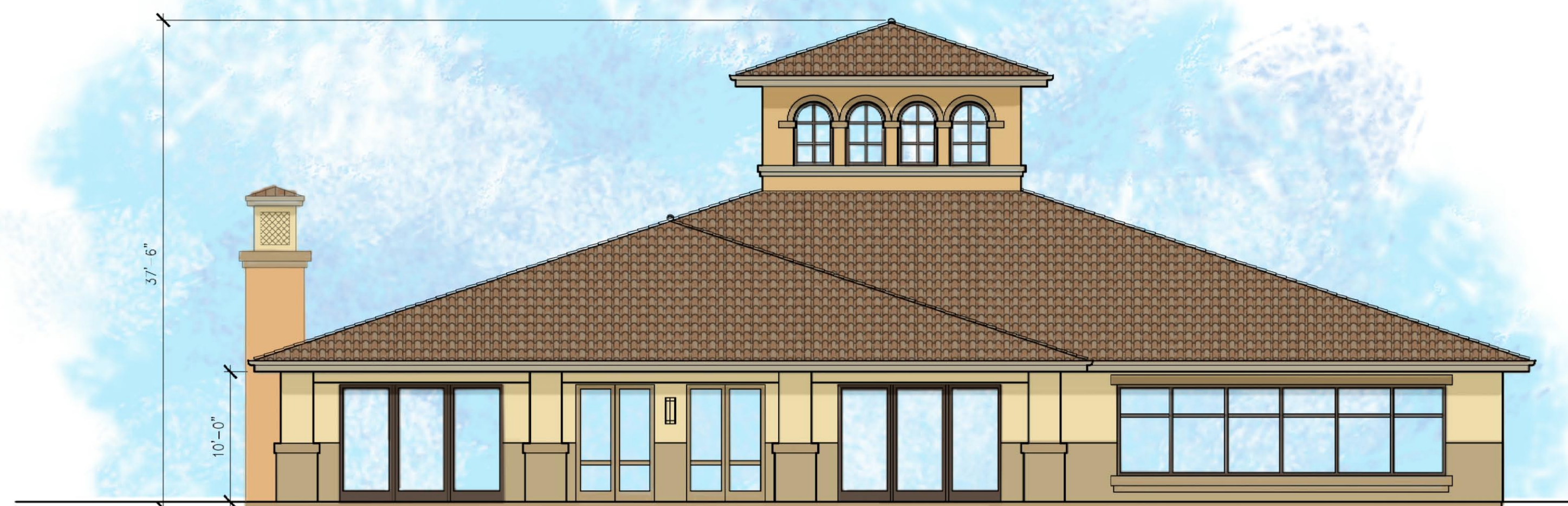
RIGHT SIDE ELEVATION



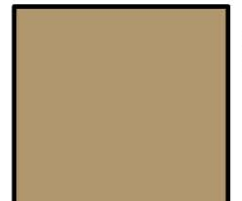
FRONT ELEVATION



LEFT SIDE ELEVATION

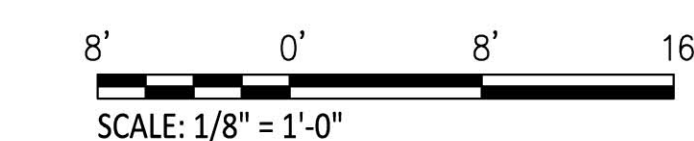


REAR ELEVATION

COLOR CHART			
	1	ROOF EAGLE ROOF CONCRETE TILE CAPISTRANO ADOBE BLEND 3723	
	2	TRIM KELLY MOORE KM 4671 EMPEROR'S GOLD	
	3	BODY COLOR 1 KELLY MOORE KM 5236 GOLDEN FLEECE	
	4	BODY COLOR 2 KELLY MOORE KM 5356 EYE OF THE TIGER	
	5	BODY COLOR 3 KELLY MOORE KM 5265 HONEY ROBBER	
	6	BASE COLOR KELLY MOORE KM 4690 SPA SANGRIA	
	7	FASCIA / ACCENT KELLY MOORE KM 5733 SONORA HILLS	
	8	RAILINGS KELLY MOORE KM 4024-5 LATTE PLEASE	
	9	ACCENT TILE DAL TILE DM 14 COBALT	

**CONCEPTUAL RECREATION
BUILDING ELEVATIONS**

SCALE: 1" = 10'



COLOR CHART

1

ROOF
EAGLE ROOF
CONCRETE TILE
CAPISTRANO
ADOBE BLEND 3723

2

TRIM
KELLY MOORE
KM 4671
EMPEROR'S GOLD

3

BODY COLOR 1
KELLY MOORE
KM 5236
GOLDEN FLEECE

4

BODY COLOR 2
KELLY MOORE
KM 5356
EYE OF THE TIGER

5

BODY COLOR 3
KELLY MOORE
KM 5265
HONEY ROBBER

6

BASE COLOR
KELLY MOORE
KM 4690
SPA SANGRIA

7

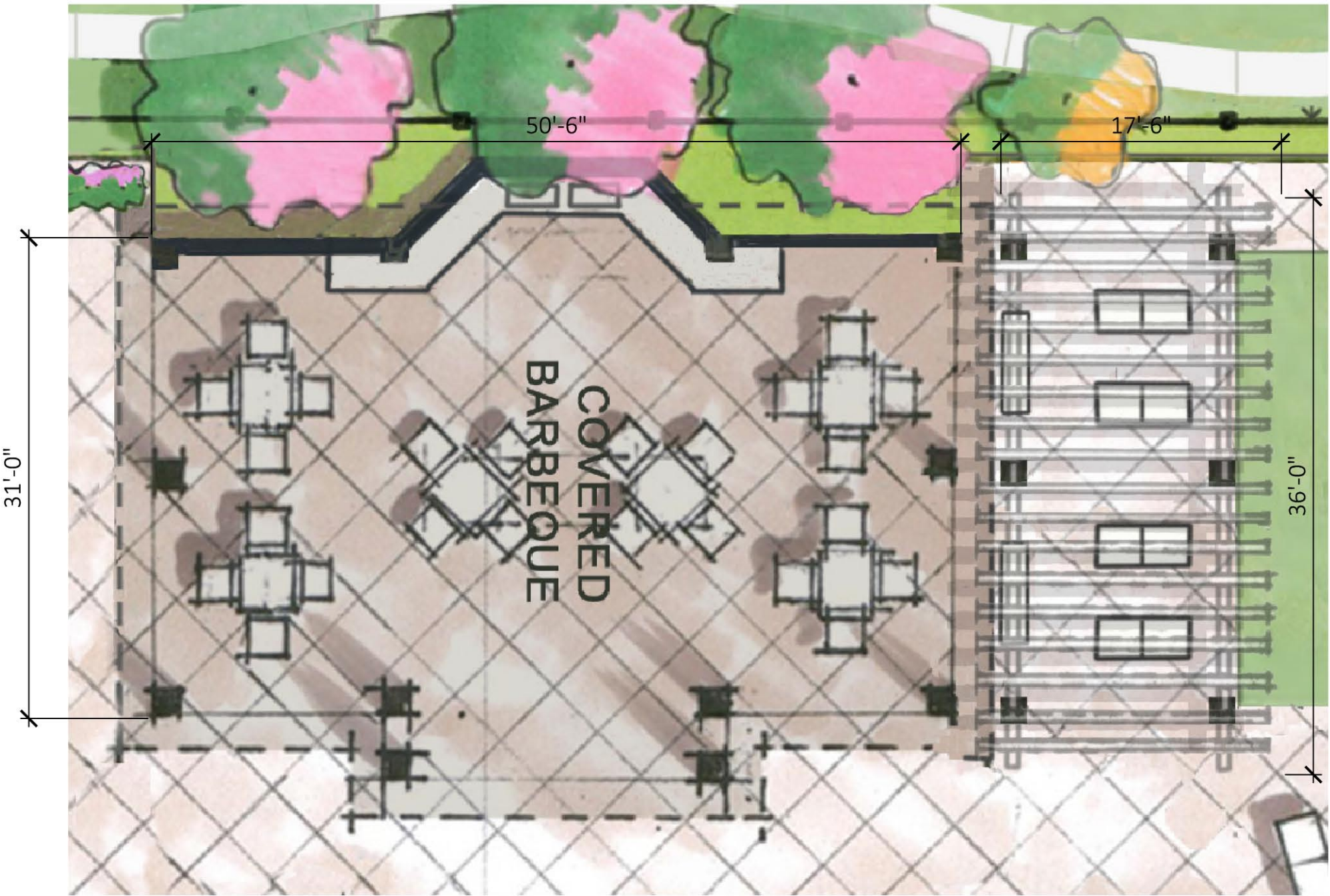
FASCIA / ACCENT
KELLY MOORE
KM 5733
SONORA HILLS

8

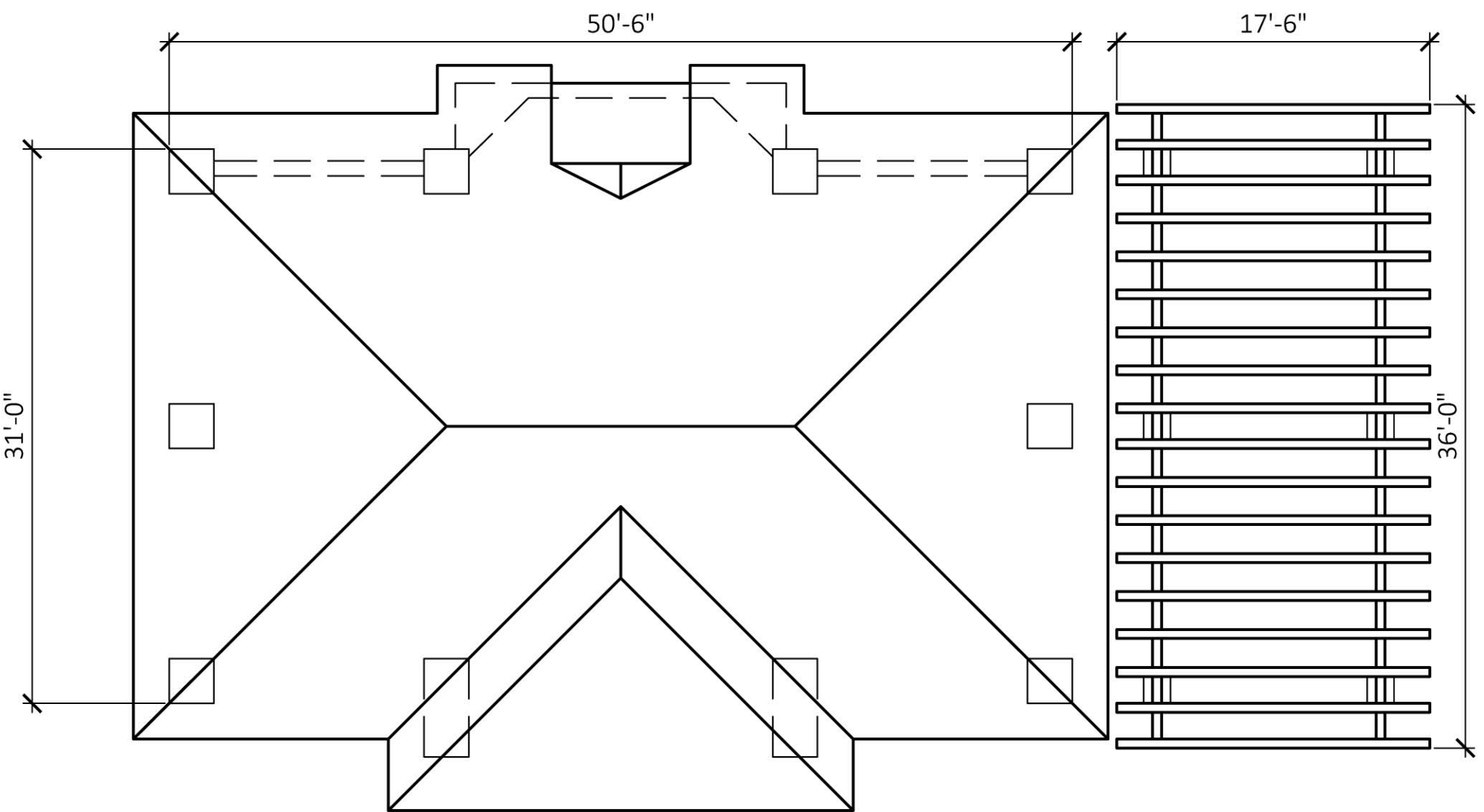
RAILINGS
KELLY MOORE
KM 4024-5
LATTE PLEASE

9

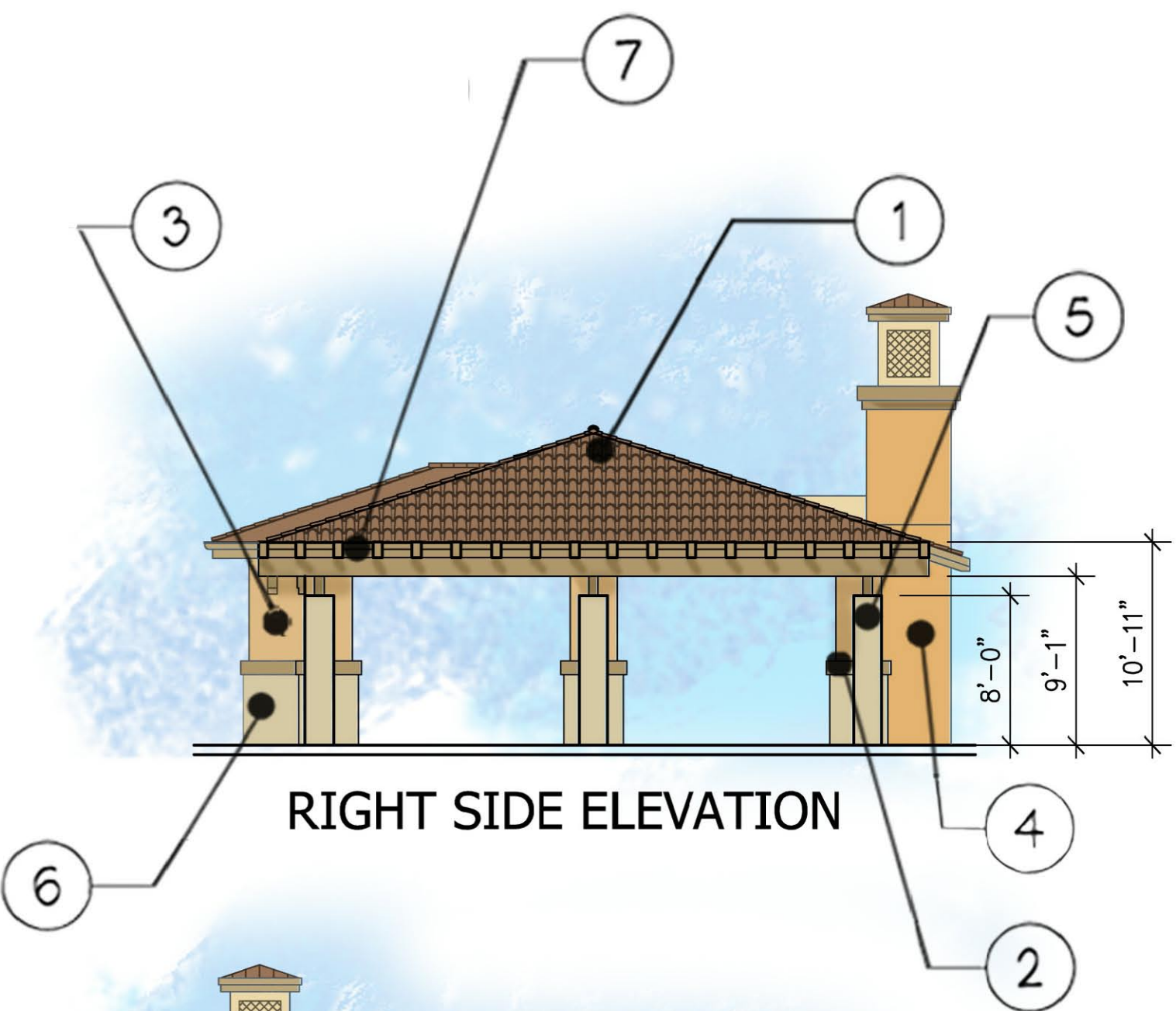
ACCENT TILE
DAL TILE
DM 14
COBALT



FLOOR PLAN



ROOF PLAN



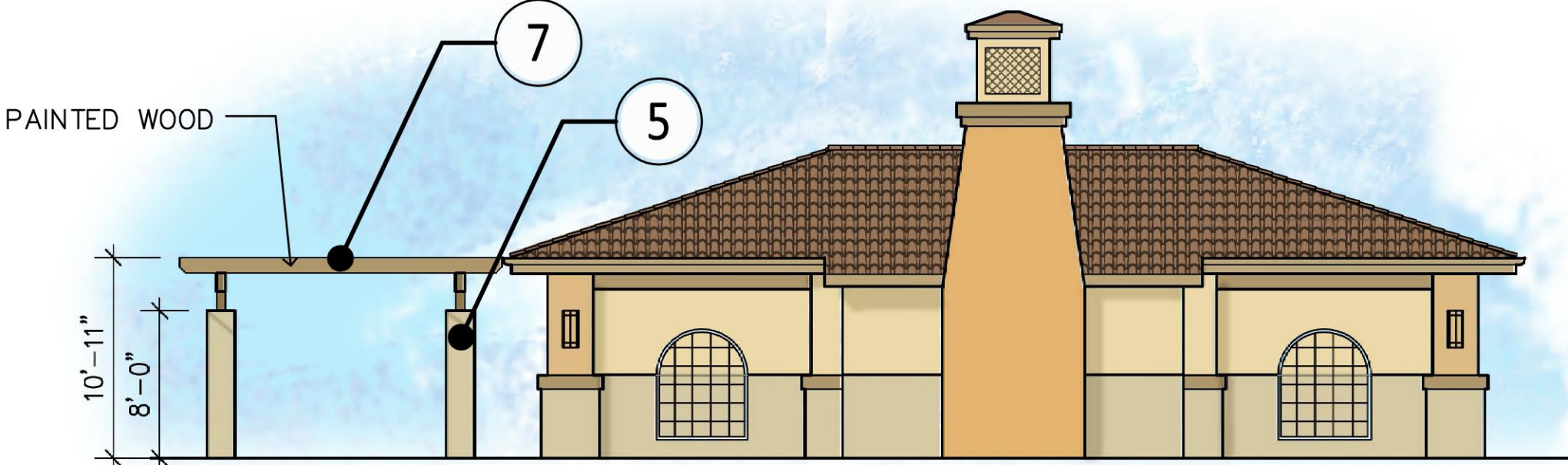
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

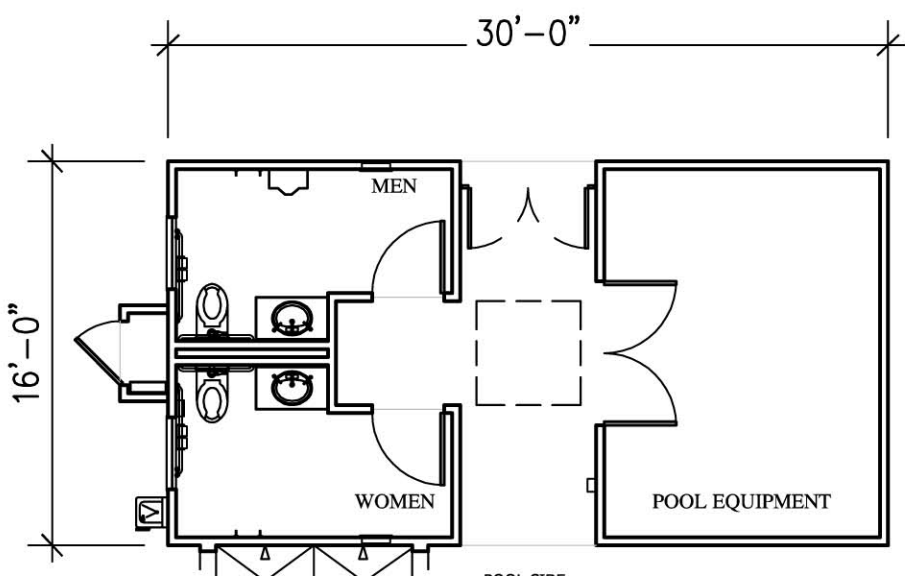


FRONT (POOL SIDE) ELEVATION

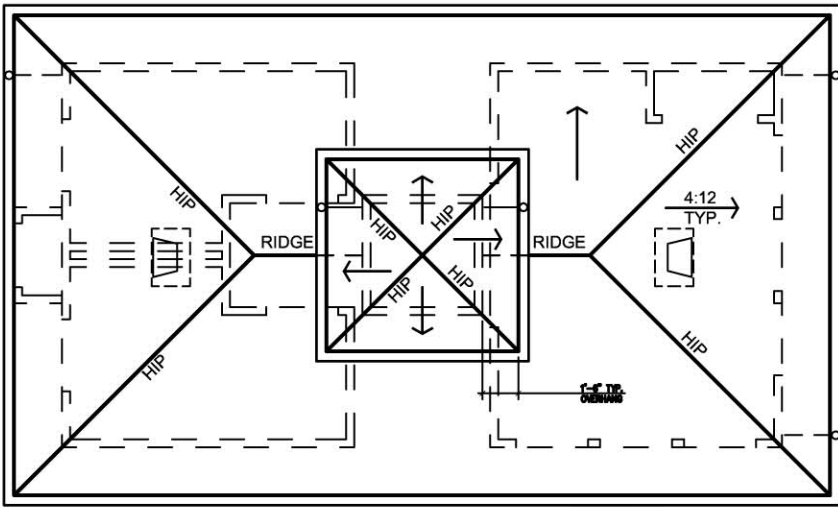


REAR ELEVATION

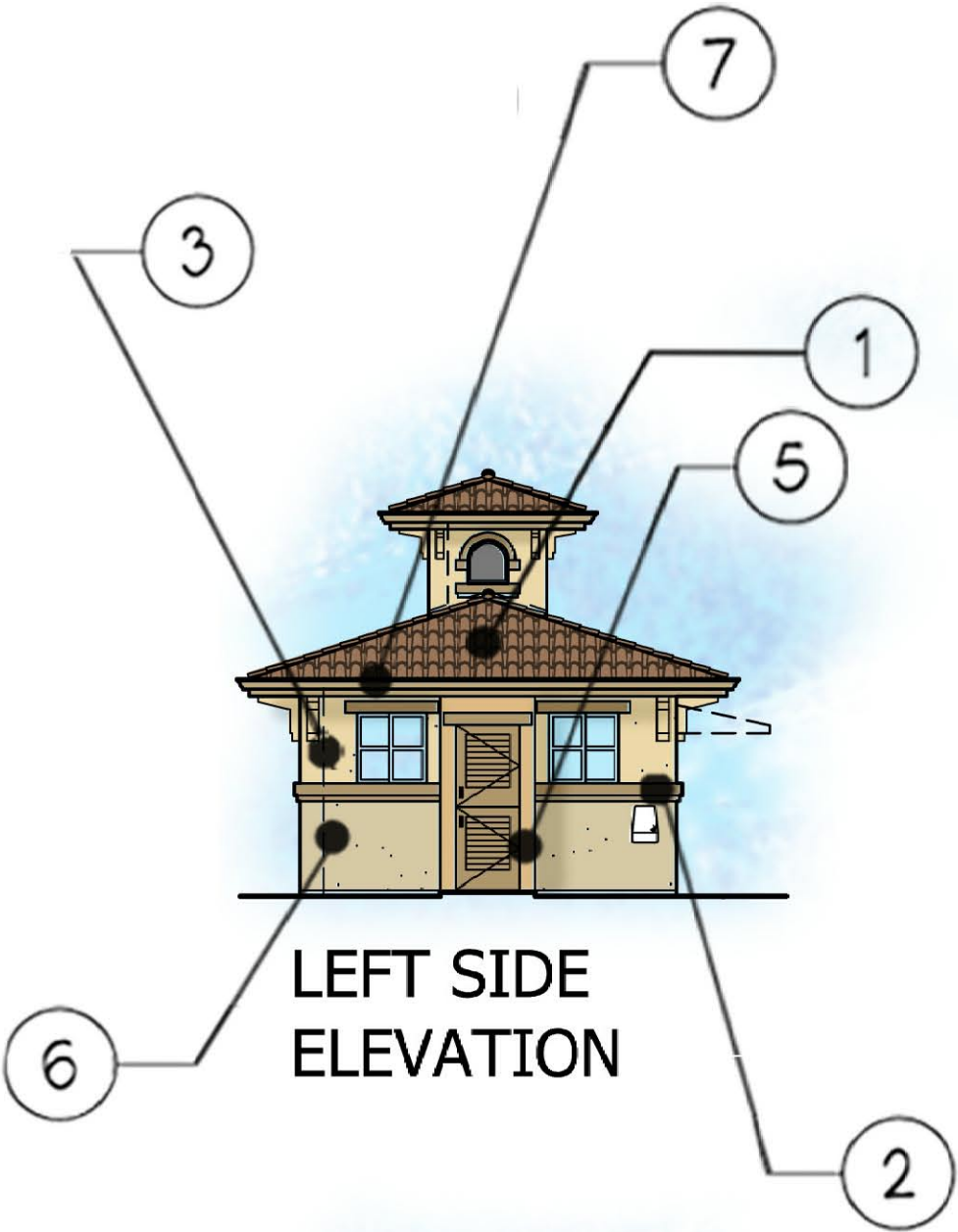
CONCEPTUAL COVERED LOGGIA BUILDING PLANS AND ELEVATIONS



FLOOR PLAN



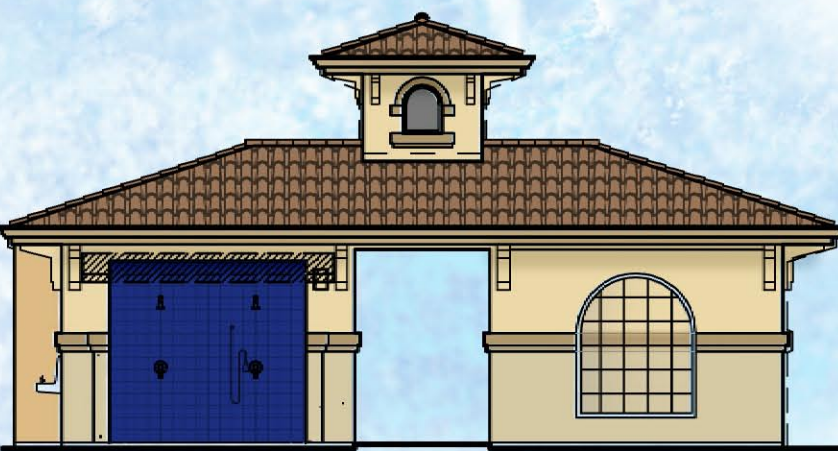
ROOF PLAN



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

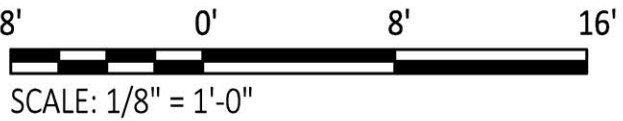


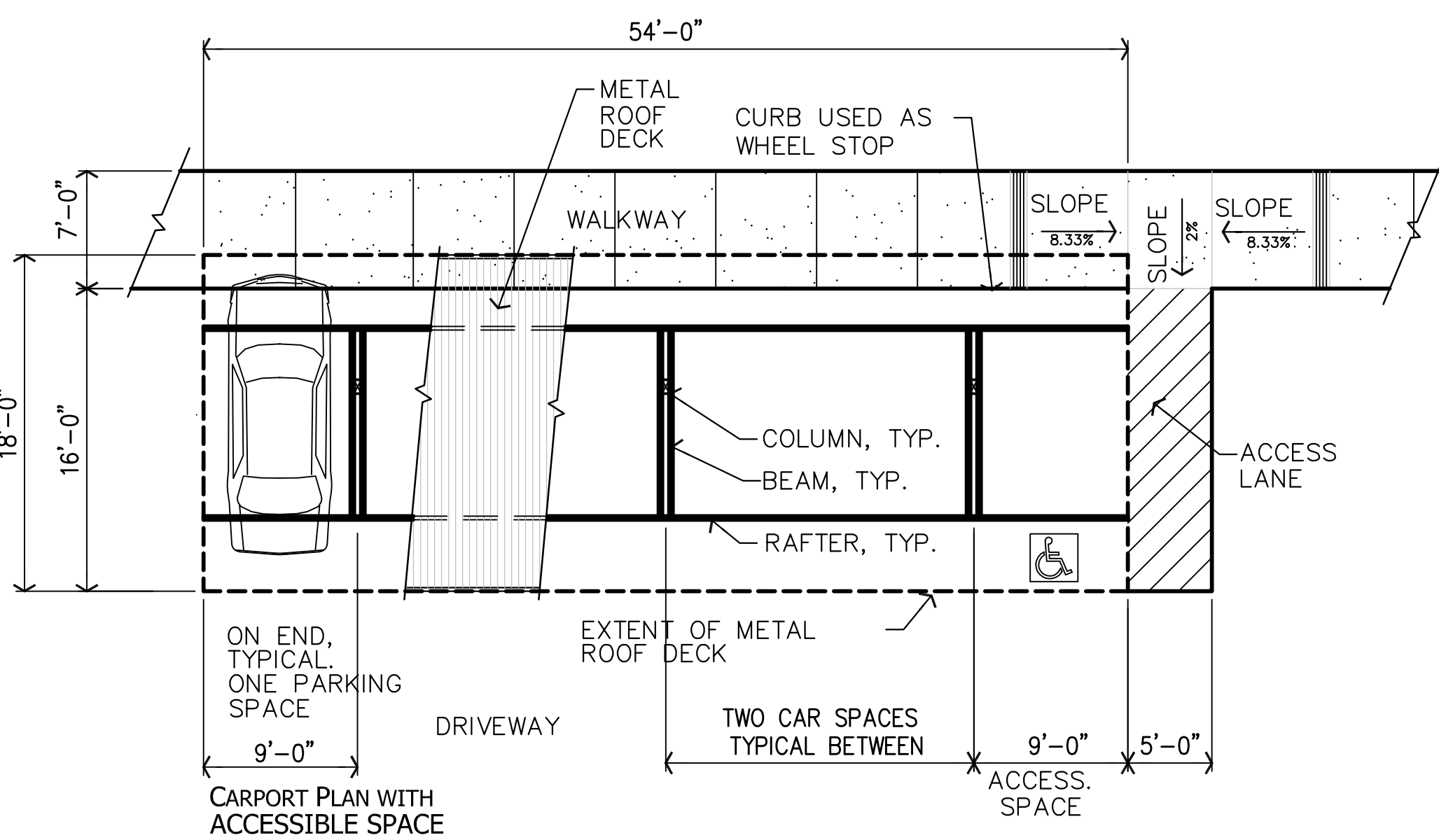
FRONT ELEVATION



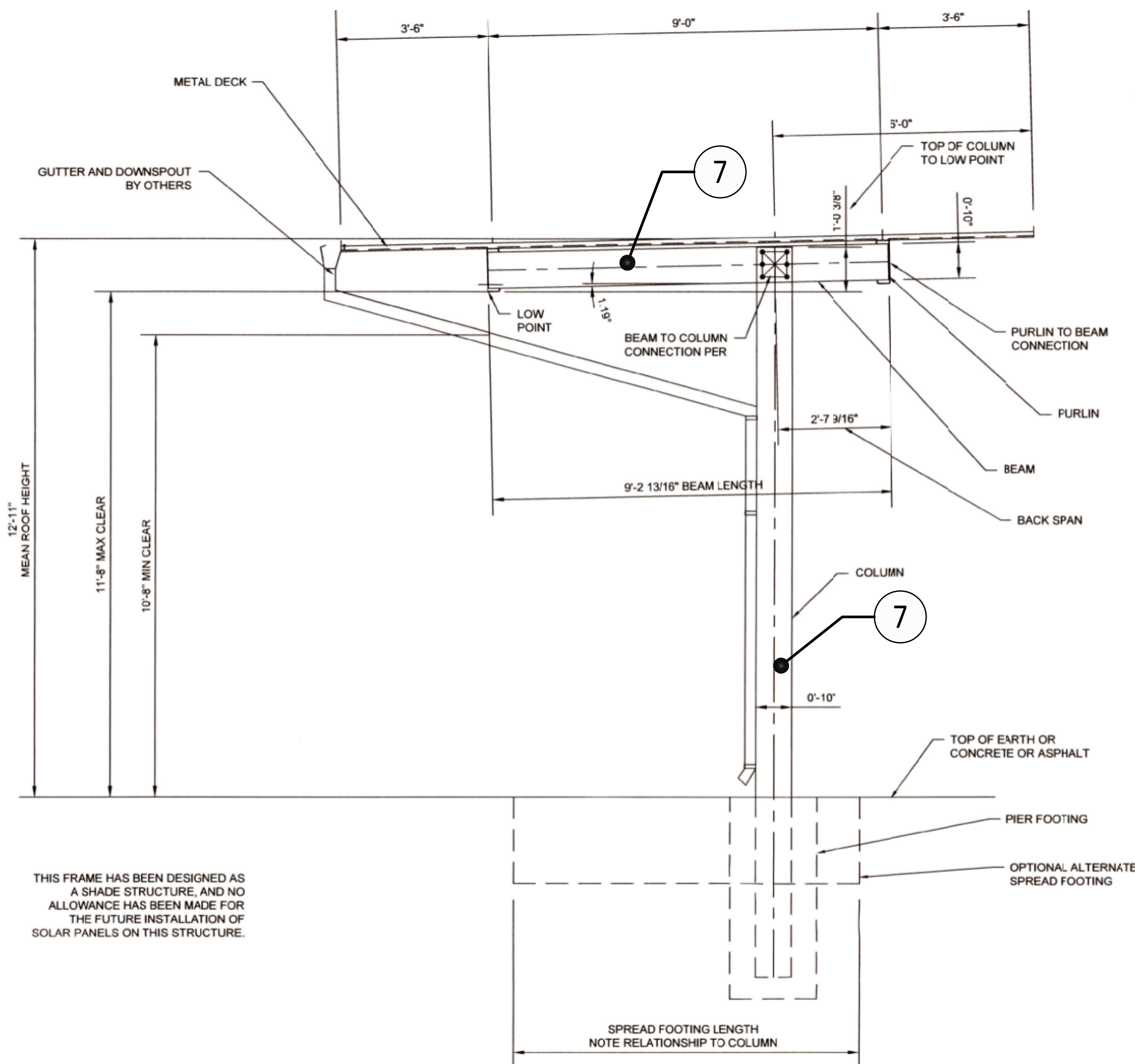
REAR ELEVATION

CONCEPTUAL CABANA BUILDING PLANS AND ELEVATIONS

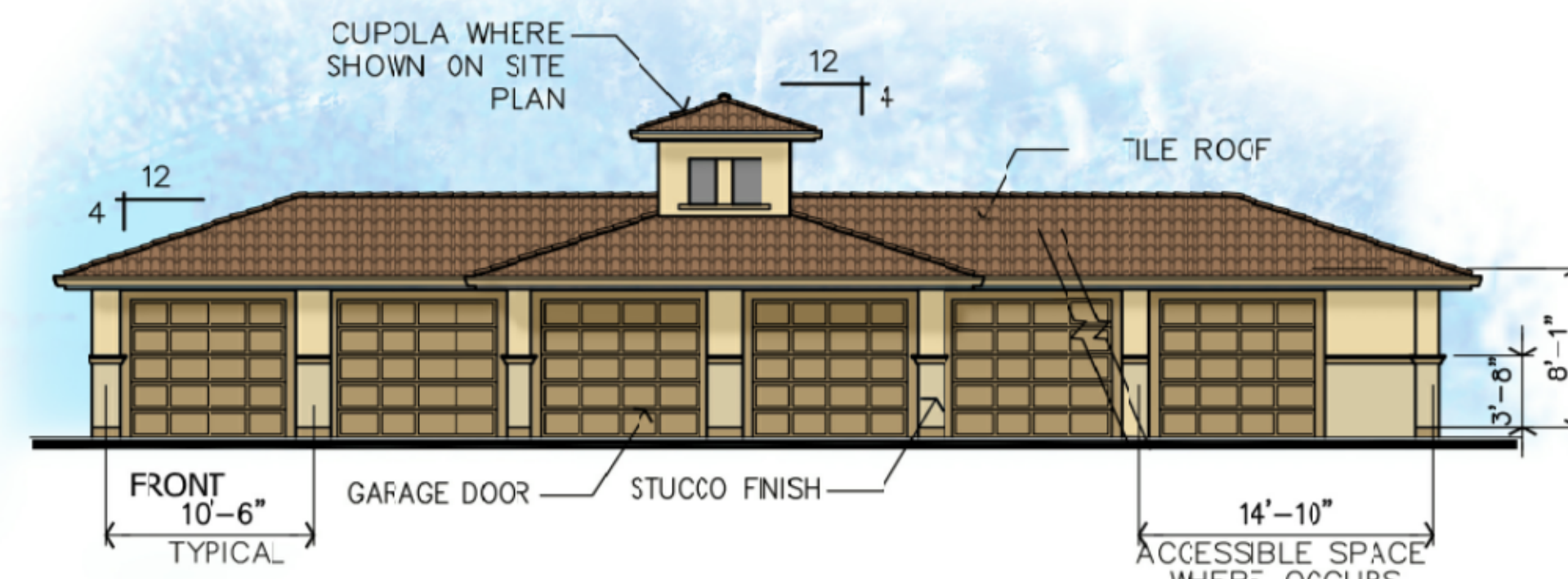
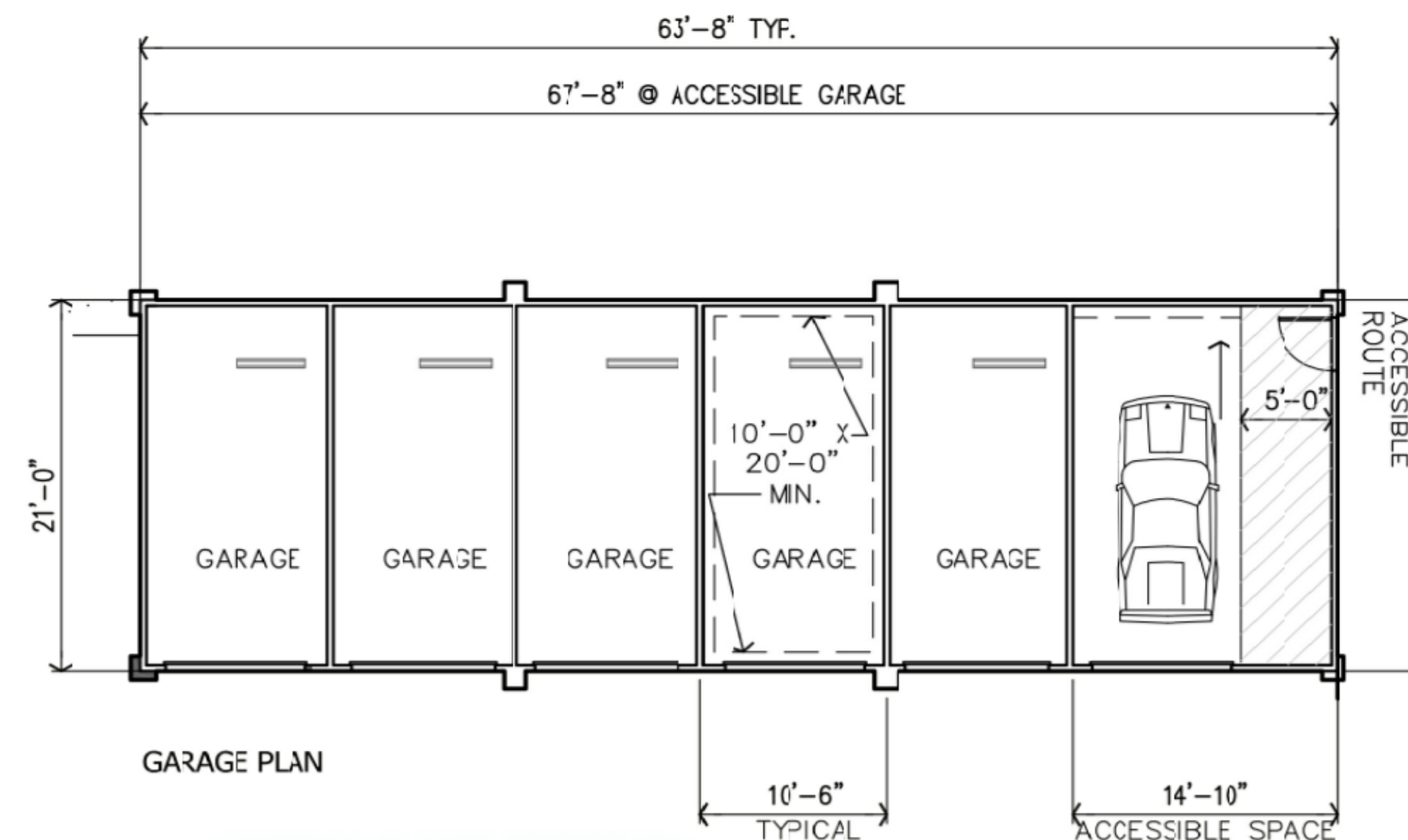




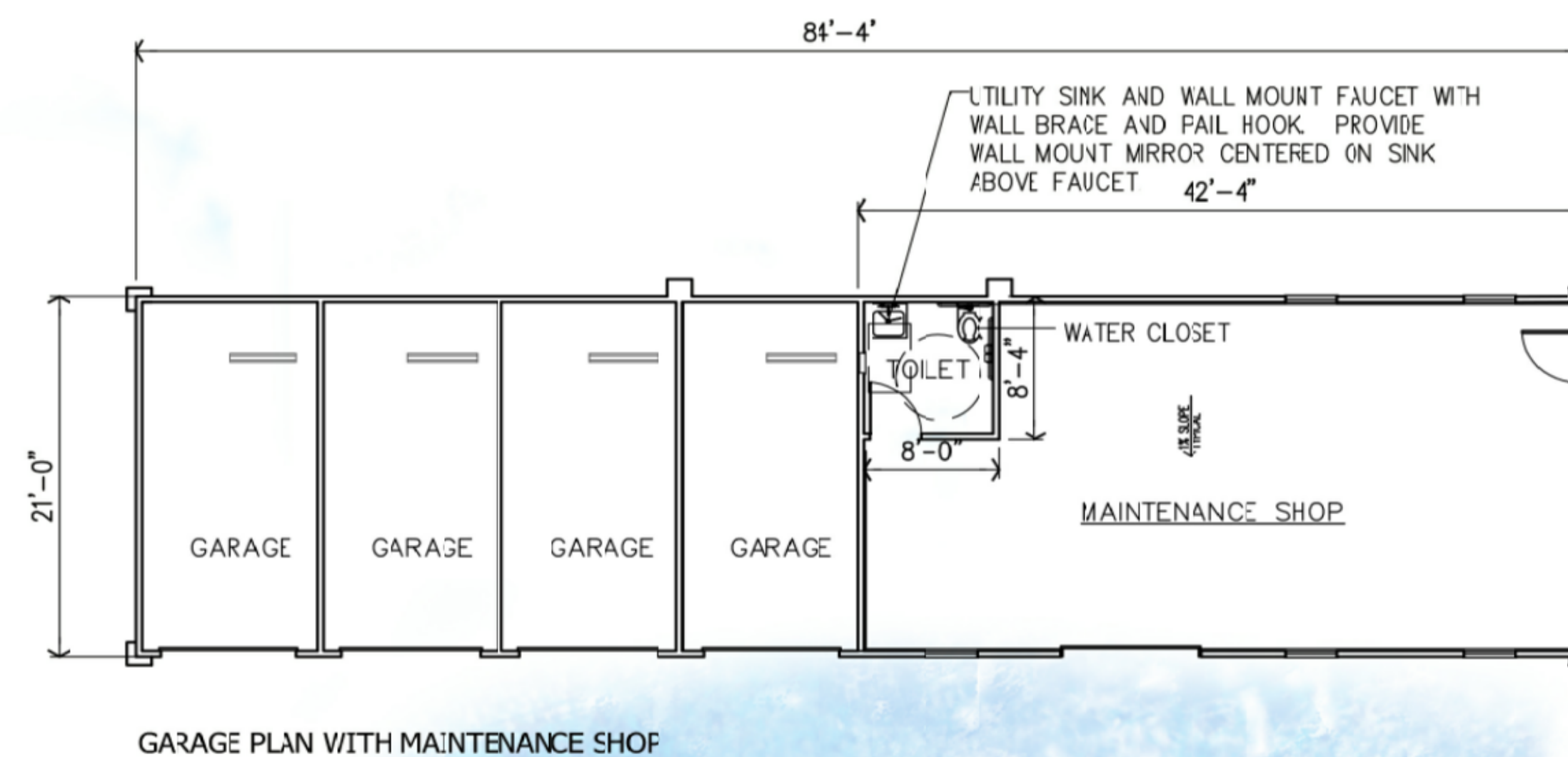
CONCEPTUAL CARPORT PLAN
SCALE: 1/8"=1'-0"



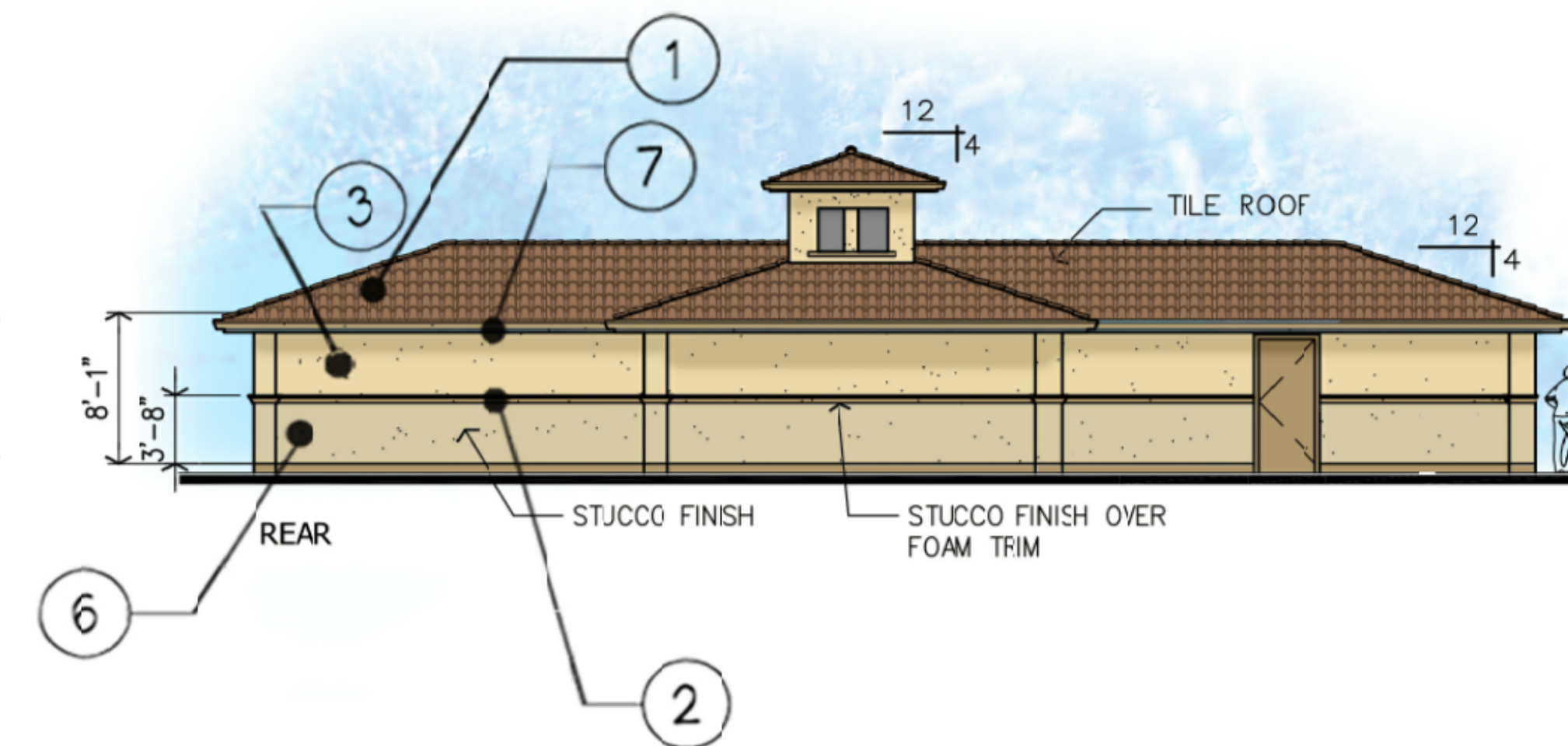
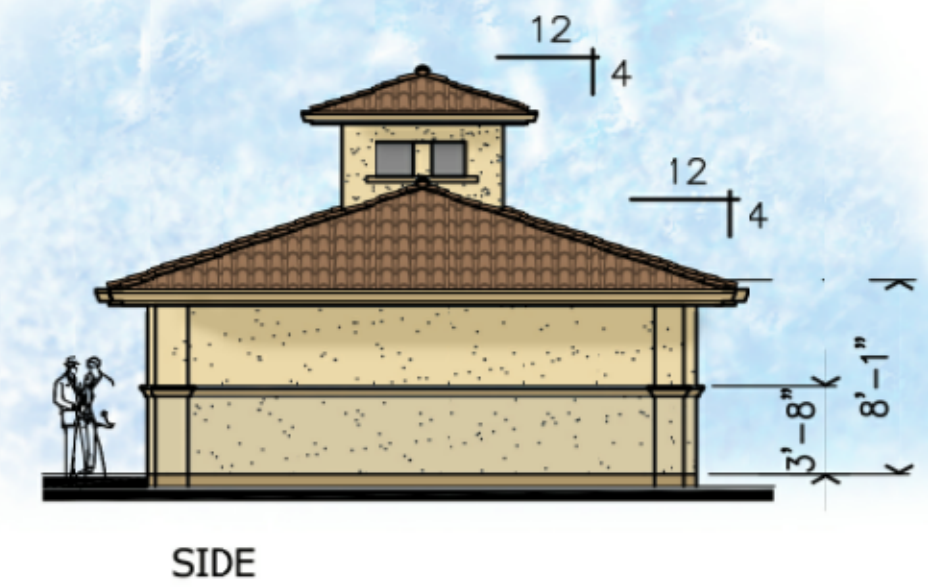
CONCEPTUAL CARPORT SECTION
SCALE: 1/2"=1'-0"



GARAGE PLAN & ELEVATION
SCALE: 1/8"=1'-0"



GARAGE PLAN & ELEVATION WITH MAINTENANCE SHOP
SCALE: 1/8"=1'-0"

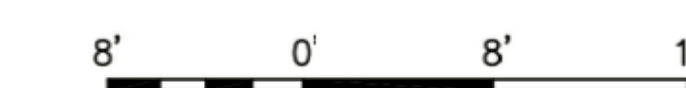


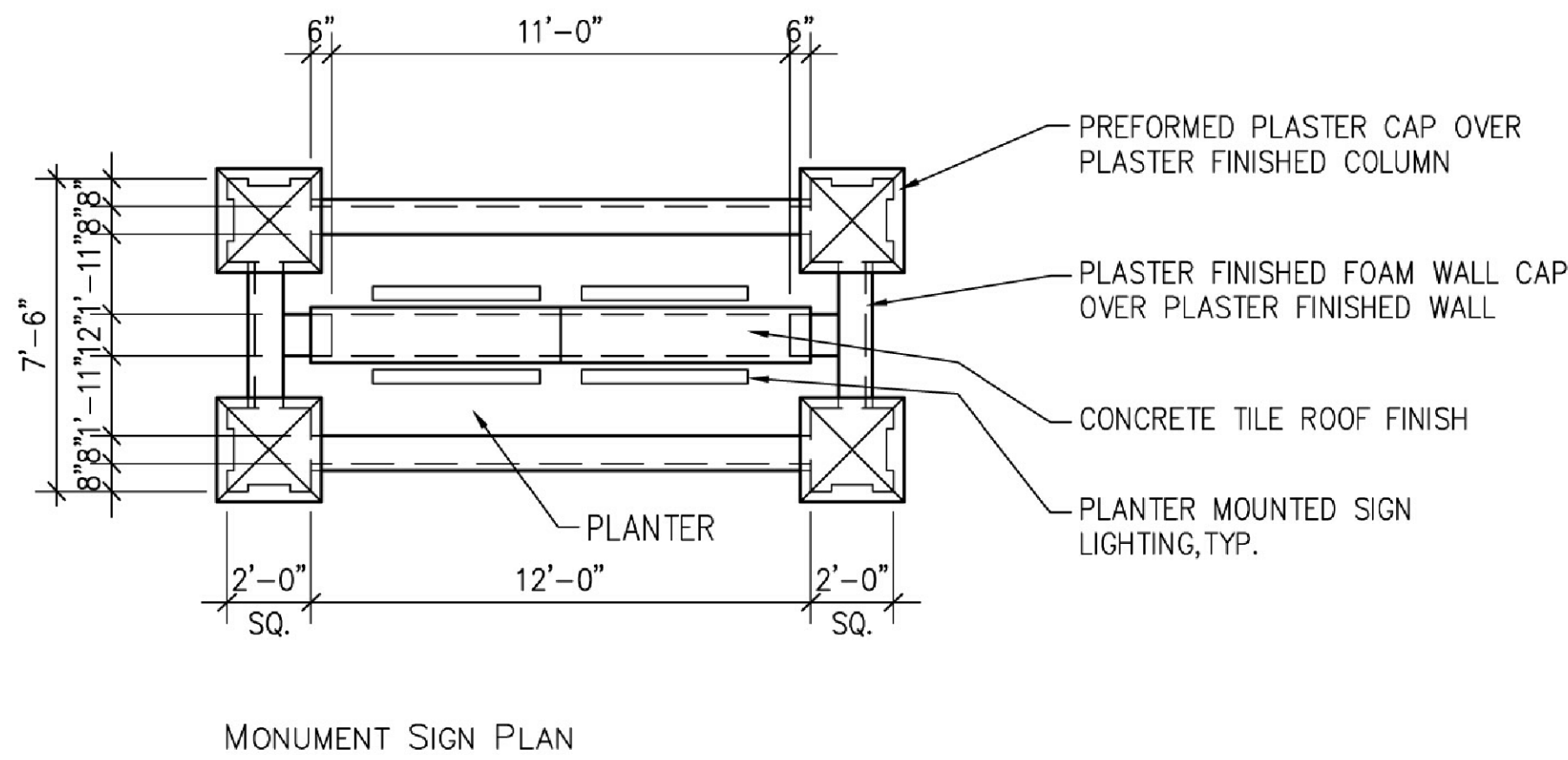
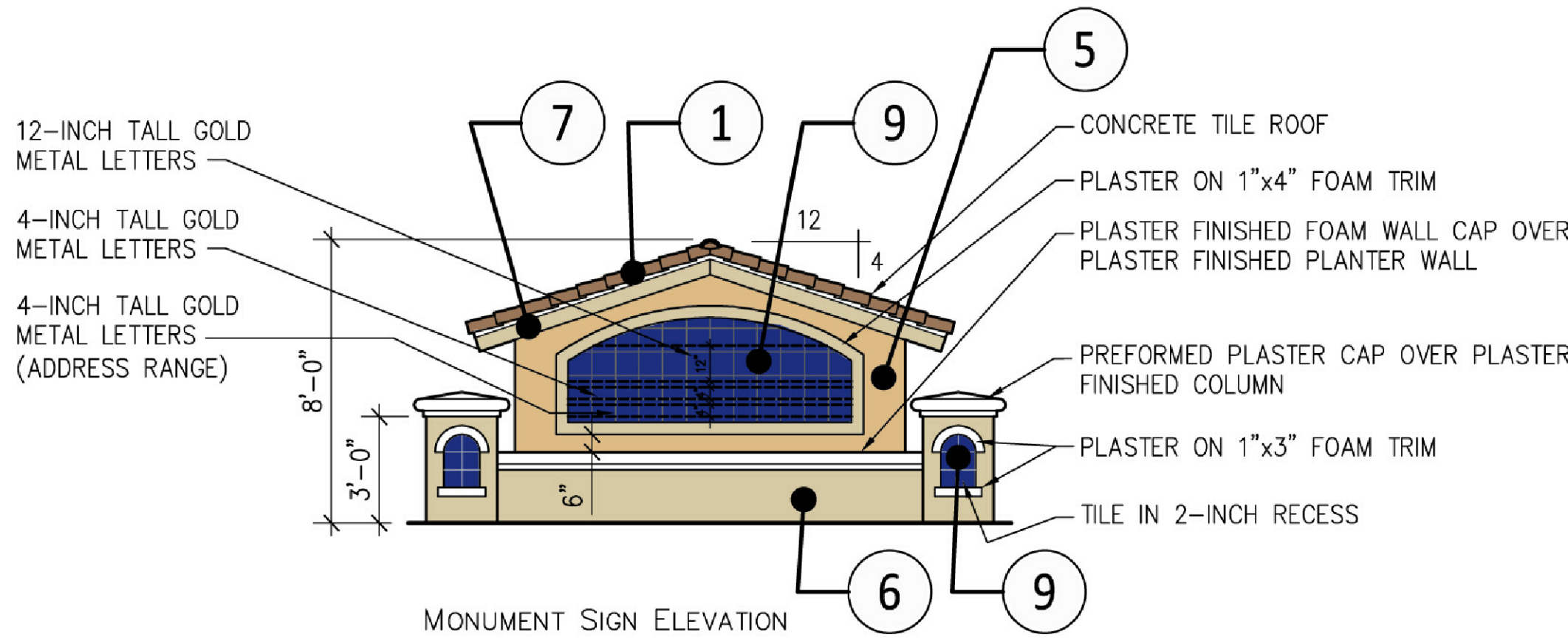
COLOR CHART

	1 ROOF EAGLE ROOF CONCRETE TILE CAPISTRANO ADOBE BLEND 3723		6 BASE COLOR KELLY MOORE KM 4690 SPA SANGRIA
	2 TRIM KELLY MOORE KM 4671 EMPEROR'S GOLD		7 FASCIA / ACCENT KELLY MOORE KM 5733 SONORA HILLS
	3 BODY COLOR 1 KELLY MOORE KM 5236 GOLDEN FLEECE		8 RAILINGS KELLY MOORE KM 4024-5 LATTE PLEASE
	4 BODY COLOR 2 KELLY MOORE KM 5356 EYE OF THE TIGER		9 ACCENT TILE DAL TILE DM 14 COBALT
	5 BODY COLOR 3 KELLY MOORE KM 5265 HONEY ROBBER		

CONCEPTUAL ACCESSORY BUILDINGS

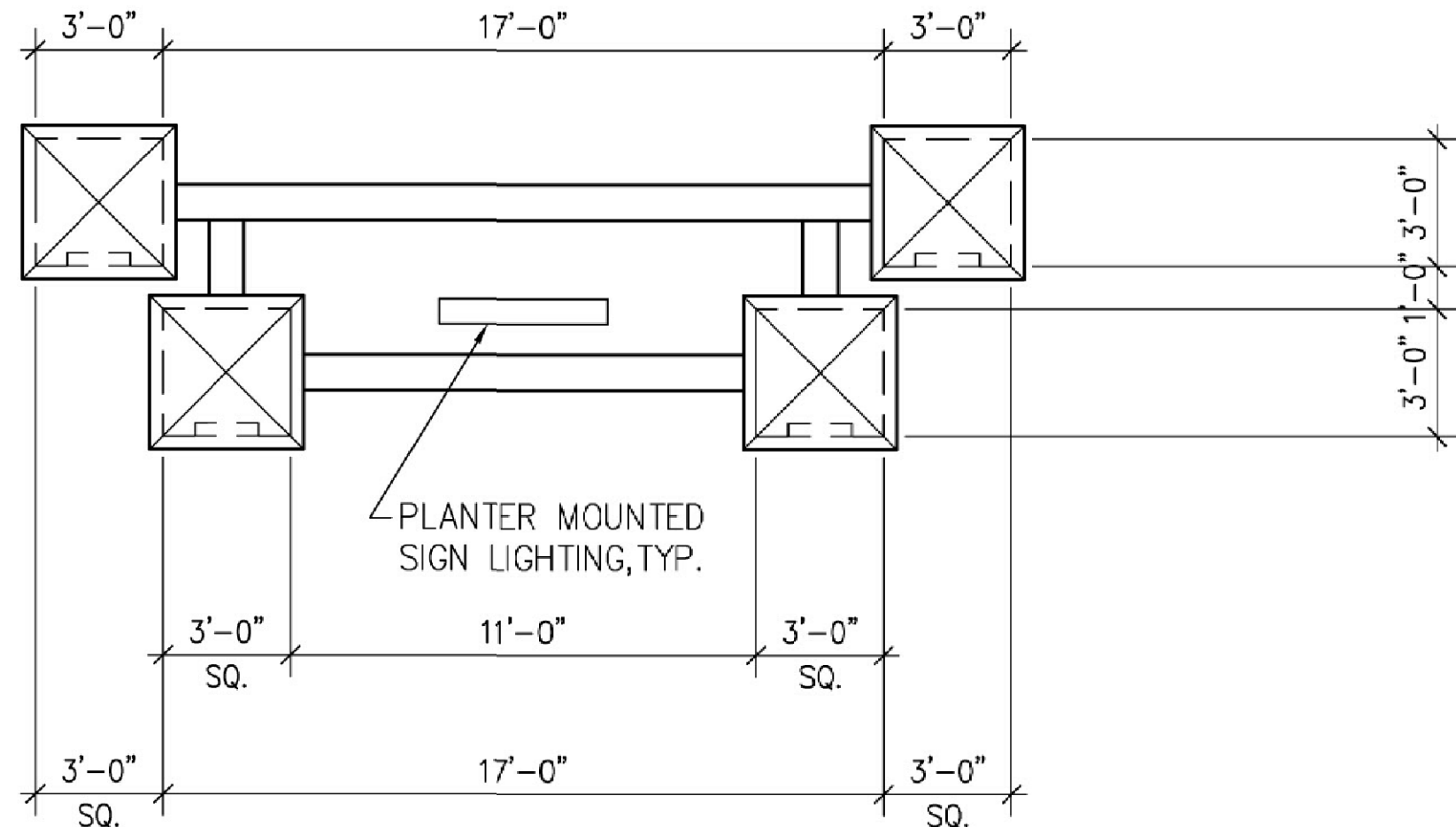
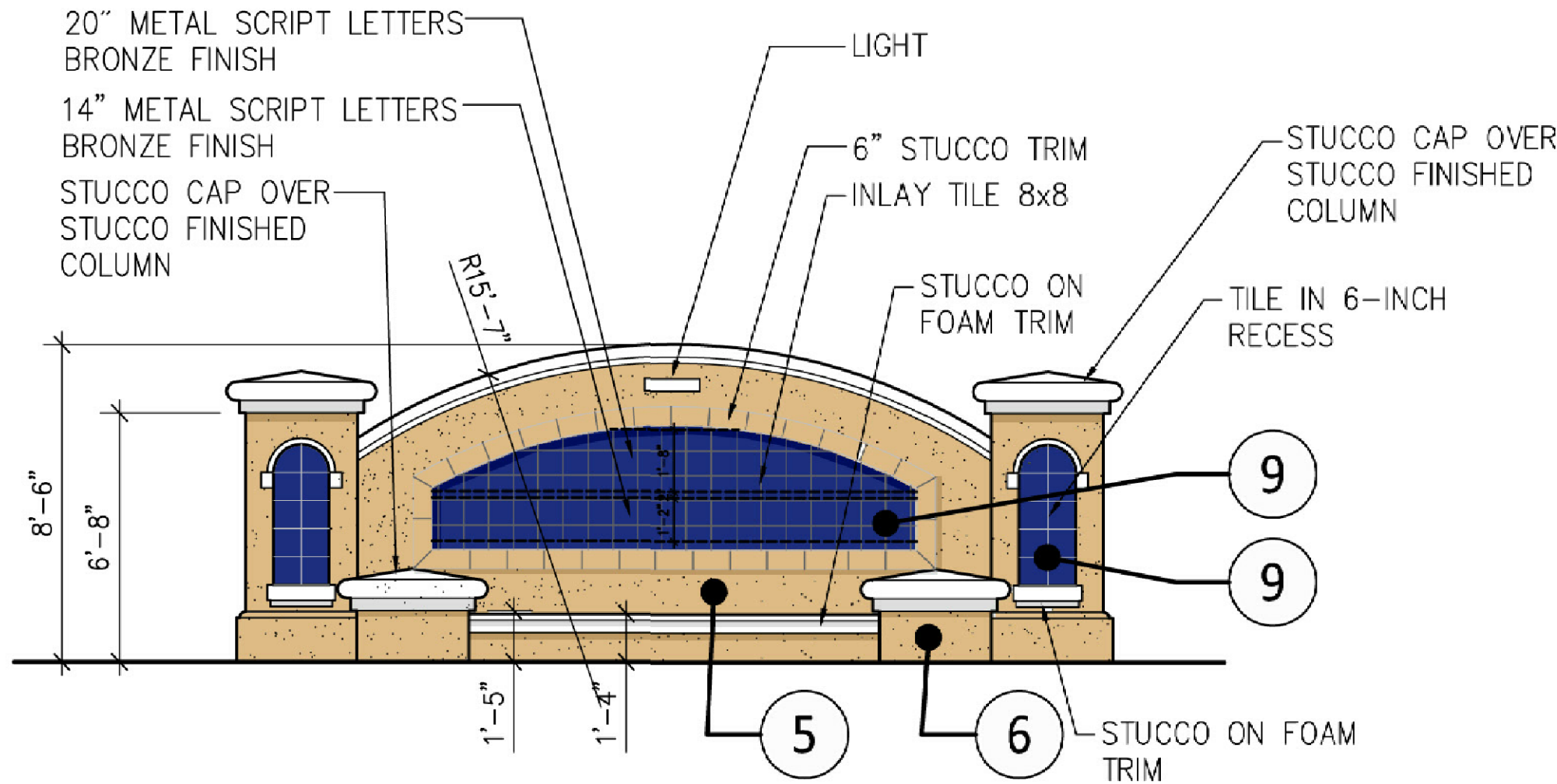
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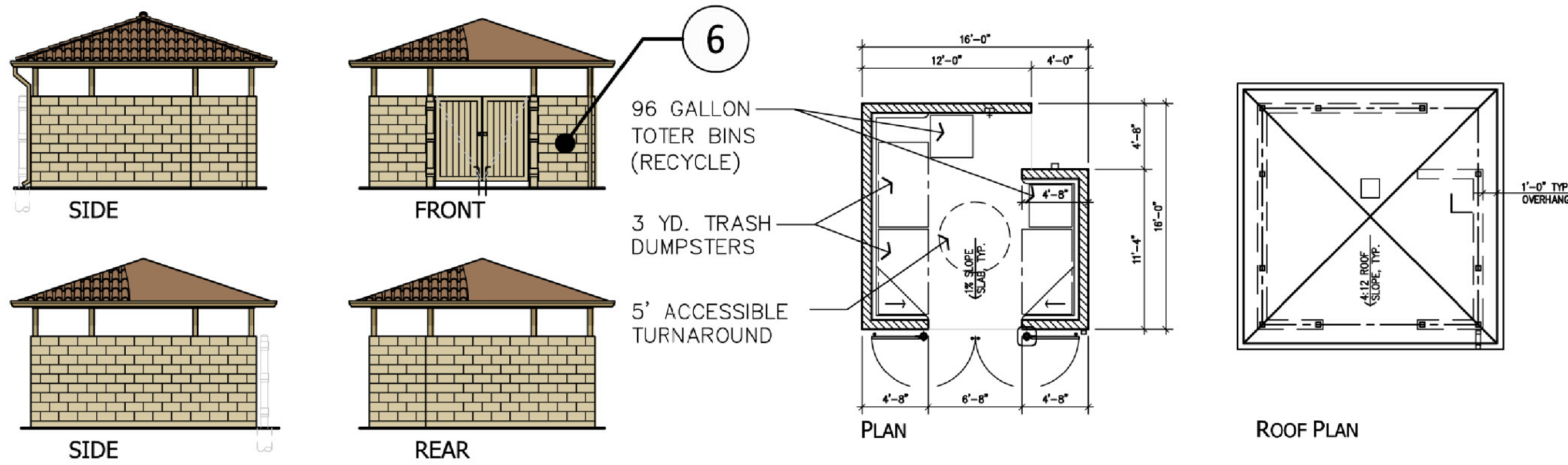
WEST LELAND ROAD MONUMENT SIGN PLAN, ELEVATION, & DETAILS

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



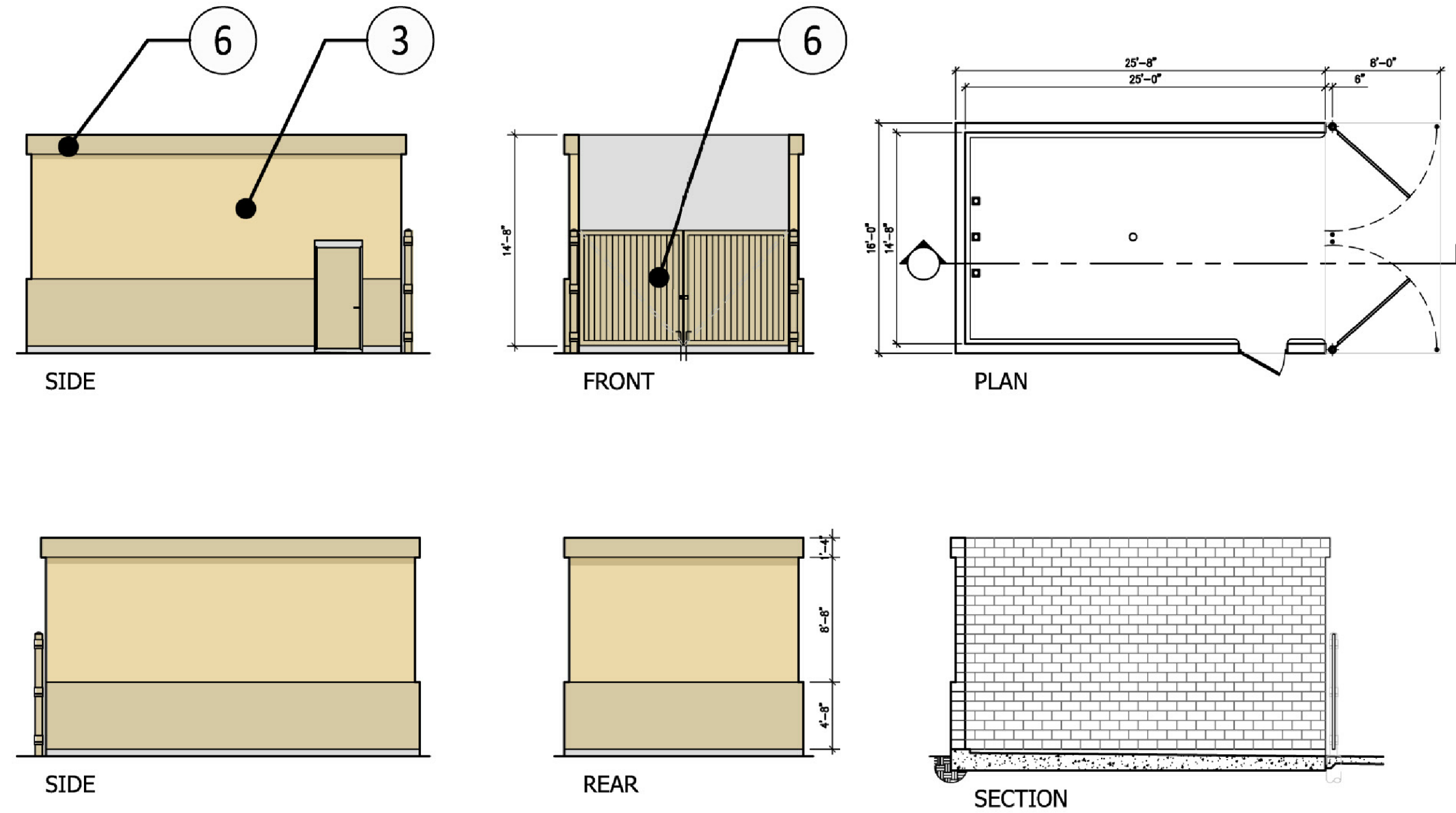
VILLA DRIVE MONUMENT SIGN PLAN, ELEVATION, & DETAILS

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



TRASH ENCLOSURE PLAN & ELEVATIONS

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



TRASH COMPACTOR PLAN, ELEVATION, & SECTION

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

COLOR CHART

1

ROOF
EAGLE ROOF
CONCRETE TILE
CAPISTRANO
ADOBE BLEND 3723

2

TRIM
KELLY MOORE
KM 4671
EMPEROR'S GOLD

3

BODY COLOR 1
KELLY MOORE
KM 5236
GOLDEN FLEECE

4

BODY COLOR 2
KELLY MOORE
KM 5356
EYE OF THE TIGER

5

BODY COLOR 3
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HONEY ROBBER

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FASCIA / ACCENT
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RAILINGS
KELLY MOORE
KM 4024-5
LATTE PLEASE

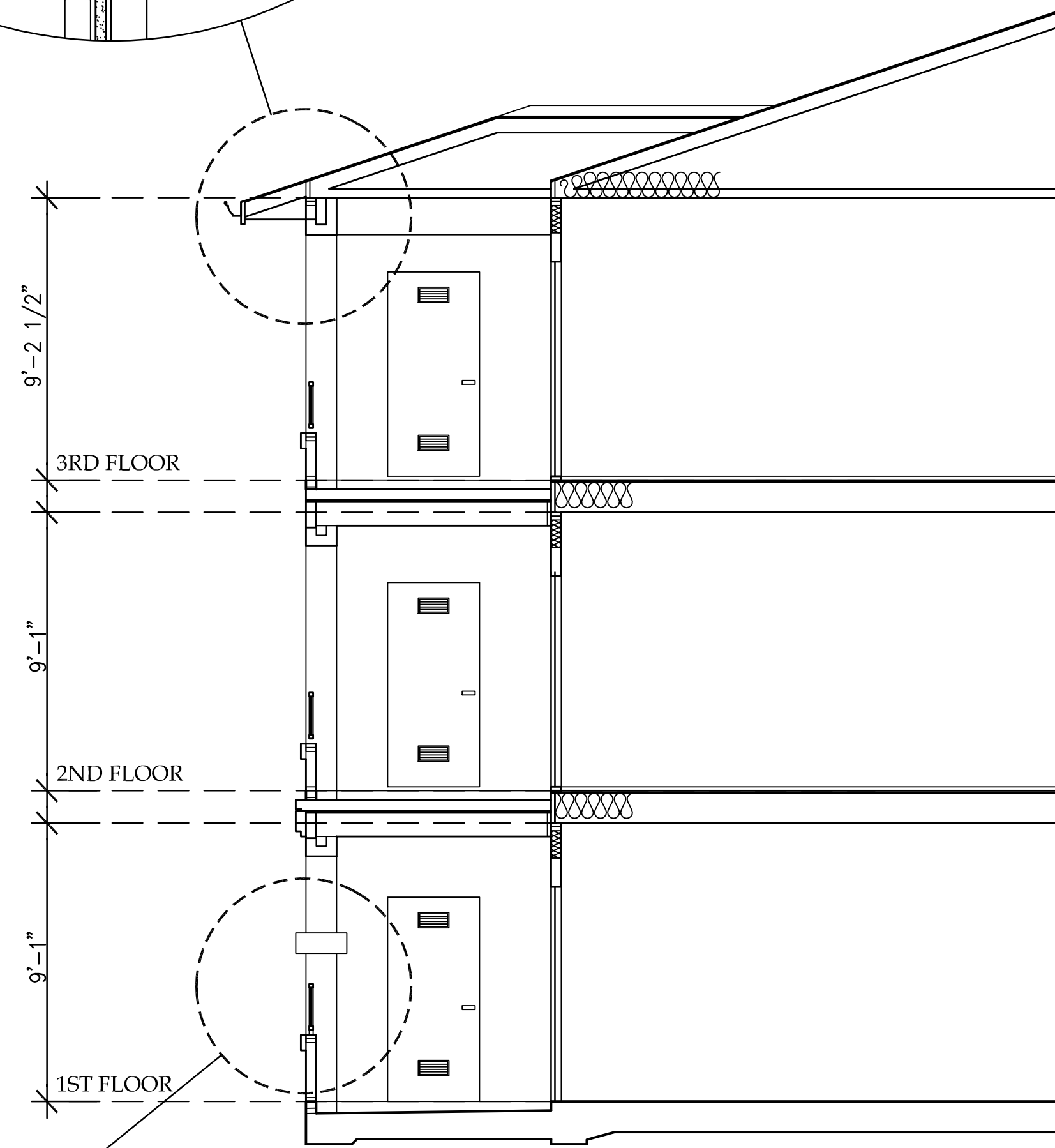
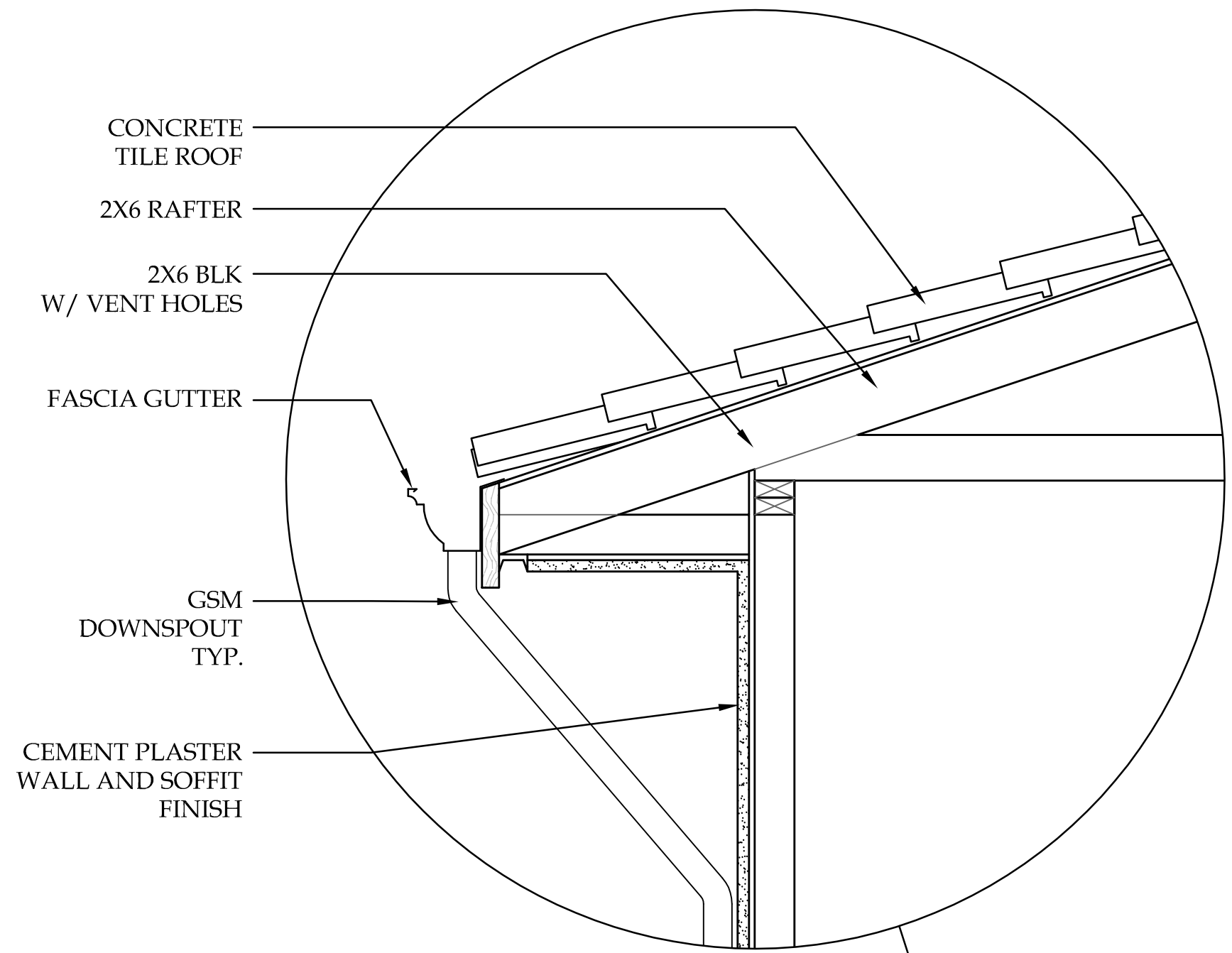
9

ACCENT TILE
DAL TILE
DM 14
COBALT

CONCEPTUAL ACCESSORY BUILDINGS

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

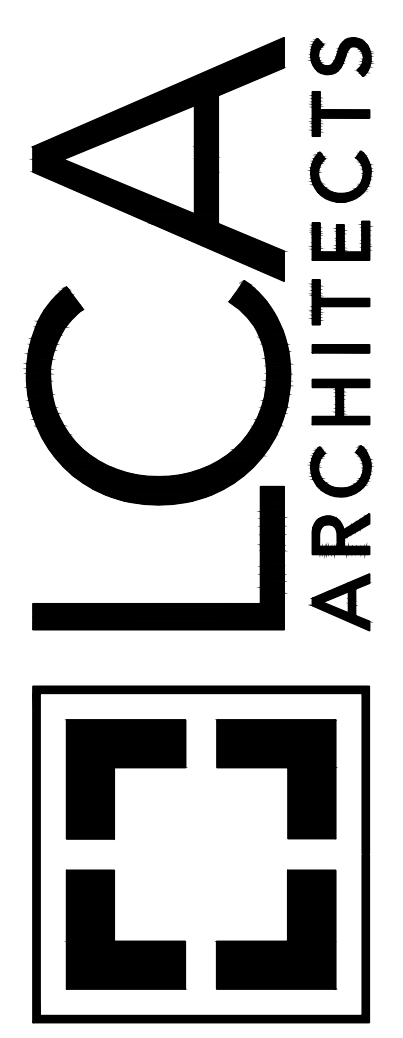
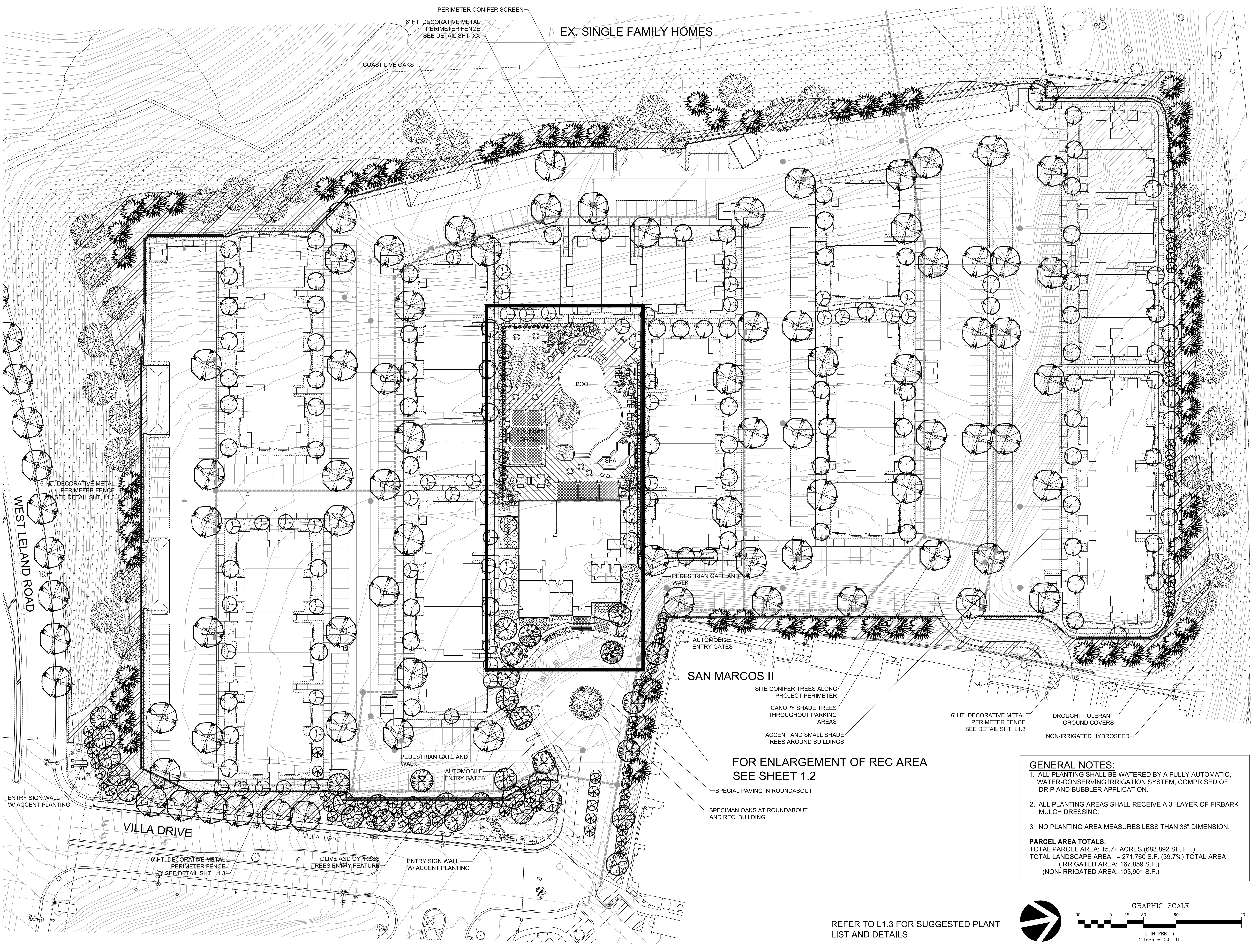




CONCEPTUAL ELEVATION
DESIGN ELEMENTS & SECTION

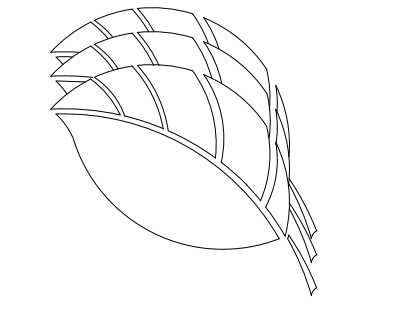
SCALE: 1/4" = 1'-0"





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Thomas Baak & Associates, LLP
Landscape Architects
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Walnut Creek, CA 94596
Ph: 925.933.2583



SAN MARCO VILLAS III
PITTSBURG, CALIFORNIA

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CONCEPTUAL
LANDSCAPE
PLAN

SCALE:
DATE: 03/18/2020

REVISIONS:

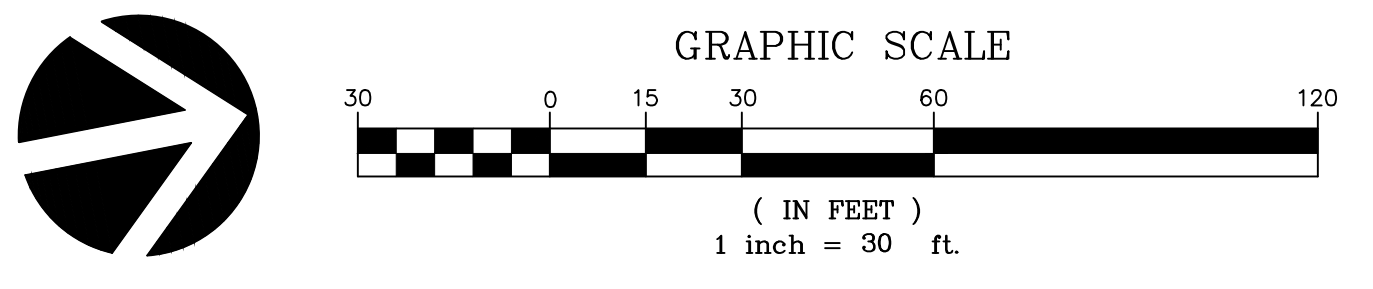
PROJECT NO. 18112

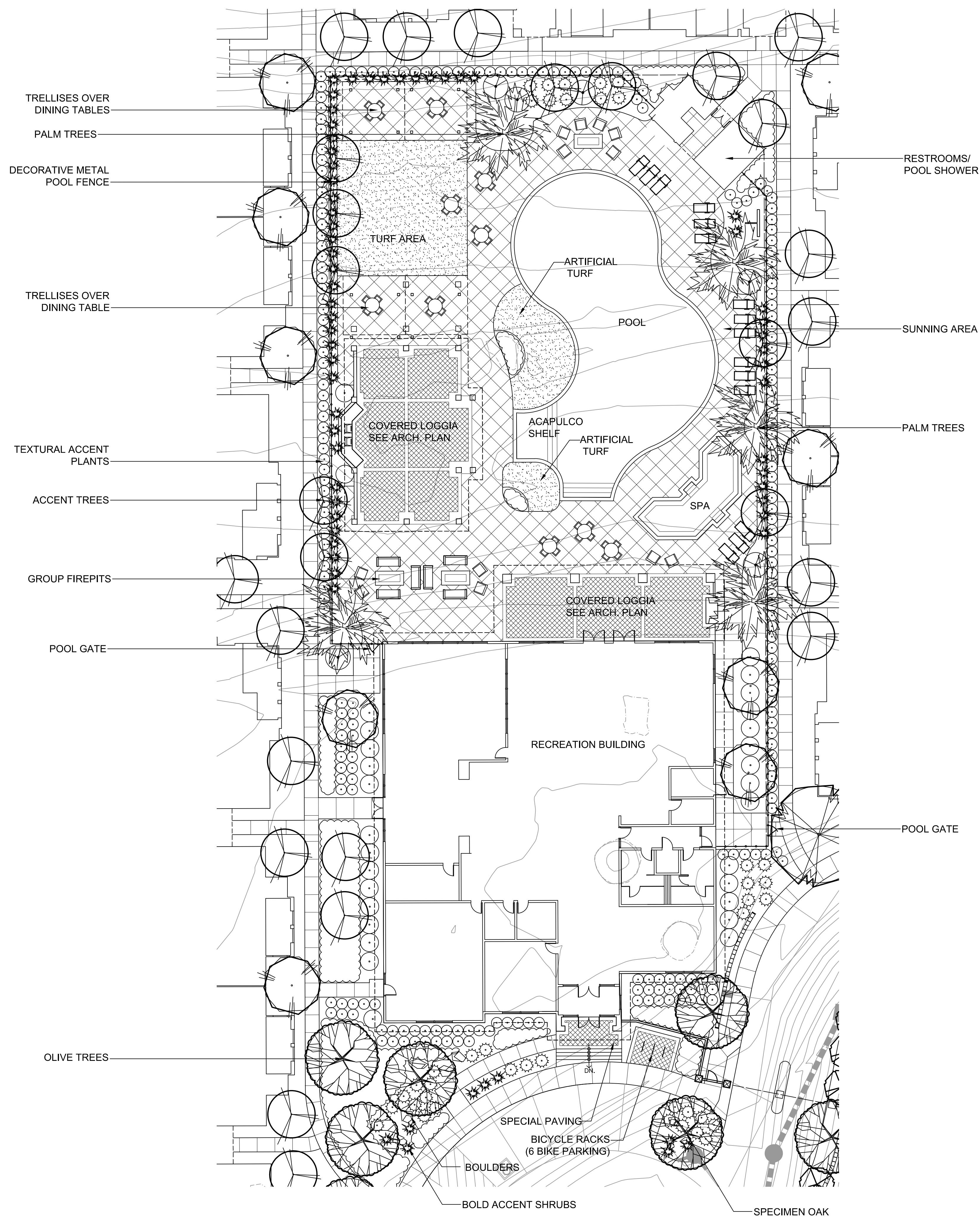
L1.1

SHEET OF

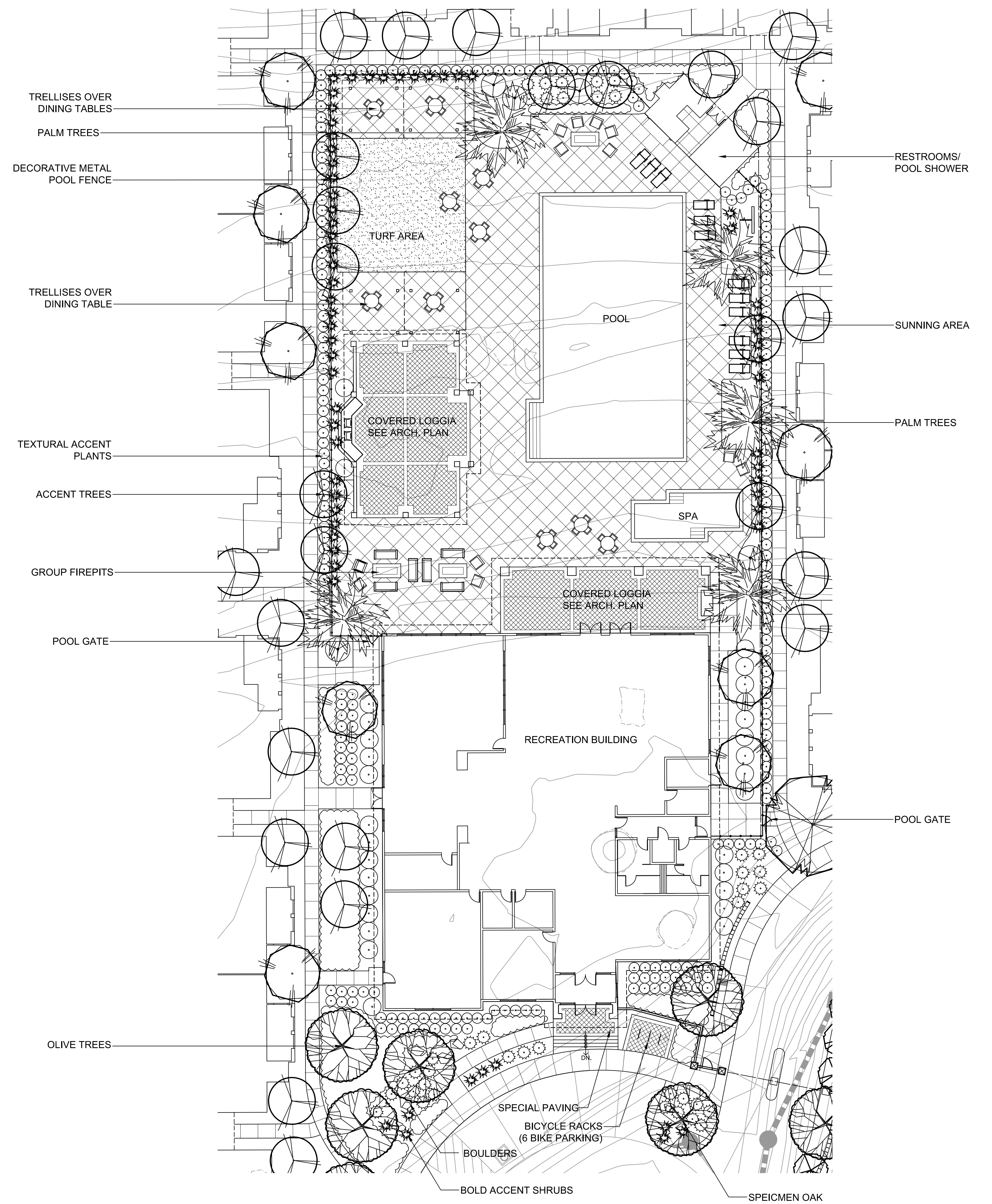
GENERAL NOTES:
1. ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM, COMPRISED OF DRIP AND BUBBLER APPLICATION.
2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
3. NO PLANTING AREA MEASURES LESS THAN 36" DIMENSION.
PARCEL AREA TOTALS:
TOTAL PARCEL AREA: 15.7+ ACRES (683,892 SF. FT.)
TOTAL LANDSCAPE AREA: = 271,760 S.F. (39.7%) TOTAL AREA (IRRIGATED AREA: 167,859 S.F.)
(NON-IRRIGATED AREA: 103,901 S.F.)

REFER TO L1.3 FOR SUGGESTED PLANT LIST AND DETAILS

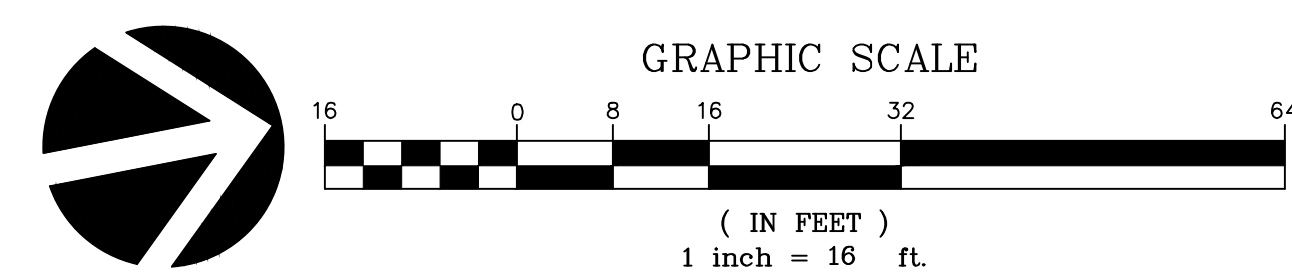




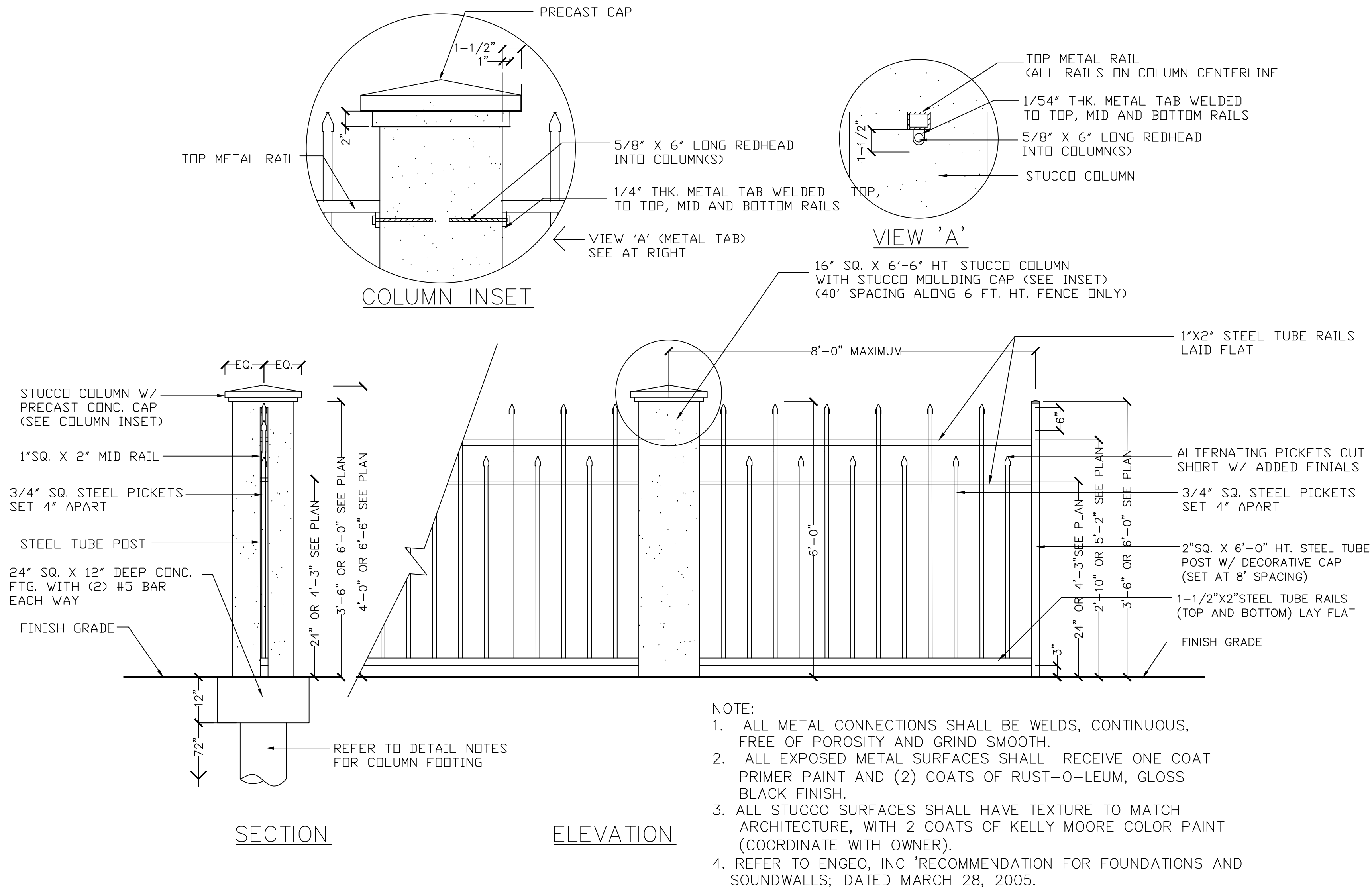
DESIGN OPTION A



DESIGN OPTION B



REFER TO L1.3 FOR SUGGESTED PLANT LIST AND DETAILS

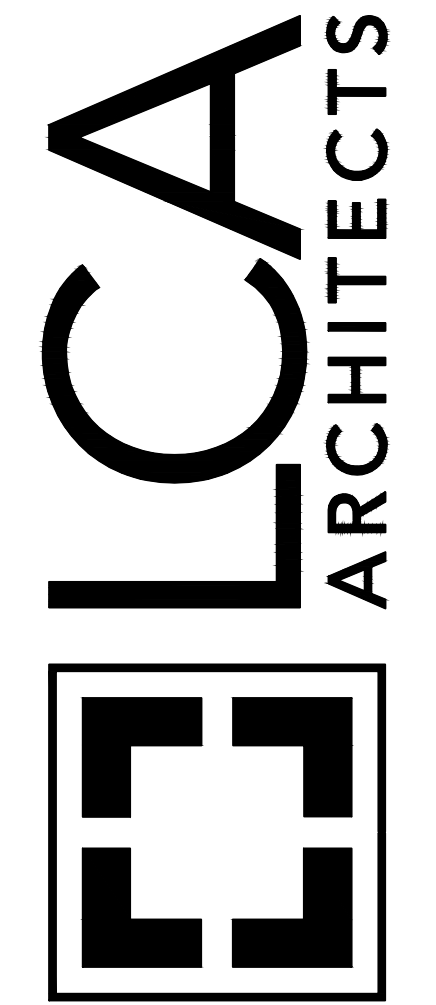


PROJECT DECORATIVE METAL FENCE DETAIL (6'-0" HT).

SUGESTED PLANT LIST:

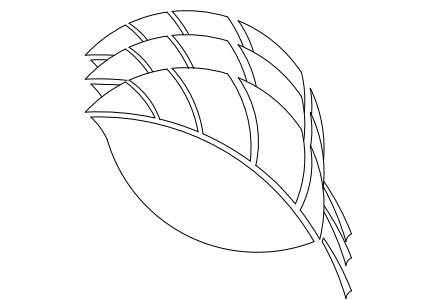
LARGE CANOPY SHADE TREES: 15 GALLON SIZE ACER RUBRUM (SCARLET MAPLE) PLATANUS ACERIFOLIA 'COLUMBIA' (PLANETREE) ULMUS PARVIFOLIA (CHINESE ELM) ZELKOVA SERRULATA (ZELKOVA TREE)	WATER USE M M M M	SHRUBS:5 GALLON SIZE ABELIA SPECIES (ABELIA) ARCTOSTAPHYLOS 'HOWARD MCMINN' (MANZANITA) BERBERIS THUNBERGII (BARBERRY) BUXUS JAPONICA (BOXWOOD) CEANOTHUS SPECIES (WILD LILAC) HETEROMELES ARBUTIFOLIA (TOYON) LIGUSTRUM TEXANUM (PRIVET) MYRTUS COMMUNIS (DWARF MYRTLE) PITTOSPORUM SPECIES (MOCK ORANGE) PLUMBAGO AURICULATA (CAPE PLUMBAGO) RHAMNUS CALIFORNICA 'EVE CASE' (COFFEEBERRY) RHAPHIOLEPIS INDICA (INDIA HAWTHORN) ROSMARINUS 'TUSCAN BLUE' (TUSCAN ROSEMARY) TEUCHRIUM FRUTICANS (GERMANDER) XYLOMA CONGESTUM (SHINY XYLOMA)	WATER USE M L L M L L L M M L L L L L
CONIFER TREES: 15 GALLON CEDRUS DEODARA (DEODARA CEDAR) CUPPRESSUS SEMPERVIRENS (ITALIAN CYPRESS) (SPECIMEN SIZE) PINUS PINEA (ITALIAN STONE PINE)	 L L L	ACCENT PERENNIALS/GRASSES: ONE GALLON SIZE AGAPANTHUS AFRICANUS (LILY-OF-THE-NILE) AGAVE 'BLUE FLAME' (AGAVE) DIETES VEGETA (FORTNIGHT LILY) ERIGERON KARVINSKIANUS (SANTA BARBARA DAISY) HEMEROCALLIS SPECIES (DAYLILY) HESPERALOE PARVIFLORA (RED YUCCA) LAVANDULA AUGUSTIFOLIA (ENGLISH LAVENDER) NASSELLA SPECIES (FEATHER GRASS) PENNISETUM SPECIES (FOUNTAIN GRASS) PHORMIUM SPECIES (FLAX)	 M L L L M L L L L L
BROADLEAF EVERGREEN TREES: 15 GALLON SIZE ARBUTUS 'MARINA' (MARINA) LAURUS NOBILIS (SWEET BAY) LOPHOSTEMON CONFERTUS (BRISBANE BOX) OLEA EUROPEA (FRUITLESS OLIVE) SPECIMEN SIZE QUERCUS AGRIFOLIA (COAST LIVE OAK) SPECIMEN SIZE	 L L M L VL	GROUNDCOVERS: ONE GALLON ACACIA REDOLENS (GROUND COVER ACACIA)- 42" O.C. ARCTOSTAPHYLOS 'POINT REYES' (MANZANITA) - 36" O.C. COTONEASTER 'LOWFAST' (COTONEASTER) - 42" O.C.. ROSMARINUS PROSTRATUS (ROSEMARY) - 36" O.C.	 L L L L
ACCENT TREES: 15 GALLON SIZE CERCIS OCCIDENTALIS (REDBUD) LAGERSTROEMIA SPECIES (CRAPE MYRTLE) PRUNUS CERASIFERA (PURPLE-LEAF PLUM)	 L L M		
PALMS (SPECIMEN SIZE) WASHINGTONIA FILIFERA (CALIFORNIA FAN PALM)	 L		

WATER EFFICIENT LANDSCAPE WORKSHEET											
REFERENCE EVAPOTRANSPIRATION (ET _o):		45.4									
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)				
REGULAR LANDSCAPE AREAS:											
LOW WATER USE	0.3	DRIP	0.81	0.3703703	134288	49736.28685	1399977.0				
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	29566	18250.61579	513718.3				
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	4005	2472.22202	69588.1				
TOTALS:					167859	70459					
SPECIAL LANDSCAPE AREAS:											
REC. AREA				0	0	0	0				
WATER FEATURE 1				0	0	0	0				
WATER FEATURE 2				0	0	0	0				
TOTALS:					0	0					
ETWU TOTAL:							1,983,283				
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):							2,126,203				
ETAF CALCULATIONS:											
REGULAR LANDSCAPE AREAS:											
TOTAL ETAF x AREA	70.459			NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.							
TOTAL LANDSCAPE AREA	167,859										
AVERAGE ETAF	0.42										
ALL LANDSCAPE AREAS:											
TOTAL ETAF x AREA	70.459										
TOTAL LANDSCAPE AREA	167,859										
SITEWIDE ETAF	0.42										



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DETAILS

SCALE:
DATE: 03/ 18 / 2020

REVISIONS:

PROJECT NO. 18112

L1.3

SHEET OF



City of Pittsburg

Community and Economic Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: November 14, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Extension of Design Review Term of Approval for San Marco Villas III (Village B), AP-23-0135 (EXT of DR)

This is a public hearing on a request for a three-year extension of design review approval of plans originally approved on October 6, 2020 (Resolution No. 10155) to construct a 270-unit extension, consisting of eleven, new three-story buildings and one clubhouse, to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and San Marco Boulevard with access off Villa Drive. The project site consists of approximately 14.92 acres within 'Village B' of the San Marco PD-1362 (Planned Development, Ordinance No. 12-1362) District. Eastern portion of Assessor's Parcel No. 091-050-071.

Environmental Determination

The original project was within the scope of the previously approved Supplemental Environmental Impact Report ("SEIR," State Clearinghouse #1991073029) prepared for the San Marco Subdivision No. 7362 certified by the Planning Commission on October 13, 1992. The project was in substantial conformance with the multi-family residential units analyzed in the SEIR for "Village B." Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified, and no new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects which could require revisions to the SEIR for the San Marco Subdivision.

PROJECT PLANNER: Alison Hodgkin, (925) 252-6987 or ahodgkin@pittsburgca.gov

Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a 300-ft. radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project? The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

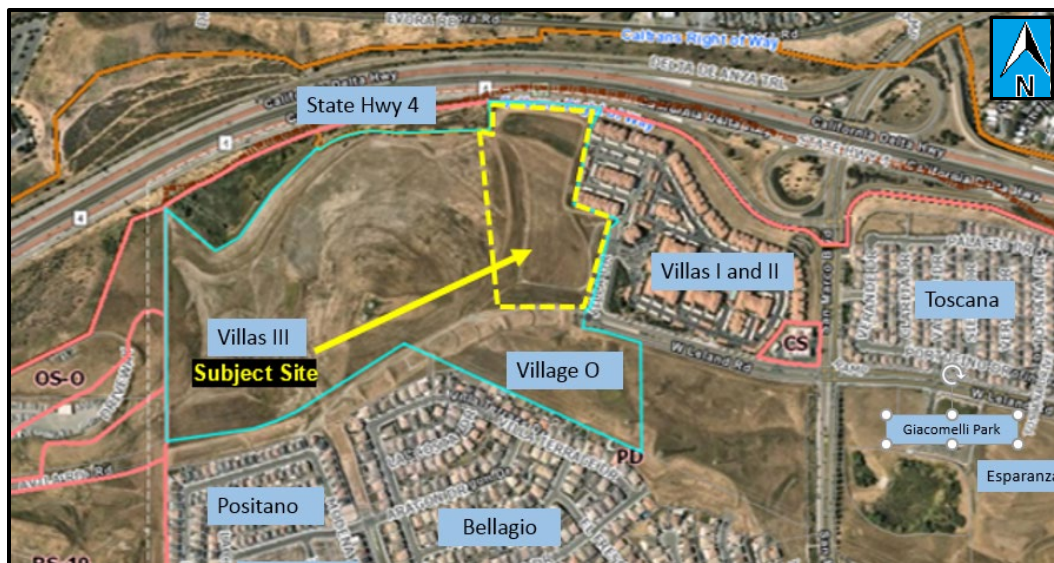
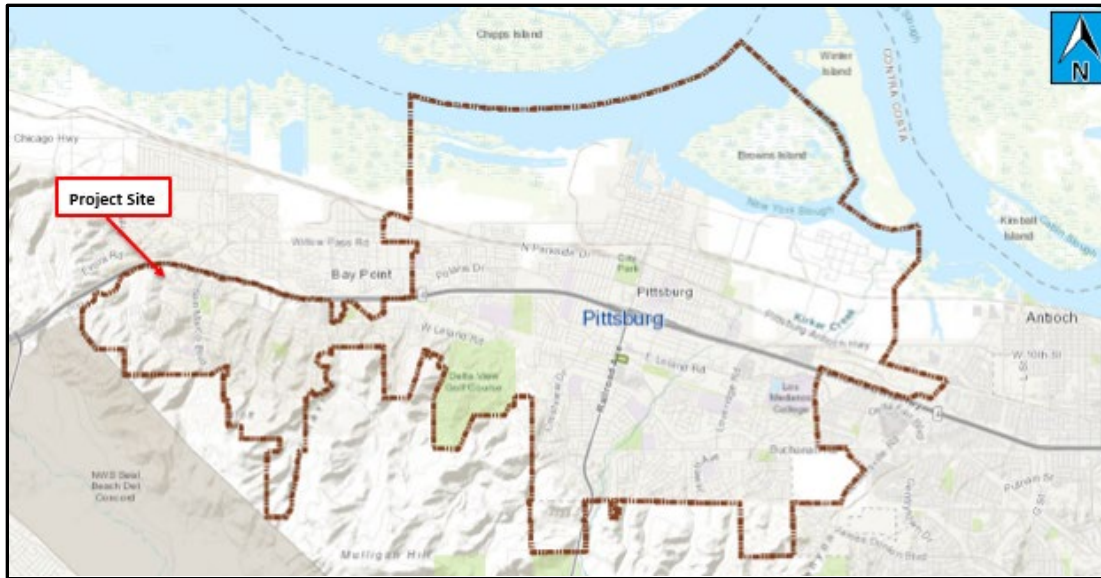
What can I do if I have comments on the project? Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

*Para información en
español:
(925) 252-4920*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: San Marco Villas III (Extension of DR Term of Approval), AP-23-0135 (EXT of DR)
Location: NW corner of West Leland Road and San Marco Boulevard with access off Villa Drive.
 Eastern 14.92-acre portion of Assessor's Parcel No. 091-050-071



City of Pittsburg

Community and Economic Development Department - Planning Division

65 Civic Avenue
 Pittsburg, CA 94565



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
November 14, 2023**

ITEM: Dace Enterprises, AP-23-0138 (UP, ADR)

ORIGINATED BY: Genevieve Dace, 675 Railroad Avenue, Pittsburg, CA. 94565.

SUBJECT: This is a public hearing on a request for approval of a of a Use Permit to establish an office, business, and administrative use and two ancillary uses within an existing multi-tenant building; and a request for Administrative Design Review approval for exterior building modifications at 675 Railroad Avenue, in the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-171-009.

RECOMMENDATION:

Staff recommends the Commission adopt the proposed resolution, approving Use Permit and Administrative Design Review Application No. 23-0138, subject to conditions.

BACKGROUND:

In 2007, the Zoning Administrator and Planning Commission granted design review and use permit approval to allow operation of a specialty food market with ancillary wine sales in a 3,215 square-foot, commercial tenant space located at 675 Railroad Avenue (Zoning Administrator Resolution No. 086 and Planning Commission Resolution No. 9727). The market, known as the 'Palace of Fine Foods', closed for business in December 2012.

In 2015, the applicant for Dace Enterprises, Genevieve Dace, applied for and obtained approval of a Use Permit for 'Revitalize Yoga' within the tenant space at 675 Railroad Avenue. (Planning Commission Resolution No. 10013). The yoga studio ceased operations in 2020 at the onset of the Covid-19 Pandemic.

As of 2023, the proposed project tenant, Dace Enterprises, holds the main lease to the tenant space. The proposed project tenant subleases two tenant spaces – one for a massage therapy business and the other for a spa related use which were previously permitted as ancillary to the previous 'Revitalize Yoga' business. As such, both the "Massage Establishment" and "Personal Services" uses are operating without an active land use entitlement. Further, the exterior of the building at 675 Railroad Avenue has been modified without undergoing the standard Administrative Design Review application process, which is required for all commercial structures.

PROJECT DESCRIPTION:

Existing Conditions: The project parcel consists of an 11,613 square-foot commercial building fronting Railroad Avenue and a 16-space, surface parking lot with landscaping and a trash enclosure along Cumberland Street. The parcel contains an additional, separate, two tenant spaces occupied by 'Steeltown Coffee & Tea' and 'Mechanics Bank' (695 Railroad Avenue). As mentioned in the background section of this Report, the project tenant space (675 Railroad Avenue) is currently partially occupied by massage therapy and personal services uses and includes a 3,215 square-foot lease area.

Surrounding Land Uses: Cumberland Street, East 7th Street, and Railroad Avenue border the project site on the east, south, and west. A few of the many pedestrian-oriented land use in the project vicinity include 'Steeltown Coffee & Tea', 'Mechanics Bank', 'Lion's Den Boxing Gym', 'Lanzafame Furniture Co.' and 'Joiner Elite Fitness Academy'. A map of the surrounding land uses is included as Attachment 5 to this Report.

Proposed Use: The applicant, Genevieve Dace, is requesting Planning Commission approval of a Use Permit to establish an office, business, and administrative use and two ancillary uses within an existing multi-tenant building. The office, business, and administrative use would allow for consulting services for nursing and Certified Nursing Assistant (CNA) students. The nursing consulting services would be offered Monday through Saturday beginning at 8:00 A.M. and continuing through 7:00 P.M. and would employ up to ten instructors.

The use would also establish a "co-working" area for independent business professionals to utilize as off-site workspace. The co-working area would have flexible hours of operation, Monday – Sunday.

The "Massage Establishment" business (ancillary use) would operate under the regulations of the Pittsburgh Municipal Code for massage establishment businesses. Further, the massage establishment would operate with one employee (the business owner), and lease out one of the office spaces within the floor plan to accommodate their clientele on an appointment-only basis.

The "Personal Services" use (ancillary use) would provide esthetician services, including facial treatment, waxing treatment, and body sculpting services. The esthetician also provides educational opportunities to coach and train individuals interested in learning about makeup, waxing, skincare, and other beauty services. The Personal Services Use would be operated by one person (the business owner) and would offer services on an appointment-only basis.

As shown on the Floor Plan in Attachment 3, the tenant space includes a small retail area along the storefront, an employee-only kitchen, three offices, bathrooms, and a class instruction area. One office would be used for Dace Enterprises, the second would be used for the Massage Establishment business, and the third would be occupied by the Personal Services esthetician business. The storefront of the multi-tenant building

would contain freestanding shelves selling business related products, including apparel with business logos, skincare products, and educational books and materials.

The applicant has made exterior building modifications and requests Administrative Design Review approval to permit the work that has been completed. The exterior design modifications include the removal of the window awnings, painting the storefront “Peppercorn” and “White”, updating hardware, affixing large black building numbers near the entrance to the structure, and removing and replacing lighting on exterior of structure with “Home Depot Generational Outdoor Lights”.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the ‘Downtown Subarea’ of the General Plan and has a land use designation of ‘Downtown Commercial’. This land use designation is intended to accommodate specialty retail, personal improvement services, restaurants, offices, financial organizations, institutions, and other businesses serving the daily needs of downtown residents. The proposed consulting services use is an office use, which is consistent with the intent of the Downtown Commercial land use designation. Approval of the proposed use would also be consistent with General Plan Policies 2-P-32 and 5-P-2 which encourage the concentration of specialty retail, professional offices, personal services, entertainment, and other uses along Railroad Avenue. Further, the Personal Service and Massage Establishment uses would primarily operate on an appointment-only basis, with the opportunity to allow for walk-in customers, encouraging the pedestrian-friendly intent of the ‘Downtown Subarea’ of the General Plan.

Zoning: The property is located within the ‘CP’ (Pedestrian Commercial) Zoning District. The proposed use of Nursing Student and CNA Consulting Service is classified under the use classification of ‘Office, Business, and Administrative’, as defined by the Pittsburgh Municipal Code (PMC) section 18.08.080(22). Pursuant to PMC section 18.52.010, Land Use Regulations this use classification is a permitted use in the CP District but requires an approved Use Permit if the project location is a ground floor tenant space adjacent to Railroad Avenue. The ancillary use of “Personal Services” is also a permitted use in the CP District but also requires an approved Use Permit if the project location is a ground floor tenant space adjacent to Railroad Avenue. The ancillary use of “Massage Establishment” requires a Use Permit in all commercial districts.

Development Standards: The project site was originally developed in 1955 and complied with all the site development standards in effect at the time. The proposed consulting services use would utilize the existing facilities and no building expansion or major site improvements are proposed that would trigger the application of development standards such as setbacks, building height, lot coverage, floor-to-area ratio, or landscape coverage. It should be noted that the tenant space and its storefront were remodeled in 2007 for the ‘Palace of Fine Foods’. The improvements were made in compliance with the adopted Old Town Design Guidelines. The exterior has since been modified with the removal of the window awnings, painting the storefront “Peppercorn”

and “White”, updating hardware, affixing large black building numbers near the entrance to the structure, and removing and replacing lighting on exterior of structure, with “Home Depot Generational Outdoor Lights”. The applicant requests Administrative Design Review for these modifications.

Vehicular Parking: Non-residential uses on properties located in the Pedestrian Commercial Zoning District are not required to provide off-street vehicular parking (PMC section 18.78.040(G)(3)). However, the proposed use would share access to the vehicular parking lot (16 spaces) located behind the building. The parking lot would be shared with ‘Steeltown Coffee & Tea’ and ‘Mechanics Bank.’ In addition, on-street parking is available along the project street frontage and within City-owned public parking lots, located one block north and one block south of the project site.

Bicycle Parking: The required bicycle parking ratio for commercial land use classifications is based on the number of off-street vehicular parking spaces required (PMC section 18.78.045). As discussed above, non-residential uses on properties located in the CP District are not required to provide off-street vehicular parking. No bicycle parking is required when the number of required off-street vehicular parking spaces is equal to or less than four (4). However, there are several bike racks available for use near the Railroad Ave/East 6th Street and Railroad Avenue/East 7th Street intersections, approximately 200 feet from the project site.

Performance Standards: PMC Chapter 18.82 sets forth performance standards for all land use classifications in the City’s zoning districts. The performance standards prohibit the use of highly reflective glass; require exterior lighting to be shielded or directed away from adjacent residential uses; require that the buildings be kept in a good state of repair; and require that the site be kept in a neat and orderly manner, free of weeds, loose trash, debris, and other litter. The premises comply with these standards and the applicant intends to operate the proposed Office, Business and Administrative use, as well as the two proposed ancillary uses, in compliance with these Standards.

Required Findings Use Permit: In accordance with PMC Section 18.16.040, a Use Permit may be granted only if the Planning Commission can make findings that the project:

- A. is in accord with the objective of PMC Title 18 (Zoning), the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses and programs identified in the General Plan and any applicable specific plan;

- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending constraints imposed by law; and,
- I. is consistent with the City's approved funding priorities.

Required Findings – Design Review: In accordance with PMC Section 18.36.220(B), Design Review approval may be granted only if the Planning Commission can make findings that:

- A. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. the structure would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
- C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structure is in harmony with proposed developments on land in the general area; and,
- E. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.

Environmental: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities', of the State CEQA Guidelines, section 15301.

Public Notice: On or prior to Friday, October 13, 2023, notice of the October 24, 2023, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the City's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. At the October 24, 2023, Planning Commission hearing for this item, staff requested a continuance of this application to a date specific of November 14, 2023. As such, no additional public noticing is required.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the requested Use Permit, subject to the Conditions of Approval outlined in the proposed Resolution. In accordance with PMC Section 18.16.040:

- A. The proposed use is in accord with the objectives of PMC Title 18, the purposes of the land use district in which it is located, and is appropriate to the specific location, in that the site is located within the CP District, and Office, Business, and Administrative uses (as defined by PMC Section 18.08.080(22)) and Personal Service uses (as defined by PMC Section 18.08.080(24)) are permitted within this district, and conditionally permitted if project frontage is adjacent to Railroad Avenue. The Massage Establishment use (as defined by PMC Section 18.08.080(20)) requires a Use Permit to operate in all commercial districts in the City. All uses would operate in compliance with PMC Title 18 if the Conditions of Approval, as included in the proposed Resolution, are adopted.
- B. The proposed use would not be detrimental to the health, safety, and general welfare of the City, in that it would expand educational opportunities and guidance for residents seeking a career in the nursing field. The use, including both ancillary uses proposed, would enhance natural surveillance by increasing foot traffic in and around Old Town.
- C. The proposed use would not adversely affect the orderly development of property within the City, in that it would occupy an existing building and help attract other desirable businesses and developments to Old Town.
- D. The proposed use would not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that a consulting services use for professional development can help create positive job opportunities for the residents of the Pittsburgh community. Further, the massage establishment and personal service uses would help draw patrons to Downtown Pittsburgh, overall encouraging additional investments in the area.
- E. The proposed use is consistent with the General Plan, in that the project site has a General Plan land use designation of 'Downtown Commercial', which is intended to accommodate specialty retail, personal improvement services, restaurants, offices, financial organizations, institutions, and other businesses serving the daily needs of downtown residents. The proposed consulting services use is an office use that also would provide positive personal improvement services to the students receiving guidance, counseling, and consulting services from the proposed business, which is consistent with the intent of the Downtown Commercial land use designation. Approval of the proposed use would also be consistent with General Plan Policies 2-P-32 and 5-P-2 which encourage the concentration of specialty retail, professional offices, personal services, entertainment, and other uses along Railroad Avenue. Further, the Personal Service and Massage Establishment uses would primarily operate on an appointment-only basis, with the opportunity to allow for walk-in customers, encouraging the pedestrian-friendly intent of the 'Downtown Subarea' of the General Plan.
- F. The proposed use would not create a nuisance or enforcement problem within the neighborhood, in that the proposed use would operate in compliance with the Pittsburgh Municipal Code, Development Standards, and Performance Standards, as applicable to the project site and proposed business operations.
- G. The proposed use would not encourage marginal development within the neighborhood, in that it would expand the current mix of retail, dining, entertainment, and professional service offerings in Old Town.
- H. The proposed use would not create a demand for public services within the City beyond that of

the ability of the City to meet in the light of taxation and spending constraints, in that the use would be located within a developed area where utility infrastructure and transportation services are currently available.

- I. The proposed use would not affect the City's funding priorities, in that the project would be financed entirely by the applicant without the need for City subsidies or other expenditures.

In accordance with the requirements of PMC 18.36.220(B), the proposed improvements:

- A. Will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the exterior modifications would improve the exterior of the structure at 675 Railroad Avenue by modernizing the materials and color palette.
- B. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the exterior façade improvements are proposed upon a building that was constructed in conformance with applicable codes and regulations at time of construction. The proposed modifications would not diminish the structural integrity of the building.
- C. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the exterior modifications would overall improve the exterior appearance of the structure making it more visually appealing for all users.
- D. Will be in harmony with proposed developments on land in the general area, in that the proposed exterior modifications consist of paint and hardware upgrades in a commercial district, where existing buildings have variation in paint and hardware selection. Further, the modification will not affect surrounding buildings or neighboring developments.
- E. Generally conform with the City's Development Review and Design Guidelines (DRDG); Planning Commission Resolution No. 9864 section IV (P), which requires New or remodeled buildings to be designed to be compatible in design, color and materials with adjacent development. The hardware modifications are all black, which match the existing light poles in the surrounding areas, as well as various building enhancements in the project site vicinity.

ACTION REQUIRED:

Move to adopt the proposed Resolution approving Use Permit and Administrative Design Review Application No. 23-0138, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Site Plan
3. Project Floor Plan, date stamped September 14, 2015

Planning Commission Staff Report
Dace Enterprises; AP-23-0138 (UP, ADR)
November 14, 2023

4. Administrative Design Review Plans
5. Surrounding Land Use Map
6. Public Hearing Notice/Vicinity Map

Prepared by: John Funderburg, Assistant Director of Community and Economic
Development

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

RESOLUTION NO.

Resolution Approving a Use Permit)
to Establish an Office, Business,)
and Administrative use, and two)
ancillary uses, at 675 Railroad)
Avenue, for “Dace Enterprises”, and)
Administrative Design Review)
Approval for Exterior Building)
Modifications, AP-23-0138)
(UP, ADR).”)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. In 2007, the Zoning Administrator and Planning Commission granted design review and use permit approval to allow operation of a specialty food market with ancillary wine sales in a 3,215 square-foot, commercial tenant space located at 675 Railroad Avenue (Zoning Administrator Resolution No. 086 and Planning Commission Resolution No. 9727). The market, known as the ‘Palace of Fine Foods’, closed for business in December 2012.
- B. In 2015, the applicant for Dace Consulting, Genevieve Dace, applied for and obtained approval of a Use Permit for ‘Revitalize Yoga’ within the tenant space at 675 Railroad Avenue. (Planning Commission Resolution No. 10013). The yoga studio ceased operations in 2020 at the onset of the Covid-19 Pandemic.
- C. As of 2023, the proposed project tenant, Dace Enterprises, holds the main lease to the tenant space. The proposed tenant subleases two tenant spaces – one for a massage therapy business and the other for a spa related use which were previously permitted as ancillary to the previous ‘Revitalize Yoga’ business. As such, both the “Massage Establishment” and “Personal Services” uses are operating without an active land use entitlement. Further, the exterior of the building at 675 Railroad Avenue has been modified without undergoing the standard Administrative Design Review application process, which is required for all commercial structures in the City of Pittsburgh.
- D. On September 26, 2023, Genevieve Dace filed Use Permit and Administrative Design Review Application No. 23-0134, requesting approval of 1) a Use Permit to allow a primary use of nursing consulting use in an existing commercial space with two ancillary uses of Massage Establishment and Personal Services and 2) a request for Administrative Design Review approval for exterior building modifications of the building located at 675 Railroad Avenue in the CP (Pedestrian Commercial) District. Assessor’s Parcel No. 085-171-009.

- E. Pittsburgh Municipal Code (PMC) Section 18.16.040 specifies that the following findings must be made before approval of a Use Permit. The Planning Commission may grant approval of a Use Permit if the proposed use:
1. is in accord with the objective of the zoning ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
 2. is not detrimental to the health, safety and general welfare of the City;
 3. will not adversely affect the orderly development of property within the City;
 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
 5. is consistent with the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the City beyond that of the ability of the city to meet in the light of taxation and spending restraints; and,
 9. is consistent with the City's approved funding priorities.
- F. PMC Section 18.36.220(B) specifies that the following findings must be made before approval of a Design Review application. The Planning Commission may grant approval of a Design Review they can make findings that:
1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
 2. the structure would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
 3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

4. the structure is in harmony with proposed developments on land in the general area; and,
 5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.
- G. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities,' of the state CEQA Guidelines, section 15301.
- H. On or prior to Friday, October 13, 2023 notice of the October 24, 2023, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. At the October 24, 2023, Planning Commission hearing for this item, staff requested a continuance of this application to a date specific of November 14, 2023. As such, no additional public noticing is required.
- I. On November 14, 2023, the Planning Commission held a public hearing on Use Permit Application No. 23-0138, at which time oral and/or written testimony was considered.

Section 2. Findings

Based on the Planning Commission Staff Report entitled, "Dace Enterprises, AP-23-0138 (UP)" dated November 14, 2023, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. In accordance with the requirements of PMC Section 18.16.040, the proposed use:
 - a. The proposed use is in accord with the objectives of PMC Title 18, the purposes of the land use district in which it is located, and is appropriate to the specific location, in that the site is located within the CP District, and Office, Business, and Administrative uses (as defined by PMC Section 18.08.080(22)) and Personal Service uses (as defined by PMC Section 18.08.080(24)) are permitted within this district, and

conditionally permitted if project frontage is adjacent to Railroad Avenue. The Massage Establishment use (as defined by PMC Section 18.08.080(20)) requires a Use Permit to operate in all commercial districts. All uses would operate in compliance with PMC Title 18 if the Conditions of Approval, as included in the proposed Resolution, are adopted.

- b. The proposed use would not be detrimental to the health, safety, and general welfare of the City, in that it would expand educational opportunities and guidance for residents seeking a career in the nursing field. The use, including both ancillary uses proposed, would enhance natural surveillance by increasing foot traffic in and around Old Town.
- c. The proposed use would not adversely affect the orderly development of property within the City, in that it would occupy an existing building and help attract other desirable businesses and developments to Old Town.
- d. The proposed use would not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that a consulting services use for professional development can help create positive job opportunities for the residents of the Pittsburgh community. Further, the massage establishment and personal service uses would help draw patrons to Downtown Pittsburgh, overall encouraging additional investments in the area.
- e. The proposed use is consistent with the General Plan, in that the project site has a General Plan land use designation of 'Downtown Commercial', which is intended to accommodate specialty retail, personal improvement services, restaurants, offices, financial organizations, institutions, and other businesses serving the daily needs of downtown residents. The proposed consulting services use is an office use that also would provide positive personal improvement services to the students receiving guidance, counseling, and consulting services from the proposed business, which is consistent with the intent of the Downtown Commercial land use designation. Approval of the proposed use would also be consistent with General Plan Policies 2-P-32 and 5-P-2 which encourage the concentration of specialty retail, professional offices, personal services, entertainment, and other uses along Railroad Avenue. Further, the Personal Service and Massage Establishment uses would primarily operate on an appointment-only basis, with the opportunity to allow for walk-in customers, encouraging the pedestrian-friendly intent of the 'Downtown Subarea' of the General Plan.

- f. The proposed use would not create a nuisance or enforcement problem within the neighborhood, in that the proposed use would operate in compliance with the Pittsburgh Municipal Code, Development Standards, and Performance Standards, as applicable to the project site and proposed business operations.
 - g. The proposed use would not encourage marginal development within the neighborhood, in that it would expand the current mix of retail, dining, entertainment, and professional service offerings in Old Town.
 - h. The proposed use would not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending constraints, in that the use would be located within a developed area where utility infrastructure and transportation services are currently available.
 - i. The proposed use would not affect the City's funding priorities, in that the project would be financed entirely by the applicant without the need for City subsidies or other expenditures.
3. In accordance with the requirements of PMC 18.36.220(B), the proposed improvements:
- a. Will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the exterior modifications would improve the exterior of the structure at 675 Railroad Avenue by modernizing the materials and color palette.
 - b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the exterior façade improvements are proposed upon a building that was constructed in conformance with applicable codes and regulations at time of construction. The proposed modifications would not diminish the structural integrity of the building.
 - c. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the exterior modifications would overall improve the exterior appearance of the structure making it more visually appealing for all users.
 - d. Will be in harmony with proposed developments on land in the general area, in that the proposed exterior modifications consist of paint and

hardware upgrades in a commercial district, where existing buildings have variation in paint and hardware selection. Further, the modification will not affect surrounding buildings or neighboring developments.

- e. Generally conform with the City's Development Review and Design Guidelines (DRDG); Planning Commission Resolution No. 9864 section IV (P), which requires New or remodeled buildings to be designed to be compatible in design, color and materials with adjacent development. The hardware modifications are all black, which match the existing light poles in the surrounding areas, as well as various building enhancements in the project site vicinity.

Section 3. Decision

Based on the findings set forth above, the Commission hereby approves Use Permit application No. 23-0138, subject to the following conditions:

City of Pittsburg Planning Division Conditions of Approval:

1. The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution and as presented in the project floor plan, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit or Conditions of Approval shall be grounds for revocation of the Use Permit.
2. At time of abandonment of primary use of "Office, Business, and Administrative", the ancillary uses of "Massage Establishment" and "Personal Services" must notify the City of Pittsburg Planning Division. A Zoning Administrator-level Use Permit may be required to ensure compliance with the PMC, General Plan, and Old Town Guidelines.
3. The use of the space as a private event center or event space, including but not limited to networking, baby or bridal showers, or birthday parties, is strictly prohibited.
4. The business owner or operator shall maintain an interior retail area with merchandise along the Railroad Avenue frontage at all times in order to provide a pedestrian-friendly environment. Merchandise as specified in the application shall be visible from the Railroad Avenue corridor.
5. The business owner or operator shall comply with the adopted Old Town Design Guidelines and Principles. Specifically, the operator shall comply with Storefront Guideline No. 22 which prohibits window coverings at street level windows.

6. Kitchen facilities shall be approved and inspected by the Environmental Health Division of Contra Costa Health Services prior to use. Use of approved kitchen facilities shall be limited to instructional purposes.
7. New signage for the consulting services use is not approved with this application. The applicant shall obtain separate Planning Division approval of any exterior signage prior to installation. Signage shall conform to the City's adopted Old Town Design Guidelines and Principles.
8. Pursuant to PMC section 18.82.050(A), the exterior of the building shall be kept in a good state of repair and the exterior finishes shall be clean and well maintained.
9. The entire site shall be kept clean and orderly and free of all litter, debris, and refuse that may be generated from the operation of the business, at all times.

City of Pittsburg Building Division Conditions of Approval:

10. All new businesses must acquire a Business License and a Certificate of Occupancy permit prior to opening any business in the City of Pittsburg.
11. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CBC Sec. 107.
12. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.
13. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.
14. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.

15. The Site Plan shall include code compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48" minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48
16. (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Where the accessible route crosses onto a vehicular route of travel, provide a 36" long continuous detectable warning mat where the pedestrian path crosses or adjoins the vehicular way, such as a driveway, to warn of potential hazards.
17. At least one accessible route shall be provided within the site from accessible parking spaces and accessible loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.
18. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
19. All exterior and interior accessibility requirements for this project, shall be designed and built to chapter 11B of the California Building Code.

Massage Establishment Conditions of Approval – Primary Use Also Responsible for Noncompliance:

20. Operation of the approved Massage Establishment use in a manner inconsistent with this Use Permit shall be grounds for revocation of the Use Permit.
 - a. The hours of operation for the business shall be limited to 8:00 a.m. to 8:00 p.m., seven days per week, as specified in PMC section 5.64.070(A)(5).
 - b. The business owner and all massage therapists shall adhere to all requirements of the California Massage Therapy Council (CAMTC).
 - c. All massage therapists employed by the business shall maintain and keep displayed valid Massage Therapy Licenses issued by the State of California.
 - d. The business owner, operator, and all massage therapists employed by the business shall maintain and keep displayed active Business Licenses issued by the City of Pittsburg. Pursuant to PMC section 5.64.040, prior to issuance of a Business License to the business owner or an individual massage therapist, each applicant shall be

required to submit to the Chief of Police or his designee an application which shall include the following:

- i. A list stating the number of massage therapists and other employees the applicant intends to employ at the massage establishment, the full name, date of birth, current address, and telephone number of each employee, the identification number and expiration date of each massage therapists' CAMTC certificate, and how many massage therapists the applicant intends to be working on site performing massages simultaneously. The business shall also provide a copy of each massage therapist's unexpired CAMTC certificate and identification card;
- ii. A list providing the complete name, address, and telephone number of each owner and operator of the proposed business;
- iii. Proof that an owner or operator is a CAMTC certificate holder, through submission of a copy of the owner's or operator's valid, unexpired CAMTC certificate and CAMTC identification; or the applicant may submit an application for a background check filed, under penalty of perjury, by each individual owner and operator of the massage establishment containing the following:
 1. Each individual owner and operator of the massage establishment's full legal name and any other names used by the individual;
 2. The individual's height, weight, and color of eyes and hair;
 3. The business name, address and telephone number of the proposed massage establishment for which the business permit is sought;
 4. The current residential address and telephone number of the individual, and two previous residential addresses and business addresses, if any;
 5. A copy of a valid and current Driver's License and/or identification issued by a state or federal government agency or other photographic identification bearing a bona fide seal by a foreign government showing, to the satisfaction of the city, that the individual is at least 18 years of age;
 6. The individual's business, occupation or employment history for the five years immediately preceding the date of the application;
 7. The name and address of any massage establishment or similar business owned or operated by the person whether inside or outside the city or state;
 8. The massage or similar Business License history of the individual, including whether such person, in previously operating in this City or another city, county or state

- under a license or permit, has had such license or permit revoked or suspended, and the reasons and dates for any such revocation or suspension;
 - 9. All criminal convictions, except infractions for traffic violations;
 - 10. Two identical passport photos;
 - 11. The individual shall be fingerprinted, and such fingerprints shall be submitted to the Department of Justice for a criminal background check; and
 - 12. A statement that the applicant understands that the application shall be considered by the city only after a full background investigation has been made by the Chief of Police;
- iv. A statement as to whether the proposed business intends to provide massage services off site;
- v. Information demonstrating that the proposed business is consistent with the applicable land use designation and the city's Zoning Code;
- vi. A floor plan showing the layout of the massage establishment, to the specifications required by the finance department;
- vii. A statement of the nature and character of the business and of any other business conducted or proposed to be conducted at the same location, if applicable:
 - 1. An acknowledgment signed by the applicant and each owner and operator of the massage establishment that:
 - 2. all information contained in the application is true and correct;
 - 3. the applicant and each owner and operator have read this chapter and are familiar with state and local requirements for massage establishments;
 - 4. the applicant and all owners and operators shall be jointly responsible for all conduct of the business and its employees; and
 - 5. the failure of the business, applicant, any owner, any operator, or any employee to comply with California Business and Professions Code Section 4600 et seq. and any local, state, or federal law, including CAMTC rules or regulations and the provisions of this chapter, may result in immediate suspension or revocation of the business permit.
- viii. A statement that the applicant understands and agrees that any business or activity conducted or operated under any permit

issued under such application shall be operated in full conformity with all state and local laws and regulations, and that a violation of any such laws or regulations may render any permit subject to immediate suspension or revocation;

- ix. A statement that the applicant has read the provisions of PMC Chapter 5.64, and particularly the provisions of PMC section 5.64.070, and understands and agrees to abide by all rules and regulations contained in PMC Chapter 5.64; and
 - x. Any other information reasonably required by the Chief of Police.
- e. The business owner shall abide by the operational requirements contained within PMC section 5.64.070. In the event of a conflict between the conditions of approval contained within this resolution and the operational requirements contained within PMC section 5.64.070, the more restrictive requirement, as determined by the City Planner, shall rule.
 - f. The business owner shall install and maintain a video surveillance system in the common areas of the business with at least 90 days of video retention. The cameras shall be web-based, and the business owner shall provide the Pittsburgh Police Department with the cameras' internet protocol (IP) addresses.
 - g. The business owner shall ensure that front entry doorways and windows are not screened or tinted. All visible front facades and windows of the building facing Railroad Avenue shall not be tinted with materials that obscure and not allow for visibility into the business. Prior to final occupancy permits for the project, the Zoning Administrator will review for compliance and sign off.
 - h. The business operator shall provide access and visibility to the greatest extent practicable between the main entrance, reception area, hallways and private massage rooms. Doorways leading to private massage rooms shall not be lockable.
 - i. Exterior signage is not approved at this time. No signs shall be installed until plans are reviewed and approved by the Planning Division under a separate sign permit application.
 - j. Illuminated window signage shall be prohibited.
 - k. The business operator shall ensure that there is no loitering on the sidewalks, rear or side yards, or streets surrounding the business

tenant space, or within the nearby parking lots, during operating hours and within one (1) hour of business closing. If the business operator observes loitering, the Pittsburg Police Department shall be notified immediately.

- I. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.

Standard Conditions of Approval:

21. The business owner or operator shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services, the California Massage Therapy Council, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
22. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as condition of approval for this project as applicable. Where there is a conflict between the conditions of approval of Resolution No. 8931 and the specific conditions identified herein, the specific conditions of this resolution shall apply.
23. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a

monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

24. This Use Permit will expire on November 14, 2025, unless the use has been legally established and all applicable Conditions of Approval complied with prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner_____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 14th day of November 2023, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

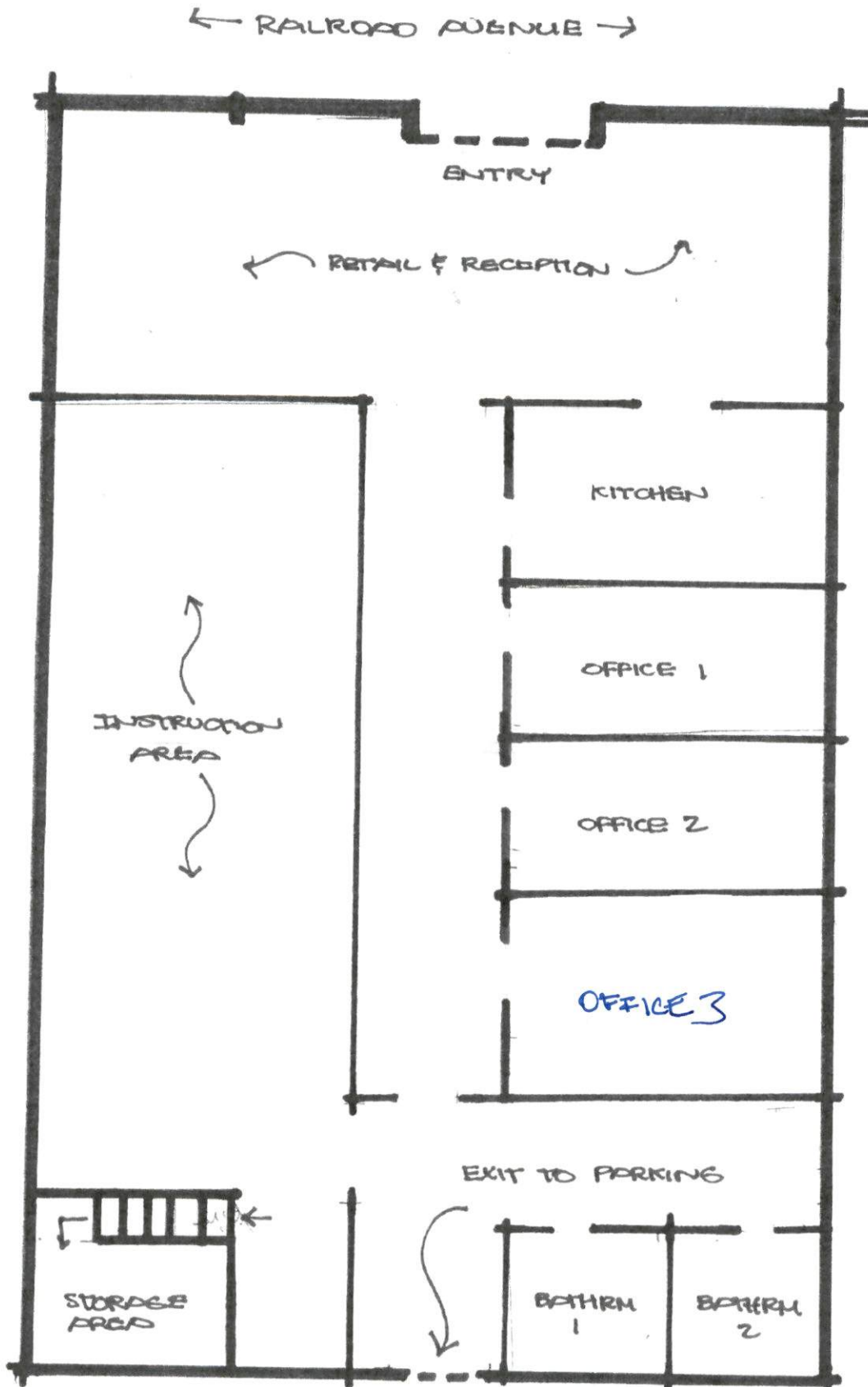
ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on November 14, 2023.

JOHN FUNDERBUG, M.S. SECRETARY
PITTSBURG PLANNING COMMISSION

AP-23-0138 (UP) Use Permit to establish a Consulting Services establishments at 675 Railroad Avenue, Pittsburg, CA 94565





FLOOR PLAN (N.T.S.)
675 RAILROAD AVE.

DACE CONSULTING
9/25/23

**Attachment 4 – Project Site Photos
and Administrative Design Review
Plans AP-23-0138 (UP) Dace
Enterprises**

Administrative Design Review: Previous exterior design.



**Attachment 4 – Project Site Photos
and Administrative Design Review
Plans AP-23-0138 (UP) Dace
Enterprises**

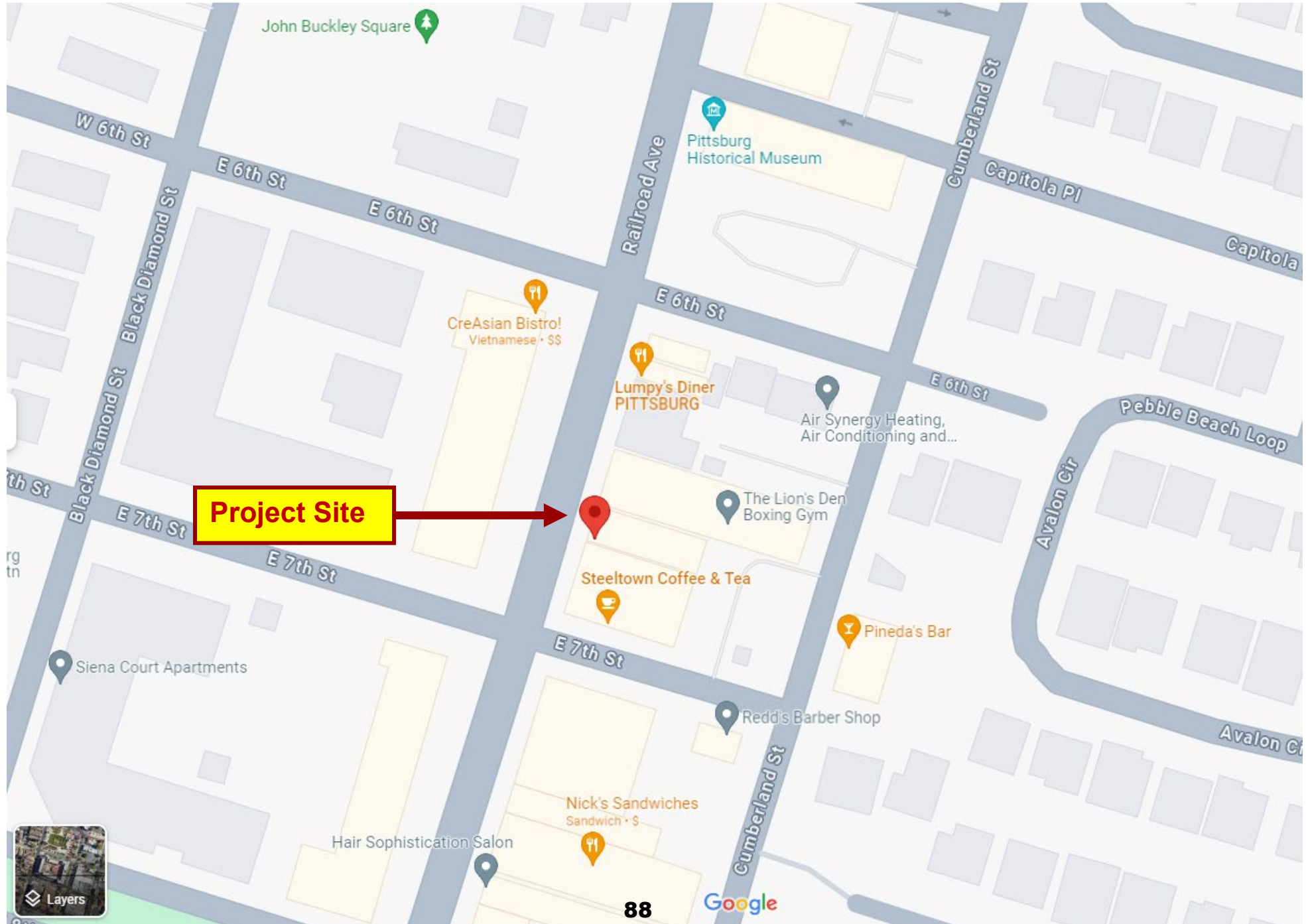
Administrative Design Review: Proposed exterior design.



**Attachment 4 – Project Site Photos
and Administrative Design Review
Plans AP-23-0138 (UP) Dace
Enterprises**



Attachment 5; Surrounding Land Uses
AP-23-0138 (UP) Dace Consulting





City of Pittsburg

Community and Economic Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: October 24, 2023
TIME: 7:00 PM
PLACE: Marina Center
340 Marina Blvd., Pittsburg, California

Concerning the following matter:

Dace Consulting; AP-23-0138 (UP)

Proposed Project: This is a public hearing on a request for approval of a Use Permit to establish a Consulting Services (Office) use within an existing multi-tenant building. The consulting services are for nursing and Certified Nursing Assistant (CNA) students. The nursing consulting services would be offered Monday through Saturday beginning at 8:00 AM and continuing through 7:00 PM. The applicant does not propose any interior or exterior changes to the tenant space to facilitate the use proposed. Please see attached floor plan and site plan for further information regarding the project site and project layout. The property address is 675 Railroad Avenue and is located in the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-171-009.

Use Classification: Office, Business and Administrative

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.

You are invited to submit comments regarding any aspect of this matter in writing before the public hearing, or verbally at the public hearing. If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. For further details on this matter, please contact Kelsey Gunter, Associate Planner, via mail at 65 Civic Avenue, Pittsburg, CA, by telephone at (925) 252-4824, through e-mail at kgunter@pittsburgca.gov, or by fax at (925) 252-4814.

*Para información en
español:
(925) 252-4920*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
November 14, 2023**

ITEM: Pittsburg Landing AT&T Wireless Facility, AP-23-0144 (DR)

ORIGINATED BY: Carl Jones, agent for AT&T, 605 College Drive, Ste. 100, Folsom, CA 95630.

SUBJECT: Revised Application for Design Review (DR) to change the design of a previously approved Telecommunications Facility (disguised as an approx. 80-foot-tall flagpole under Design Review Application AP-22-0122) to a water tank design. The project site is an existing industrial building currently occupied by Site One Landscape Supply, Stone Center, located at 2665 Pittsburg – Antioch Highway. The proposal includes 12 antennas and appurtenances and associated ground-mounted generator and equipment cabinet within a 24'x25' (600 sq. ft.) slatted chain-link fenced enclosure. The site is classified as Service Commercial in the General Plan land use map and zoned CS – Service Commercial District. Assessor's Parcel No. 074-100-009.

RECOMMENDATION:

Staff recommends that the Commission adopt a Resolution to approve Design Review Application No. 23-0144, subject to conditions.

BACKGROUND:

On December 13, 2022, the applicant, Carl Jones of Epic Wireless filed a Design Review application on behalf of AT&T Wireless to install a new approx. 80-foot-tall Monopole Telecommunications Facility (disguised as a pine tree and later changed to a flagpole under Design Review Application AP-22-0122) at the project site, currently occupied by Site One Landscape Supply Stone Center, which currently operates a landscaping supplies sales business at the premises.

On April 25, 2023, the Planning Commission approved the Design Review application subject to conditions.

On October 5, 2023, the applicant filed a revised Design Review application to change the approved flagpole design to a water tank design.

PROJECT DESCRIPTION:

Existing Conditions: The project site is an approximately 68,000 square-foot parcel which forms part of three contiguous parcels occupied by Site One Landscape Supply, Stone Center, located on the south side of the Pittsburg-Antioch Highway approximately halfway between Loveridge Road to the west and Auto-Center Drive to the east. The parcel is approximately 282 feet by approximately 241 feet. The parcel is mostly flat, developed with an existing 10,920 square-foot building located close to the western portion of the subject site. The Site One Landscape Supply, Stone Center operations

Planning Commission Staff Report

occupies the two adjacent parcels (Assessor's Parcel Nos. 074-100-021 and 074-100-020) which are mostly used for outdoor display of landscaping materials for sale. The Union Pacific railroad tracks abuts the subject site which has driveway access from the Pittsburg-Antioch Highway.

See Attachment 3 for an aerial photo of the site and the surrounding land uses.

Surrounding Land Uses:

The surrounding land uses are industrial and commercial in nature.

Proposed Project: The proposed project is for Design Review (DR) to construct a new approximately 80-foot-tall Telecommunications Facility (disguised as a water tank) behind an existing industrial building located at 2665 Pittsburg – Antioch Highway. The proposal includes 12 antennas, appurtenances and associated ground-mounted generator and equipment cabinet within a 24'x25' (600 sq. ft.) slatted chain-link fenced enclosure.

See Attachment 2 for project plans and an example of the proposed structure.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is classified as Service Commercial in the General Plan land use map in the 'Loveridge Subarea' and has a land use designation of "Regional Commercial". The proposed use is consistent with the commercial and industrial uses around the project site. The project, would be constructed on an existing commercial site with existing infrastructure, would enhance communications services for Pittsburg residents.

The proposed project would be consistent with the General Plan, and more specifically, Goal 2-G-14, which calls for support of the development and expansion of regionally-oriented commercial activities within this area.

Zoning: The project site is located within the CS – Service Commercial zoning district. The proposed water tank and accessory equipment are designed to support a wireless telecommunications facility, which is a permitted use in the Service Commercial zone. Pursuant to Pittsburg Municipal Code (PMC) section 18.84.920, all applications for new wireless telecommunications facilities require Design Review. The schedule set forth in PMC Table 18.52.115 prescribes development regulations for the CS District, and as shown in Attachment 4, the proposed project complies with all applicable development standards.

Design Guidelines: The proposed project is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864, and the Standards of Review for Design Review Applications for Wireless Telecommunications Facilities as set forth in PMC section 18.84.930.

As shown in Attachment 5, the proposed project is consistent or conditionally consistent with the applicable DRDG sections.

Planning Commission Staff Report

As shown in Attachment 6, the proposed project is also either consistent or conditionally consistent with the applicable Standards of Review for Design Review Applications for Wireless Telecommunications Facilities, specifically those that call for: 1) the applicant to demonstrate that it proposed the least intrusive means to achieve its technical objectives (A.1.e); 2) wireless telecommunications facilities shall be preferred in industrial and commercial districts (B.3); and 3) newly constructed towers or monopoles should be capable of collocation (D.9).

Required Findings: Design review approval for the project can be granted by the Planning Commission only after the Commission makes a determination that the proposed project is consistent with PMC section 18.84.930 (A), which is summarized below:

- A. the wireless telecommunications facility conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. the exterior design and appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- C. the wireless telecommunications facility is in harmony with proposed developments on land in the general area;
- D. the application conforms with the criteria set forth in any applicable city-adopted design guidelines; and
- E. the applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

Public Notice: On or before November 3, 2023, a notice of the November 14, 2023, public meeting to consider design review of the proposed revised project was posted at City Hall as well as the project site, was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the Nextdoor neighborhoods adjacent to the project site.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the design review request based on the analysis described below.

Planning Commission Staff Report

The proposed telecommunications facility would benefit businesses, workers, commuters, businesses and residents that travel through the area by providing continuous wireless signal for the internet and cellular phone coverage in an area that has measurably poor and non-continuous coverage. The location of the proposed telecom water tank design, an existing commercial site within the CS zone bordering the IG District, is appropriate for the type of use and would provide needed telecommunications service for the surrounding commercial/industrial establishments. The proposed height is allowable under the municipal code for telecom facilities.

Staff has worked with the applicant to enhance the design for the new telecom facility which has evolved from the originally proposed monopine design, and later the approved flag pole design, and currently, the proposed revision to a water tank design. The design and operation of the facility is neither expected to result in a marginal development nor adversely affect the orderly development of property in the area in that, the proposed water tank design would blend in with the other large scale industrial uses in the area. The proposed water tank structure will be visible from the adjacent roadway; however, it will be set back approximately 200 feet from the public right-of way and would be in character with the surrounding heavy industrial developments. As conditioned, all structures associated with the project would have non-reflective neutral finishes to reduce the potential for glare and to allow the telecommunications facility to blend-in with the surroundings.

Based on the above analysis, staff recommends that the Commission approve the design review request, with the inclusion of the following conditions of approval:

1. Water Tank Finish. The proposed water tank telecom structure and associated appurtenances shall be non-reflective to reduce the potential for glare and to allow the telecommunications facility to recede into the background of the project site and blend in with the surrounding industrial uses and equipment.
2. Structure Maintenance. The new telecom facility and accessory equipment shall be maintained in a good state and the exterior finish must be clean and well maintained.
3. Fence Maintenance. The applicant shall install privacy slats in the chain-link fencing surrounding the wireless facility compound. Slats shall be replaced within 72 hours if damaged or vandalized. The fence shall be maintained erect and in a good state of repair. If the fence becomes dilapidated, dangerous, or unsightly it shall be repaired, replaced, or removed, as deemed necessary by the Community Development Director.

Further, staff believes the proposed project would be beneficial for public safety as the proposed project would close gaps in telecommunications coverage and would enhance wireless services for a significant number of businesses, workers and commuters ensuring that they are able to contact the proper services in case of any emergency situation.

ACTION REQUIRED:

Planning Commission Staff Report

Move to adopt a Resolution approving Design Review Application No. 23-0144, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans, Simulations, and Analysis
3. Map of Surrounding Land Uses
4. Property Development Regulations Table
5. Development Review Design Guidelines
6. Standards of Review for Design Review Applications for Wireless Telecommunication Facilities
7. Public Meeting Notice

Prepared by: Maurice Brenyah-Addow, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Design Review Approval to Construct an	)	Resolution No.
80-Foot-Tall (Water Tank)	)	
Telecommunications Facility with	)	
Antennas and Supporting Radio	)	
Equipment for AT&T Wireless located at	)	
2665 Pittsburg – Antioch Highway.	)	
“Pittsburg Landing AT&T Wireless	)	
Facility, AP-23-0144 (DR)”	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On December 13, 2022, Carl Jones of Epic Wireless filed a Design Review application on behalf of AT&T Wireless to install a new approximately 80-foot-tall Monopole Telecommunications Facility (disguised as a pine tree and later changed to a flagpole under Design Review Application AP-22-0122) at an industrial site currently occupied by Site One Landscape Supply, Stone Center which currently operates a landscaping supplies sales business at the premises. The site is classified as Service Commercial in the General Plan land use map and zoned CS – Service Commercial District. Assessor’s Parcel No. 074-100-009.
- B. On April 25, 2023, the Planning Commission approved the Design Review application subject to conditions.
- C. On October 5, 2023, Carl Jones of Epic Wireless filed a revised Design Review application to change the approved flagpole design to a water tank design.
- D. The current proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- E. Design review approval can be granted only after the Planning Commission makes a determination that the proposed project is consistent with PMC section 18.84.930.A, which is summarized below:
 - 1. the wireless telecommunications facility conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

2. the exterior design and appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
 3. the wireless telecommunications facility is in harmony with proposed developments on land in the general area;
 4. the application conforms with the criteria set forth in any applicable city-adopted design guidelines; and
 5. the applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.
- F. On or before November 3, 2023, a notice of the November 14, 2023, public meeting to consider design review of the proposed project was posted at City Hall and also at the subject site, was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the Nextdoor neighborhoods adjacent to the project site.
- G. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332.
- H. On November 14, 2023, the Planning Commission held a public meeting on Design Review Application No. 23-0144, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report, "Pittsburg Landing AT&T Wireless Facility, AP-23-0144 (DR)" and based on all the information contained in the Planning Division files on the project, adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and incorporated herein by reference.
 2. The wireless telecommunications facility conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, because staff has worked with the applicant to come up with a

telecommunications facility camouflaged as a water tank with the associated ground-mounted equipment screened and located behind the existing building at the site.

3. The exterior design and appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the antennas on the proposed telecom facility would be shrouded with a radome screen disguised as a water tank. The ground-mounted equipment will be screened and located behind the existing building at the site. All structures will be required to comply with applicable building and fire codes to ensure the stability safety.
 4. The wireless telecommunications facility will be in harmony with proposed developments on land in the general area, in that it will be camouflaged as a water tank and blend in with surrounding industrial and commercial installations. The exterior finishes would be non-reflective to reduce the potential for glare.
 5. The application conforms to the criteria set forth in any applicable city-adopted design guidelines, in that the proposed wireless facility will be located in a commercial district and will have future colocation capabilities.
 6. The applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives, in that the staff has worked with the applicant to refine the design from its original proposal to the current water tank design to achieve the least intrusive appearance for an 80-foot-tall structure while achieving its technical objectives.
- B. The Staff Report entitled, “Pittsburg Landing AT&T Wireless Facility, AP-23-0144 (DR)” dated November 14, 2023, is referenced hereto as additional support for findings.

Section 3. Decision

- A. Based on the findings set forth above, this Planning Commission hereby approves Design Review Application No. 23-0144, subject to the following conditions:
1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans dated October ____, 2023, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner’s discretion.
 2. Camouflaging and Materials. The facility shall be camouflaged as a water

tank, with the final design subject to Planning Division review and approval prior to issuance of a building permit. All related equipment associated with the project shall have a nonreflective surface.

3. Structure Maintenance. The water tank telecom facility and accessory equipment shall be maintained in a good state of repair and the exterior finish must be clean and well maintained.
4. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
5. Fence Maintenance. The proposed fence surrounding the wireless facility shall be maintained erect and in a good state of repair. If the fence becomes dilapidated, dangerous, or unsightly it shall be repaired, replaced, or removed, as deemed necessary by the Community Development Director.
6. Fence Screening Slats. The applicant shall install privacy slats in the chain link fencing surrounding the compound. Slats shall be replaced within 72 hours if damaged or vandalized.
7. Vandalism. Within 10 days of receiving notice of the vandalism, the applicant or applicant's designee shall be responsible for removing any graffiti that is applied to the structure by painting over the graffiti with a paint color that matches the existing paint color of the structure

Engineering Conditions:

Engineering Fees:

8. Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 6% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fee shall be due payable prior to issuance of an engineering permit.
9. Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 5.75% of the engineer's estimated cost for

improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

Standard Conditions:

10. Other Agency Requirements. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
11. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution shall govern.
12. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
13. Expiration of Approval. This design review approval will expire on November 14, 2025, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building permit issuance, unless work is commenced and diligently pursued prior to the

expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 14th day of November 2023, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on November 14, 2023.

JOHN FUNDERBURG, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION



PACE # MRSFR076826
FA# 15482748
USID# 324417

JURISDICTION: CITY OF PITTSBURG
APN: 074-100-009

Issued For:

PITTSBURG LANDING
2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417



5001 Executive Parkway
San Ramon, California 94583



EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Coolidge Drive, Suite 100
Folsom, California 95630

CHECKED BY: BW

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2		
1		
0	9/26/2023	90% CD SUB.
C		
B	4/18/2023	100% ZD SUB.
A	12/13/2022	90% ZD SUB.
REV	DATE	DESCRIPTION



IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Norman
Scheel
Structural
Engineer

1989 - 2023
34
YEARS OF
EXCELLENCE
Norman Scheel
Structural Engineer

5022 Sunrise Blvd.
Fair Oaks, California 95628

T-1

101

Date: April 25, 2023

SUBJECT: PC RESOLUTION NO. 10219

Dear Applicant,

Enclosed is a copy of the resolution adopted by the Planning Commission. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

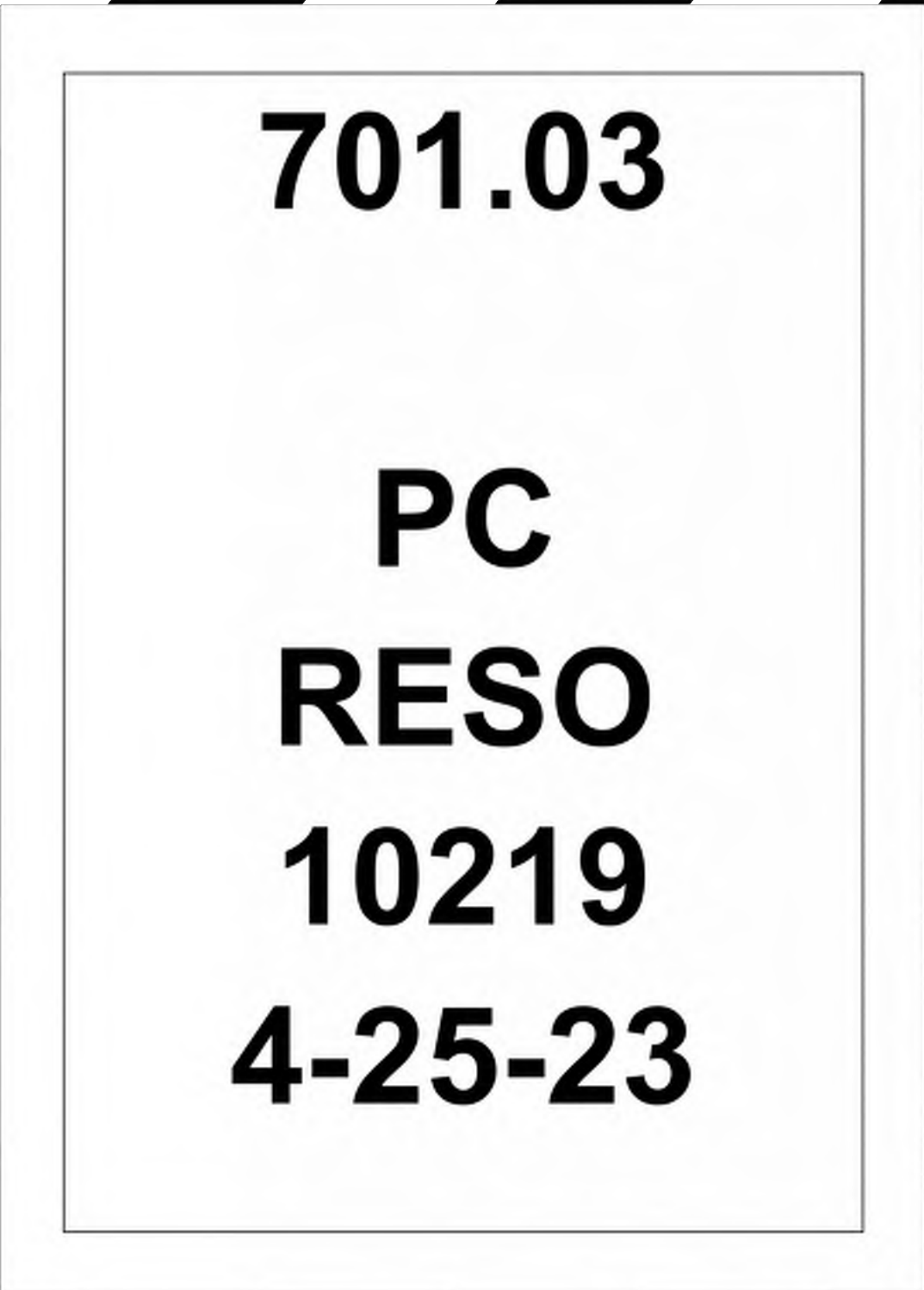
If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

John Funderburg III

Assistant Director of Planning

Enclosures: (2) Resolution No. 10219
Standard Conditions of Development



- The exterior design and appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the antennas on the proposed monopole would be shrouded with a radome screen. A flag that is proportionate in size to the monopole will be added to make it look like a flagpole. The ground-mounted equipment will be screened and located behind the existing building at the site. All structures will be required to comply with applicable building and fire codes to ensure the stability safety.
 - The wireless telecommunications facility will be in harmony with proposed developments on land in the general area, in that it will be camouflaged as a flagpole and blend in with surrounding industrial and commercial installations. The exterior finishes would be non-reflective to reduce the potential for glare.
 - The application conforms to the criteria set forth in any applicable city-adopted design guidelines, in that the proposed wireless facility will be located in a commercial district and will have future colocation capabilities.
 - The applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives, in that the staff has worked with the applicant to refine the design from its original proposal to the current flagpole to achieve the least intrusive appearance for an 80-foot-tall structure while achieving its technical objectives.
- B. The Staff Report entitled, "Pittsburg Landing AT&T Wireless Facility, AP-22-0122 (DR)" dated April 25, 2023, is referenced hereto as additional support for findings.

Section 3. Decision

- A. Based on the findings set forth above, this Planning Commission hereby **approves** Design Review Application No. 22-0122, subject to the following conditions:
- Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans dated March 17, 2023, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
 - Camouflaging and Materials. The facility shall be camouflaged as a flagpole, with the final design subject to Planning Division review and approval prior to issuance of a building permit. All related equipment associated with the project

Page 3 of 6

Resolution No. 10219

shall have a nonreflective surface.

- Structure Maintenance. The monopole (flagpole) and accessory equipment shall be maintained in a good state of repair and the exterior finish must be clean and well maintained.
- Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
- Fence Maintenance. The proposed fence surrounding the wireless facility shall be maintained erect and in a good state of repair. If the fence becomes dilapidated, dangerous, or unsightly it shall be repaired, replaced, or removed, as deemed necessary by the Community Development Director.
- Fence Screening Slats. The applicant shall install privacy slats in the chain link fencing surrounding the compound. Slats shall be replaced within 72 hours if damaged or vandalized.
- Vandalism. Within 10 days of receiving notice of the vandalism, the applicant or applicant's designee shall be responsible for removing any graffiti that is applied to the structure by painting over the graffiti with a paint color that matches the existing paint color of the structure

Engineering Conditions:

Engineering Fees:

- Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 6% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fee shall be due payable prior to issuance of an engineering permit.
- Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 5.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based

Page 4 of 6

Resolution No. 10219

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Design Review Approval to Construct an 80-Foot-Tall Monopole (Flagpole) Telecommunications Facility with Antennas and Supporting Radio Equipment for AT&T Wireless located at 2665 Pittsburg – Antioch Highway. "Pittsburg Landing AT&T Wireless Facility, AP-22-0122 (DR)" Resolution No. 10219

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On December 13, 2022, Carl Jones of Epic Wireless filed a Design Review application on behalf of AT&T Wireless to install a new approximately 80-foot-tall Monopole Telecommunications Facility (disguised as a stealth flagpole) behind an existing industrial building located at 2665 Pittsburg – Antioch Highway. The proposal includes 12 antennas and associated appurtenances and ground-mounted generator and equipment cabinet within a 24'x25' (600 sq. ft.) slatted chain-link fenced enclosure. The subject site is an industrial site currently occupied by Site One Landscape Supply, Stone Center which currently operates it as a landscaping supplies sales establishment. The site is classified as Service Commercial in the General Plan land use map and zoned CS – Service Commercial District. Assessor's Parcel No. 074-100-009.
- B. The current proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- C. Design review approval can be granted only after the Planning Commission makes a determination that the proposed project is consistent with PMC section 18.84.930.A, which is summarized below:
- the wireless telecommunications facility conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
 - the exterior design and appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

Page 1 of 6

Resolution No. 10219

- the wireless telecommunications facility is in harmony with proposed developments on land in the general area;
 - the application conforms with the criteria set forth in any applicable city-adopted design guidelines; and
 - the applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.
- D. On or before April 15, 2023, a notice of the April 25, 2023, public meeting to consider design review of the proposed project was posted at City Hall and also at the subject site, was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the Nextdoor neighborhoods adjacent to the project site.
- E. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332.
- F. On April 25, 2023, the Planning Commission held a public meeting on Design Review Application No. 22-0122, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report, "Pittsburg Landing AT&T Wireless Facility, AP-22-0122 (DR)" and based on all the information contained in the Planning Division files on the project, adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
- All recitals above are true and correct and incorporated herein by reference.
 - The wireless telecommunications facility conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, because staff has worked with the applicant to come up with a monopolar telecommunications facility camouflaged as a flagpole with the associated ground-mounted equipment screened and located behind the existing building at the site.

Page 2 of 6

Resolution No. 10219

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Foster, seconded by Commissioner Smith, the foregoing resolution was passed and adopted the 25th day of April 2023, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Robinson, Jackson, Smith, Foster

NAYES:

ABSTAIN:

ABSENT: Kobata, Popova

I hereby certify that the above Resolution No. 10219 was adopted by the Planning Commission of the City of Pittsburg on April 25, 2023.

JOHN FUNDERBURG, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



Vendor:



AT&T SITE NO: CCL06444

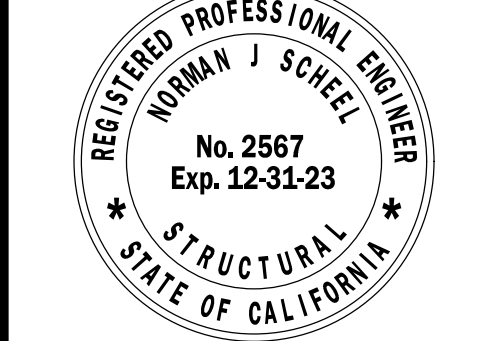
PROJECT NO: 22-022

DRAWN BY: BW

CHECKED BY: BW

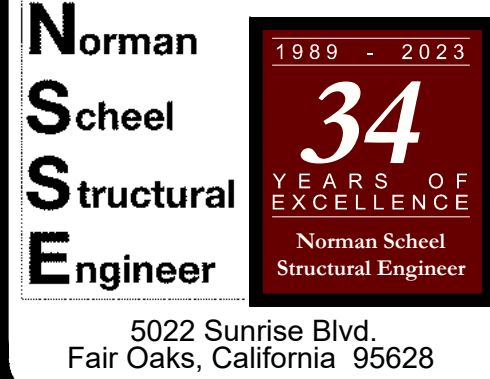
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C		
B	4/18/2023	100% ZD SUB.
A	12/13/2022	90% ZD SUB.
REV	DATE	DESCRIPTION

Licensee:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Designer / Engineer:



Sheet Title:

CONDITIONS OF APPROVAL

Sheet Number:

T-2

GENERAL CONSTRUCTION NOTES:

1.

PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2.

THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3.

CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6.

REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7.

THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8.

DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9.

ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11.

ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12.

ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14.

INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT	ICGB.	ISOLATED COPPER GROUND BUS
ABV.	ABOVE	IN. (")	INCH(ES)
ACCA	ANTENNA CABLE COVER ASSEMBLY	INT.	INTERIOR
ADD'L	ADDITIONAL	LB.(#)	POUND(S)
A.F.F.	ABOVE FINISHED FLOOR	L.B.	LAG BOLTS
A.F.G.	ABOVE FINISHED GRADE	L.F.	LINEAR FEET (FOOT)
ALUM.	ALUMINUM	L.	LONG(ITUDINAL)
ALT.	ALTERNATE	L.	MASONRY
ANT.	ANTENNA	MAS.	MAXIMUM
APPRX.	APPROXIMATE(LY)	MAX.	MACHINE BOLT
ARCH.	ARCHITECT(URAL)	M.B.	MECHANICAL
AWG.	AMERICAN WIRE GAUGE	MECH.	MANUFACTURER
BLDG.	BUILDING	MFR.	MINIMUM
BLK.	BLOCK	MIN.	MISCELLANEOUS
BLKG.	BLOCKING	MISC.	METAL
BM.	BEAM	MTL.	NEW
B.N.	BOUNDARY NAILING	(N)	NUMBER
STCW.	BARE TINNED COPPER WIRE	NO.(#)	NOT TO SCALE
B.O.F.	BOTTOM OF FOOTING	N.T.S.	ON CENTER
B/U	BACK-UP CABINET	O.C.	OPENING
CAB.	CABINET	OPNG.	PRECAST CONCRETE
CANT.	CANTILEVER(ED)	P/C	PERSONAL COMMUNICATION SERVICES
C.I.P.	CAST IN PLACE	PCS	PLYWOOD
CLG.	CEILING	PLY.	POWER PROTECTION CABINET
CLR.	CLEAR	PPC	PRIMARY RADIO CABINET
COL.	COLUMN	PRC	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.F.	POUNDS PER SQUARE INCH
CONN.	CONNECTION(OR)	P.S.I.	PRESSURE TREATED
CONST.	CONSTRUCTION	P.T.	POWER (CABINET)
CONT.	CONTINUOUS	PWR.	QUANTITY
d	PENNY (NAILS)	QTY.	RADIUS
dbl.	DOUBLE	RAD.(R)	REFERENCE
DEPT.	DEPARTMENT	REF.	REINFORCEMENT(ING)
D.F.	DOUGLAS FIR	REINF.	REQUIRED
DIA.	DIAMETER	REQ'D/	RIGID GALVANIZED STEEL
DIAG.	DIAGONAL	RGS.	SCHEDULE
DIM.	DIMENSION	SCH.	SHEET
DWG.	DRAWING(S)	SHT.	SIMILAR
DWL.	DOWEL(S)	SIM.	SPECIFICATIONS
EA.	EACH	SPEC.	SQUARE
EL.	ELEVATION	SQ.	STAINLESS STEEL
ELEC.	ELECTRICAL	S.S.	STANDARD
ELEV.	ELEVATION	STD.	STEEL
EMT.	ELECTRIAL METALLIC TUBING	STL.	STRUCTURAL
E.N.	EDGE NAILING	STRUC.	TEMPORARY
ENG.	ENGINEER	TEMP.	THICK(NESS)
EQ.	EQUAL	THK.	T.N
EXP.	EXPANSION	T.N	TOE NAIL
EXST. (E)	EXISTING	T.O.A	TOP OF ANTENNA
EXT.	EXTERIOR	T.O.C	TOP OF CURB
FAB.	FABRICATION (OR)	T.O.F.	TOP OF FOUNDATION
F.F.	FINISH FLOOR	T.O.P.	TOP OF PLATE (PARAPET)
F.G.	FINISH GRADE	T.O.S.	TOP OF STEEL
FIN.	FINISH GRADE	T.O.W.	TOP OF WALL
FLR.	FLOOR	TYP.	TYPICAL
FDN.	FOUNDATION	U.G.	UNDER GROUND
F.O.C.	FACE OF CONCRETE	UJL	UNDERWRITERS LABORATORY
F.O.M.	FACE OF MASONRY	U.N.O.	UNLESS NOTED OTHERWISE
F.O.S.	FACE OF STUD	V.I.F.	VERIFY IN FIELD
F.O.W.	FACE OF WALL	W	WIDE (WIDTH)
F.S.	FINISH SURFACE	w/	WITH
FT. (')	FOOT (FEET)	WD.	WOOD
FTG.	FOOTING	W.P.	WEATHERPROOF
G.	GROWTH (CABINET)	WT.	WEIGHT
GA.	GAUGE	Q	CENTERLINE
GI.	GALVANIZE (D)	E	PLATE, PROPERTY LINE
G.F.I.	GROUND FAULT INTERRUPTER		
GLB. (GLU-LAM)	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		

SYMBOLS LEGEND

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	ELEVATION DATUM		SAND
	GRID/COLUMN LINE		(E) STEEL
	KEYNOTE, DIMENSION ITEM		MATCH LINE
	KEYNOTE, CONSTRUCTION ITEM		GROUND CONDUCTOR
	WALL TYPE MARK		OVERHEAD SERVICE CONDUCTORS
	ROOM NAME ROOM NUMBER		TELEPHONE CONDUIT
			POWER CONDUIT
			COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWA
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: CCL06444

PROJECT NO: 22-022

DRAWN BY: BW

CHECKED BY: BW

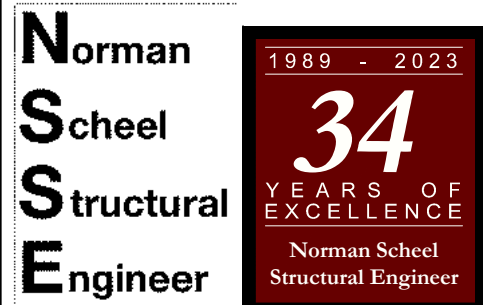
3		
2		
1		
0	9/26/2023	90% CD SUB.
C		
B	4/18/2023	100% ZD SUB.
A	12/13/2022	90% ZD SUB.
REV	DATE	DESCRIPTION

Licensee:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Designer / Engineer:



5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

GENERAL NOTES,
ABBREVIATIONS, &
LEGEND

Sheet Number:

GN-1



This Site Operated By:
AT&T MOBILITY

5001 EXECUTIVE PARKWAY
SAN RAMON , CA 94583
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:

For 24 Hour Emergency Contact and Access Please Call:
(800) 832-6662

Reference Site#: **CCL06444**
Site Address: 2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565

11 FENCED COMPOUND SIGNAGE
N.T.S.



10 FENCED COMPOUND SIGNAGE
N.T.S.



9 DOOR / EQUIPMENT SIGN
N.T.S.



8 DIESEL FUEL GENERATOR SIGNAGE
N.T.S.

INFORMATION

Federal Communications Communication
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with federal Communications
Commission rules and antenna tower registration
47CFR 17.4(g).

7 FCC ASR SIGNAGE
N.T.S.

Property of AT&T

**Authorized
Personnel Only**

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing
maintenance on this site, call _____
and reference cell site number _____

6 GATE SIGNAGE
N.T.S.

Property of AT&T

**Authorized
Personnel Only**

In case of emergency, or prior to performing
maintenance on this site, call _____
and reference cell site number _____

5 SHELTER / CABINET DOORS SIGNAGE
N.T.S.



**Entering this area
can expose you to
lead from lead acid
batteries.**

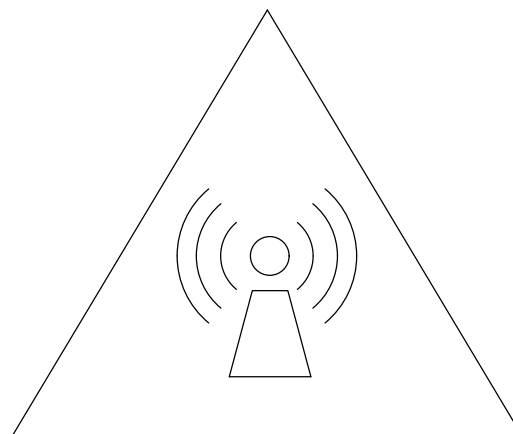
**Lead is known to the
State of California to
cause cancer and
birth defects or other
reproductive harm.
For more information
go to**

www.P65Warnings.ca.gov



4 PROP 65 WARNING SIGNAGE
N.T.S.

WARNING



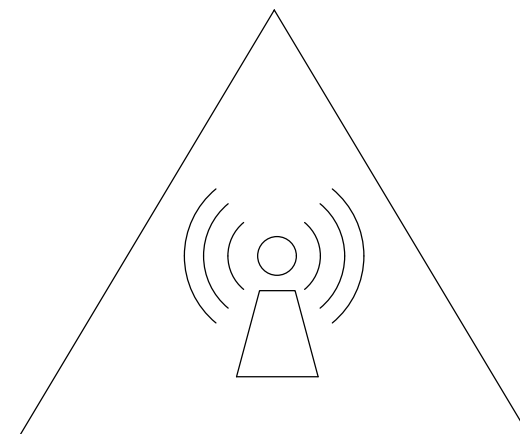
On This Tower

you are entering a controlled area
where RF Emissions exceed the FCC
Controlled Exposure limits Failure to
obey all posted signs and site
guidelines could result in serious injury

Ref: FCC 47CFR 1.1307(b) at&t

3 CAUTION AND WARNING SIGN
N.T.S.

CAUTION



On This Tower

you are entering a controlled area where
RF Emissions may exceed the FCC
Controlled Exposure limits Obey all posted
signs and site guidelines for working in an
RF environment

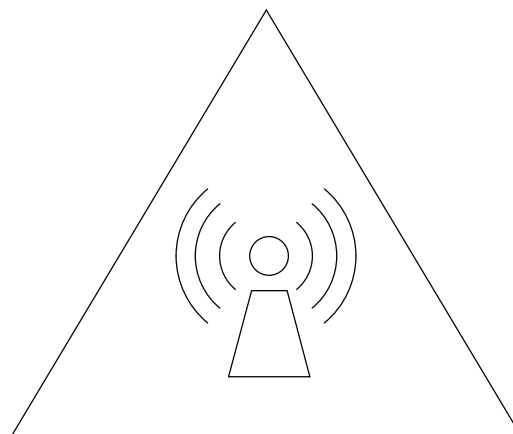
Ref: FCC 47CFR 1.1307(b) at&t

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mWcm² AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm²
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C85.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

2 GENERAL NOTES
N.T.S.

NOTICE



On This Tower

You are entering an area where RF
Emissions may exceed the FCC General
Population Exposure Limits Follow all posted
signs and site guidelines for working in an RF
environment

Ref: FCC 47CFR 1.1307(b) at&t

1 NOTICE SIGN
N.T.S.

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWA
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: **CCL06444**

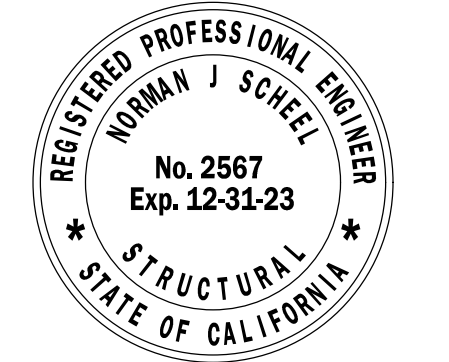
PROJECT NO: 22-022

DRAWN BY: BW

CHECKED BY: BW

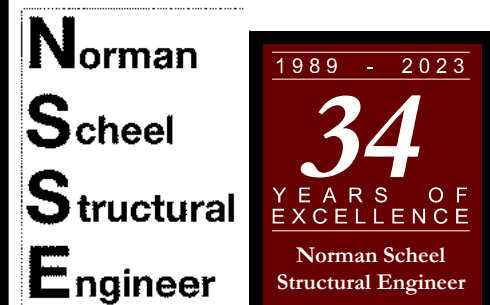
REV	DATE	DESCRIPTION
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2		
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C		
B	4/18/2023	100% ZD SUB.
A	12/13/2022	90% ZD SUB.

Licensee:



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UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS
DOCUMENT.

Designer / Engineer:



5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

SITE SIGNAGE

Sheet Number:

GN-2



SAFETY DATA SHEET

Form #: SDS 853002
 Revised: AG
 Supersedes: AF
 ECO-P 1002195

1. PRODUCT IDENTIFICATION

Chemical Trade Name (as used on label):

Cyclor®; Odyssey, Genasys, SRS, XP®, Amalife Plus®, MILPC, Nessys, or Large TPL®.

Synonym:

Sealed Lead Acid Battery, VRLA Battery

Chemical Family/Classification:

Sealed Lead Battery

Manufacturer's Name/Address:

EnerSys Energy Products Inc.

672 N. Ridgeway Drive

Warrensburg, MO 64093-9301

Canada Corporate Office

3-61 Park Boulevard

Bellon, Ontario

L7R 4E3

Telephone:

For information and emergencies, contact EnerSys Energy Products

(Environmental, Health & Safety Dept. at 660-429-2165

24-Hour Emergency Response Contact:

CHEMTREC DOMESTIC: 800-424-9300

CHEMTREC INT'L: 700-527-3877

2. GHS HAZARDS IDENTIFICATION

HEALTH	ENVIRONMENTAL	PHYSICAL
Acute Toxicity	Aquatic Chronic 1	Explosive Chemical, Division 1.3
Oral (Dermal) Irritation	Aquatic Acute 1	
Skin Corrosion/Irritation		
Eye Damage		
Reproductive		
Carcinogenicity (lead compounds)	Category 1B	
Carcinogenicity (acid mine)	Category 1A	
Specific Target Organ Toxicity (repeated exposure)	Category 2	

3. GHS LABEL:

HEALTH	ENVIRONMENTAL	PHYSICAL
		

Hazard Statements

DANGER!

Causes severe skin burns and serious eye damage.

May damage fertility or the unborn child if ingested or inhaled.

May cause cancer if ingested or inhaled.

Causes damage to central nervous system, blood and kidneys through prolonged or repeated exposure.

May form explosive air/gas mixture during charging.

Explosive, fire, blast, or projection hazard.

May cause harm to breast-fed children.

Harmful if swallowed, inhaled, or contact with skin.

Causes skin irritation, serious eye damage.

Precautionary Statements

Wash thoroughly after handling.

Do not eat, drink or smoke when using this product.

Use protective gloves/protective clothing, eye protection/face protection.

Avoid breathing dust/fume/gas/mist/spray/steam.

Use only outdoors or in a well-ventilated area.

Contact with internal components may cause irritation or severe burns. Avoid contact with internal acid.

Inflating to eyes, respiratory system, and skin.

Obtain special instructions before use.

Do not handle until all safety precautions have been read and understood.

Avoid contact during pregnancy/while nursing.

Keep away from heat./sparks/open flames/hot surfaces. No smoking.

4. COMPOSITION/INFORMATION ON INGREDIENTS

Components	CAS Number	Approximate % by Weight
Inorganic Lead Compound:		
	Lead	7439-92-1 45 - 60
	Lead Dioxide	1309-46-0 15 - 25
Sulfuric Acid Electrolyte (Sulfuric Acid/Water)	Tin	7440-31-5 0.1 - 0.2
		7664-93-9 15 - 20
Case Material:		5 - 10
Polypropylene	9003-07-0	
Polystyrene	9003-53-6	
Styrene Acrylonitrile	9003-54-7	
Acrylonitrile Butadiene Styrene	9003-65-9	
Styrene Butadiene	9003-55-8	
Polyvinylchloride	9002-86-2	
Polyacrylonitrile, Hard Rubber, Polyethylene	9002-88-4	
Polyethylene Oxide	25134-01-4	
Polycarbonate/Polyester Alloy	--	
Other:		
Absorbent Glass Mat	--	1 - 2

Page 1



SAFETY DATA SHEET

Rev'd: SDS 853027
 Form: AG
 Supersedes: AF
 ECN: 9102195

Environmental Statistics

Inorganic lead and sulfuric acid electrolyte are the primary components of every battery manufactured by EnerSys Energy Products. There are no mercury or cadmium containing products present in batteries manufactured by EnerSys Energy Products.

II. FIRST AID MEASURES:

Inhalation:

Sulfuric Acid: Remove to fresh air immediately. If breathing is difficult, give oxygen. Consult a physician
Lead: Remove from exposure, gagle, wash nose and lips; consult physician.

Ingestion:

Sulfuric Acid: Give large quantities of water, do not induce vomiting or aspiration into the lungs may occur and can cause permanent injury or death; consult a physician
Lead: Consult physician immediately.

Skin:

Sulfuric Acid: Flush with large amounts of water for at least 15 minutes; remove contaminated clothing completely, including shoes. If symptoms persist, seek medical attention. Wash contaminated clothing before reuse. Discard contaminated shoes.
Lead: Wash immediately with soap and water.

Eyes:

Sulfuric Acid and Lead: Flush immediately with large amounts of water for at least 15 minutes while lifting lids
Lead: Immediately flush contaminated area if eyes have been exposed directly to acid.

III. HAZARD IDENTIFICATION:

P: Hazard:

Flammable Limits: LEL = 4.1% (Hydrogen Gas) UEL = 74.2% (Hydrogen Gas)

P: Prehazard:

Flammable Limits: LEL = 4.1% (Hydrogen Gas) UEL = 74.2% (Hydrogen Gas)

Special Fire Fighting Procedures:

If batteries are on charge, shut off power. Use positive pressure, self-contained breathing apparatus. Water applied to electrolyte generates toxic gases that are lighter than air. Wear acid-resistant clothing, gloves, and eye protection.
 Note that string of series connected batteries may still pose risk of electric shock even when charging equipment is shut down.

Unusual Fire and Explosion Hazards:

Highly flammable hydrogen gas is generated during charging and operation of batteries. To avoid risk of fire or explosion, keep sparks or other sources of ignition away from batteries. Do not allow metallic materials to simultaneously contact negative and positive terminals of cells and batteries. Follow manufacturer's instructions for installation and service.

IV. ACUTE TOXICITY: RELEASE MEASURES:

Spill or Leak Procedures:

Stop flow of material. Contain, absorb small spills with dry sand, earth, and vermiculite. Do not use combustible materials. If possible, carefully neutralize spilled electrolyte with soda ash, sodium bicarbonate, lime, etc. Wear acid-resistant clothing, boots, gloves, and face shield. Do not allow discharge of unneutralized acid to sewer. Acid must be managed in accordance with local, state, and federal requirements. Consult state environmental agency and/or federal EPA.

VII. HANDLING AND STORAGE:

Handling:

Unless involved in recycling operations, do not breach the casing or empty the contents of the battery. There may be increasing risk of electric shock from strings of connected batteries. Keep containers tightly closed when not in use. If battery case is broken, avoid contact with internal components. Keep vent caps on and cover terminals to prevent short circuits. Place cardboard between layers of stacked automotive batteries to avoid damage and short circuits. Keep vent caps on and cover terminals to prevent short circuits. Place cardboard between layers of stacked automotive batteries to avoid damage and short circuits. Keep away from combustible materials, organic chemicals, reducing substances, metals, strong oxidizers and water. Use handling or lifting gear to secure items from shipping, dry, well-ventilated areas with impervious surfaces and adequate containment in the event of spills. Batteries should also be stored under roof for protection against adverse weather conditions. Separate from incompatible materials. Store and handle only in areas with adequate water supply and spill control. Avoid dangerous to containers. Keep away from fire, sparks and heat. Keep away from metallic objects which could bridge the terminals in a battery and create a dangerous short circuit.

Storage:

Never batteries in cooling, dry, well-ventilated areas with impervious surfaces and adequate containment in the event of spills. Batteries should also be stored under roof for protection against adverse weather conditions. Separate from incompatible materials. Store and handle only in areas with adequate water supply and spill control. Avoid dangerous to containers. Keep away from fire, sparks and heat. Keep away from metallic objects which could bridge the terminals in a battery and create a dangerous short circuit.

Charging:

There is a possible risk of electric shock from charging equipment and from strings of series connected batteries, whether or not being charged. Shut-off power to chargers whenever not in use and before detachment of any circuit connections. Batteries being charged will generate and release flammable hydrogen gas. Charging space should be ventilated. Keep battery vent caps in position. Prohibit smoking and avoid creation of flames and sparks nearby. Wear face and eye protection when near batteries being charged.

VIII. EXPOSURE CONTROL/PERSONAL PROTECTION:

Exposure Limits (mg/m3) Note: N.E. = Not Established

INGREDIENTS

(Chemical/Common Names)

Lead and Lead Compounds

(Inorganic)

Tin

Sulfuric Acid Electrolyte

Polyethylene

Polypropylene

Styrene Acrylonitrile

Acrylonitrile Butadiene

Styrene

Styrene Butadiene

Polyvinylchloride

Polyvinylchloride

OSHA PEL

ACGIH

US NIOSH

Qoobee PEV

Ontario OEL

EU OEL

0.05

0.05

0.05

0.05

0.05

0.15 (b)

2

2

2

2

2

2 N.E.

N.E.

0.2

0.2

0.2

0.2

0.05 (b)



Environmental Information

SAFETY DATA SHEET

Form #: SDS 853027

Revised: AG

Supersedes: AG

ECOP #: 10021-05

Polyacrylonitrile, Hard							
Rubber, Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polysulfone/epoxy Oxide	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polyacrylonitrile/Polyester Alloy							
Rubber, Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Absorbent Glass Mat	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.

NOTES:

(b) As inhalable aerosol

(c) Thermo fusion reaction

Engineering Controls (Ventilation):

Store and handle in well-ventilated area. If mechanical ventilation is used, components must be acid-resistant.

Handle the batteries carefully to avoid spills. Make certain vent caps are in place. Avoid contact with internal components. Wear protective clothing, eye and face protection when filling, charging or handling batteries. Do not allow metallic materials to simultaneously contact both the positive and negative terminals of the batteries. Charge the batteries in areas with adequate ventilation. General dilution ventilation is acceptable.

Respirators: Protection (NIOSH/MSHA approved)

None required under normal conditions. When concentrations of sulfuric acid mist are known to exceed the PEL, use NIOSH or MSHA-approved respiratory protection.

Skin Protection:

If battery case is damaged, use rubber or plastic acid-resistant gloves with elbow-length gauntlet, acid-resistant apron, clothing and boots.

Eye Protection:

If battery case is damaged, use chemical goggles or face shield.

Other Protection:

Under severe exposure emergency conditions, wear acid-resistant clothing and boots.

IX. PHYSICAL AND CHEMICAL PROPERTIES

Properties Listed Below are for Electrolyte:

Boiling Point:	203 - 240° F	Specific Gravity (G20 = 1):	1.215 to 1.230
Melting Point:	N/A	Vapor Pressure (mm Hg):	10
Solubility in Water:	100%	Vapor Density (AIR = 1):	Greater than 1
Evaporation Rate: (Burl Catey = 1)	Less than 1	% Volatile by Weight:	N/A
	pH = 1 to 2	Flash Point:	Below room temperature (as hydrogen gas)
LEL (Lower Explosive Limit)	4.1% (Hydrogen)	UEL (Upper Explosive Limit)	74.2% (Hydrogen)

Appearance and Odor:

Manufactured article; no apparent odor.
Electrolyte is a clear liquid with a sharp, penetrating, pungent odor.

X. STABILITY AND REACTIVITY

Stability: Stable X, Unstable

This product is stable under normal conditions at ambient temperature

Conditions To Avoid: Prolonged overcharges; source of ignition

Incompatibility: (Materials to avoid)

Sulfuric Acid: Contact with organic combustibles and organic materials may cause fire and explosion. Also reacts violently with strong reducing agents.
Metals, sulfur trioxide gas, strong oxidizers and water. Contact with metals may produce toxic sulfur dioxide fumes and may release flammable hydrogen gas.
Lead Compounds: Avoid contact with strong acids, bases, halides, halogenates, potassium nitrate, permanganate, peroxides, nascent hydrogen and reducing agents.

Hazardous Decomposition Products:

Sulfuric Acid, Sulfur trioxide, carbon monoxide, sulfuric acid mist, sulfur dioxide, and hydrogen sulfide.
Lead Compounds: High temperatures likely to produce toxic metal fume, vapor, or dust; contact with strong acid or base or presence of nascent hydrogen may generate highly toxic anoxic gas.

Hazardous Polymerization:

Will not occur

XI. ECOLOGICAL INFORMATION

Routes of Entry:

Sulfuric Acid: Harmful by all routes of entry.
Lead Compounds: Hazardous exposure can occur only when product is heated, oxidized or otherwise processed or damaged to create dust, vapor or fume. The presence of nascent hydrogen may generate highly toxic anoxic gas.

Inhalation:

Sulfuric Acid: Breathing of sulfuric acid vapors or mists may cause severe respiratory irritation.
Lead Compounds: Inhalation of lead dust or fumes may cause irritation of upper respiratory tract and lungs.

Ingestion:

Sulfuric Acid: May cause severe irritation of mouth, throat, esophagus and stomach.
Lead Compounds: Acute ingestion may cause abdominal pain, nausea, vomiting, diarrhea and severe cramping. This may lead rapidly to systemic toxicity and must be treated by a physician.

Skin Contact:

Sulfuric Acid: Severe irritation, burns and ulceration.
Lead Compounds: Not absorbed through the skin.

Eye Contact:

Sulfuric Acid: Severe irritation, burns, cornea damaged, and blindness.

Page 3

connect@alpinepowersystems.com
877-993-9895

ALPINE
POWER SYSTEMS

PowerSafe®
SBS Front Terminal

PowerSafe®
SBS Front Terminal

Telecommunications NEBS™ Certified

Battery Range Summary

The PowerSafe® SBS® Front Terminal battery further extends the technical leadership of PowerSafe SBS battery product line: not only do PowerSafe SBS Front Terminal monoblocs retain the benefits typically associated with Thin Plate Pure Lead (TPPL) Technology such as long life, high energy density, superior shelf life, etc., they also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge (TPPL) technology makes PowerSafe 12V batteries the perfect solution for the challenging operating conditions of today's telecommunications networks.

PowerSafe SBS batteries are designed to high quality standards and a unique manufacturing methods means superior energy and power, high performance and proven reliability. There is no substitute to PowerSafe SBS Front Terminal batteries.

Features and Benefits

- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR4228 compliant
- Proven long service life
- High energy density and cycling capability



Rev#: SDS 833027
 Form#: AG
 Supersedes: AF
 ECO-P: 1002195

SAFETY DATA SHEET

Environmental Guidelines

Lead Compounds: May cause eye irritation.

Effects of Overexposure – Acute:

Sulfuric Acid: Severe skin irritation, damage to cornea, upper respiratory irritation.
Lead Compounds: Symptoms of toxicity include headache, fatigue, abdominal pain, loss of appetite, muscle aches and weakness, sleep disturbances and irritability.

Effects of Overexposure – Chronic:

Sulfuric Acid: Possible erosion of tooth enamel, inflammation of nose, throat and bronchial tubes.
Lead Compounds: Anemia; neuropathy, particularly of the motor nerves, with wrist drop; kidney damage; reproductive changes in males and females. Repeated exposure to lead and lead compounds in the workplace may result in nervous system toxicity. Some toxicologists report abnormal conduction velocities in persons with blood lead levels of 50mcg/100 ml or higher. Heavy lead exposure may result in central nervous system damage, encephalopathy and damage to the blood-forming (hematopoietic) tissues.

Carcinogenicity:

Sulfuric Acid: The International Agency for Research on Cancer (IARC) has classified "strong inorganic acid mist containing sulfuric acid" as a Group 1 carcinogen, a substance that is carcinogenic to humans. This classification does not apply to liquid forms of sulfuric acid or sulfuric acid solutions contained within equipment. Inorganic acid mist (sulfuric acid mist) is not generated under normal use of this product. Misuse of the product such as overcharging, may result in the generation of sulfuric acid mist.
Lead Compounds: Lead is listed as a Group 1 carcinogen, likely in animals at extreme doses. For the guidance found in OSHA 29 CFR 1910.1200 Appendix C, this is a representative example to a 25% calcium sulfate GHS Carcin. Proof of carcinogenicity in humans is lacking at present.

Medical Conditions Generally Agravated by Exposure:

Overexposure to sulfuric acid mist may cause lung damage and aggravate pulmonary conditions. Contact of sulfuric acid with skin may aggravate diseases such as eczema and contact dermatitis. Lead and its compounds can aggravate some forms of kidney, liver and neurological diseases.

Acute Toxicity:

Inhalation LD50:

Electrolyte: LC50 rat: 375 mg/m³; LC50 guinea pig: 510 mg/m³

Elemental Lead: Acute Toxicity Point Estimate = 4500 ppmv (based on lead bullion)

Oral LD50:

Electrolyte rat: 2140 mg/kg

Elemental Lead: Acute Toxicity Estimate (AT50) = 500 mg/kg body weight (based on lead bullion)

Additional Health Data:

All heavy metals, including the hazardous ingredients in this product, are taken into the body primarily by inhalation and ingestion. Most inhalation problems can be avoided by adequate precautions such as ventilation and respiratory protection covered in Section 8. Follow good personal hygiene to avoid hazardous ingestion: wash hands, face, neck and arms thoroughly before eating, smoking or leaving the worksite. Keep contaminated clothing out of non-contaminated areas, or wear cover clothing when in such areas. Restrict the use and presence of food, tobacco and cosmetics to non-contaminated areas. Wear clothes and work equipment used in contaminated areas must remain in designated areas and never taken home or laundered with non-contaminated clothing. This product is intended for industrial use only and should be isolated from children and their environment.

The 19th Amendment to EC Directive 67/548/EEC classified lead compounds, but not lead in metal form, as possibly toxic to reproduction.

Risk phrase 61: May cause harm to the unborn child, applies to lead compounds, especially soluble forms.

ECOLOGICAL INFORMATION

Environmental Fate:

Lead is very persistent in soil and sediments. No data on environmental degradation. Mobility of metallic lead between ecological compartments is slow. Bioaccumulation of lead occurs in aquatic and terrestrial animals and plants but little bioaccumulation occurs through the food chain.

Most studies include lead compounds and not elemental lead.

Environmental Toxicity: Aquatic Toxicity:

Sulfuric acid: 24% LC50, freshwater fish (Brachydanio rerio): 82 mg/L

96 hr - LOEC, freshwater fish (Cyprinus carpio): 22 mg/L

Lead: 48 hr LC50 (modeled for aquatic invertebrates): <1 mg/L, based on lead bullion

Additional Information:

• No known effects on stratospheric ozone depletion.

• Volatile organic compounds: 0% (by Volume)

• Water-Endangering Class (WEG): NA

ENVIRONMENTAL INFORMATION (UNITED STATES)

Spill/handle: Send to secondary lead smelter for recycling. Spent lead-acid batteries are not regulated as hazardous waste when the requirements of 40 CFR Section 266.80 are met. This should be managed in accordance with approved lead, state and federal requirements. Consult state environmental agency and/or federal EPA.

Electrolyte:

Place neutralized slurry into sealed containers and handle as applicable with state and federal regulations. Large water-washed slurry, after neutralization and testing, should be managed in accordance with approved lead, state and federal requirements. Consult state environmental agency and/or federal EPA.

Following label, State/Provincial, and Federal/NA regulations applicable to off-site characteristics will be the responsibility of the end-user.

ENVIRONMENTAL INFORMATION

NA, DOT:

Exempted from the hazardous materials transportation (IMR) because the batteries meet the requirements of 49 CFR 173.156 and 49 CFR 173.159a of the U.S. Department of Transportation's (HMT). Battery and outer package must be marked "NONSPILLABLE" or "NONSPILLABLE BATTERY".

Page 4



Environmental Solutions

SAFETY DATA SHEET

Form #: SDS 830207
Revised: AG
Supersedes: AF
ECO #: 1002195

Battery terminals must be protected against short circuits.

[ATA] Dangerous Goods Regulations (DGR)

Excepted from the dangerous goods regulations because the batteries meet the requirements of Packing Instruction 872 and Special Provisions A67 of the International Air Transportation Association (IATA) Dangerous Goods Regulations and International Civil Aviation Organization (ICAO) Technical Instructions. Battery terminals must be protected against short circuits.

The words "NOT RESTRICTED", "SPECIAL PROVISION A67" must be provided when the airway bill is issued.

[IMDG]

Excepted from the dangerous goods regulations for transport by sea because the batteries meet the requirements of Special Provision 238 of the International Maritime Dangerous Goods (IMDG) CODE. Battery terminals must be protected against short circuits.

Requirement for Safe Shipping and Handling of Excess Cells

Warning – Electrical Fire Hazard – Protect against shorting. Terminals can short and cause a fire. Do not insulated during shipping. Cyclon product must be labeled "NONSPILLABLE" during shipping. Follow all federal shipping regulations. See section IX of this sheet and CFR 49 Part 171 through 180, available online at www.gpoaccess.gov.

Requirement for Shipping Cyclon Product as Single Cells

Protective caps or other durable inert material must be used to insulate each terminal of each cell unless cells are shipping in the original packaging from EnerSys, in full box quantities. Protective caps are available for all cell sizes by contacting EnerSys Customer Service at 1-800-464-2837.

Requirement for Shipping Cyclon Product as Loose, Unmatched Batteries

Assembled batteries must have short circuit protection during shipping. Exposed terminals, connectors, or lead wires must be insulated with a durable inert material to prevent exposure during shipping.

MSD, REGULATORY INFORMATION

UNITED STATES:

EPA SARA Title III:

Section 311 EPA Extremely Hazardous Substances (EHS):

Sulfuric acid is a listed "Extremely Hazardous Substance" under EPCRA, with a Threshold Planning Quantity (TPQ) of 1,000 lbs. EPCRA Section 302 notification is required if 1000 lbs or more of sulfuric acid is present at one site (40 CFR 370.10). For more information consult 40 CFR 355. The quantity of sulfuric acid may vary by battery type. Contact your EnerSys representative for additional information.

Section 304 CERCLA Hazardous Substances:

Reportable Quantity (RQ) for spilled 100% sulfuric acid under CERCLA (Superfund) and EPCRA (Emergency Planning and Community Right to Know Act) is 1,000 lbs. State and local reportable quantities for spilled sulfuric acid may vary.

Section 312 HAZARD Categorization:

EPCRA Section 312 Tier Two reporting is required for non-automotive batteries if sulfuric acid is present in quantities of 500 lbs or more and/or if lead is present in quantities of 10,000 lbs or more. For more information consult 40 CFR 370.10 and 40 CFR 370.40.

Section 313 EPA Toxic Substances:

40 CFR section 372.38 (b) states: If a toxic chemical is present in an article in a covered facility, a person is not required to consider the quantity of the toxic chemical present in such article when determining whether an applicable threshold has been met under § 372.25, § 372.27, § 372.28 or determining the amount of release to be reported under § 372.30. This exemption applies whether the person received the article from another person or the person produced the article. However, this exemption applies only to the quantity of the toxic chemical present in the article.

Supplier Notification:

This product contains toxic chemicals, which may be reportable under EPCRA Section 313 Toxic Chemical Release Inventory (Form R) requirements. If you are a manufacturing facility under SIC codes 20 through 39, the following information is provided to enable you to complete the required reports:

Toxic Chemical	CAS Number	Approximate % by Wt.
Lead	7439-92-1	45 - 60
Sulfuric Acid Electrolyte (Sulfuric Acid/Water)	7664-93-9	15 - 20
Tin	7440-51-3	0.1 - 0.2

See 40 CFR Part 370 for more details.

If you distribute this product to other manufacturers in SIC Codes 20 through 39, this information must be provided with the first shipment of each calendar year.

The Section 313 supplier notification requirement does not apply to batteries, which are "consumer products".

[TSCA]

TSCA Section 8b – Inventory Status: All chemicals comprising this product are either exempt or listed on the TSCA Inventory.

TSCA Section 12b (40 CFR Part 707.60(a)) No notice of export will be required for articles, except PCB articles, unless the Agency so requires in the context of individual section 5, 6, or 7 articles.

TSCA Section 13 (40 CFR Part 707.20): No import certification required (EPA 305-B-89-001, June 1999, Introduction to the Chemical Import Requirements of the Toxic Substances Control Act, Section V.4).

[RCRA]

Spent Lead Acid Batteries are subject to streamlined handling requirements when managed in compliance with 40 CFR section 266.80 or 40 CFR part 273. Waste sulfuric acid is a characteristic hazardous waste, EPA hazardous waste number D002 (corrosivity) and D008 (lead).

[CAH]

Page 5



PowerSource® Solutions

SAFETY DATA SHEET

Form #: SDS 853027
 Revised: AG
 Supersedes: AF
 ECO #: 1002195

EnerSys supports preventative actions concerning ozone depletion in the atmosphere due to emissions of CFC's and other ozone depleting chemicals (ODCs), defined by the USEPA as Class I substances. Pursuant to Section 61 of the Clean Air Act Amendments (CAAA) of 1990, finalized on January 19, 1993, EnerSys established a policy to eliminate the use of Class I ODC's prior to the May 15, 1993 deadline.

STATE REGULATIONS (US):

Proposition 65:

Warning: Battery posts, terminals and related accessories contain lead and lead compounds, chemicals known to the State of California to cause cancer and reproductive harm. Batteries also contain other chemicals known to the State of California to cause cancer. Wash hands after handling.

INTERNATIONAL REGULATIONS:

Distribution into Quebec to follow Canadian Controlled Product Regulations (CPR) 24(1) and 24(2).

Distribution into the EU to follow applicable Directives to the Use, Import/Export of the product as-sold.

Article 33 (1) of the REACH regulation (Reg. EC 1907/2006), which entered into force on 1st of June 2007 in the European Union, requires that manufacturers communicate the presence of Substances of Very High Concern (SVHC) in articles (lead batteries) in concentration greater than 0.1% by weight.

Effective the 27th of June 2018, the European Chemical Agency (ECHA) updated the Candidate List with the inclusion of Lead Metal (CAS No.: 7439-92-1). This inclusion of Lead as an SVHC applies to all of EnerSys Lead based battery products regardless of the design (Flooded, Gel, AGM, etc...).

NVL OTHER INFORMATION:

Revised: 4/7/2020

NFPA Hazard Rating for Sulfuric Acid:

Flammability (Red) = 0

Health (Blue) = 3

Reactivity (Yellow) = 2

Sulfuric acid is water-reactive if concentrated.

DISCLAIMER

This Safety Data Sheet is created by the manufacturer to comply with the requirements of 29 CFR 1910.1200. To the extent allowed by law, the manufacturer hereby expressly disclaims any liability to any third party, including users of this product, including, but not limited to, consequential or other damages, arising out of the use of, or reliance on, this Safety Data Sheet.

Page 6

Construction

- Robust positive plates are designed to prolong service life and enhance corrosion resistance
- Separators are low-resistance microspore (AGM). The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage
- Container and cover in flame retardant UL94-V0 material, highly resistant to shock and vibration
- Terminals are stainless steel bolt access with top access copper alloy insert. Top and front access terminations provide maximum conductivity
- Self-regulating one way pressure relief valves prevents ingress of atmospheric oxygen

Installation and Operation

- Space efficient footprint
- VRLA design, reduces maintenance requirements
- Lifting handles for easy handling
- Greater than 10 year life expectancy in float service at 77°F (25°C)
- Increased active material surface area yields great cycling capability
- Operating temperature: -40°F (-40°C) to 122°F (50°C)
Recommended temperature: 80°F (20°C) to 80°F (30°C)

Standards

- Meets criteria for "non-spillable" batteries
- Complies with Telcordia SR-4228, Network Equipment Building System (NEBS®) Criteria Levels
- The management systems governing the manufacture of this product are ISO 9001:2008 and ISO 14001:2004 certified

General Specifications

Cell Type	Nominal Capacity (Ah)		Nominal Dimensions					Weight / Volume	
	10 hr rate to 1.80Vpc @20°C	5 hr rate to 1.75Vpc @27°F	Length	Width	Height	Unpacked			
	31	31	in	mm	in	mm	lb	kg	
SBS B8F	31	31	11.9	303	3.8	97	6.3	159	22.7 10.3
SBS B10F	38	38	11.9	303	3.8	97	7.2	164	28.2 12.8
SBS B14F	62	62	11.9	303	3.8	97	10.4	284	42.0 19.1
SBS C11F	92	91	18.4	411	4.1	105	10.1	296	61.6 28.0
SBS 100F	100	100	15.6	398	4.3	108	11.3	297	71.9 32.6
SBS 112F	112	112	22.1	561	4.9	125	9.0	228	90.4 41.1
SBS 145F	145	145	17.9	455	6.8	173	9.4	238	105.0 47.7
SBS 165F	165	165	17.9	455	6.8	173	10.8	273	117.4 53.3
SBS 110F	170	170	22.1	561	4.9	125	11.1	263	115.7 52.2
SBS 190F	190	190	22.1	561	4.9	125	12.4	318	132.3 60.0

SBS B8F-B14F

SBS C11F

SBS 100F-112F

SBS 145F-190F

Battery Services for Backup Power

- Battery Installation
- Capacity and Acceptance
- Preventative Maintenance

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565

FA# 15482748
USID# 324417

Prepared For:

 **at&t**

5001 Executive Parkway
San Ramon, California 94583

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO:	CCL06444
PROJECT NO:	22-022
DRAWN BY:	BW
CHECKED BY:	BW

3		
2		
1		
0	9/26/2023	90% CD SUB.
C		
B	4/18/2023	100% ZD SUB.
A	12/13/2022	90% ZD SUB.
REV	DATE	DESCRIPTION

Licensee:



A circular professional engineer seal for the State of California. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner circle contains the name "NORMAN J SCHEEL", the license number "No. 2567", the expiration date "Exp. 12-31-23", and the specialty "STRUCTURAL".

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Designer / Engineer:

N
S
S
E

**Norman
Scheel
Structural
Engineer**

1989 • 2023

34
YEARS OF
EXCELLENCE

Norman Scheel
Structural Engineer

5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

**BATTERY
SPECIFICATIONS**

Sheet Number:

GN-3

BATTERY INFORMATION							
BATTERY ELECTROLYTE DATA - 12V MONOBLOCKS							
BATTERY MODEL	TOTAL # OF BATTERY UNITS INSTALLED	TOTAL ELECTROLYTE VOLUME GAL/UNIT	TOTAL ELECTROLYTE WEIGHT LBS/UNIT	% SULPHURIC ACID BY VOLUME = $\frac{\text{ACID VOLUME /UNIT}}{\text{ELECTROLYTE VOLUME PER UNIT}}$	% SULPHURIC ACID BY WEIGHT = $\frac{\text{TOTAL ACID WEIGHT}}{\text{TOTAL ELECTROLYTE WEIGHT}}$	TOTAL SULPHURIC VOLUME (GAL) = $\frac{\text{TOTAL UNITS X ELECTROLYTE VOLUME/UNITS}}{\text{TOTAL UNITS X ACID WEIGHT (LBS)}}$	TOTAL UNITS X ACID WEIGHT/UNIT
ALPINE POWER SYSTEMS POWERSAFE SBS SBS 190F	8 UNITS	2.47 GAL	27.3 LBS	29.95% = 0.74 GAL/2.47 GAL	41.7% = 11.4 LBS/27.3 LBS	19.76 GAL = 8 UNITS x 2.47 GAL/UNIT	91.20 LBS = 8 UNITS x 11.4 LBS

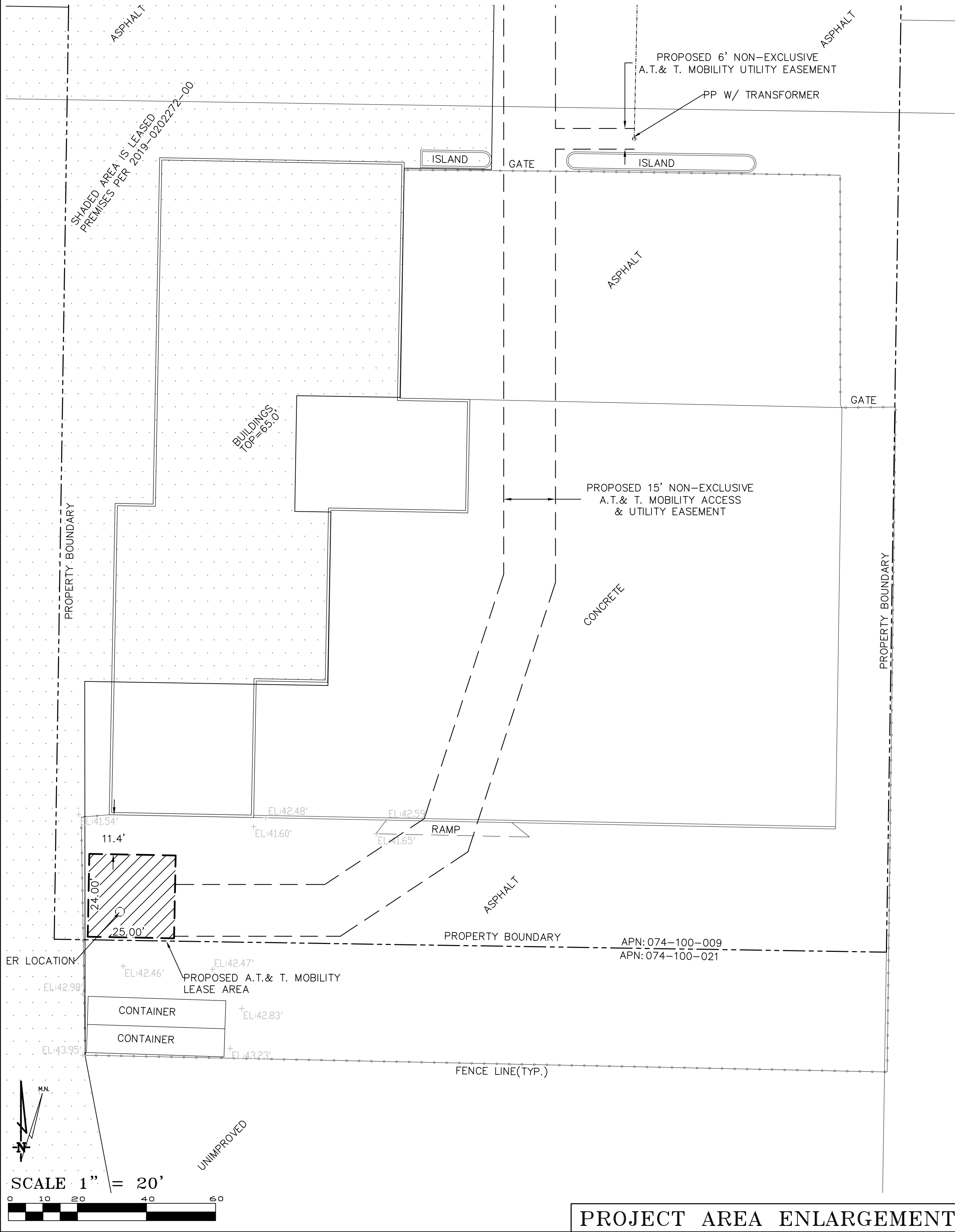
Lease Area Description

All that certain lease area being a portion of that certain Parcel 3" as described in that certain Grant Deed filed for record at Document No. 20139023632300004, Official Records of Contra Costa County, being located in the City of Pittsburg, County of Contra Costa, State of California, being more particularly described as follows:

Commencing at a found brass cap monument in well set at along the monument line of Pittsburg-Antioch Highway at the Westerly terminus of that certain tangent labeled "North 89°06'46" West 304.00'" as shown on that certain Record of Survey filed for record at Book 89 of Surveys at Page 26, Official Records, from which a brass cap monument in box bears South 89°06'46" East 1000.00 feet; thence from said point of commencement South 74°59'00" West 1092.49 feet to the True Point of Beginning; thence from said point of beginning North 01°04'40" East 24.00 feet; thence North 88°55'20" West 25.00 feet; thence South 01°04'40" West 24.00 feet; thence South 88°55'20" East 25.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes being fifteen feet in width, the centerline of which is described as follows: beginning at a point which bears North 01°04'40" East 8.10 feet from the Southeast corner of the above described lease area and running thence East 45.74 feet; thence North 56°30'13" East 39.41 feet; thence North 17°59'45" East 78.25 feet; thence North 127.29 feet to a point hereafter defined as Point "A"; thence continuing North 48.1 feet more or less to the public right of way more commonly known as Pittsburg-Antioch Highway.

Also together with a non-exclusive easement for utility purposes six feet in width, the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence East 30.3 feet more or less to the existing power pole.



Geil Engineering
Engineering • Surveying • Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 • Fax: (530) 823-1309

A.T. & T. Mobility

Project No./Name: CCL00841 / Pittsburg Landing

Project Site Location: 2665 Pittsburg-Antioch Hwy
Pittsburg, CA 94565
Contra Costa County

Date of Observation: 10-12-21

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

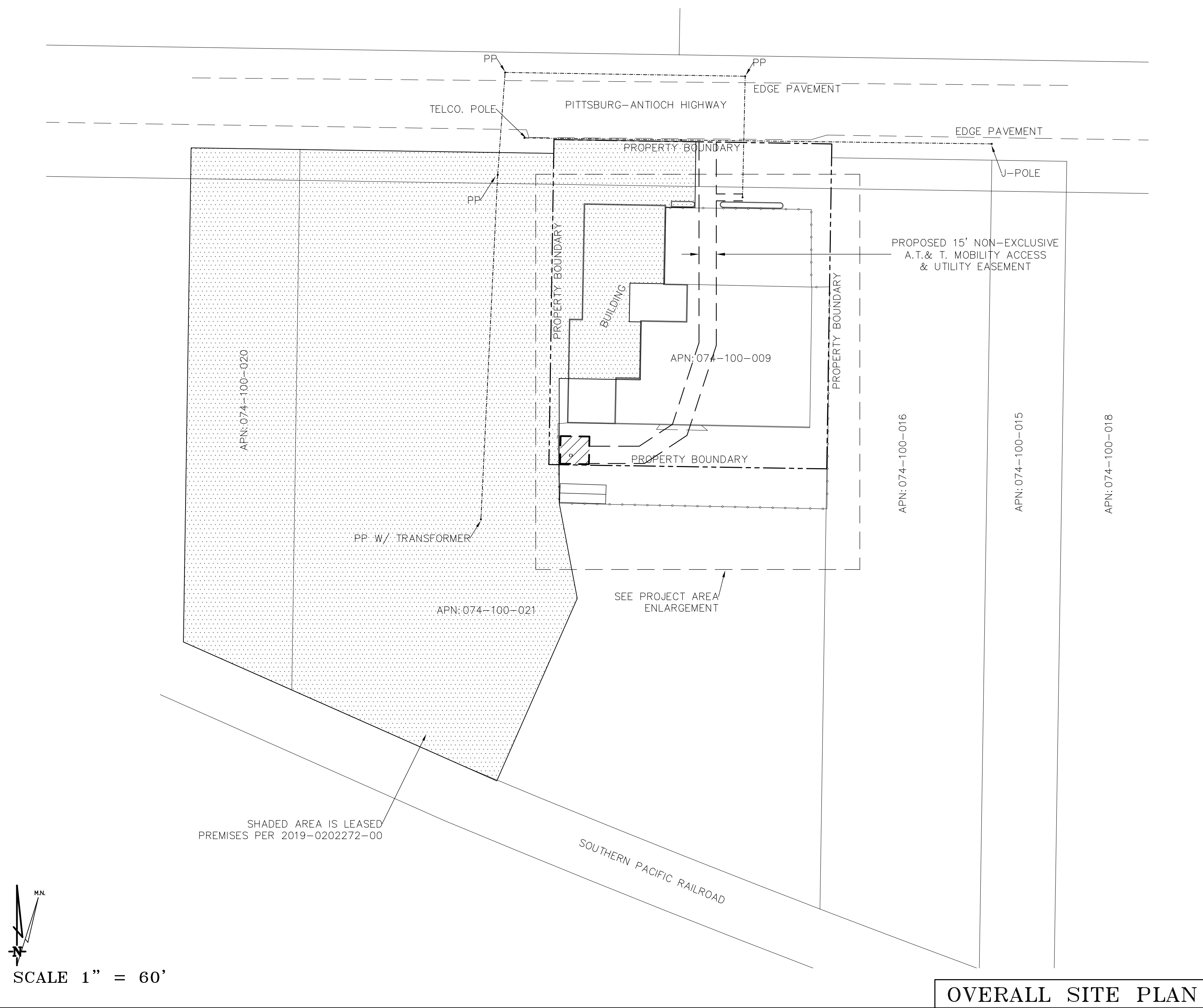
Type of Antenna Mount: Proposed Monopole

Coordinates
Latitude: N 38° 00' 42.07" (NAD83) N 38° 00' 42.35" (NAD27)
Longitude: W 121° 50' 51.66" (NAD83) W 121° 50' 47.81" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 42' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803



DATE OF SURVEY: 10-20-22

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

LOCATED IN THE COUNTY OF CONTRA COSTA, 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.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.46' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

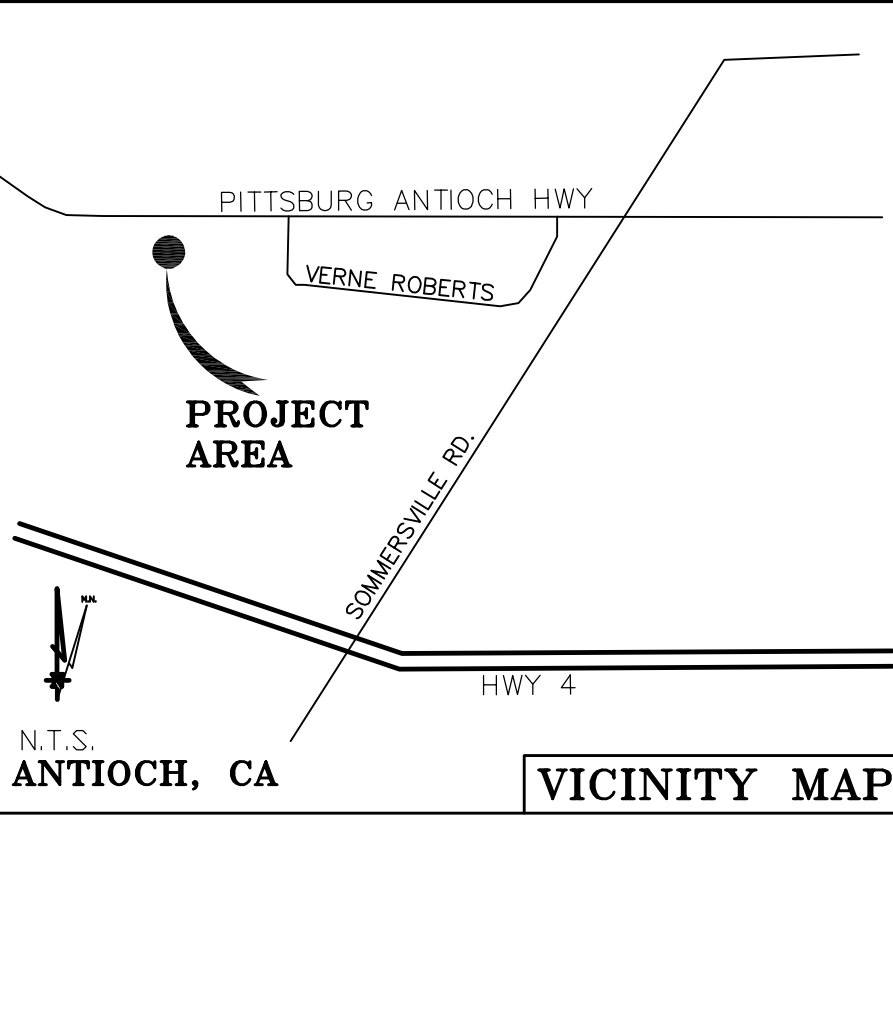
CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 074-100-009

OWNER(S): LOUIS VOSS
2445 VISTA DEL MONTE
CONCORD, CA 94520

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.



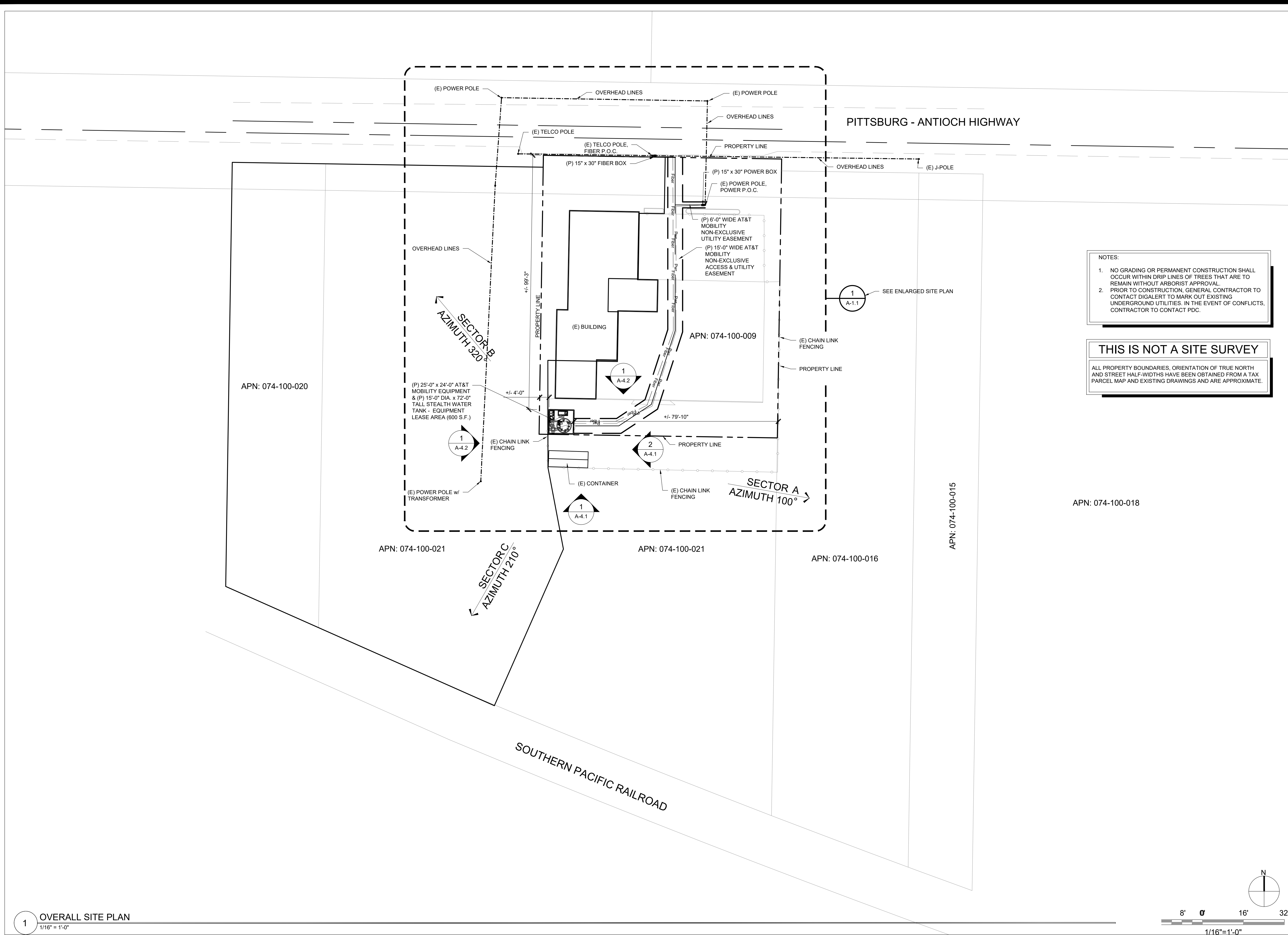
REVISIONS	REV	DATE	DESCRIPTION
10-20-22	N. ROHE		DRAWING SUBMITAL
11-15-22	N. ROHE		LEASE AREA MOD.

Sheet

C-1

at&t MOILITY

CCL06444
PITTSBURG LANDING
2665 PITTSBURG-ANTIOCH HWY
PITTSBURG, CA 94565
PLOT PLAN AND
SITE TOPOGRAPHY



Issued For:
CCL06444
PITTSBURG LANDING
2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:

5001 Executive Parkway
San Ramon, California 94583

Vendor:

605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: CCL06444
PROJECT NO: 22-022
DRAWN BY: BW
CHECKED BY: BW

REV	DATE	DESCRIPTION
3		
2		
1		
0	9/26/2023	90% CD SUB.
C		
B	4/18/2023	100% ZD SUB.
A	12/13/2022	90% ZD SUB.

Licensee:

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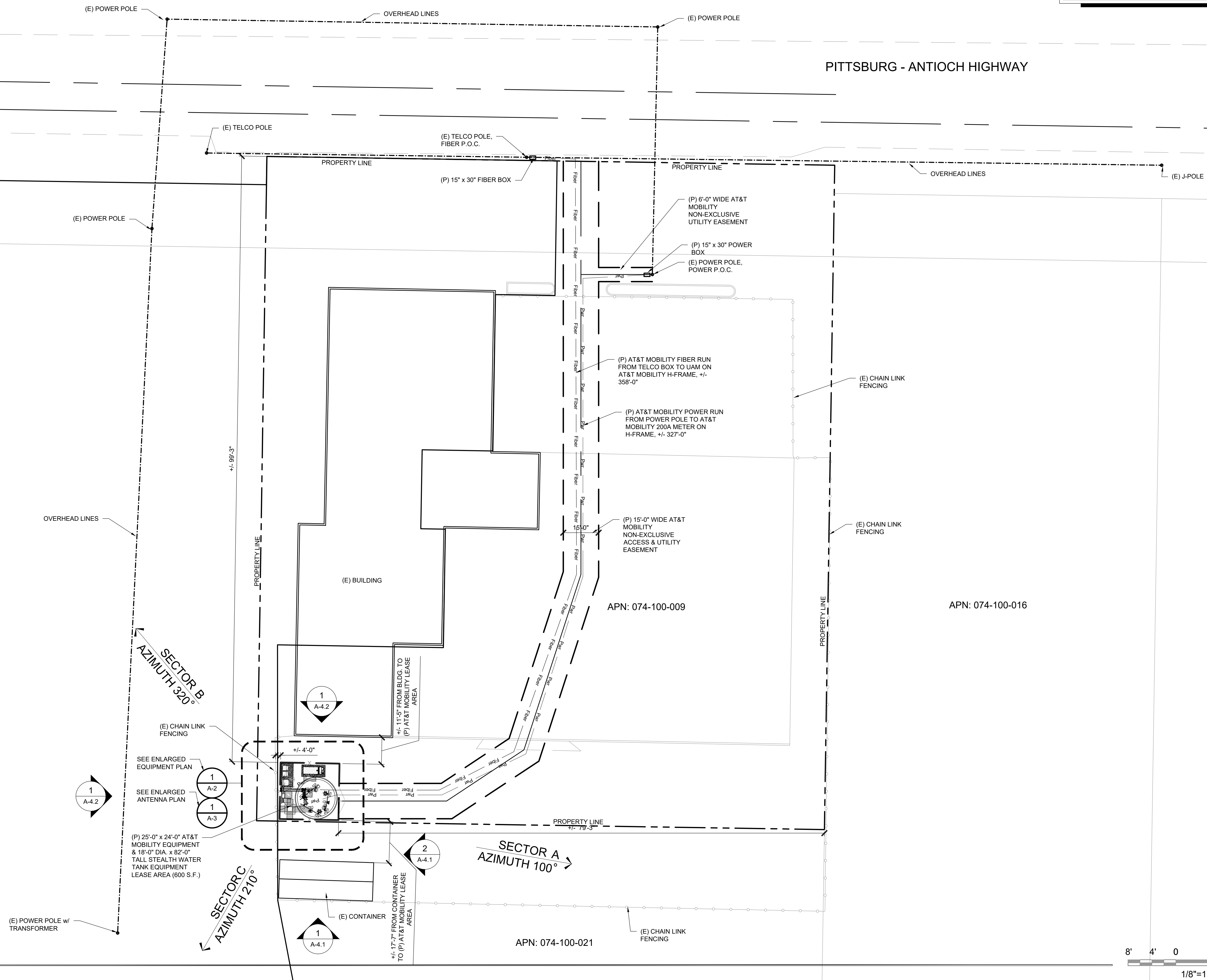
Designer / Engineer:

5022 Sunrise Blvd.
Fair Oaks, California 95628

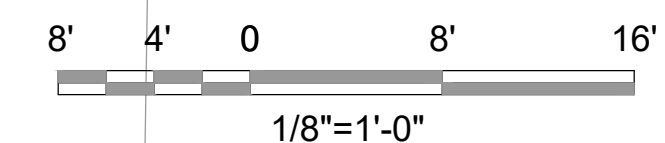
Sheet Title:
OVERALL SITE PLAN

Sheet Number:
A-1

- NOTES:
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
 2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.



1 ENLARGED SITE PLAN
1/8" = 1'-0"



Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO:	CCL06444
PROJECT NO:	22-022
DRAWN BY:	BW
CHECKED BY:	BW

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C		
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A	12/13/2022	90% ZD SUB.

Licensee:



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Designer / Engineer:

Norman Scheel Structural Engineer

34
YEARS OF EXCELLENCE
Norman Scheel
Structural Engineer

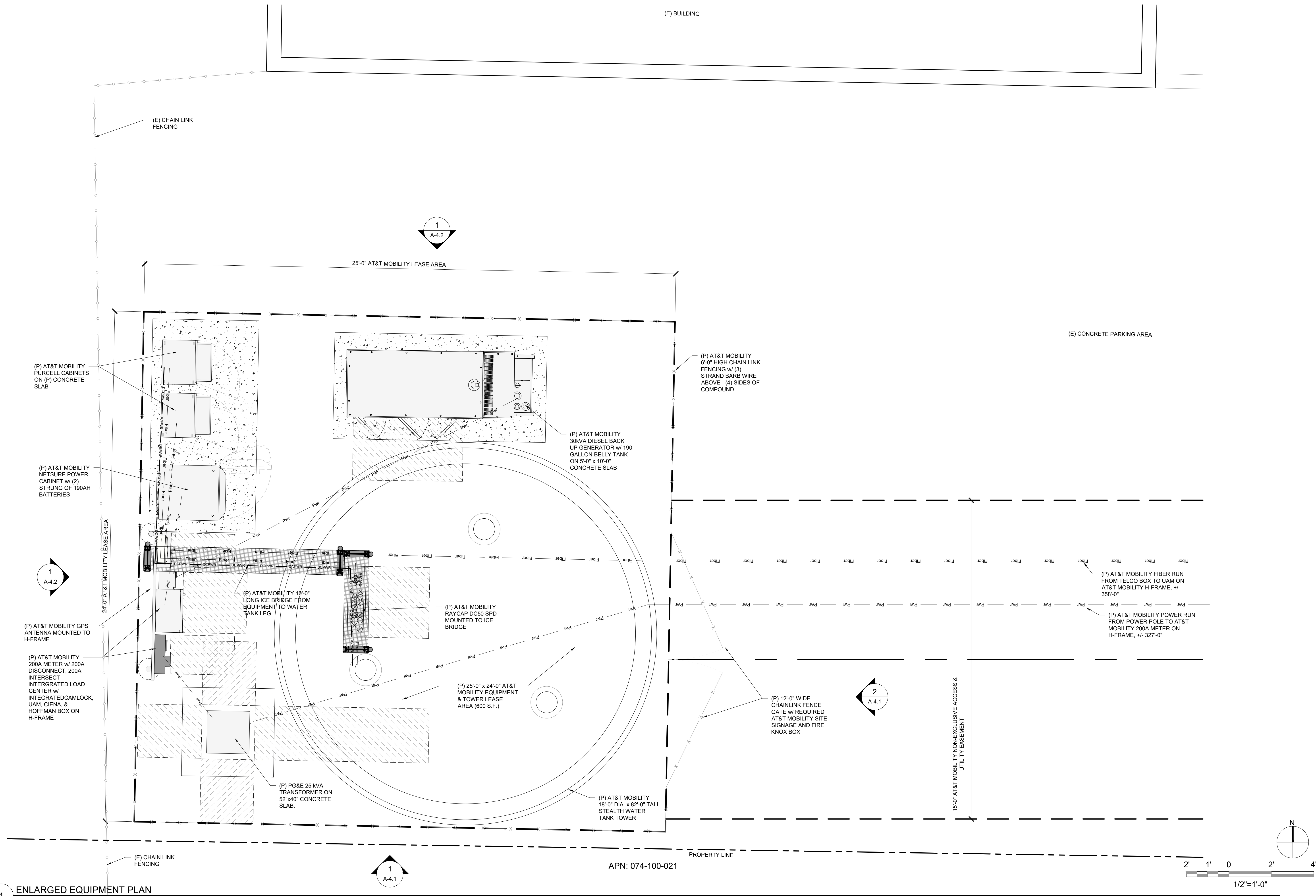
5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

ENLARGED SITE PLAN

Sheet Number:

A-1.1



Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: **CCL06444**

PROJECT NO: 22-022

DRAWN BY: BW

CHECKED BY: BW

REV	DATE	DESCRIPTION
3		
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Licensee:



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Designer / Engineer:

Norman Scheel Structural Engineer

1989 - 2023
34
YEARS OF EXCELLENCE
Norman Scheel
Structural Engineer

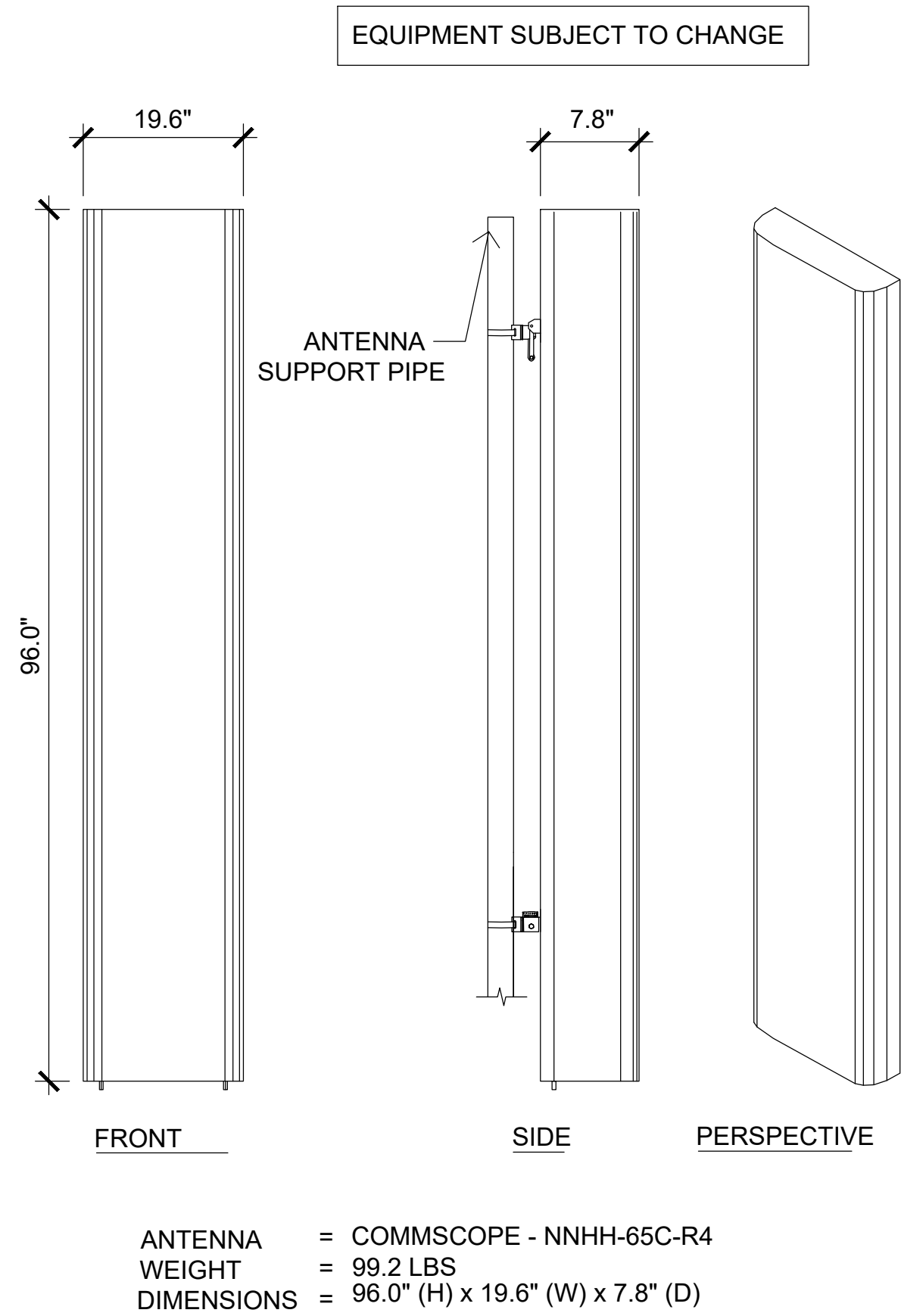
5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

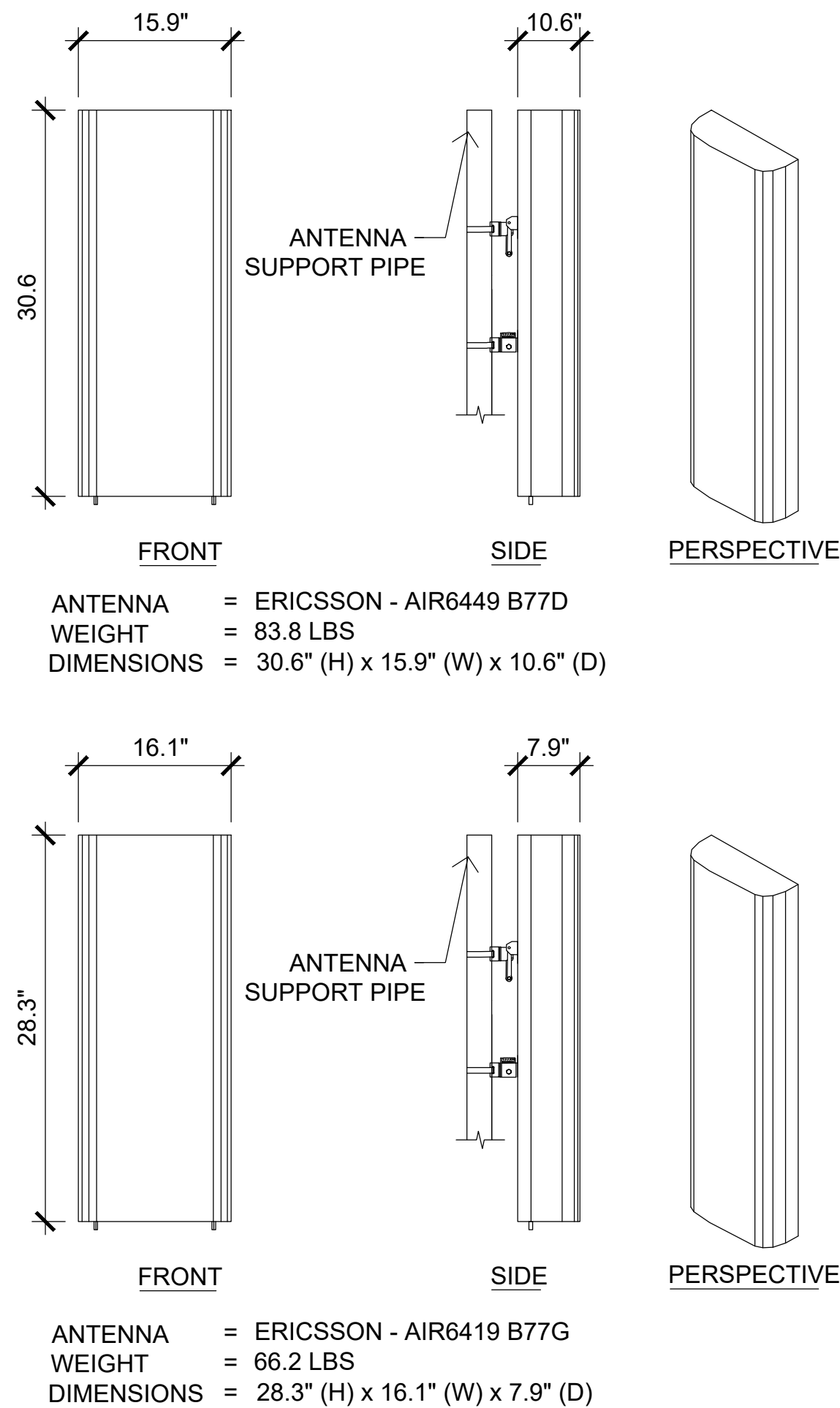
EQUIPMENT AREA PLAN

Sheet Number:

A-2



4 PROPOSED ANTENNA SPEC
NOT TO SCALE



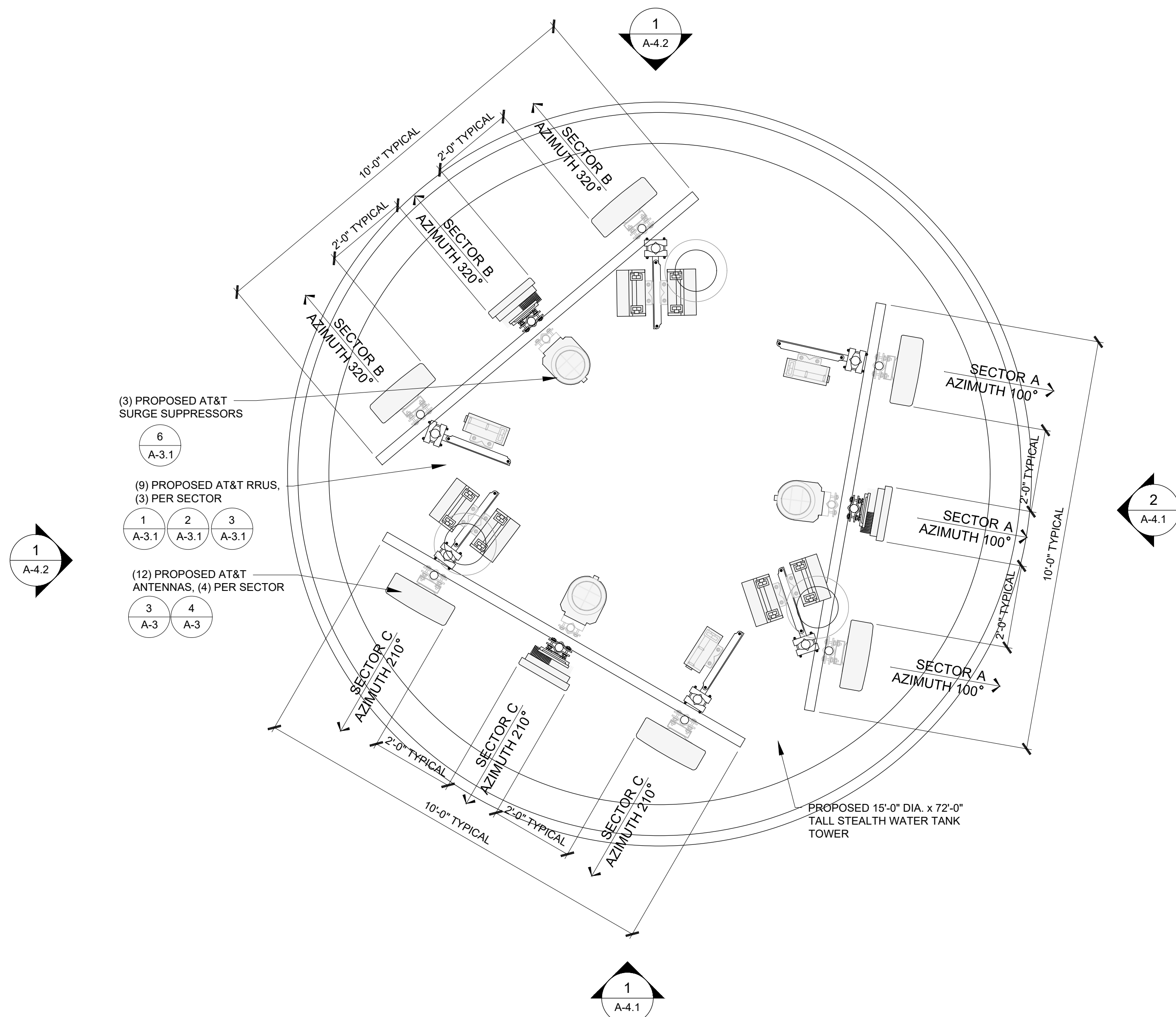
3 PROPOSED ANTENNA SPEC
NOT TO SCALE

RF SCHEDULE										
SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH	TMA	FIBER LENGTH	COAX LENGTH	JUMPER TYPE	RRU NO.
A L P H A	A1	COMMScope - NNHH-65C-R4	100°	± 75'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 90'-0"	-	LDF4	(2)
	A2	ERICSSON - AIR 6419 B77G ERICSSON - AIR 6449 B77D	100°	± 77'-4", 73'-8"	INTEGRATED	-	± 90'-0"	-	LDF4	(2)
	A3	COMMScope - NNHH-65C-R4	100°	± 75'-0"	(1) 4478 B14	-	± 90'-0"	-	LDF4	-
	A4	-	-	-	-	-	-	-	-	-
B E T A	B1	QUINTEL - QD8612-3D	320°	± 75'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 90'-0"	-	LDF4	(2)
	B2	ERICSSON - AIR 6419 B77G ERICSSON - AIR 6449 B77D	320°	± 77'-4", 73'-8"	INTEGRATED	-	± 90'-0"	-	LDF4	(2)
	B3	QUINTEL - QD8616-7	320°	± 75'-0"	(1) 4478 B14	-	± 90'-0"	-	LDF4	-
	B4	-	-	-	RRH	-	-	-	-	-
G A M M A	C1	QUINTEL - QD8612-3D	210°	± 75'-0"	(1) 4449 B5/B12 / (1) 8843 B2/B66A	-	± 90'-0"	-	LDF4	(2)
	C2	ERICSSON - AIR 6419 B77G ERICSSON - AIR 6449 B77D	210°	± 77'-4", 73'-8"	INTEGRATED	-	± 90'-0"	-	LDF4	(2)
	C3	QUINTEL - QD8616-7	210°	± 75'-0"	(1) 4478 B14	-	± 90'-0"	-	LDF4	-
	C4	-	-	-	-	-	-	-	-	-

2 RF SCHEDULE
NO SCALE

RF DATA SHEET 1, v3.00 DATED 09/08/2023

NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA



Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



Vendor:



AT&T SITE NO: CCL06444

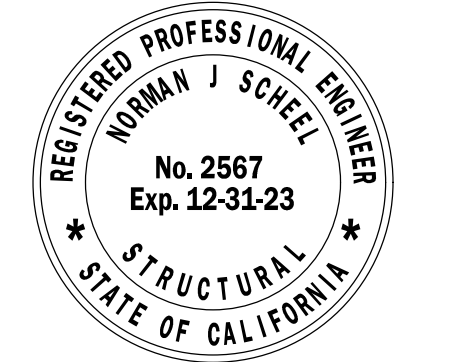
PROJECT NO: 22-022

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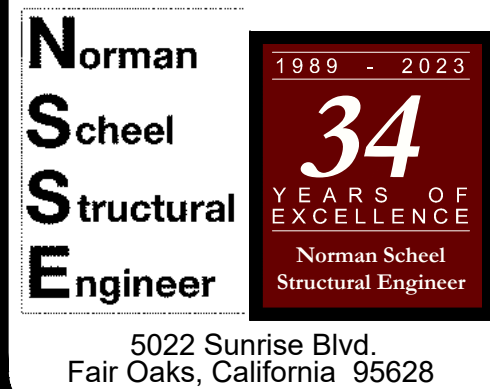
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Designer / Engineer:



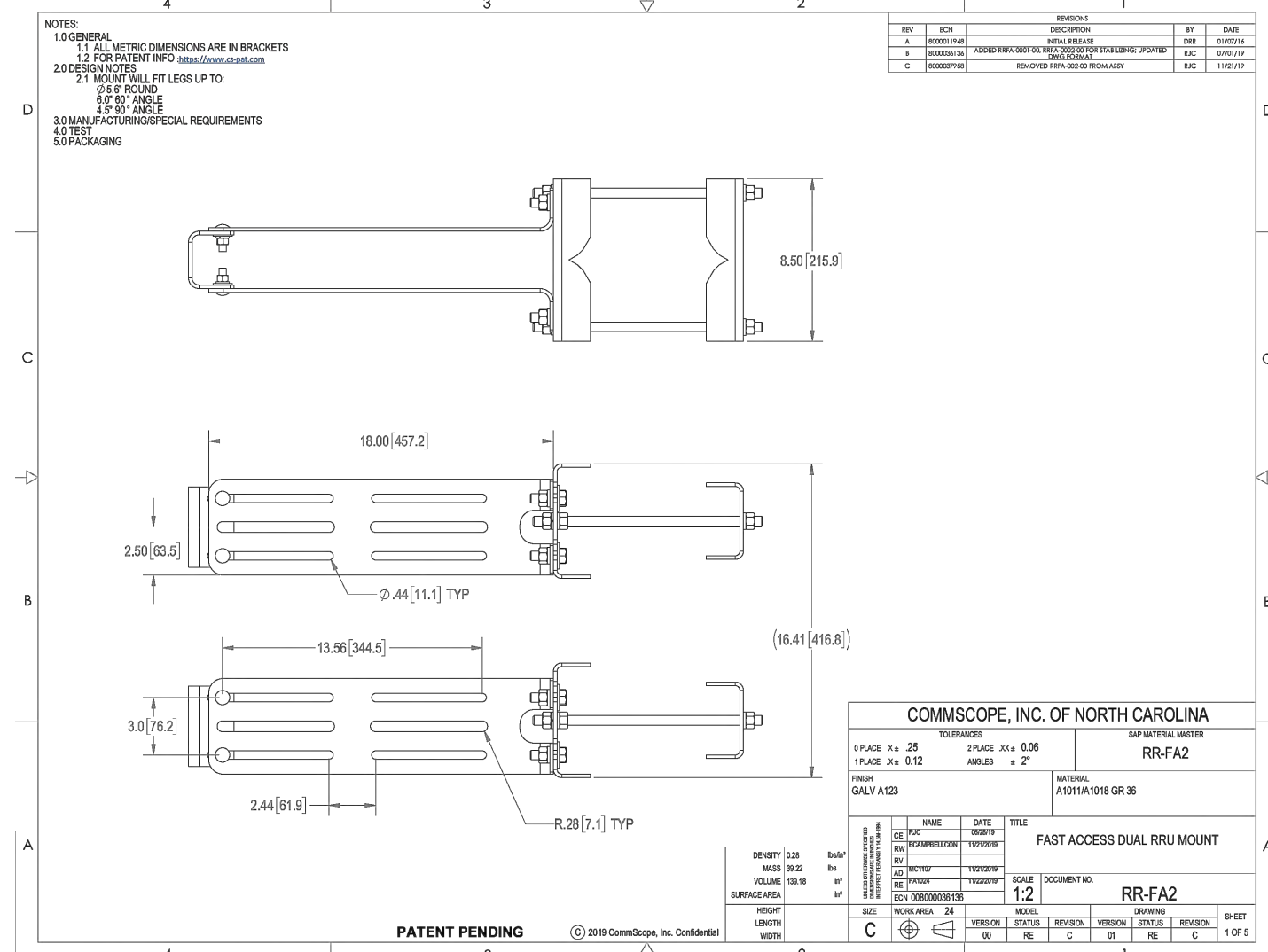
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ANTENNA PLAN,
SCHEDULE &
DETAILS

Sheet Number:

A-3

WEIGHT: 26.2 LBS.±


$$1-1/2'' = 1'-0''$$

$$1 - 1/2'' = 1' - 0''$$

WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)


$$1-1/2'' = 1'-0''$$

WEIGHT: 85 LBS.± (INCLUDING MOUNTING HARDWARE)


$$1-1/2" = 1'-0"$$

WEIGHT: 85 LBS± (INCLUDING MOUNTING HARDWARE)

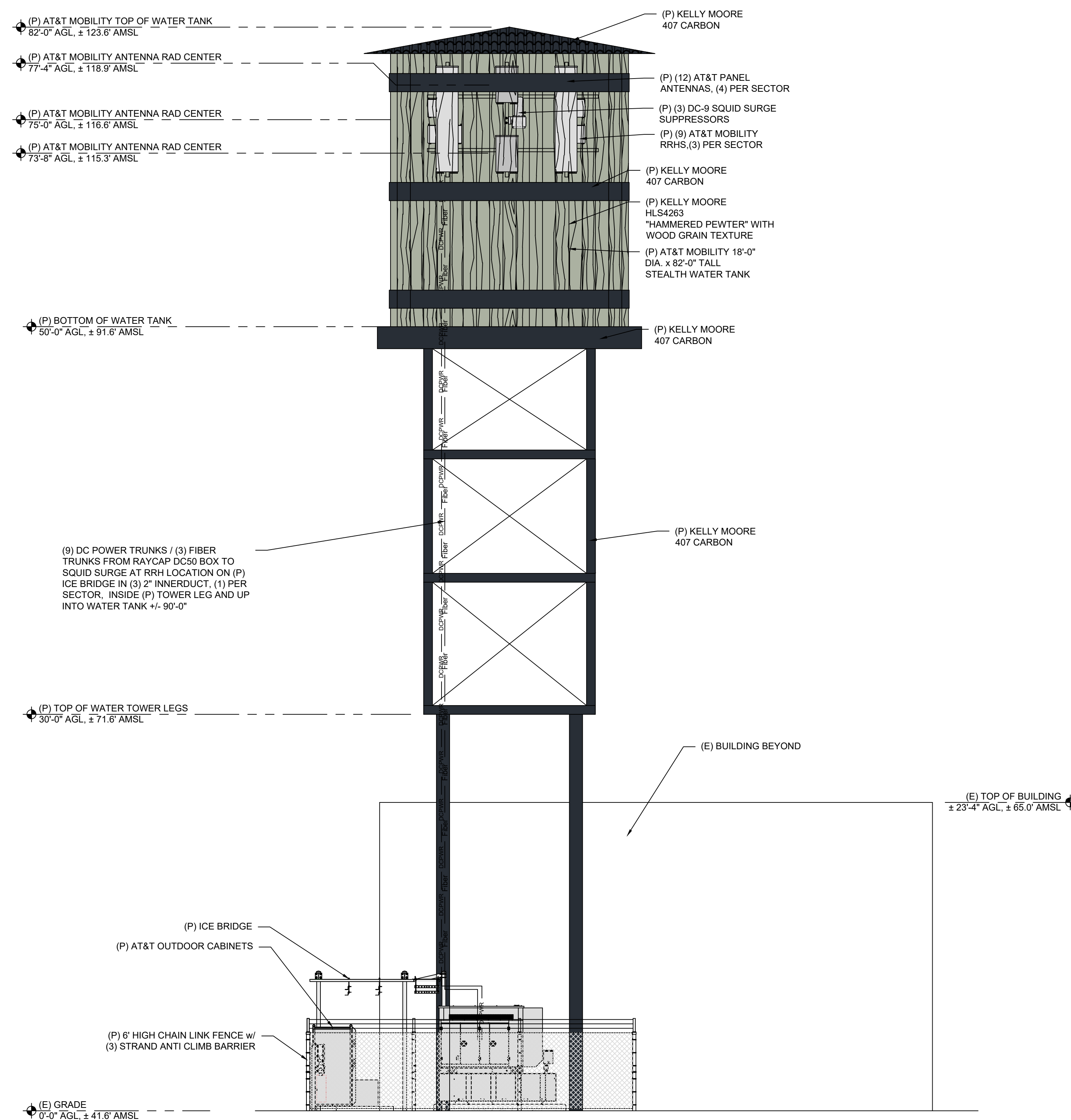


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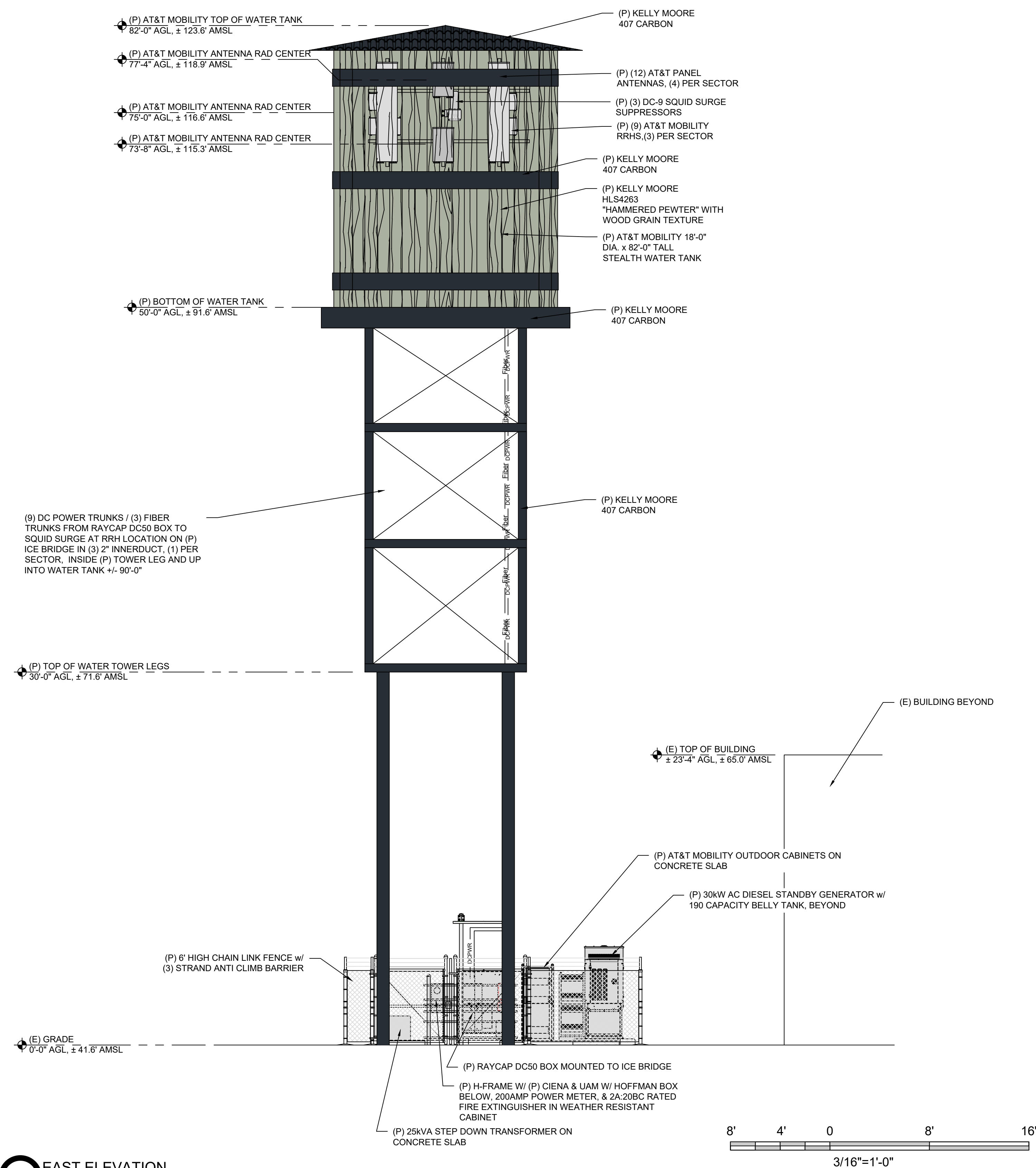
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A-3.1



1 SOUTH ELEVATION



2 EAST ELEVATION
3/16" = 1'-0"

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PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565

FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

T&T SITE NO: CCL06444

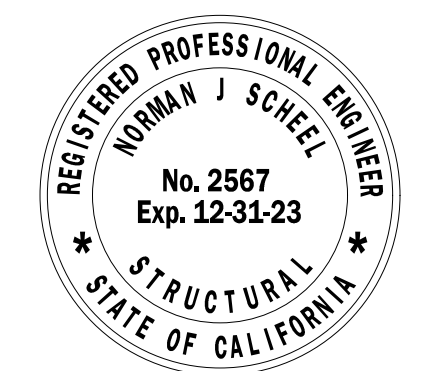
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Designer / Engineer:

Norman Scheel Structural Engineer

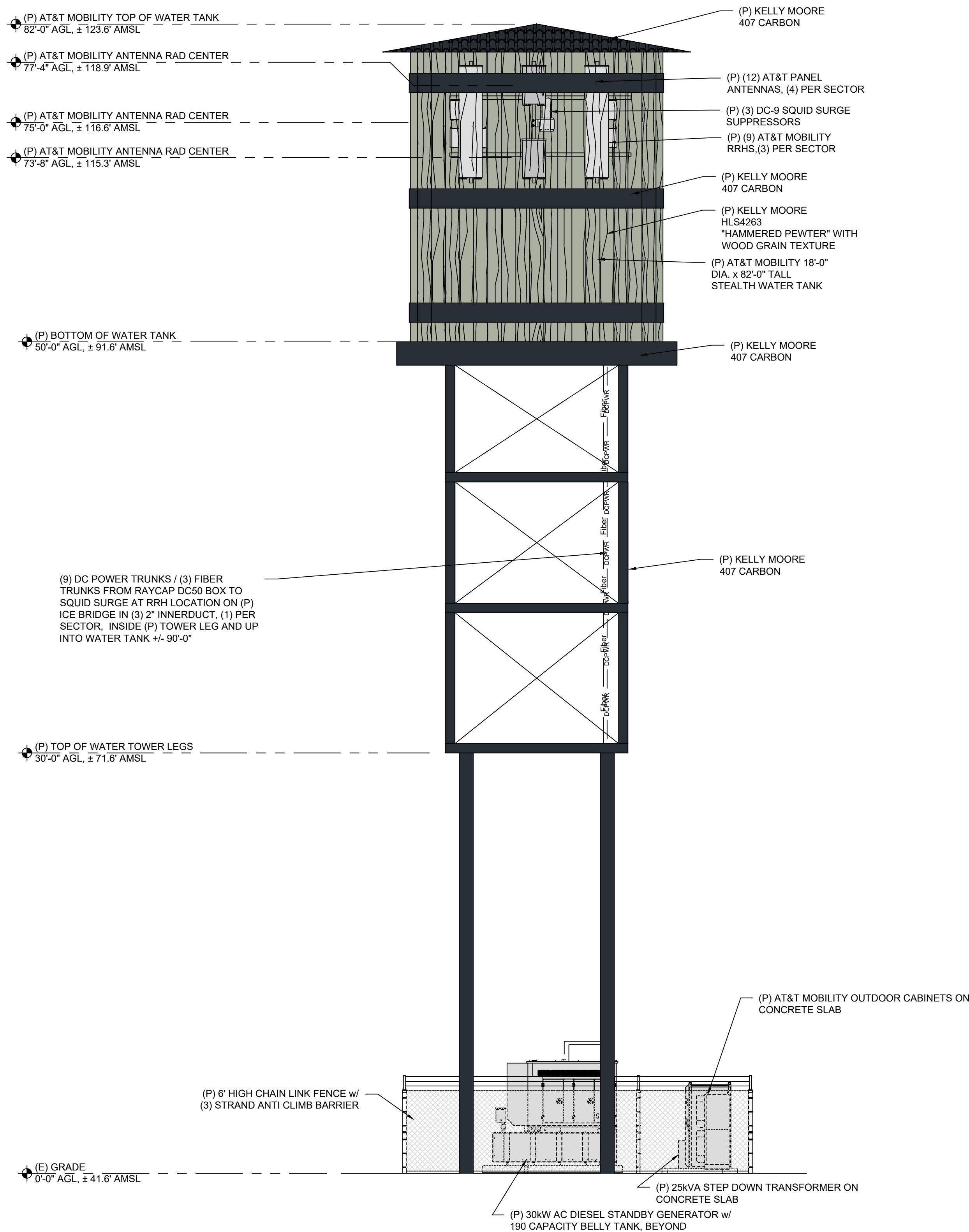
5022 Sunrise Blvd.
Fair Oaks, California 95628

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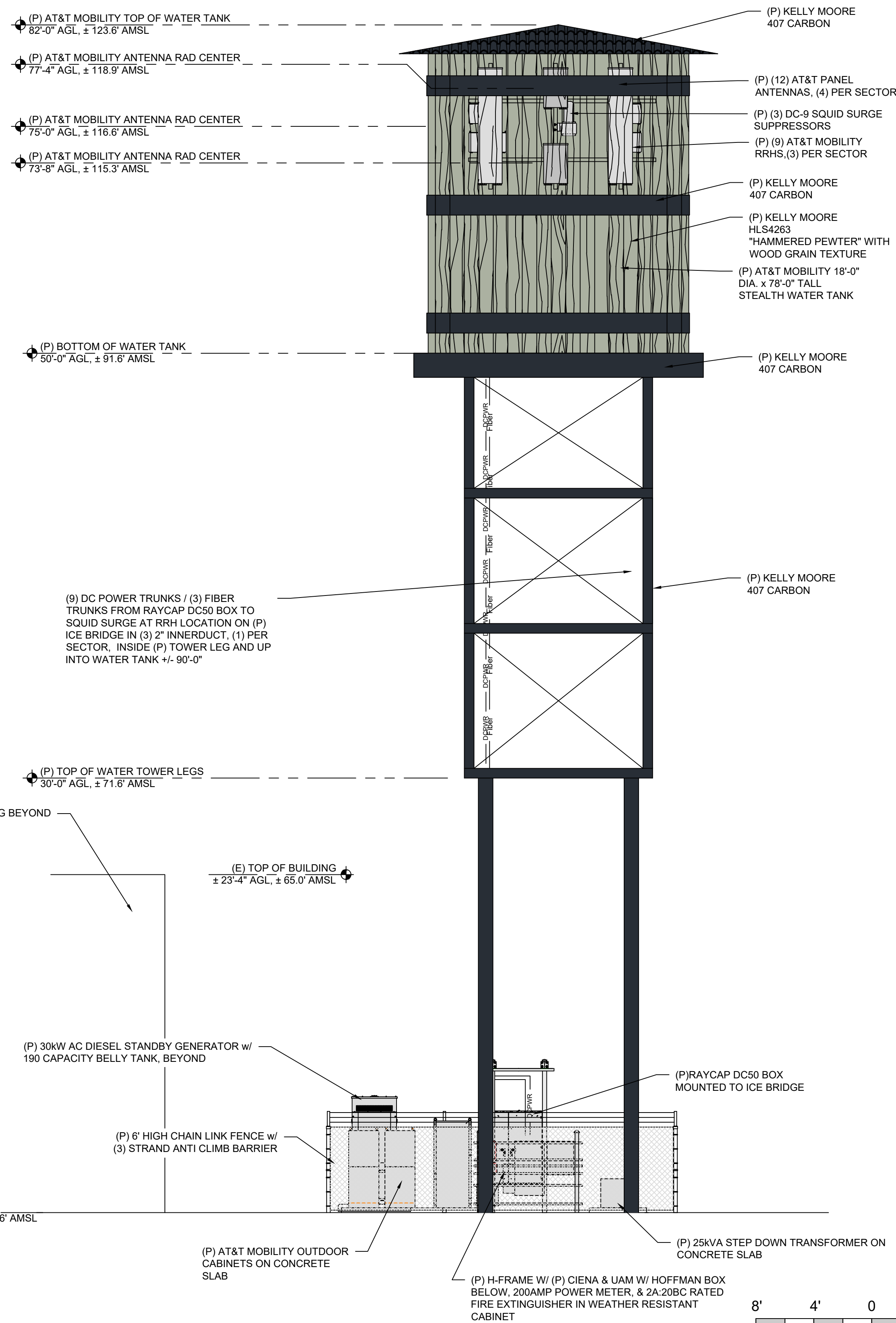
PROPOSED ELEVATIONS

Sheet Number:

A-4.1



1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

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PITTSBURG, CA 94565
FA# 15482748
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Vendor:



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PROJECT NO: 22-022

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Sheet Title:

PROPOSED ELEVATIONS

Sheet Number:

A-4.2



(P) AT&T MOBILITY TOP OF WATER TANK
82'-0" AGL, ± 123.6' AMSL

(P) KELLY MOORE
407 CARBON

(P) KELLY MOORE
HLS4263
"HAMMERED PEWTER" WITH
WOOD GRAIN TEXTURE

(P) AT&T MOBILITY 18'-0"
DIA. x 82'-0" TALL
STEALTH WATER TANK

(P) KELLY MOORE
407 CARBON

(P) KELLY MOORE
407 CARBON

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PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: **CCL06444**

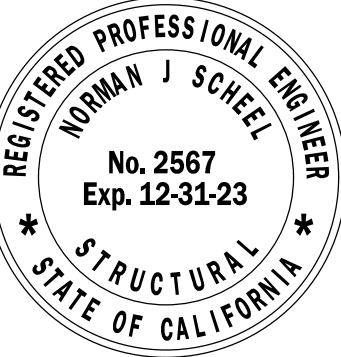
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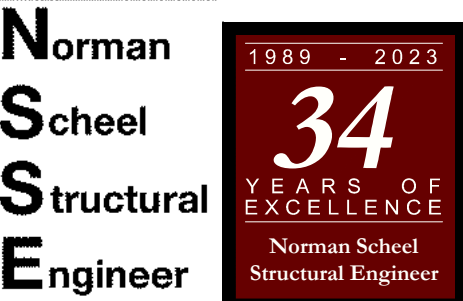
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Designer / Engineer:



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Fair Oaks, California 95628

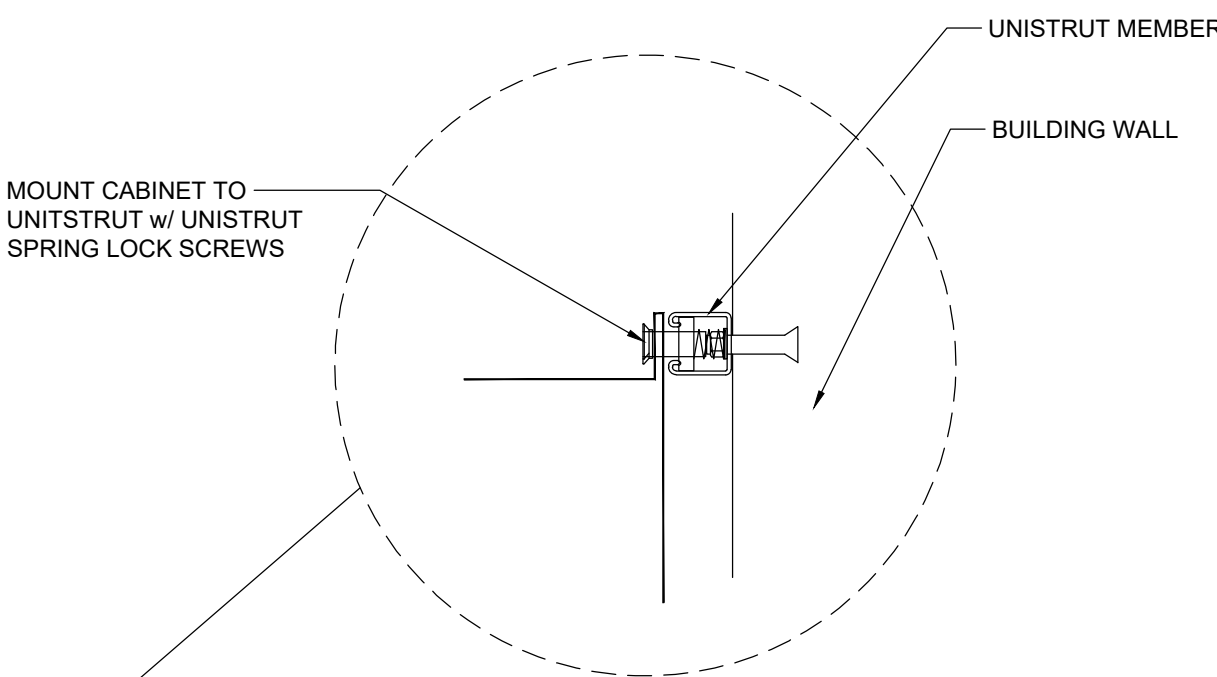
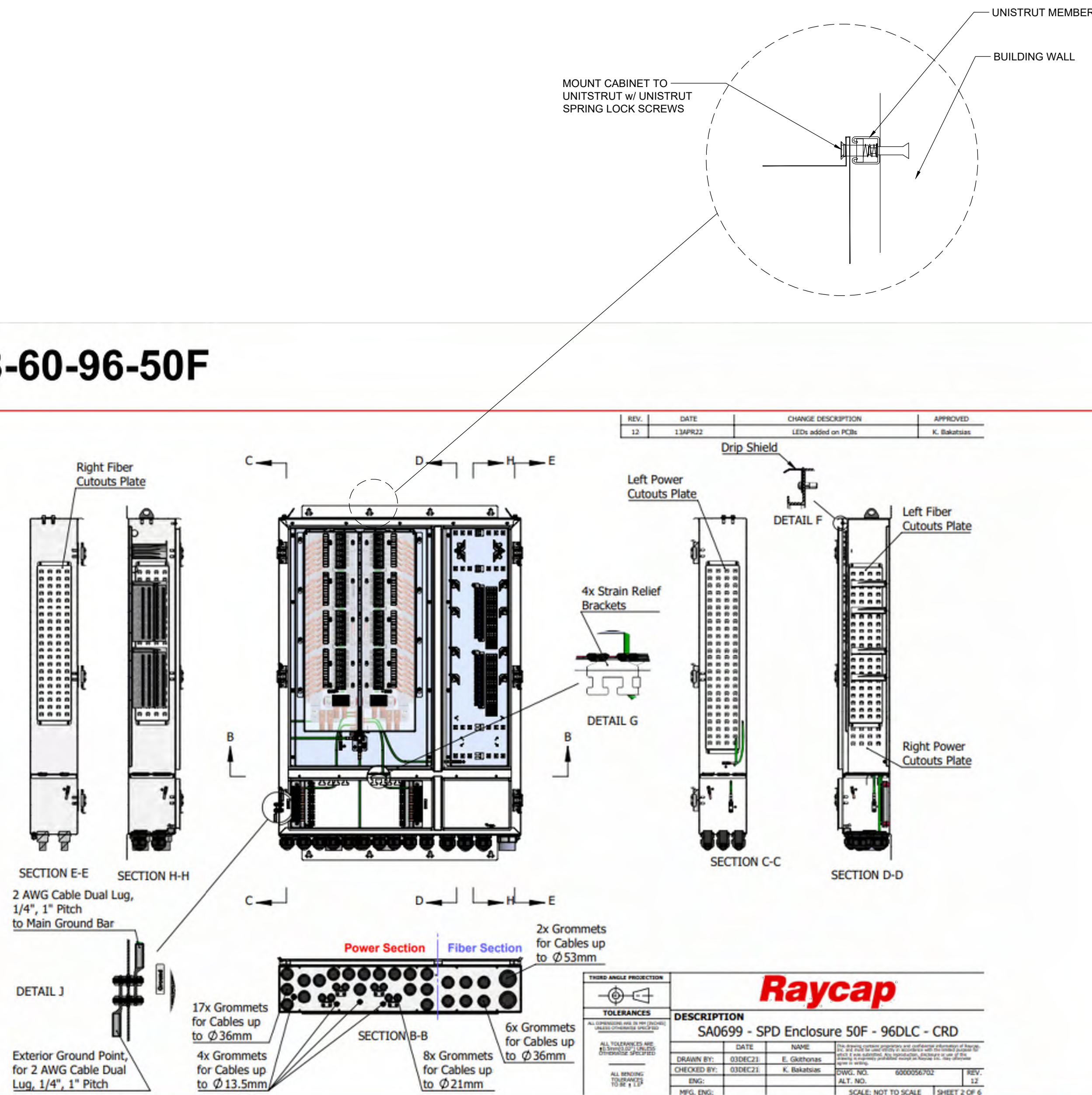
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**PROPOSED
ELEVATIONS**

Sheet Number:

A-4.3

DC50-48-60-96-50F



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PITTSBURG, CA 94565
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Designer / Engineer:

Norman Scheel Structural Engineer

1989 - 2023
34
YEARS OF EXCELLENCE
Norman Scheel
Structural Engineer

5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

**CONSTRUCTION
DETAILS -
EQUIPMENT**

Sheet Number:

A-5.1

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz



*EPA Certified Prime ratings are not available in the US or its Territories

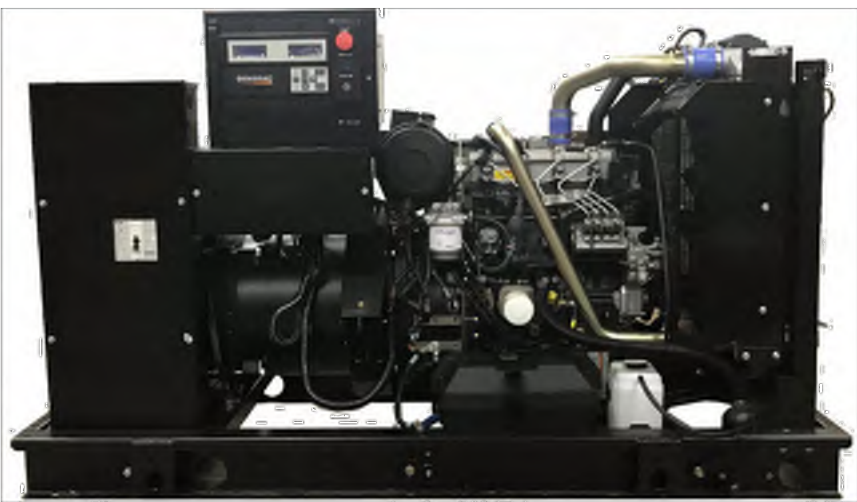


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Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

	UL2200, UL6200, UL1236, UL489, UL142
	CSA C22.2, ULC S601
	BS5514 and DIN 6271
	SAE J1349
	NFPA 37, 70, 99, 110
	NEC700, 701, 702, 708
	ISO 3046, 7637, 8528, 9001
	NEMA ICS10, MG1, 250, ICS6, AB1
	ANSI C62.41

Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General		Cooling System	
Make	Perkins	Cooling System Type	Closed Recovery
EPA Emissions Compliance	Stationary Emergency	Water Pump Type	Pre-Lubed, Self Sealing
EPA Emissions Reference	See Emission Data Sheet	Fan Type	Pusher
Cylinder #	4	Fan Speed - RPM	1,980
Type	In-Line	Fan Diameter - in (mm)	18 (457)
Displacement - in ³ (L)	135 (2.22)	Fuel System	
Bore - in (mm)	3.3 (84)	Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Stroke - in (mm)	3.9 (100)	Fuel Specifications	ASTM
Compression Ratio	23.3:1	Fuel Filtering (Microns)	5
Intake Air Method	Turbocharged	Fuel Inject Pump	Distribution Injection Pump
Cylinder Head	Cast Iron	Fuel Pump Type	Engine Driven Gear
Piston Type	Aluminum	Injector Type	Mechanical
Crankshaft Type	Forged Steel	Fuel Supply Line - in (mm)	0.31 (7.9) ID
Engine Governing		Fuel Return Line - in (mm)	0.2 (4.8) ID
Governor	Electronic Isochronous	Engine Electrical System	
Frequency Regulation (Steady State)	±0.5%	System Voltage	12 VDC
Lubrication System		Battery Charger Alternator	Standard
Oil Pump Type	Gear	Battery Size	See Battery Index 0161970DSBY
Oil Filter Type	Full-Flow	Battery Voltage	12 VDC
Crankcase Capacity - qt (L)	11.2 (10.6)	Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model		Standard Excitation	
Standard Model	K0035124Y21	Standard Excitation	Synchronous Brushless
Poles	4	Bearings	Single Sealed
Field Type	Revolving	Coupling	Direct via Flexible Disc
Insulation Class - Rotor	H	Load Capacity - Standby	100%
Insulation Class - Stator	H	Prototype Short Circuit Test	Yes
Total Harmonic Distortion	<5% (3-Phase Only)	Voltage Regulation Type	Digital
Telephone Interference Factor (TIF)	< 50	Number of Sensed Phases	All
		Regulation Accuracy (Steady State)	±0.25%

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Level 1 Fan and Belt Guards (Open Set Only)
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

FUEL SYSTEM

- Fuel Lockoff Solenoid
- Primary Fuel Filter

COOLING SYSTEM

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze

ELECTRICAL SYSTEM

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding (3-Phase Only)
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel LHR Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)

- UL 142/ULC S601
- Double Wall
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isynchronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)

Auto/Off/Manual Switch

- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus® Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Announced on the Display

Full System Status Display

- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



CONFIGURABLE OPTIONS

ENGINE SYSTEM

- Oil Heater
- Critical Silencer (Open Set Only)
- Radiator Stone Guard
- Level 1 Fan and Belt Guards (Enclosed Units Only)

FUEL SYSTEM

- NPT Flexible Fuel Line

ELECTRICAL SYSTEM

- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating
- Permanent Magnet Excitation

GENERATOR SET

- Extended Factory Testing
- 8 Position Load Center
- Pad Vibration Isolation

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

ENCLOSURE

- Weather Protected Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)

FUEL TANKS (Size On Last Page)

- 8 in (203.2 mm) Fill Extension
- 13 in (330.2 mm) Fill Extension
- 19 in (482.6 mm) Fill Extension
- Overfill Protection Valve
- 5 Gallon Spill Box Return Hose
- 5 Gallon Spill Box
- Tank Risers
- Fuel Level Switch and Alarm
- 12" Vent System
- Fire Rated Stainless Steel Fuel Hose

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

ENGINE SYSTEM

- Coolant Heater Isolation Ball Valves
- Fluid Containment Pan

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM

- 3rd Breaker System

GENERATOR SET

- Special Testing

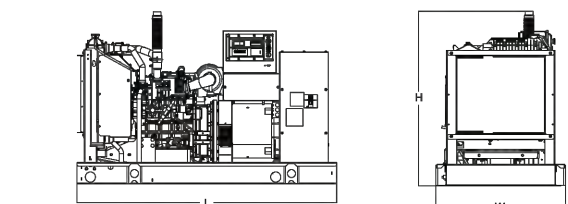
FUEL TANKS

- UL2085 Tank
- Stainless Steel Tanks
- Special Fuel Tanks
- Vent Extensions

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



DIMENSIONS AND WEIGHTS*



OPEN SET		L x W x H - in (mm)		Weight - lbs (kg)	
Run Time - Hours	Usable Capacity - Gal (L)			Steel	Aluminum
No Tank	-	76.0 (1,930)	37.4 (950)	44.8 (1,138)	1,456 - 1,641 (661 - 745)
19	54 (204)	76.0 (1,930)	37.4 (950)	57.8 (1,468)	1,936 - 2,121 (879 - 963)
47	132 (500)	76.0 (1,930)	37.4 (950)	69.8 (1,773)	2,166 - 2,351 (983 - 1,067)
67	190 (719)	76.0 (1,930)	37.4 (950)	79.3 (2,014)	2,380 - 2,565 (1,081 - 1,165)
75	211 (799)	76.0 (1,930)	37.4 (950)	81.8 (2,078)	2,375 - 2,560 (1,078 - 1,162)
107	300 (1,136)	92.9 (2,360)	37.4 (950)	85.3 (2,167)	2,438 - 2,623 (1,106 - 1,190)

WEATHER PROTECTED ENCLOSURE

Run Time - Hours		L x W x H - in (mm)		Weight - lbs (kg)	
Run Time - Hours	Usable Capacity - Gal (L)			Enclosure Only Steel	Aluminum
No Tank	-	94.8 (2,409)	38.0 (965)	49.5 (1,258)	
19	54 (204)	94.8 (2,409)	38.0 (965)	62.5 (1,588)	
47	132 (500)	106.0 (2,692)	38.0 (965)	84.0 (2,134)	372 (169)
67	190 (719)	94.8 (2,409)	38.0 (965)	84.0 (2,134)	241 (109)
75	211 (799)	76.0 (1,930)	38.0 (965)	86.5 (2,198)	
107	300 (1,136)	92.9 (2,360)	38.0 (965)	90.0 (2,267)	

LEVEL 1 SOUND ATTENUATED ENCLOSURE

Run Time - Hours		L x W x H - in (mm)		Weight - lbs (kg)	
Run Time - Hours	Usable Capacity - Gal (L)			Enclosure Only Steel	Aluminum
No Tank	-	112.5 (2,857)	38.0 (965)	49.5 (1,258)	
19	54 (204)	112.5 (2,857)	38.0 (965)	62.5 (1,588)	
47	132 (500)	112.5 (2,857)	38.0 (965)	74.5 (1,893)	505 (229)
67	190 (719)	112.5 (2,857)	38.0 (965)	84.0 (2,134)	338 (153)
75	211 (799)	112.5 (2,857)	38.0 (965)	86.5 (2,198)	
107	300 (1,136)	112.5 (2,857)	38.0 (965)	90.0 (2,267)	

LEVEL 2 SOUND ATTENUATED ENCLOSURE

Run Time - Hours		L x W x H - in (mm)		Weight - lbs (kg)	
Run Time - Hours	Usable Capacity - Gal (L)			Enclosure Only Steel	Aluminum
No Tank	-	94.8 (2,409)	38.0 (965)	49.5 (1,258)	
19	54 (204)	94.8 (2,409)	38.0 (965)	62.5 (1,588)	
47	132 (500)	94.8 (2,409)	38.0 (965)	74.5 (1,893)	510 (231)
67	190 (719)	106.0 (2,692)	38.0 (965)	84.0 (2,134)	341 (155)
75	211 (799)	94.8 (2,409)	38.0 (965)	86.5 (2,198)	
107	300 (1,136)	94.8 (2,409)	38.0 (965)	90.0 (2,267)	

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

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Part No. 10000224842
Rev. C 10/19/2020

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PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: CCL06444

PROJECT NO: 22-022

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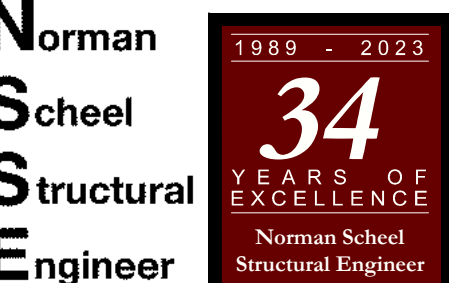
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Designer / Engineer:



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Fair Oaks, California 95628

Sheet Title:

CONSTRUCTION
DETAILS -
GENERATOR

Sheet Number:

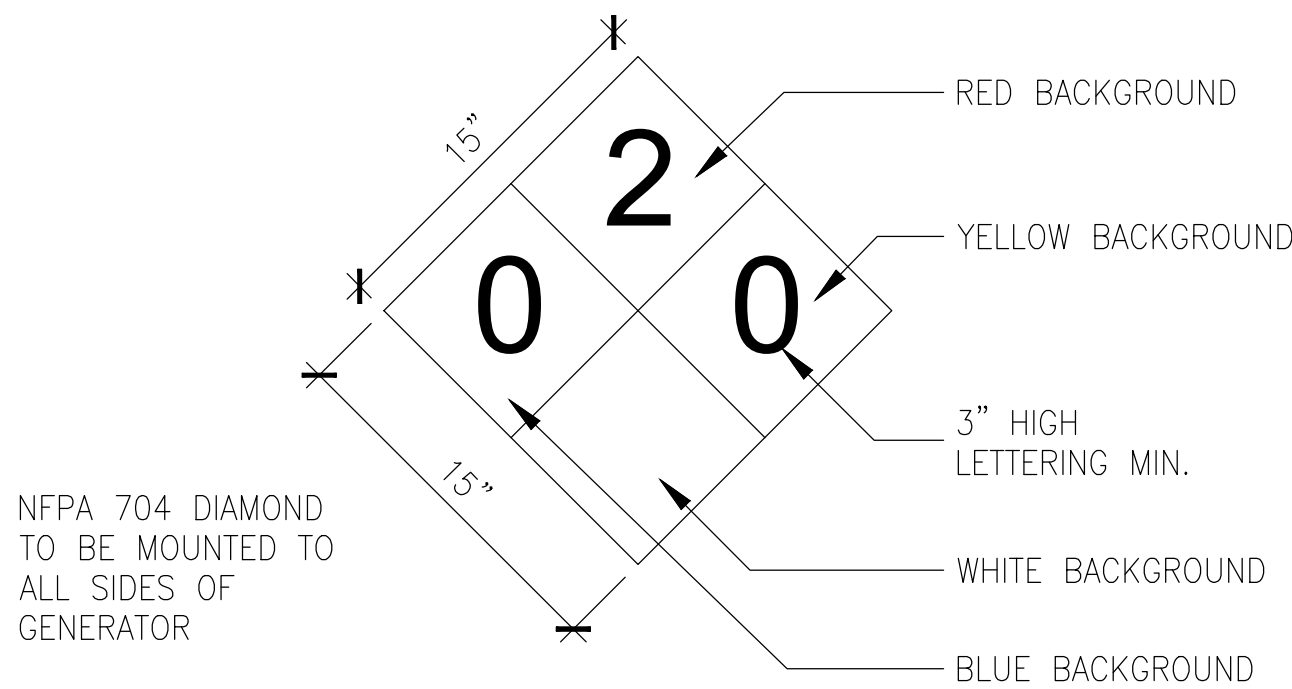
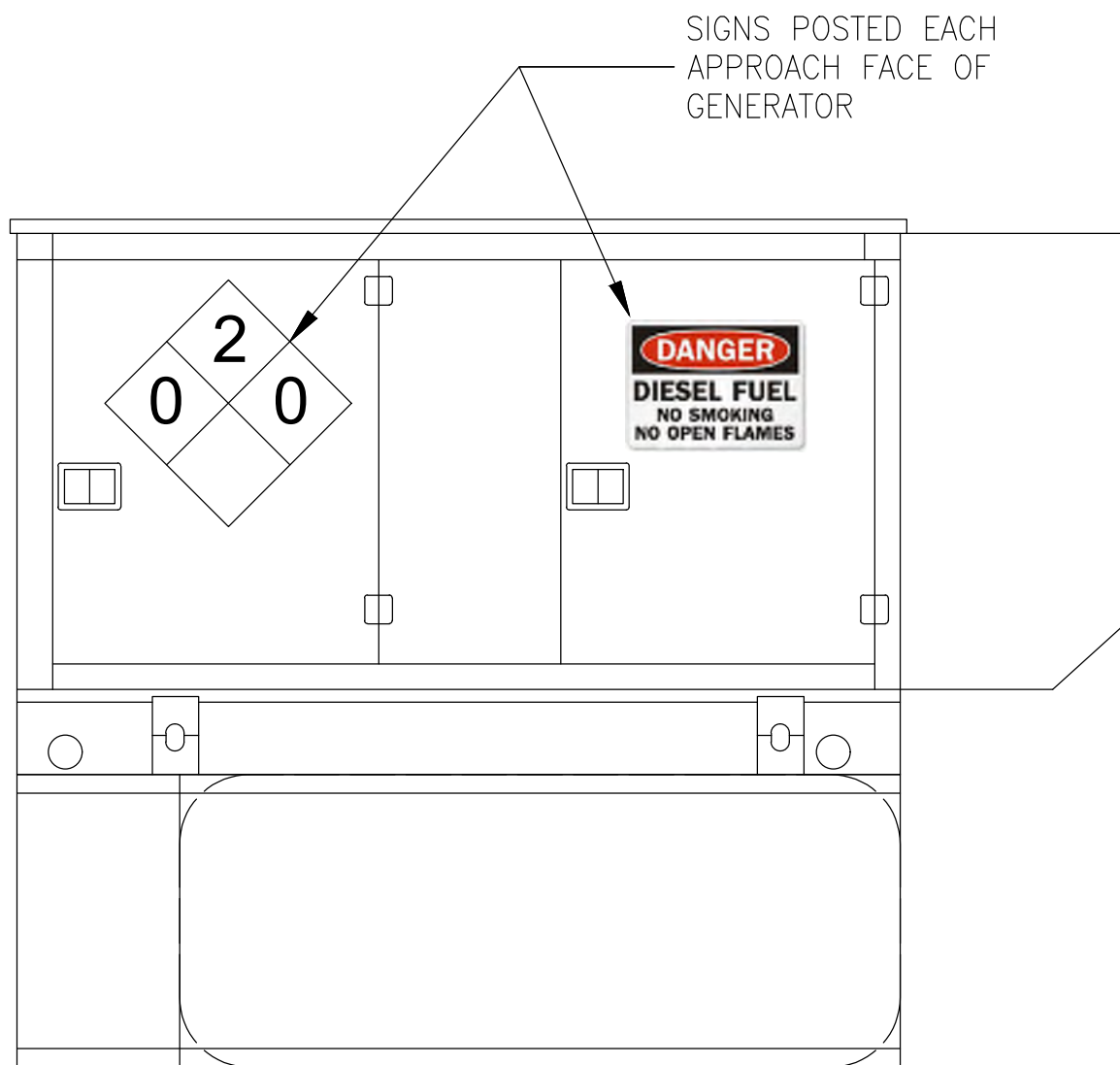
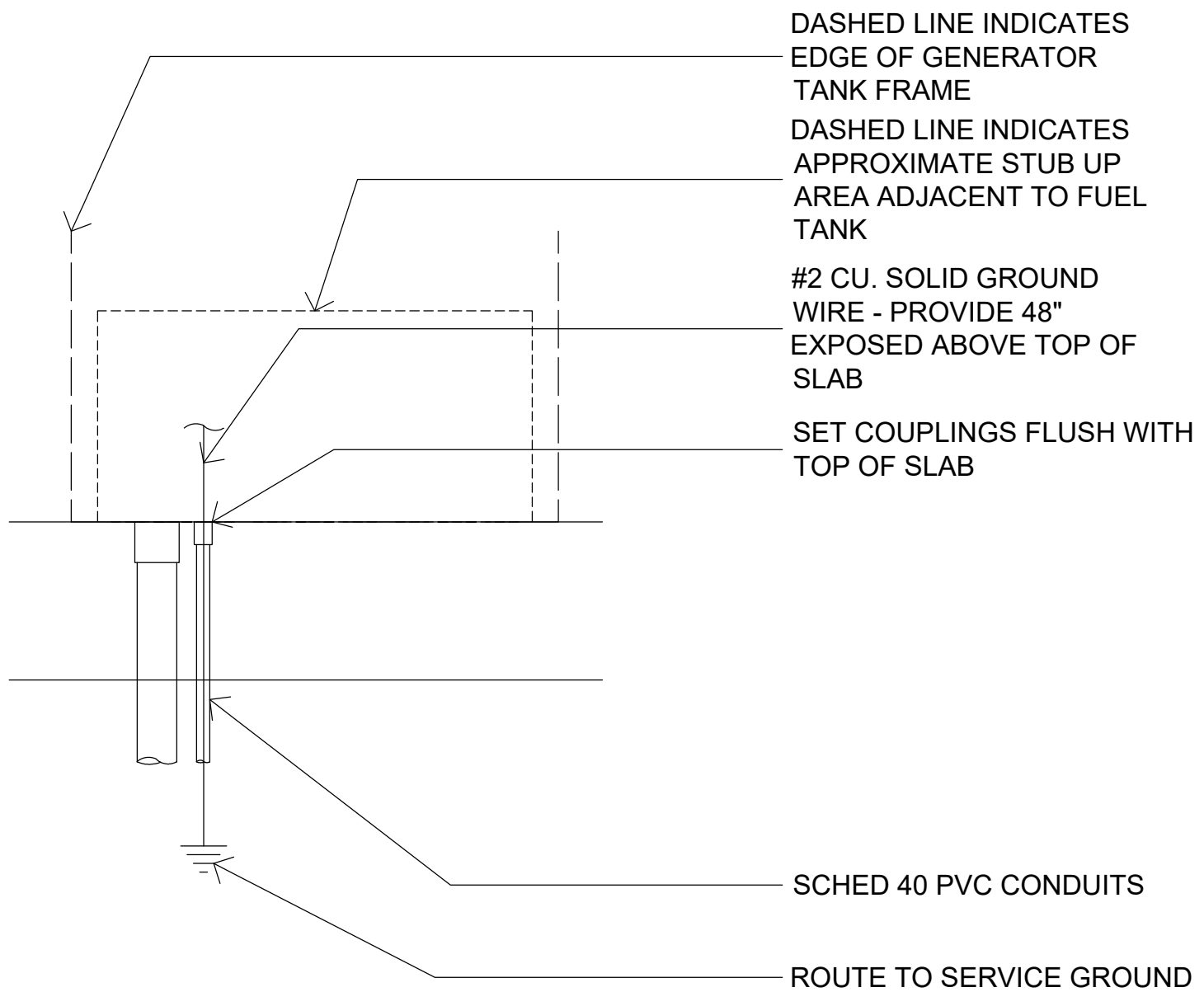
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4 NOT USED
NOT TO SCALE

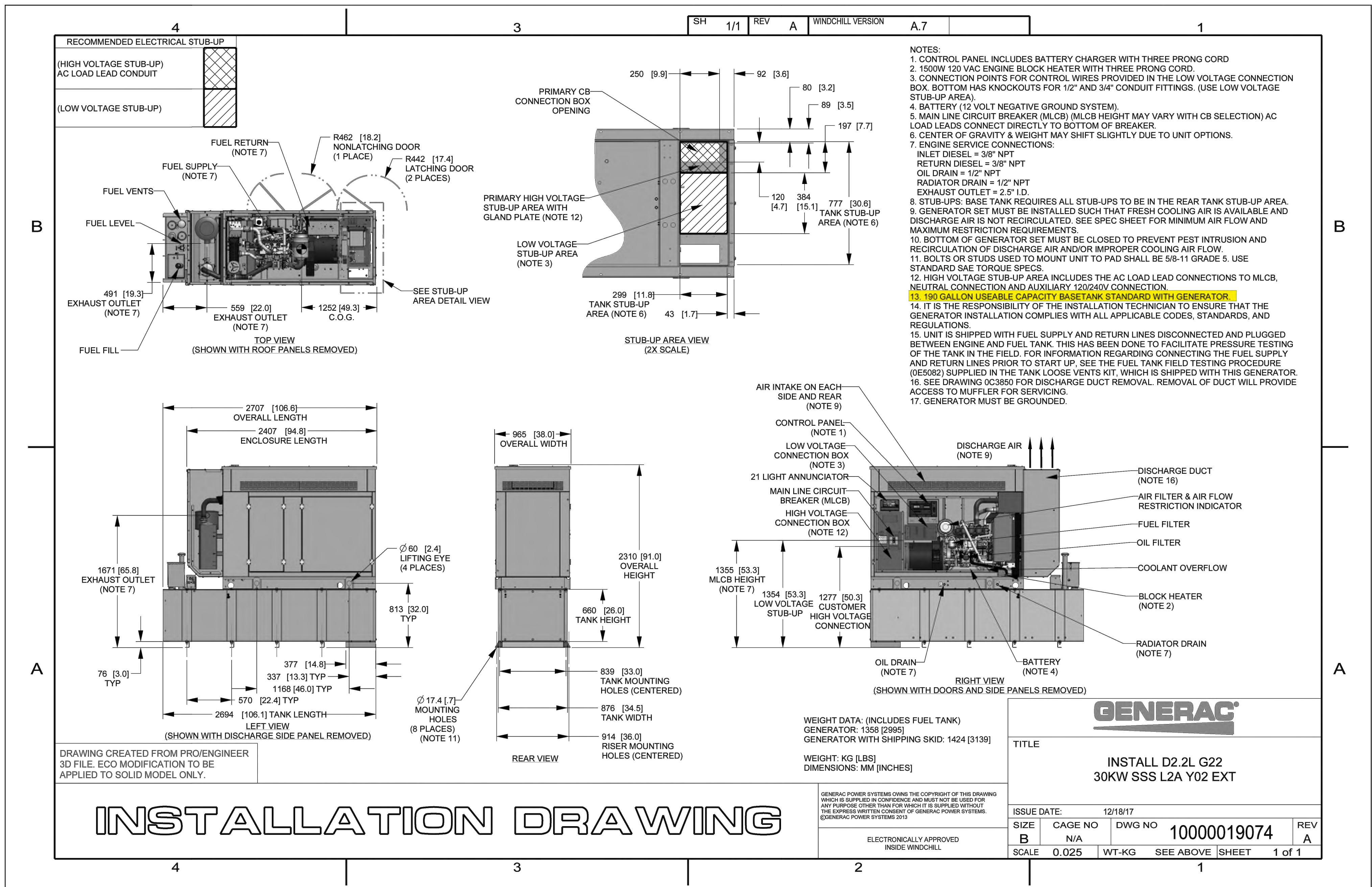
3 NOT USED
NOT TO SCALE

2 SECTION AT CONDUIT STUB-UP
1" = 1'-0"



5 GENERATOR SAFETY SIGNAGE
NOT TO SCALE

1 STANDBY GENERATOR INSTALLATION DRAWING
NOT TO SCALE



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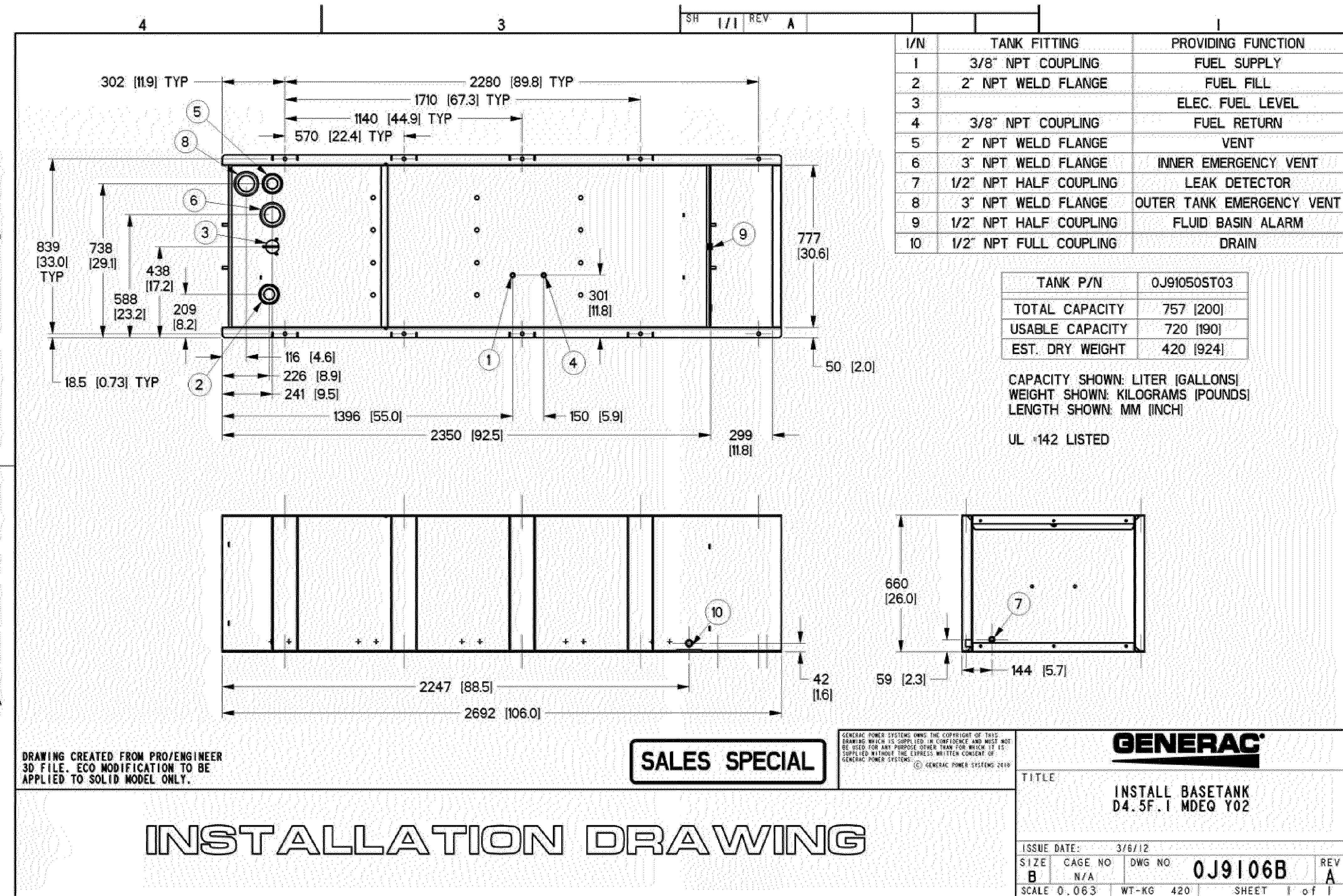
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Designer / Engineer:
Norman Scheel Structural Engineer
5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:
CONSTRUCTION DETAILS - GENERATOR

Sheet Number:
A-5.3



DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:

5001 Executive Parkway
San Ramon, California 94583

Vendor:

605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: CCL06444
PROJECT NO: 22-022
DRAWN BY: BW
CHECKED BY: BW

REV	DATE	DESCRIPTION
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Designer / Engineer:

Norman Scheel Structural Engineer

1989 - 2023
34 YEARS OF EXCELLENCE
Norman Scheel Structural Engineer
5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

CONSTRUCTION DETAILS - GENERATOR

Sheet Number:

A-5.4

Issued For:

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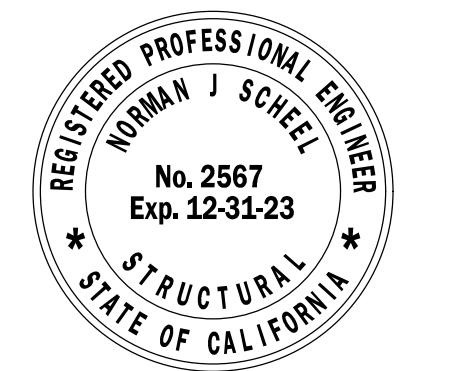
PROJECT NO: 22-022

DRAWN BY: BW

CHECKED BY: BW

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Designer / Engineer:

Norman Scheel
Structural Engineer

1989 - 2023
34
YEARS OF EXCELLENCE
Norman Scheel
Structural Engineer

5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

STRUCTURAL
DETAILS

Sheet Number:

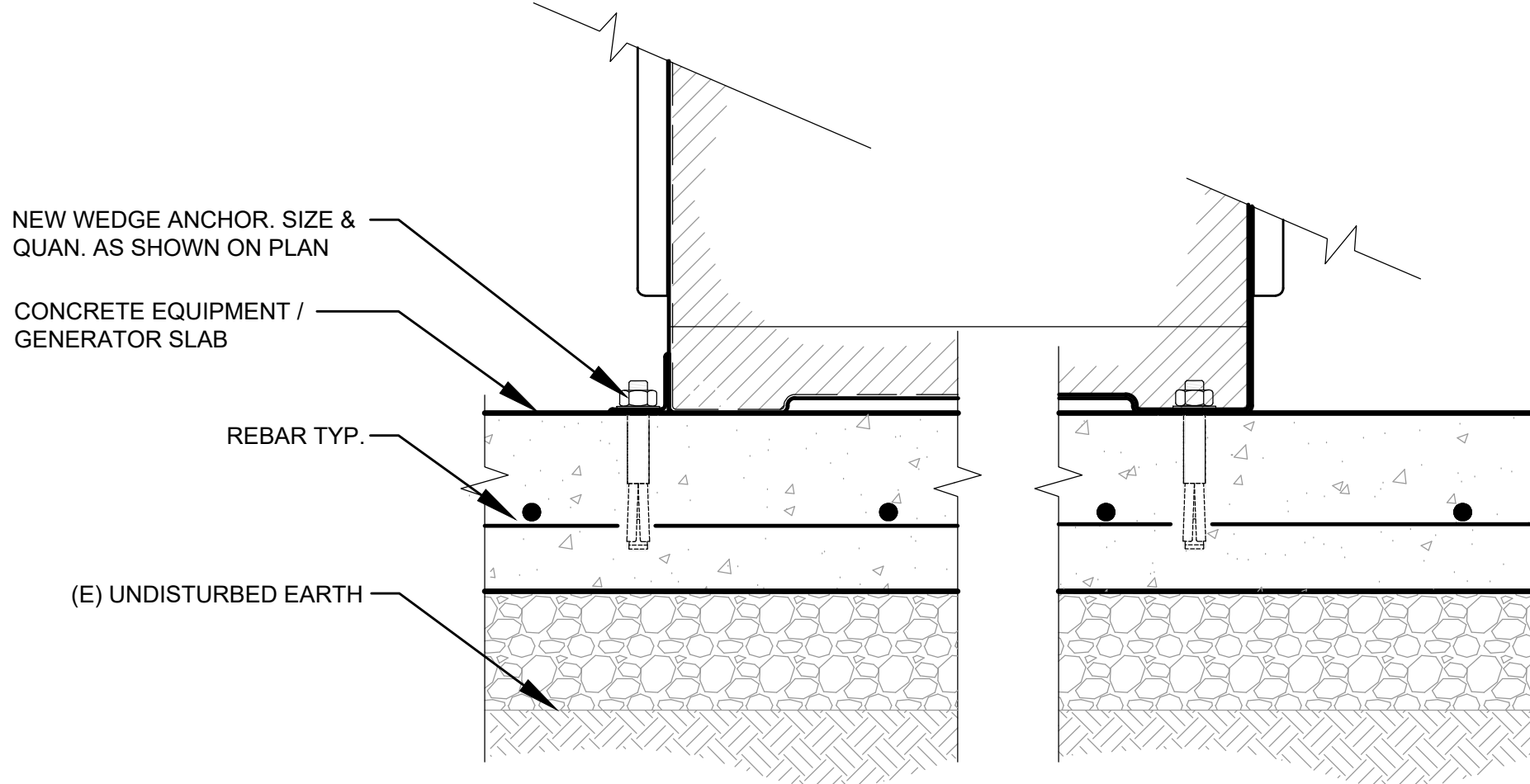
S-1

WEDGE ANCHORS SHALL BE:

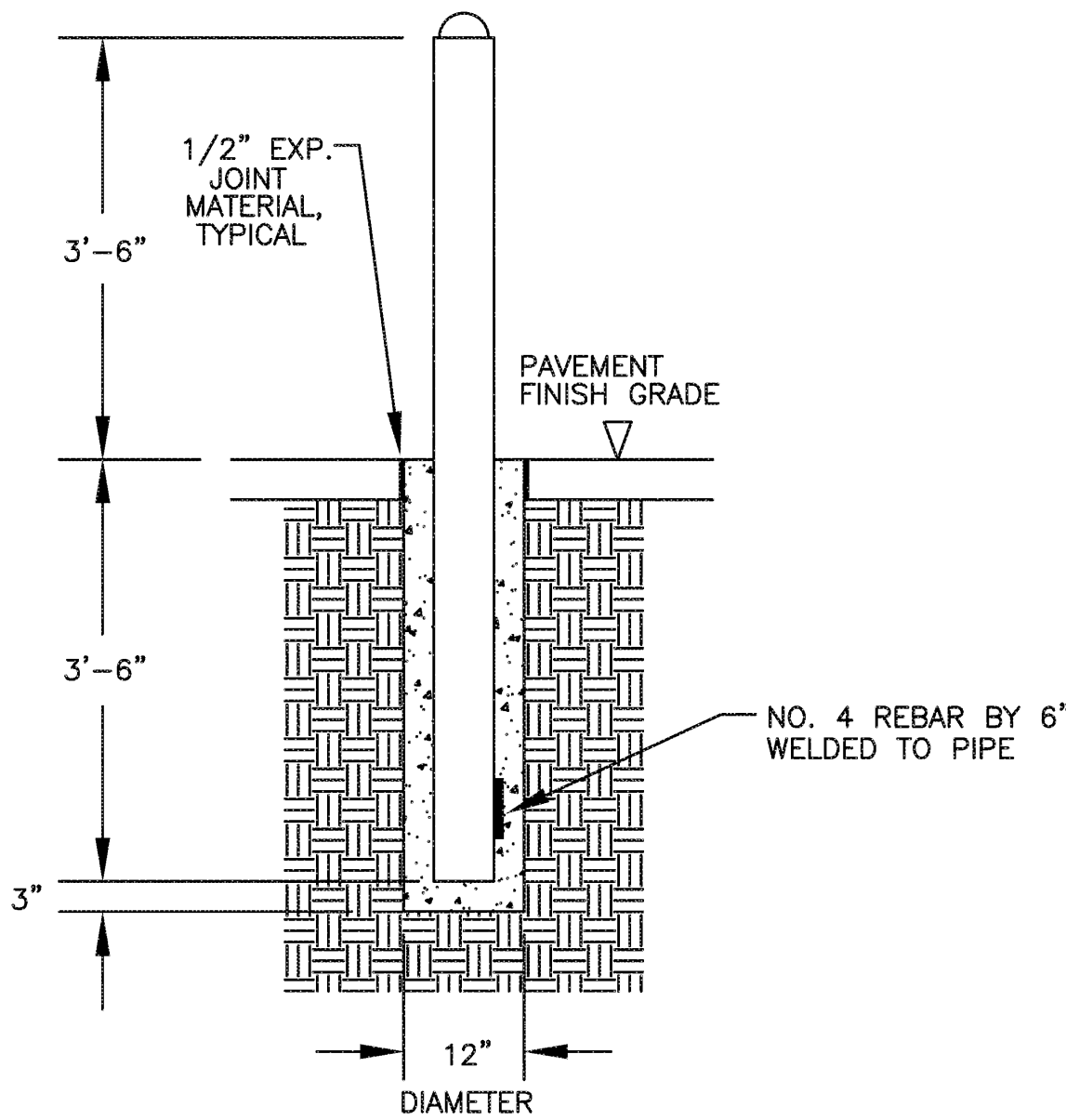
DESCRIPTION	ANCHOR DIA.	MIN. EFFECTIVE EMBEDMENT	CRITICAL EDGE DISTANCE SLAB THK. - 6" / 8"	TORQUE VALUES - FT/LB	INSTALL PER ICC REPORT
HILTI KWIK BOLT-TZ2	3/8"	3-1/4"	7 1/2" / 6"	30	ESR-4266
HILTI KWIK BOLT-TZ2	1/2"	3-1/4"	7 1/2" / 6"	50	ESR-4266
HILTI KWIK BOLT-TZ2	5/8"	4"	8 3/4" / 6 3/4"	60	ESR-4266
HILTI KWIK BOLT-TZ2	3/4"	4"	8 3/4" / 6 3/4"	125	ESR-4266

NOTE:

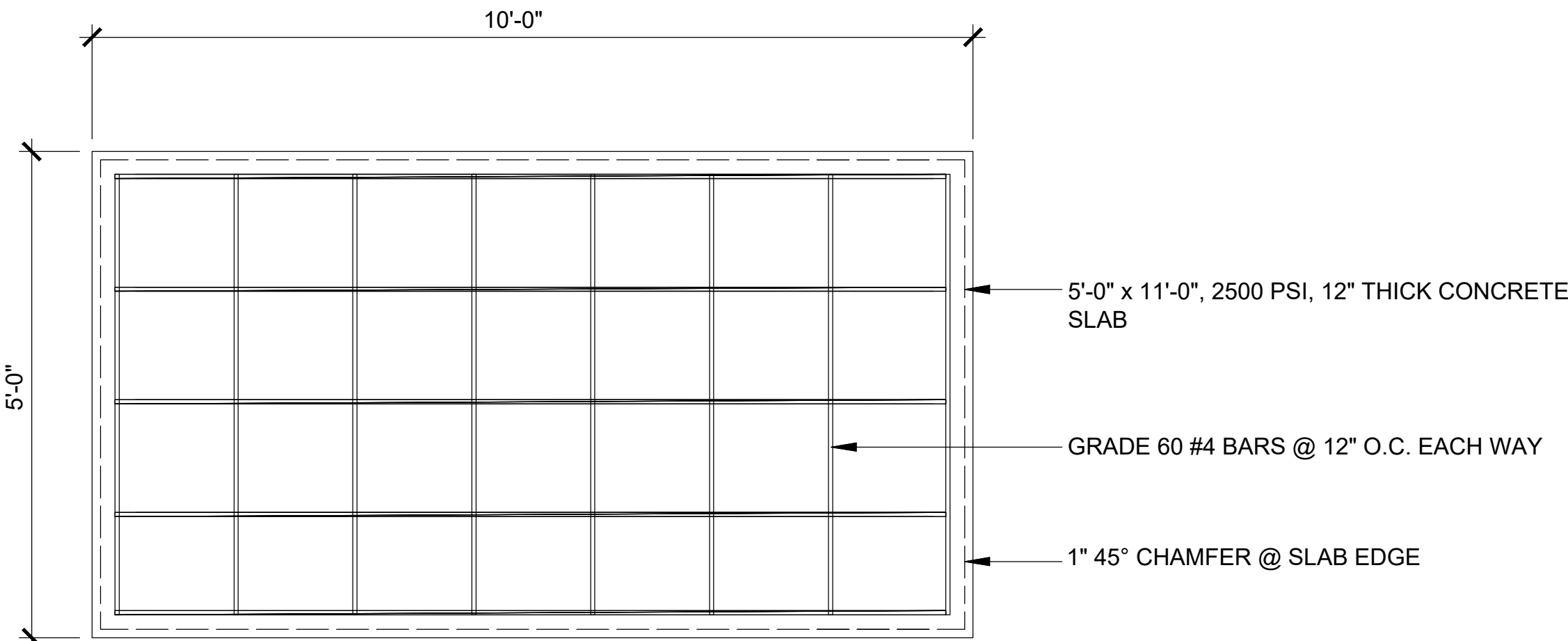
- ALL WEDGE ANCHORS SHALL BE RATED FOR USE OUTDOORS (STAINLESS STEEL).
- WEDGE ANCHOR INSTALLATION REQUIRES SPECIAL INSPECTION



2 GENERATOR / EQUIPMENT CABINET SLAB CONNECTION DETAIL
1-1/2"= 1'-0"

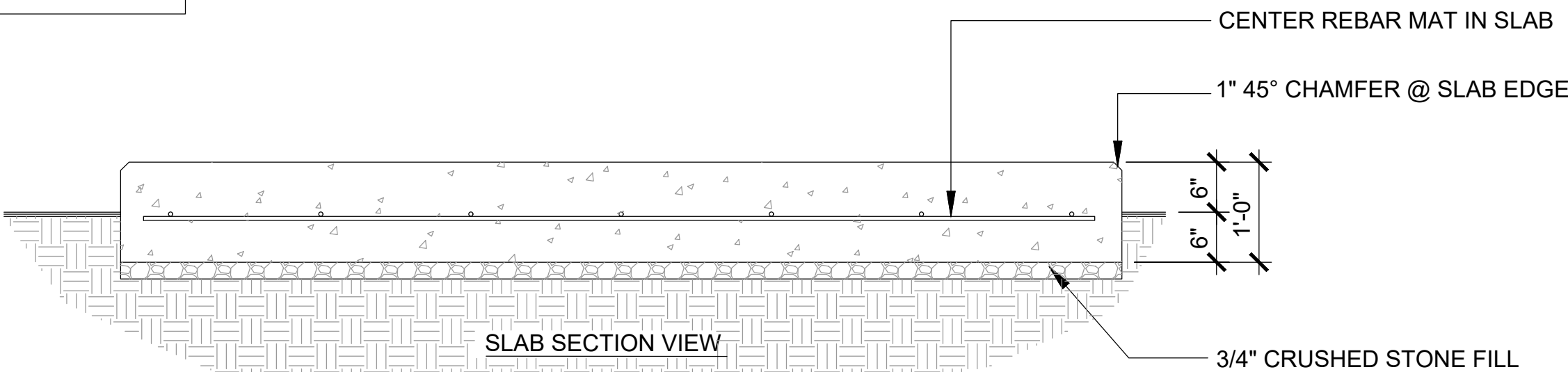


1 STEEL BOLLARD DETAIL



SLAB PLAN VIEW

NOTE: MAINTAIN MINIMUM 3" COVER @ ALL REINFORCING STEEL



SLAB SECTION VIEW

8 GENERATOR SLAB DETAIL
3/4"= 1'-0"

ELECTRICAL NOTES

GENERAL REQUIREMENTS:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.
2. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.
3. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH IS NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.
4. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.
5. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.
6. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.
7. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
8. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
9. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.
10. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

EQUIPMENT LOCATIONS:

1. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF THE CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.
2. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIAL IS REQUIRED.
3. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.
4. COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES, WHERE CONFLICTS OCCUR. CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

SHOP DRAWINGS:

1. N/A UNLESS NOTED OTHERWISE.

SUBSTITUTIONS:

1. NO SUBSTITUTIONS ARE ALLOWED.

TESTS:

1. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

PERMITS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

GROUNDING:

1. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
3. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.
4. REFER TO GROUND BUS DETAILS, PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.
5. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.
6. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED THHN (GREEN) INSULATION.
7. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.
8. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.
9. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

UTILITY SERVICE:

1. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.
2. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

PRODUCTS:

1. ALL MATERIALS SHALL BE NEW, CONFORMING WITH NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.
2. CONDUIT:
 - A) RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 - B) ELECTRICAL METALLIC TUBING SHALL U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
 - C) FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
 - D) CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.
 - E) ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE
 - F) ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.
 - G) CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4x4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.
3. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.
4. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.
5. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVER PLATES.
6. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.
7. PANEL BOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANEL BOARD AT 6'-3" ABOVE FINISH FLOOR. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY.
8. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS, AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY BE SUBJECTED.
9. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" DIA. ROUND AND 10'-0" LONG. COPPERWELD OR APPROVED EQUAL.

INSTALLATION:

1. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC.. SUPPORT LUMINARIES FROM THE UNDERSIDE OF STRUCTURAL CEILING. EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES I ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.
2. CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS, CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE CORING.
3. IN DRILLING HOLES INTO THE CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
4. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.
5. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT S.B.C.

PROJECT CLOSEOUT:

1. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALLS DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
2. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
3. ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

GROUNDING NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS, AT&T'S GROUNDING SPECIFICATIONS NUMBER ATT-TP-76416 (CHAPTER 7), AND MANUFACTURER SPECIFICATION.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS:
 - A) EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
12. IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
13. GROUNDING AT PPC CABINET SHALL BE VERTICALLY INSTALLED.
14. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
15. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING, NO PVC ABOVE GROUND.
16. USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR. NO "DOUBLE-UP" OF LUGS.
17. POWER AND TELCO CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.
18. NO LB'S ALLOWED ON GROUNDING.
19. PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX AT ANTENNAS AND DOGHOUSE.

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWA
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



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San Ramon, California 94583

Vendor:



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Folsom, California 95630

AT&T SITE NO: **CCL06444**

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DRAWN BY: BW

CHECKED BY: BW

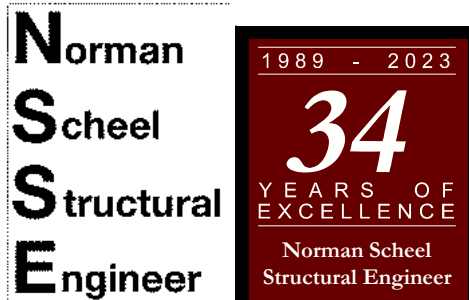
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Designer / Engineer:



5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

**GENERAL
ELECTRICAL
NOTES**

Sheet Number:

E-1

ELECTRICAL INSTALLATION METHODS:

This installation shall comply with the currently adopted edition of

- the National Electrical Code and with utility company and local code requirements.
- Install sufficient lengths of LFMC including all conduit fittings (nuts, reducing bushings, elbows, couplings, etc) necessary for connection from IMC or PVC conduit to the interior of the BTS cabinet.
- Power, control and equipment ground wiring in tubing or conduit shall be single conductor (#14 AWG and larger), 600V, oil resistant THHN or THWN-2, Class B stranded copper cable rated for 90°C (wet and dry) operation; listed or labeled for the location and raceway system used.
- Cut, coil and tape a 3 foot pigtail from end of LFMC for terminating by BTS equipment manufacturer.
- Supplemental equipment ground wiring located indoors shall be single conductor (#6 AWG and larger), 600V, oil resistant THHN or THWN-2 green insulation, Class B stranded copper cable rated for 90°C (wet and dry) operation, listed or labeled for the location and raceway system used.
- Supplemental equipment ground wiring located outdoors or below grade shall be single conductor #2 AWG solid, tinned, copper cable.
- Power and control wiring, not in tubing or conduit, shall be multi-conductor, Type TC. Cable (#14 AWG and larger), 600V, oil resistant THHN or THWN-2, Class B, Stranded copper cable rated for 90°C (Wet or Dry) operation, with outer jacket listed or labeled for the location used.
- Cables shall not be routed through ladder-style cable tray rungs.
- Raceway and cable tray shall be listed or labeled for electrical use in accordance with NEMA, UL, ANSI/IEEE and NEC.
- New raceway or cable tray shall match the existing installation where possible.
- All power and grounding connections shall be crimp style, compression, wire lugs and wirenuts by Thomas and Betts (or equal). Lugs and wirenuts shall be rated for operation at no less than 75°C.
- Each end of every power, grounding and T1 conductor and cable shall be labeled with color coded insulation or electrical tape. The identification method shall conform with NEC & OSHA and match existing installation requirements.
- All electrical components shall be clearly labeled with engraved laminated plastic labels. All equipment shall be labeled with their voltage rating, phase configuration, wire configuration, power or ampacity rating and branch circuit ID numbers (panelboard and circuit identification).
- All tie wraps shall be cut flush with approved cutting tool to remove sharp edges.
- Rigid nonmetallic conduit (PVC Schedule 40 or PVC Schedule 80) shall be used underground, direct buried in areas of occasional light vehicle traffic or encased in reinforced concrete in areas of heavy vehicle traffic.
- All conduit run above ground or exposed shall be LFMC, IMC or Rigid Steel.
- Electrical metallic tubing (EMT) shall be used for concealed indoor locations.
- Liquid tight flexible metallic conduit shall be used indoors and outdoors where vibration occurs or flexibility is needed.
- Conduit and tubing fittings shall be threaded or compression type and approved for the location used. Setscrew fittings are not acceptable.
- Cabinets, boxes and wireways shall be listed or labeled for electrical use in accordance with NEMA, UL, ANSI/IEEE and NEC.
- Cabinets, boxes and wireways shall match the existing installation where possible.
- Provide necessary tagging on the breakers, cables and distribution panels in accordance with applicable codes and standards to safeguard life and property.
- The subcontractor shall review and inspect the existing facility grounding system and lightning protection system (as designed and installed) for strict compliance with the NEC. The site specific lightning protection code and general compliance with Telcordia and TIA grounding standards. The subcontractor shall report any violations or adverse findings to the contractor for resolution.
- All electrode systems (including telecommunication, radio, lightning protection and AC power GES's) shall be bonded together at or below grade by two or more copper bonding conductors in accordance with the NEC.
- Perform IEEE fall-of-potential resistance to earth testing (per IEEE 1100 and 81) for new ground electrode systems. The subcontractor shall furnish and install supplemental ground electrodes as needed to achieve a test result of 5 ohms or less.
- Metal raceway shall not be used as the NEC required equipment ground conductor. Stranded copper conductors with green insulation sized in accordance with the NEC shall be furnished and installed with the power circuits to BTS equipment.
- Each indoor BTS cabinet frame shall be directly connected to the master ground bar with supplemental equipment ground wires #6 or larger.
- Exothermic welds shall be used for all grounding connections below grade.
- Approved antioxidant coatings (i.e. conductive gel or paste) shall be used on all compression and bolted ground connections.
- ICE bridge bonding conductors shall be exothermically bonded or bolted to the bridge and the tower ground bar.
- Surfaces to be connected to ground conductors shall be cleaned to a bright surface at all connections.
- Exposed ground connections shall be made with compression connectors which are then bolted to equipment using stainless steel hardware. Installation torque shall be per manufacturer's requirements.
- DC power cables shall be Cobra COP-FLEX 2000, Flexible Class B or approved equal.

ELECTRICAL NOTES

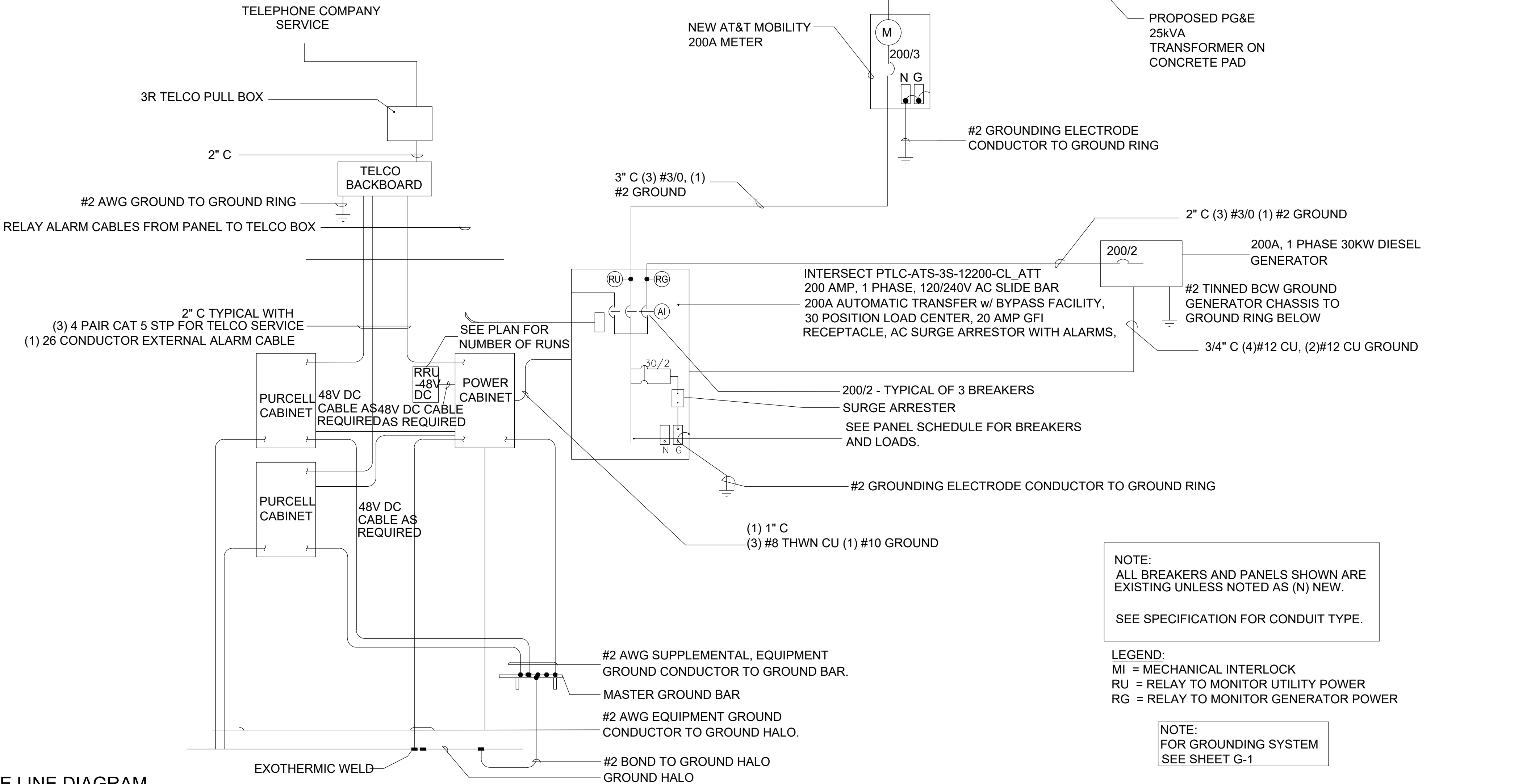
1/4" = 1'-0"

PANEL SCHEDULE

NAMEPLATE: A								VOLTS: 120/240V, 1Ø, 3W			
LOCATION: AT&T SITE				I				BUS AMPS: 200A			
MOUNTING: OUTDOOR								MAIN CB: 200A			
ØA	ØB	CONT.	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO.		BKR AMP/ POLE	CONT.	LOAD DESCRIPTION	ØA	ØB
LOAD VA	LOAD VA									LOAD VA	LOAD VA
1,075	-	Y	PROPOSED NETSURE 512 HI-CAP DC POWER PLANT SHELF (1), POSITION 1-2	30/2	01	02	30/2	Y	PROPOSED NETSURE 512 HI-CAP DC PPOWER PLANT SHELF (1), POSITION 3-4	1,075	-
-	1,075				03	04				-	1,075
1,075	-	Y	PROPOSED NETSURE 512 HI-CAP DC POWER PLANT SHELF (2), POSITION 1-2	30/2	05	06	30/2	Y	PROPOSED NETSURE 512 HI-CAP DC PPOWER PLANT SHELF (2), POSITION 3-4	1,075	-
-	1,075				07	08				-	1,075
1,075	-	Y	PROPOSED NETSURE 512 HI-CAP DC POWER PLANT SHELF (3), POSITION 1-2	30/2	09	10	30/2	Y	PROPOSED NETSURE 512 HI-CAP DC PPOWER PLANT SHELF (3), POSITION 3-4	1,075	-
-	1,075				11	12				-	1,075
500	-	N	PROPOSED GFCI	20/1	13	14	Y	PROPOSED NETSURE 512 HI-CAP DC PPOWER PLANT SHELF (4), POSITION 1-2	PROPOSED NETSURE 512 HI-CAP DC PPOWER PLANT SHELF (4), POSITION 3-4	1,075	-
-	30	Y	PROPOSED SITE LIGHT	20/1	15	16				-	1,075
-	-				17	18	Y	PROPOSED NETSURE 512 HI-CAP DC PPOWER PLANT SHELF (4), POSITION 3-4	PROPOSED NETSURE 512 HI-CAP DC PPOWER PLANT SHELF (4), POSITION 3-4	1,075	-
-	-				19	20				-	1,075
-	-				21	22				-	-
-	-				23	24				-	-
-	-				25	26				-	-
-	-				27	28				-	-
-	-				29	30				-	-
3,725	3,255	PHASE TOTALS				PHASE TOTALS				5,375	5,375
ØA	TOTAL NON CONTINUOUS VA = 500		TOTAL NON CONTINUOUS VA = 4,420		125% CONTINUOUS LOADS = 5,525VA		TOTAL ØA VA = 6,025		TOTAL VA = 11,582		
ØB	TOTAL NON CONTINUOUS VA = 0		TOTAL NON CONTINUOUS VA = 4,450		125% CONTINUOUS LOADS = 5,562VA		TOTAL ØB VA = 5,562		TOTAL AMPS = 48.3A		

NOTE: NEW INSTALLATION REQUIRES (N+1) RECTIFIERS = (7) RECTIFIERS + (1) = (8) TOTAL INSTALLED.
ADDITIONAL SHELF (4) RECTIFIERS FOR FUTURE WIRED

PANEL SCHEDULE



NOTE:
ALL BREAKERS AND PANELS SHOWN ARE
EXISTING UNLESS NOTED AS (N) NEW.

SEE SPECIFICATION FOR CONDUIT TYPE.

LEGEND:
MI = MECHANICAL INTERLOCK
RU = RELAY TO MONITOR UTILITY POWER
RG = RELAY TO MONITOR GENERATOR POWER

NOTE:
FOR GROUNDING SYSTEM
SEE SHEET G-1

ABBREVIATIONS:

- BCW BARE COPPER WIRE
BTS BASE TRANSCEIVER STATION
C CONDUIT
(E) EXISTING
EG EQUIPMENT GROUND
(F) FUTURE
FACP FIRE ALARM CONTROL PANEL
GEN GENERATOR
IG ISOLATED GROUND
IMC INTERMEDIATE METAL CONDUIT
LFMC LIQUID TIGHT FLEXIBLE METAL CONDUIT
MCM MILLION CIRCULAR MILLS
MI MECHANICAL INTERLOCK
MP&S SEE MECHANICAL PLANS & SPECIFICATIONS
(N) NEW
NEMA NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NL NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PFB PROVISION FOR FUTURE BREAKER
PVC POLYVINYL CHLORIDE CONDUIT
(R) RELOCATE
RG RELAY TO MONITOR GENERATOR POWER
RU RELAY TO MONITOR UTILITY POWER
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
WP WEATHERPROOF
GFCI GROUND FAULT CIRCUIT INTERRUPTER

NOTE: SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.

ABBREVIATIONS

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWA
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: CCL06444

PROJECT NO: 22-022

DRAWN BY: BW

CHECKED BY: BW

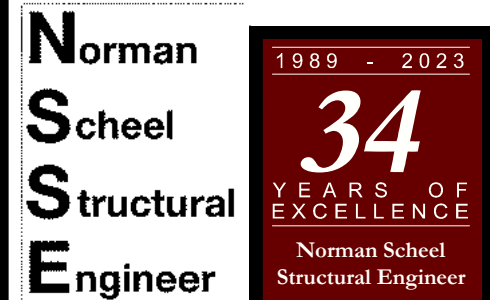
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A	12/13/2022	90% ZD SUB.
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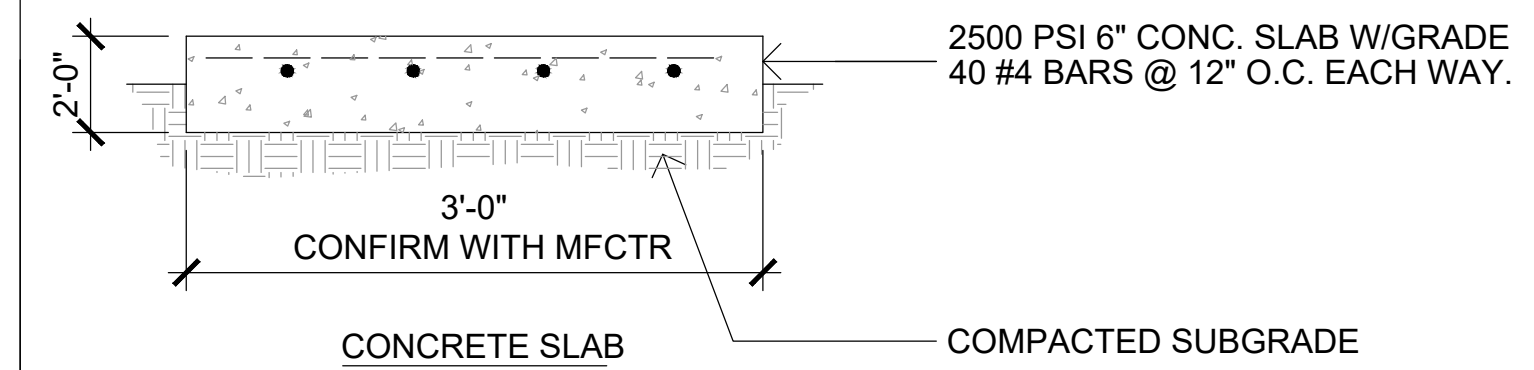
5022 Sunrise Blvd.
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Sheet Title:

POWER SINGLE
LINE DIAGRAM

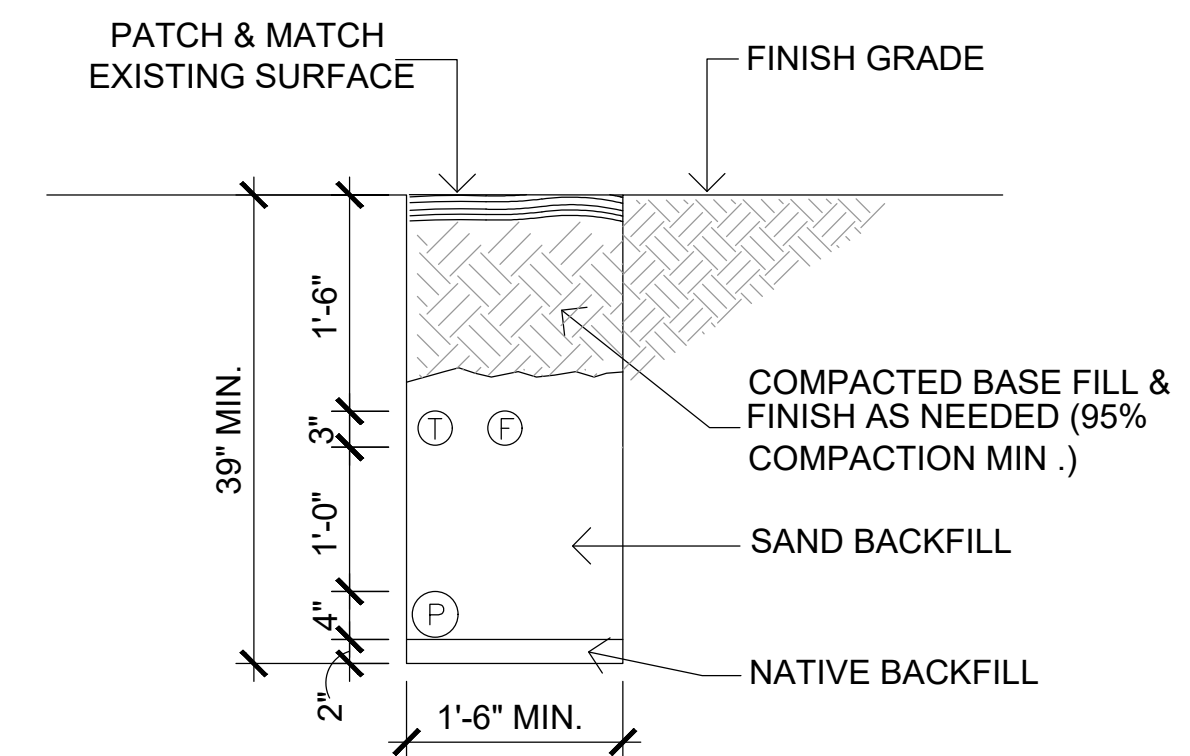
Sheet Number:

E-2



2 TRANSFORMER SLAB DETAIL

NONE



LEGEND

(P) = POWER
 (T) = COMMUNICATION
 (F) = FIBER

UTILITY TRENCH DETAIL

$\frac{3}{4}'' = 1'-0''$

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565

FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
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AT&T SITE NO: CCL06444

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DRAWN BY: BW

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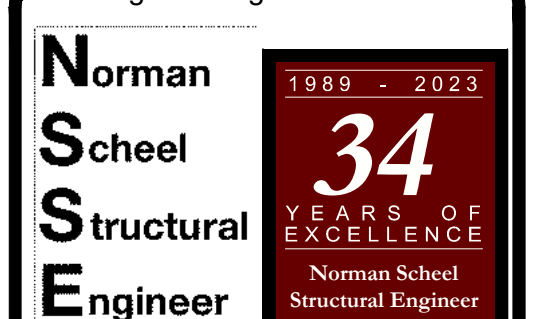
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Designer / Engineer:



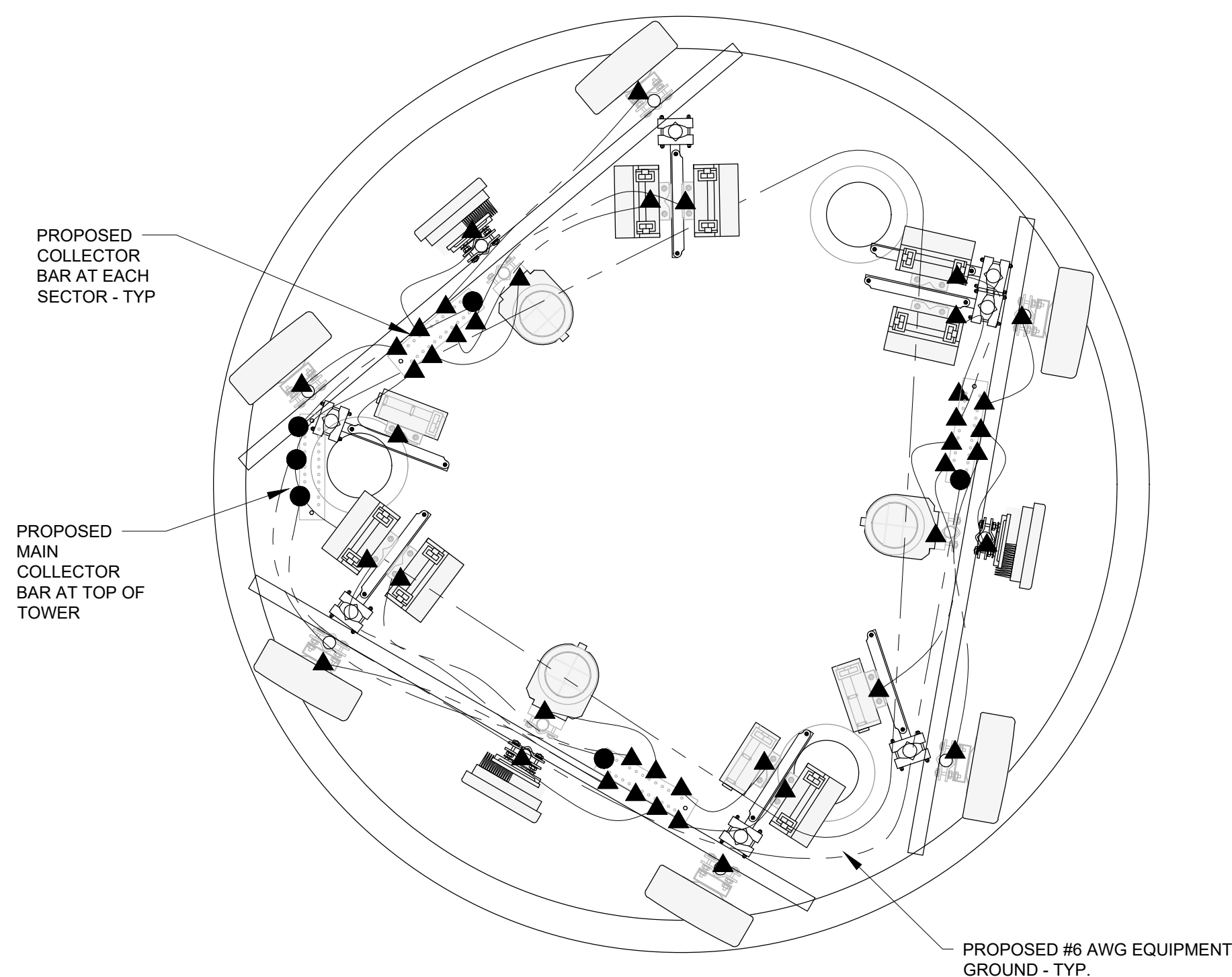
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Sheet Title:

UTILITY DETAILS

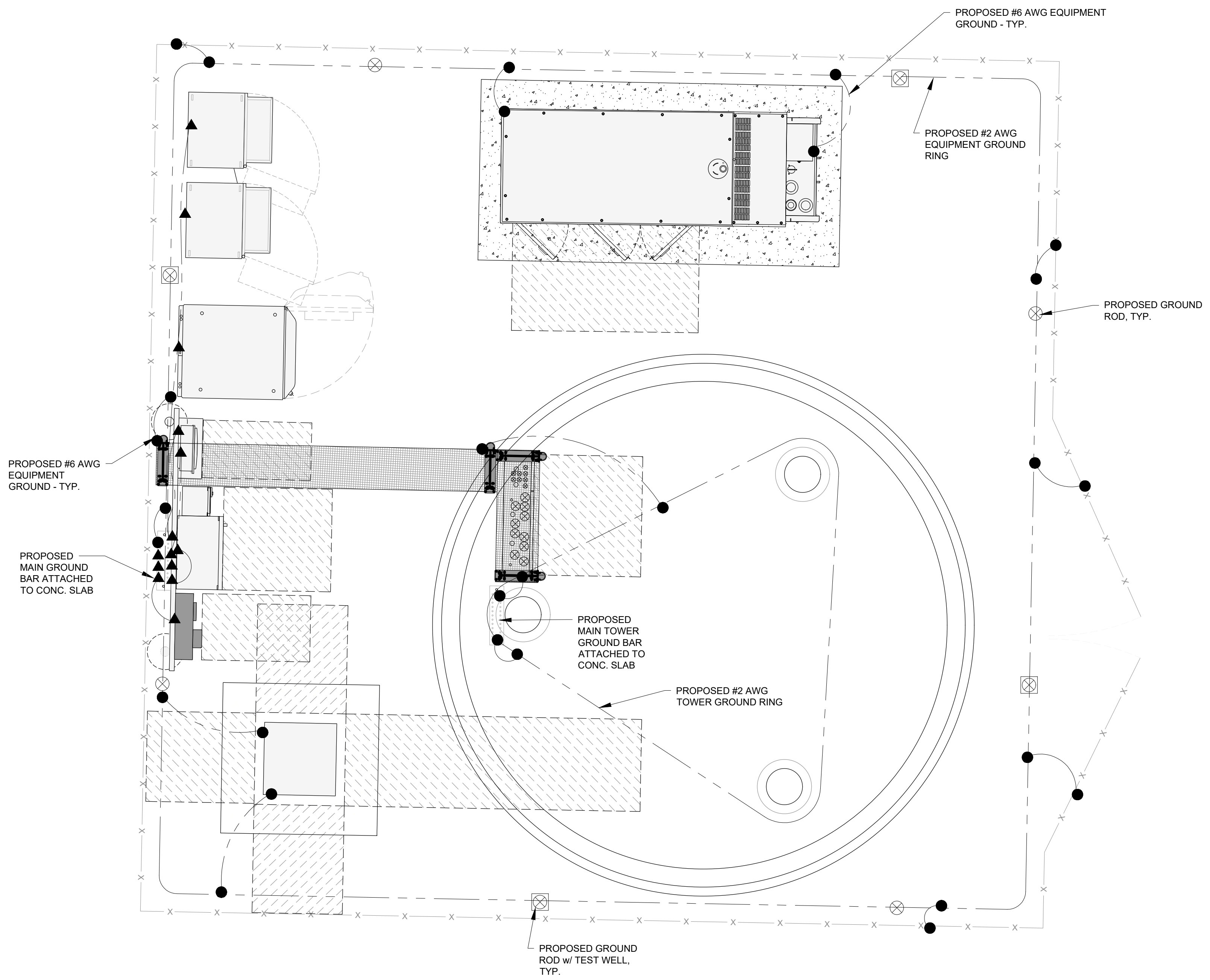
Sheet Number:

E-3



- LEGEND**
- GROUND RING
 - CADWELD CONNECTION (EXOTHERMIC WELD) 2
G-3
 - ▲ MECHANICAL CONNECTION 1
G-3
 - ⊗ GROUND ROD 4
G-2
 - ⊗ GROUND ROD WITH TEST WELL 4
G-2

2 TYPICAL ANTENNA GROUNDING PLAN
1/2" = 1'-0"



- LEGEND**
- GROUND RING
 - CADWELD CONNECTION (EXOTHERMIC WELD) 2
G-3
 - ▲ MECHANICAL CONNECTION 1
G-3
 - ⊗ GROUND ROD 4
G-2
 - ⊗ GROUND ROD WITH TEST WELL 4
G-2

1 TYPICAL EQUIPMENT GROUNDING PLAN
1/2" = 1'-0"

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:

5001 Executive Parkway
San Ramon, California 94583

Vendor:

605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO:	CCL06444
PROJECT NO:	22-022
DRAWN BY:	BW
CHECKED BY:	BW

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Designer / Engineer:

Norman Scheel Structural Engineer

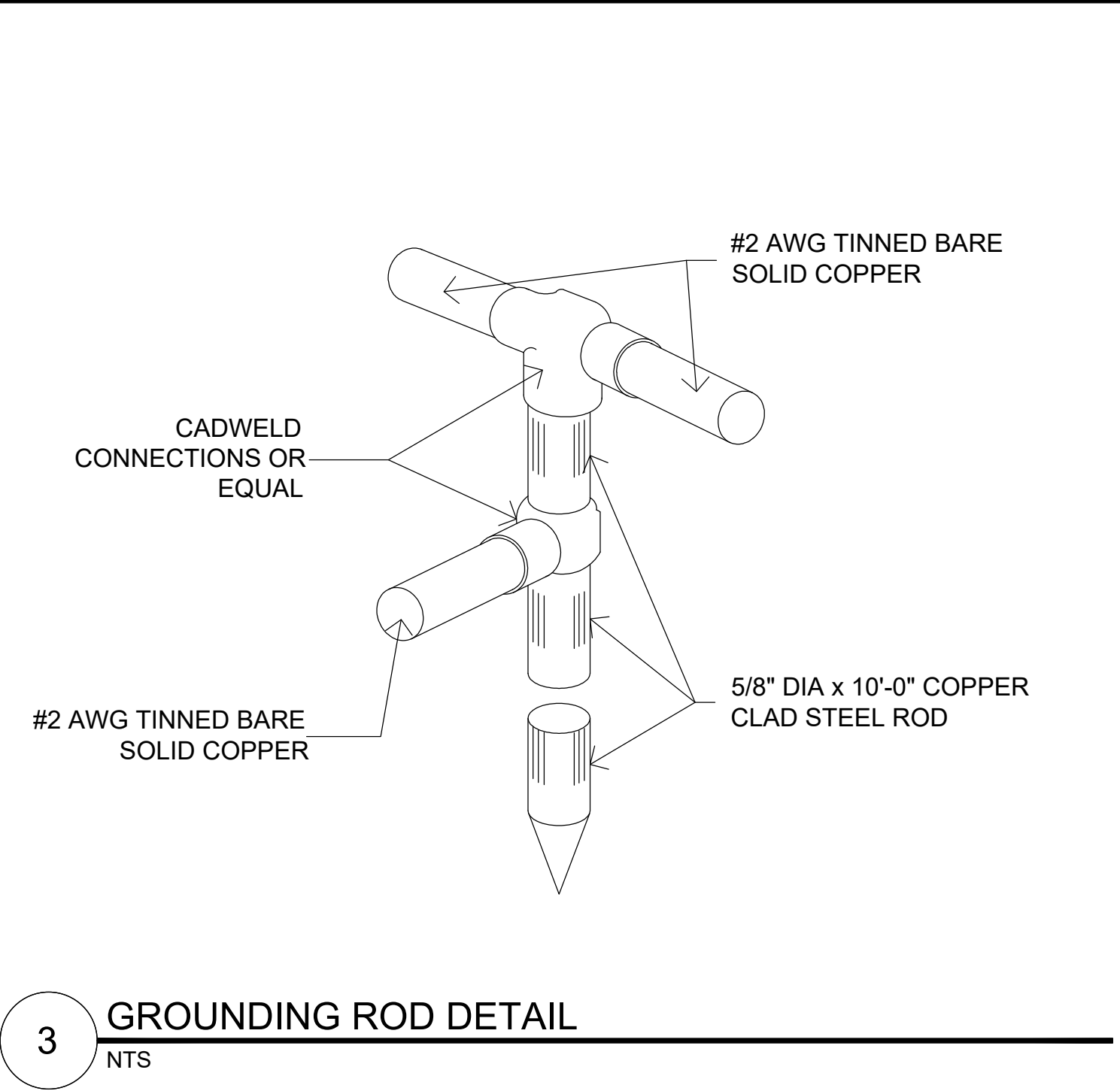
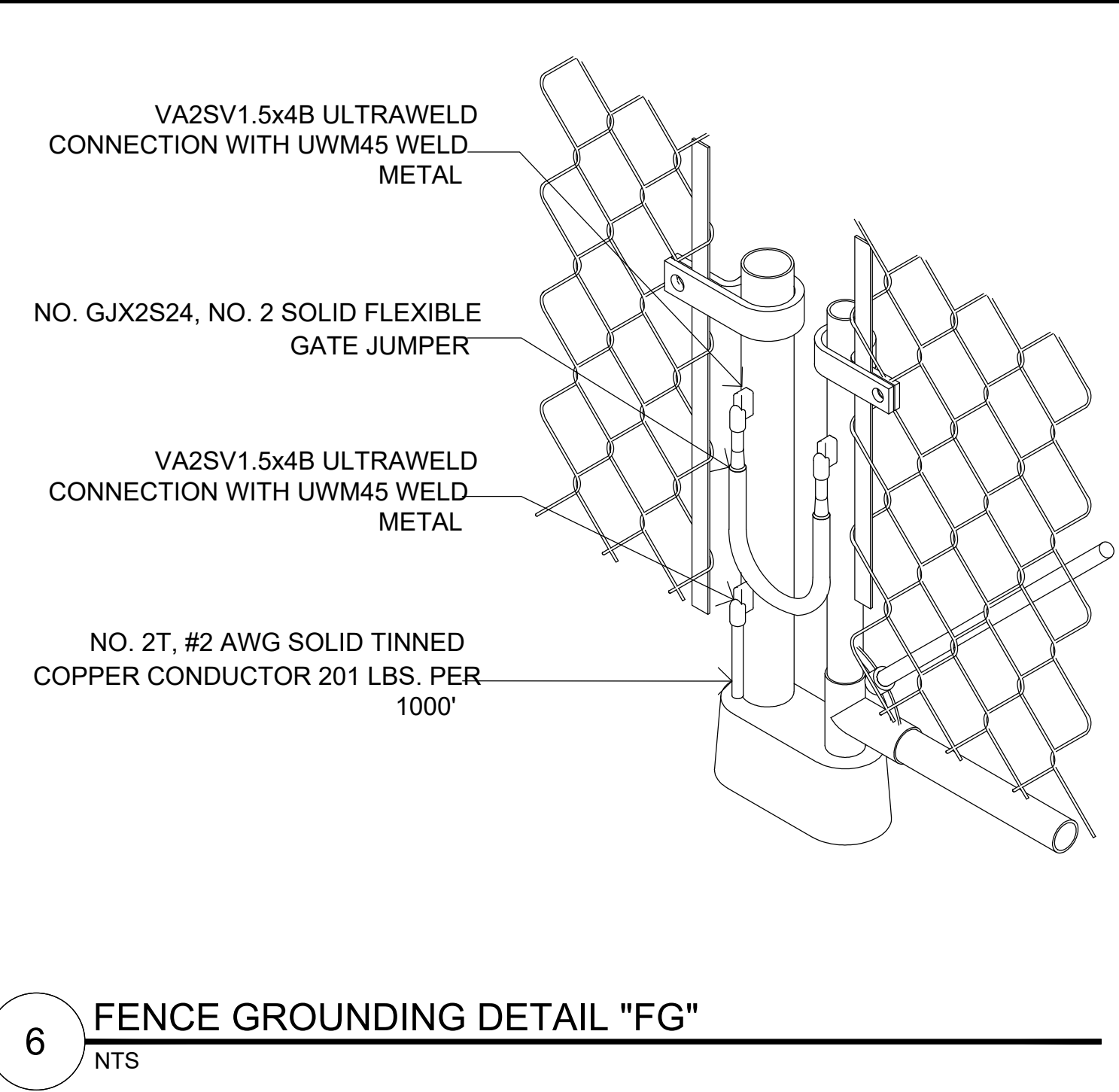
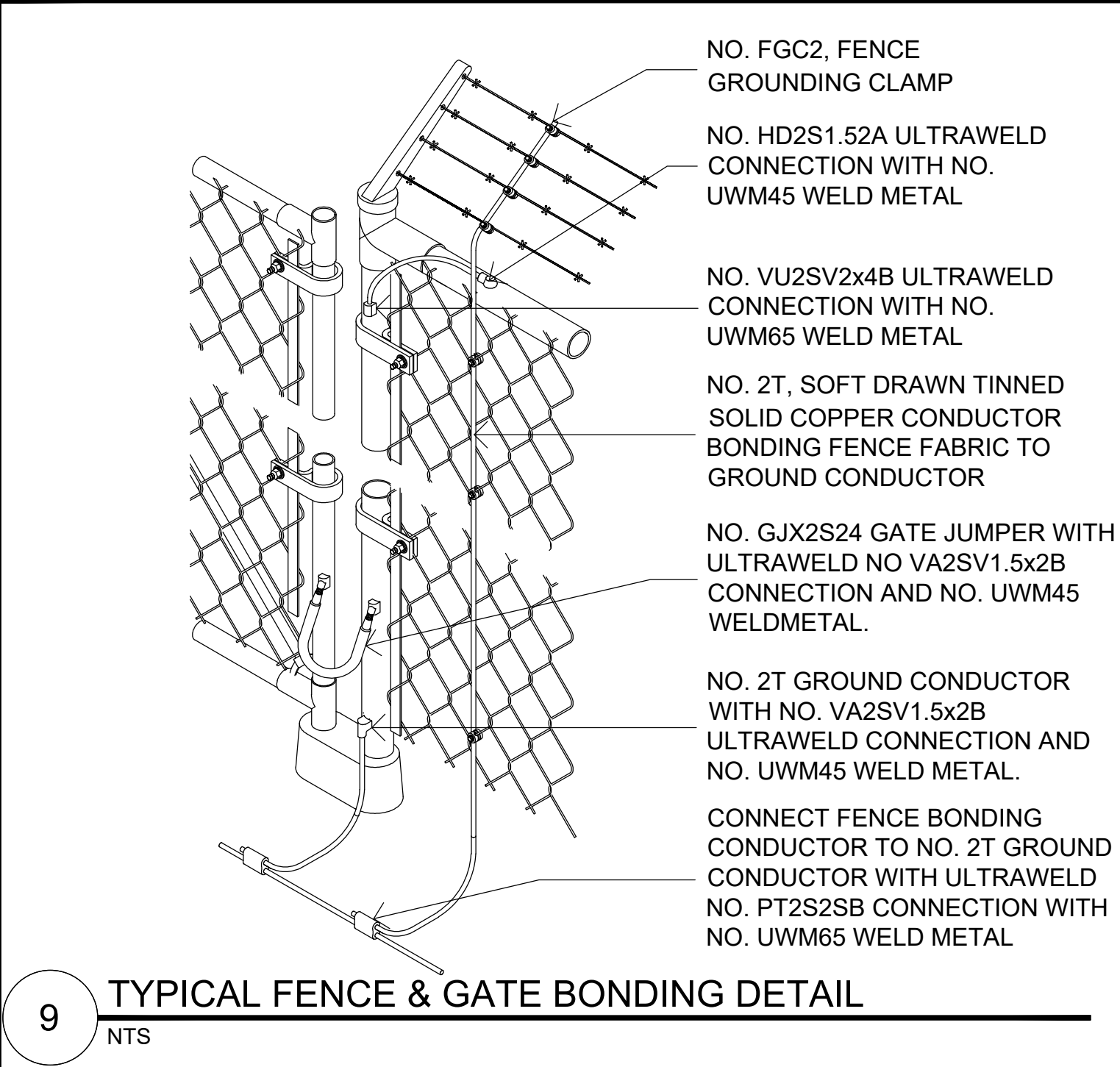
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Sheet Title:

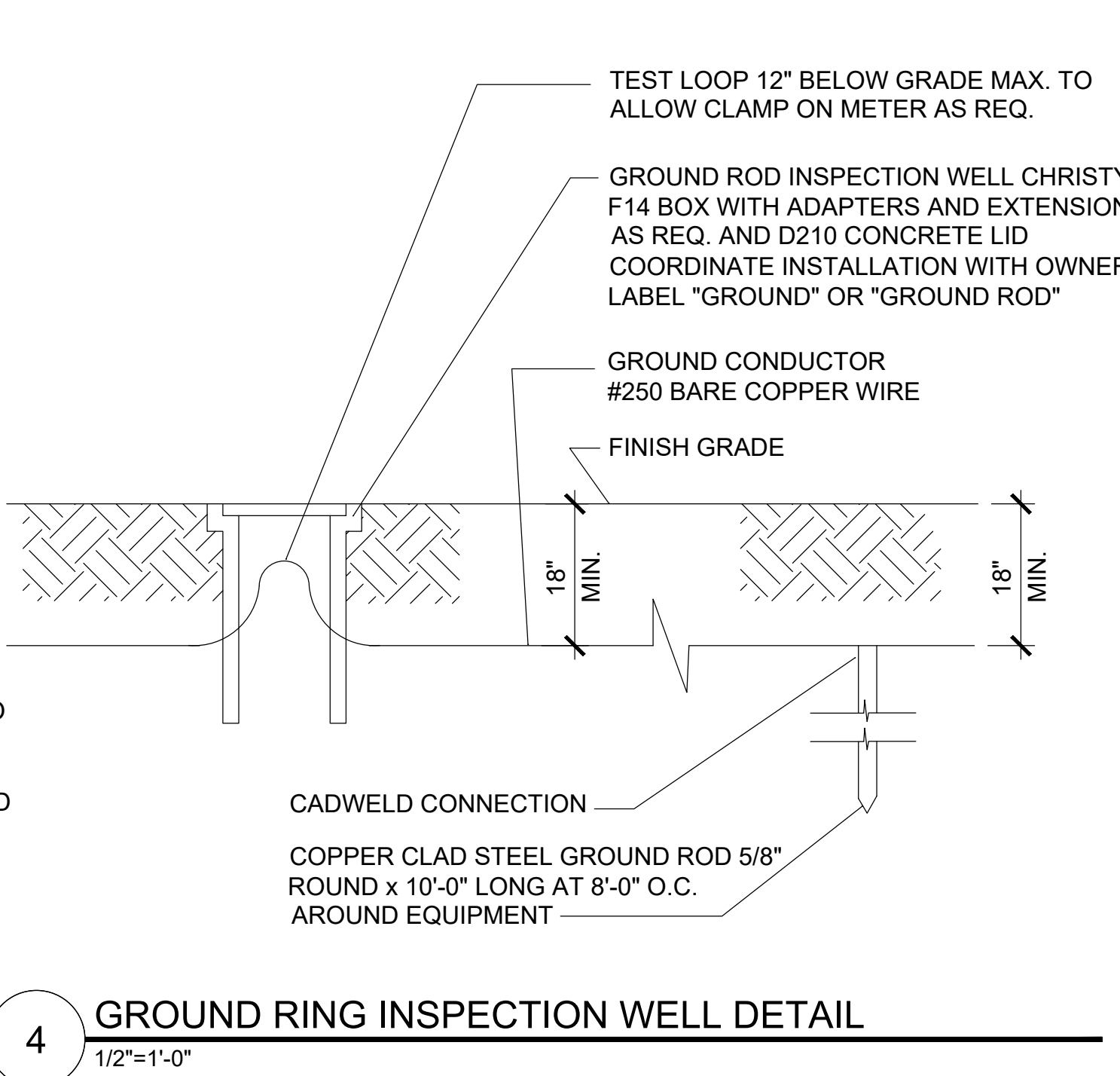
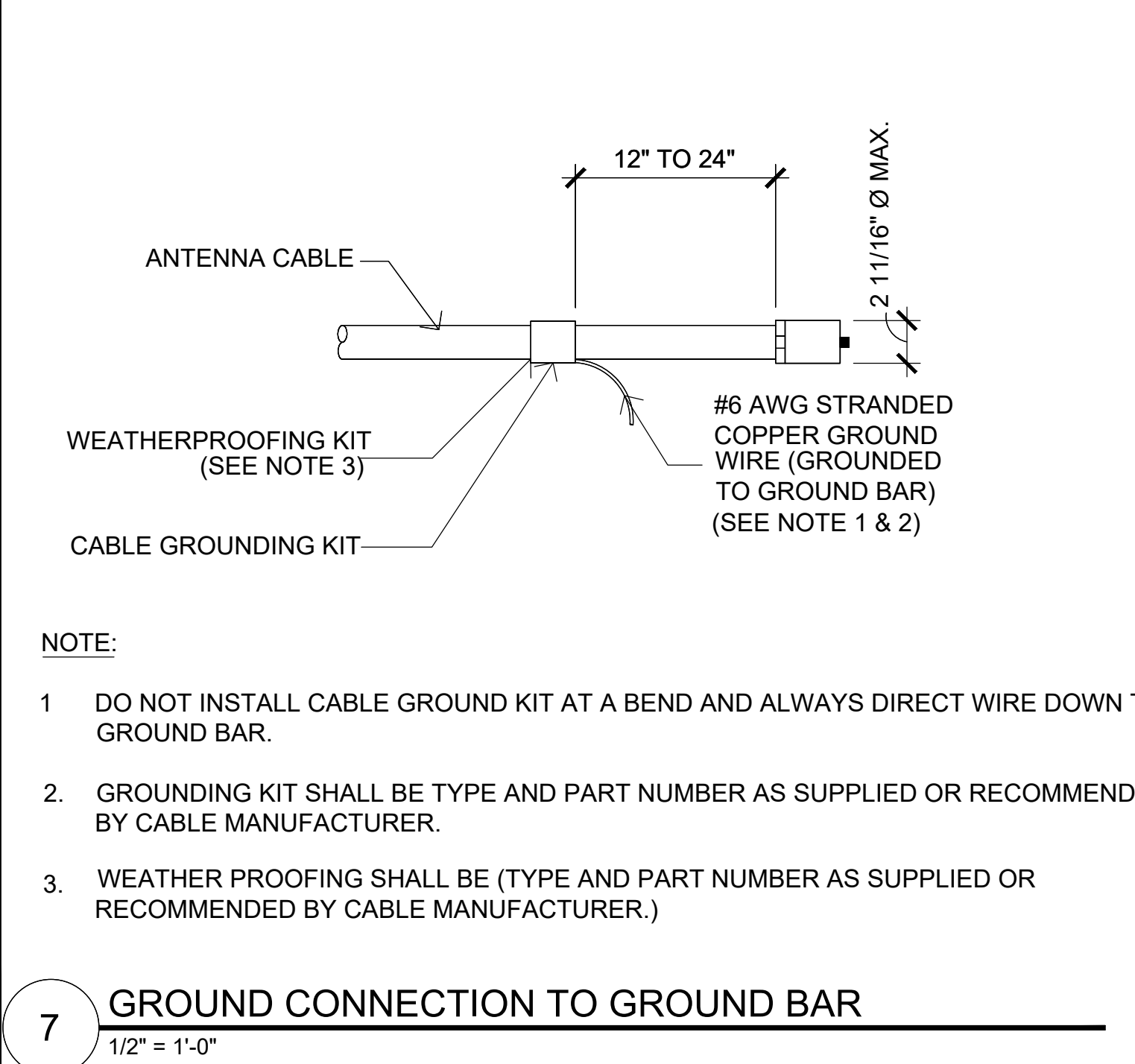
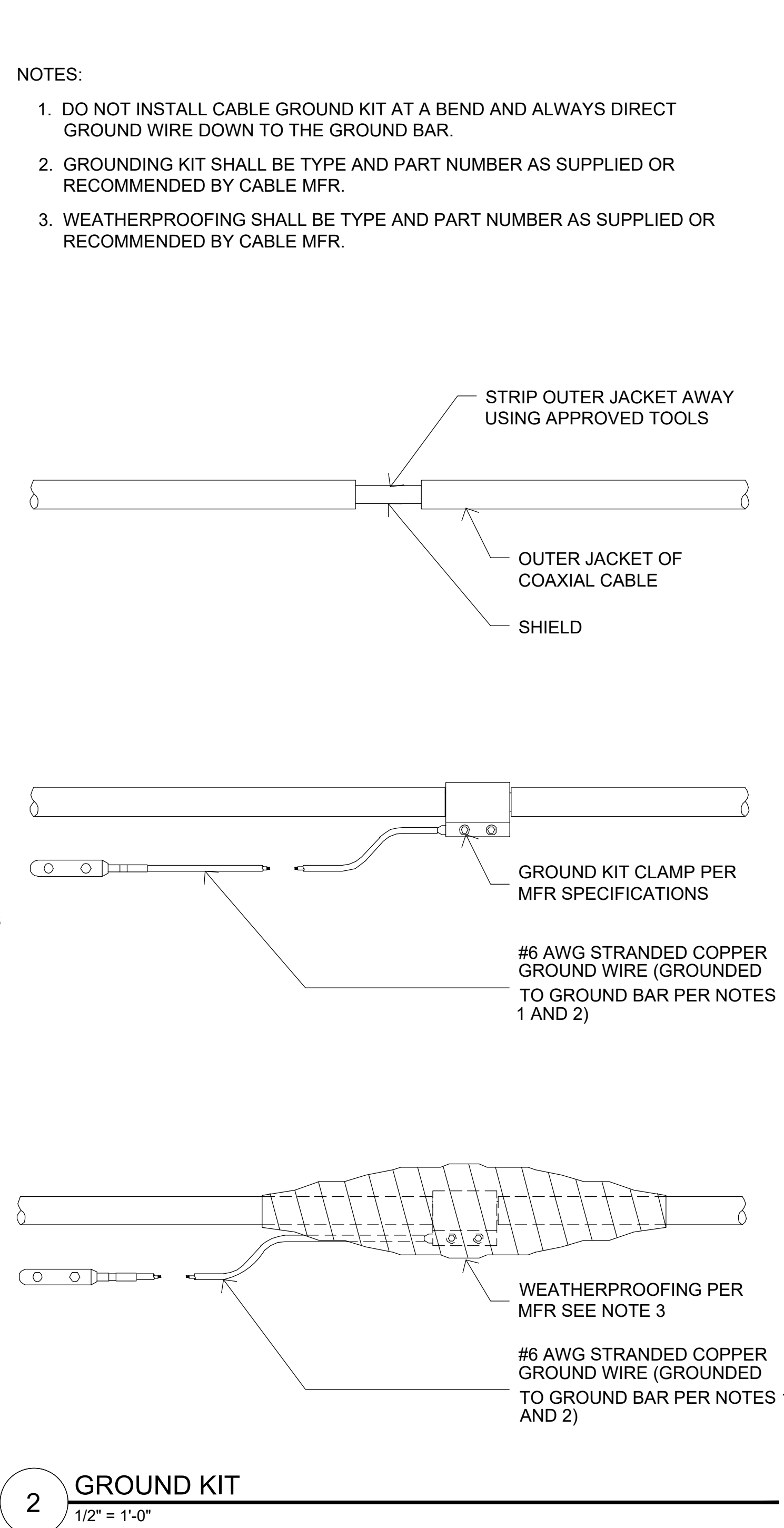
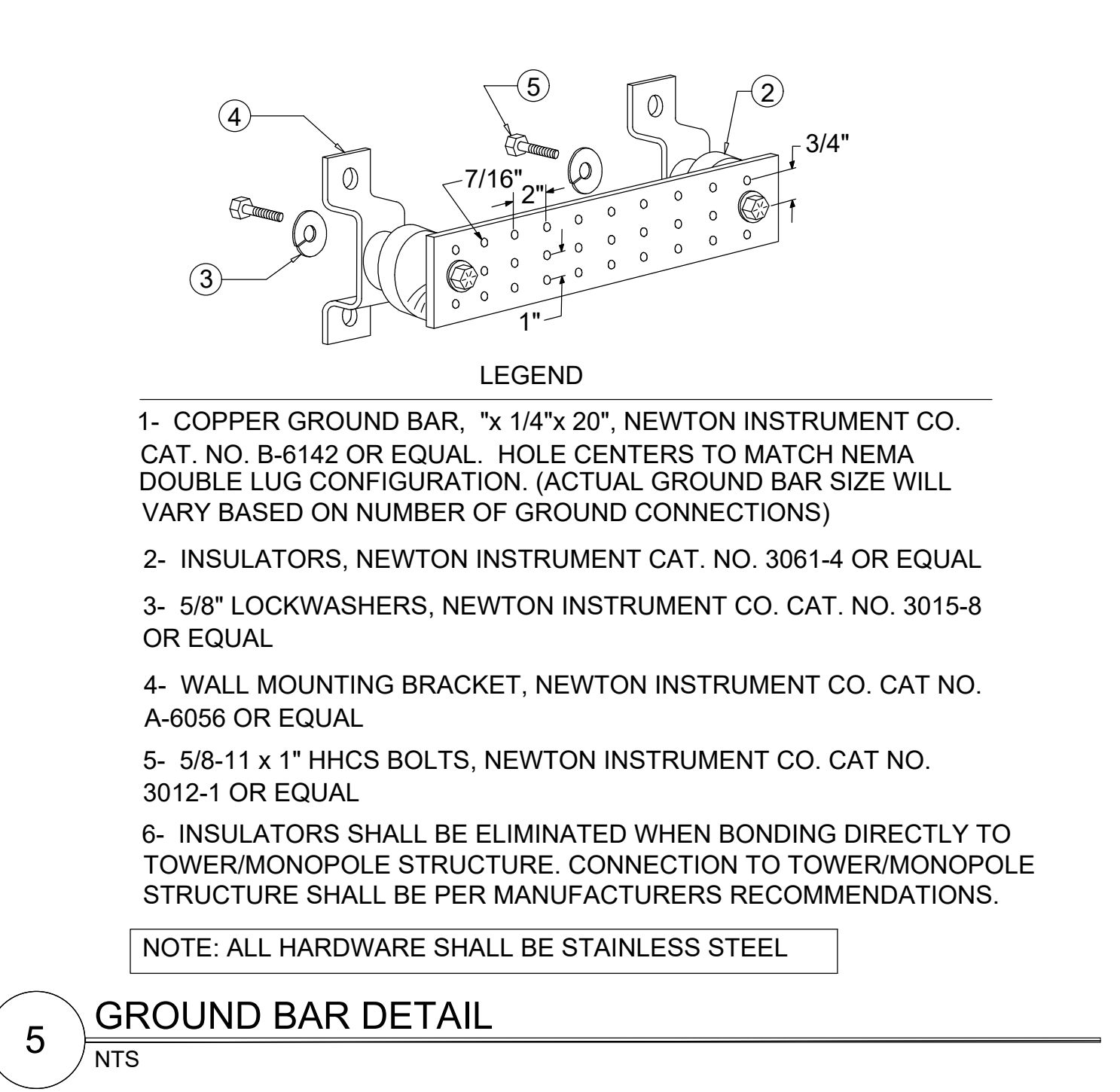
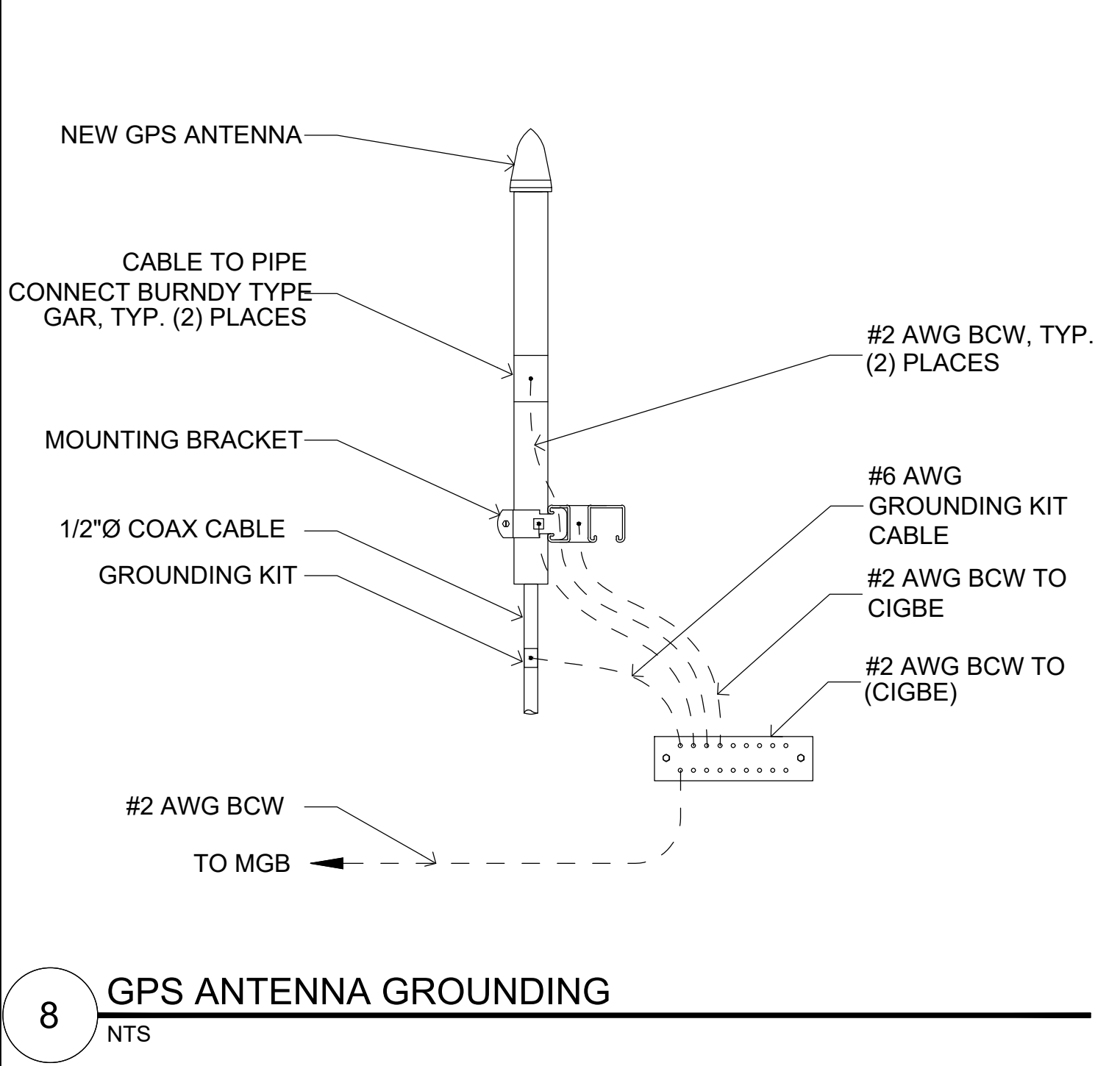
GROUNDING PLANS

Sheet Number:

G-1



- GROUNDING NOTES
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AT&T'S GROUNDING SPECIFICATIONS NUMBER ATT-TP-76416 (CHAPTER 7), AND MANUFACTURER SPECIFICATION.
 - IF THE AC PANEL IN THE POWER CABINET IS WIRED AS SERVICE ENTRANCE, THE AC SERVICE GROUND CONDUCTOR SHALL BE CONNECTED TO GROUND ELECTRODE SYSTEM. WHEN THE AC PANEL IN THE POWER CABINET IS CONSIDERED A SUB-PANEL, THE GROUND WIRE SHALL BE INSTALLED IN THE AC POWER CONDUIT. THE INSTALLATION SHALL BE PER LOCAL AND NATIONAL ELECTRIC CODE (NFPA-70).
 - EXOTHERMIC WELDING IS RECOMMENDED FOR GROUNDING CONNECTION WHERE PRACTICAL. OTHERWISE, THE CONNECTION SHALL BE MADE USING COMPRESSION TYPE-2 HOLES. LONG BARREL LUGS OR DOUBLE CRIMP CLAMP "C" CLAMP. THE COPPER CABLES SHALL BE COATED WITH ANTIOXIDANT (COPPER SHIELD) BEFORE MAKING THE CONNECTIONS. THE MANUFACTURER'S TORQUING RECOMMENDATIONS ON THE BOLT ASSEMBLY TO SECURE CONNECTIONS SHALL BE FOLLOWED.
 - THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUSS AT THE LOWER MOST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ANY ANTENNA CABLES OVER 200 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MID-POINT.
 - ALL GROUNDING CONDUCTORS INSIDE THE BUILDING SHALL BE RUN IN CONDUIT RACEWAY SYSTEM, AND SHALL BE INSTALLED AS STRAIGHT AS PRACTICAL WITH MINOR BENDS TO AVOID OBSTRUCTIONS. THE BENDING RADIUS OF ANY #2 GROUNDING CONDUCTOR IS 8". PVC RACEWAY MAY BE FLEXIBLE OR RIGID PER THE FIELD CONDITIONS. GROUNDING CONDUCTORS SHALL NOT MAKE CONTACT WITH ANY METALLIC CONDUITS, SURFACES OR EQUIPMENT.
 - PROVIDE PVC SLEEVES WHERE GROUNDING CONDUCTORS PASS THROUGH THE BUILDING WALLS AND /OR CEILINGS.
 - INSTALL GROUND BUSHINGS ON ALL METALLIC CONDUITS AND BOND TO THE EQUIPMENT GROUND BUSS IN THE PANEL BOARD.
 - GROUND ANTENNA BASES, FRAMES, CABLE RACKS AND OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO INSULATED SURFACE MOUNTED GROUND BARS. CONNECTION DETAILS SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR GROUNDING.
 - ALL PROPOSED GROUNDING CONDUCTORS SHALL BE ROUTED AND CONNECTED TO THE MAIN GROUND BAR OR EXISTING GROUND RING.
- 1
NTS
- GROUND BAR CONNECTION DETAIL
-



Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
605 Coolidge Drive, Suite 100
Folsom, California 95630

AT&T SITE NO: **CCL06444**

PROJECT NO: 22-022

DRAWN BY: BW

CHECKED BY: BW

REV	DATE	DESCRIPTION
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B	4/18/2023	100% ZD SUB.
A	12/13/2022	90% ZD SUB.

Licensee:

REGISTERED PROFESSIONAL ENGINEER
NORMAN J. SCHEEL
No. 2567
Exp. 12-31-23
STRUCTURAL
STATE OF CALIFORNIA

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Designer / Engineer:

Norman Scheel Structural Engineer
1989 - 2023
34 YEARS OF EXCELLENCE
Norman Scheel Structural Engineer
5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

GROUNDING DETAILS

Sheet Number:

G-2

Issued For:

CCL06444

PITTSBURG LANDING

2665 PITTSBURG-ANTIOCH HIGHWAY
PITTSBURG, CA 94565
FA# 15482748
USID# 324417

Prepared For:



5001 Executive Parkway
San Ramon, California 94583

Vendor:



605 Coolidge Drive, Suite 100
Folsom, California 95630

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Designer / Engineer:

Norman Scheel Structural Engineer

1989 - 2023

34

YEARS OF EXCELLENCE

Norman Scheel Structural Engineer

5022 Sunrise Blvd.
Fair Oaks, California 95628

Sheet Title:

GROUNDING
DETAILS

Sheet Number:

G-3

TYPE NXI

TYPE RR

TYPE NC

TYPE PG

TYPE SS

TYPE TA

TYPE VB

TYPE PH

TYPE XA

TYPE GT

TYPE GL LUG

TYPE GR

TYPE LJ

TYPE HA

TYPE VS

TYPE PC

TYPE ND

TYPE NX1

TYPE GR

TYPE GY

BOLT GROUND
ROD CLAMP

2 BOLT PARALLEL
SPLICER

CROSS RUN
CLAMP

2 HOLE LUG

CAST "T" SPLICER

1 BOLT PARALLEL
SPLICER

"U" BOLT PIPE
CLAMP

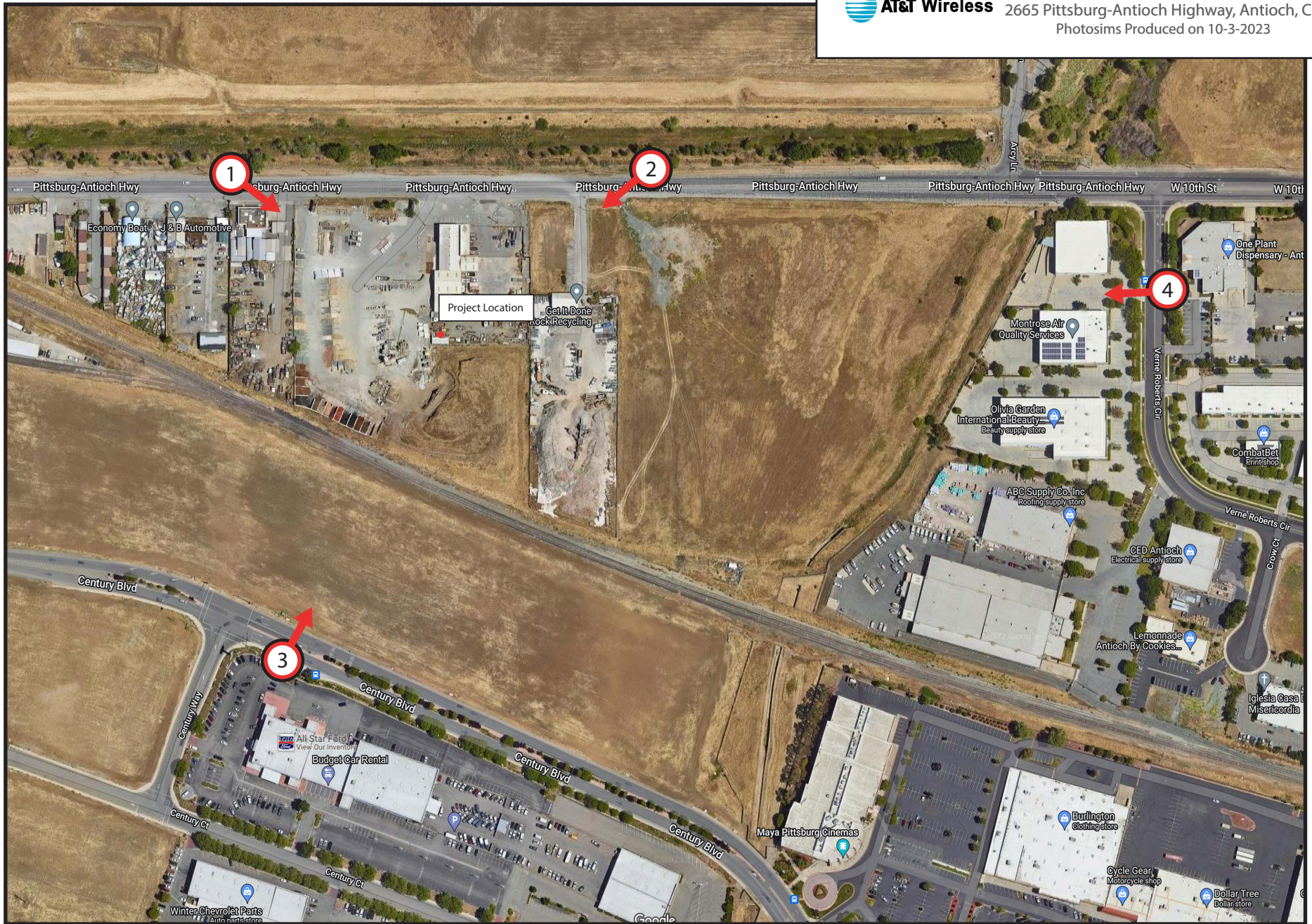
1 BOLT PARALLEL
CLAMP

UNIVERSAL PIPE CLAMP
75/1.25

UNIVERSAL PIPE CLAMP
50H2

2 TYPICAL CADWELD TYPE CONNECTIONS
NTS

1 TYPICAL MECHANICAL TYPE CONNECTIONS
NTS



Existing



Proposed



view from Pittsburg-Antioch Highway looking southeast at site

Existing



Proposed



view from Pittsburg-Antioch Highway looking southwest at site

Existing



Proposed



view from Century Boulevard looking northeast at site

Existing



Proposed



view from Verne Roberts Circle looking west at site

Alternative Sites Analysis



Proposed



view from Pittsburg-Antioch Highway looking southeast at site

AT&T Mobility

Wireless Telecommunications Facility

At

2665 Pittsburg-Antioch Hwy, Pittsburgh CA 94509

Site ID: CVL06444

Introduction

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (“AT&T”) has a significant gap in its service coverage in the City of Pittsburgh. AT&T proposes to install a new 82-foot-tall wireless communications facility (“WCF”) disguised as a stealth water tank tower at the rear southwest corner of the property located at 2665 Pittsburg-Antioch Hwy (“Proposed Facility”) as a means to fill AT&T’s gap in coverage in this portion of the city. This property is located in an (CS) Service Commercial zoning district within the city of Pittsburgh. The Proposed Facility consists of twelve panel antennas (three sets of four antennas) mounted within the stealth water tank tower, with related equipment to be housed within a 6-foot-high chain link fenced enclosure adjacent to the water tank tower. The Proposed Facility is designed to minimize visual impacts, blend within the existing environment, and the antennas will be camouflaged inside the tank. The new site will have very little negative effect on the aesthetic quality of its surroundings due to the site location being at the rear southwest corner of the property behind an existing building. Effectively the existing building will screen much of the facility from travelers along Pittsburg-Antioch Hwy. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T as explained below.

Objective

AT&T Mobility has identified a significant gap in its service coverage in the City of Pittsburgh, Contra Costa County in an area roughly bordered by Pittsburg waterfront rd. to the north, Auto center drive to the east, Century Blvd. to the south and Loveridge rd. to the west. This portion of Pittsburgh includes Industrial and commercial districts with numerous businesses along Pittsburg-Antioch Hwy, West 10th street and Loveridge road. The proposed facility will improve coverage to many businesses, dozens of homes in multiple neighborhoods, and other points of interest in the immediate vicinity. The service coverage in this portion of the city is described in the accompanying Radio Frequency propagation maps.

Methodology and Zoning Criteria

The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires WCFs to be in relatively close proximity to the wireless handsets to be served.

AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the City of Pittsburgh Municipal Code. **Article XX. Wireless**

Telecommunications Facilities. Thus, AT&T is guided by the City’s Code **18.84.930**

B. Location Criteria. 3. “Wireless telecommunications facilities shall be preferred in industrial and commercial districts and shall not be located in residential districts to the greatest extent feasible”.

AT&T seeks to meet the Code requirements and provide the best available design by placing this stealth water tank tower WCF in an (CS) Service Commercial Use zone at the minimum height needed to address the significant service coverage gap.

Analysis

AT&T investigated potential alternative sites for facilities to fill the identified coverage gap in this portion of the city. AT&T searched for, but did not find, feasible collocation opportunities in and around the coverage objective. Due to the need for antennas with a centerline height of (75) feet above ground level, AT&T proposed a stealth WCF in the form of a stealth water tank tower. The following map shows the locations of the Proposed Facility and the alternative sites that AT&T investigated. The alternatives are discussed in the analysis which follows.

Location of Candidate Sites



Proposed Facility – 2665 Pittsburg-Antioch Hwy, CA 94509



Conclusion: Based upon location, a willing landlord and the superior coverage as shown in the AT&T Radio Frequency coverage service maps, the Proposed Facility is the least intrusive means for AT&T to meet its service coverage objective.

The subject property is located at 2665 Pittsburg-Antioch Hwy, CA in a (CS) Service Commercial zone district. AT&T proposes to install a 82-foot tall stealth water tank tower to camouflage its twelve antennas. The Proposed Facility is the best available design to minimize visual impacts in the area. The site will have little to no negative effect on the aesthetic quality of its surroundings due to the proposed tower location is at the rear of this (CS) Service Commercial zoned parcel adjacent to an existing building. Effectively the existing building will screen much of the facility from the public right of way.

Alternative 1 - Delta Sanitation District, 2500 Pittsburg-Antioch Hwy



Conclusion: Not Viable or available

The Existing tower is located approximately 0.28 miles northeast from the Proposed Facility. The 76ft Monopole tower owned by (“ATC”) American Tower Corporation is Not viable due to unavailable and inadequate ground lease space for AT&T’s proposed ground equipment within the existing ATC leased premises. Additionally, and after considerable time of working with the Delta Sanitation District (Property Owner). The district was not willing to reach reasonable, mutually agreeable terms with AT&T to lease additional ground space to AT&T on the property.

Alternative 2 - Contra Costa Industrial Park, 1101-1501 Loveridge rd. Pittsburg CA



Conclusion: Not Feasible

The Existing Water Tank located at the (CCIP) Contra Costa Industrial Park is approximately 0.47 miles northwest from the Proposed Facility. The existing water tank/structure is Not viable due its deficiency and structural capacity. The water tank has no capacity for an additional carrier. Additionally, due to its location well to the northwest of AT&T's service objective, a WCF here does not serve the target area and would not close AT&T's significant service coverage gap.

Alternative 3 - Los Medanos College, 2700 E. Leland Rd, Pittsburg, CA



Conclusion: Not Feasible

This property is located approximately 0.75 miles southwest from the Proposed Facility. Due to its location well to the southwest of AT&T's service objective, a WCF here does Not serve the target area and would not close AT&T's significant service coverage gap.

Alternative 4 – Distribution Ctr., 1700 W 4th St, Antioch, CA



Conclusion: Not feasible

This property is located approximately 1.07 miles northeast from the Proposed Facility. Due to its location well to the northeast of AT&T's service objective, a WCF here does Not serve the target area and would not close AT&T's significant service coverage gap.

Alternative 5 – Century Plaza Shopping Center, Century Blvd, Pittsburg, CA



Conclusion: Not feasible

This property is located approximately 0.58 miles southeast from the Proposed Facility. Due to its location well to the southeast of AT&T's service objective, a WCF here does Not serve the target area and would not close AT&T's significant service coverage gap.

Conclusion

The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of the City of Pittsburgh. Denial of AT&T's application or a reduction in height would materially inhibit AT&T's ability to provide and improve service in this portion of the city.



on behalf of



Letter of Authorization

Permission for Filing of Zoning/Building Permit Applications

To: City of Pittsburg | Community Development Dept. Planning Division

Re: AT&T Cell site # CCL06444/ Pittsburg Landing

Location: 2665 Pittsburg-Antioch Hwy, Antioch, CA 94509 APN: 074-100-009

I/We, the owner(s) of the above described real property, authorize **AT&T Mobility c/o Epic Wireless** to act as an agent on my/our behalf for the purpose of performing all and every act that is required, necessary or appropriate to prepare, sign, submit, file and present on my/our behalf building, permitting, zoning and/or land use applications to obtain land use changes, special exceptions, zoning variances, zoning permits, conditional use permits, special use permits, administrative permits, construction permits, operation permits, building permits, and other approvals or permits related to AT&T modifications at the above described real property.

The undersigned hereby certifies to being the fee owner(s) of the real property described above and that to the best of my/our knowledge the information contained within this authorization is true and correct.

Randy H Von Tetter
(Signature)

(Signature)

Louis H Voss
(Print Name)

(Print Name)

11/29/2022
(Date)

(Date)

SIGN HERE

605 Coolidge Drive Suite 100
Folsom, CA. 95630
Fax (916) 781-5927



on behalf of



DATE: 10/4/2023

City of Pittsburg
Community and Economic Development- Planning Division
65 Civic Avenue,
Pittsburg, CA 94565

Re: Proposed New AT&T Telcom Facility (cell site) Site Ref# CVL06444/ Pittsburgh Landing
Located at: 2665 Pittsburg-Antioch Hwy, CA 94509 APN: 074-100-009

Fall Zone Report/Statement

The proposed 82' tall stealth water tank tower will be constructed to meet strict California building code standards, and per the attached fall zone exhibit. There is (1) existing building within the 80' fall zone radius of the tower located on the subject parcel.

Should you have any questions or comments please don't hesitate to reach to my office directly
Kind Regards,

Carl Jones (AT&T Authorized Agent)
Epic Wireless Group LLC
605 Coolidge Drive, Suite 100, Folsom, CA 95630
(916) 798-2275 carl.jones@epicwireless.net

605 Coolidge Drive Suite 100
Folsom, CA. 95630
Fax (916) 781-5927



on behalf of



DATE: 10/4/2023

City of Pittsburg
Community and Economic Development- Planning Division
65 Civic Avenue,
Pittsburg, CA 94565

Project Description / Operation Statement

Re: Proposed New AT&T Telcom Facility (cell site) Site Ref# CVL06444/ Pittsburg Landing
Located at: 2665 Pittsburg-Antioch Hwy, CA 94509 APN: 074-100-009

Introduction

AT&T would like to make a Design change request for PC RESOLUTION NO. **10219** dated April 25, 2023 (Pittsburg Landing AT&T Wireless Facility, AP-22-0122 (DR). Due to recent technology changes within the wireless industry AT&T has discovered that flagpole design towers are causing interference and heat issues for AT&T antennas and equipment. Accordingly, AT&T respectfully would like to make a Design change request from the prior approval of a flagpole design to a “New” proposed stealth water tank tower design.

The proposed project consists of installing (1) New 82' stealth Co-locatable water tank tower with (12) panel antennas, (9) remote radio units, and associated equipment concealed within the stealth water tank tower. Install (1) new 8.0' x 8.0' (WIC) walk in closet equipment shelter & 30kw back up Diesel generator inside a 25'x24' (600 sq. ft.) AT&T Lease Area.

Collaboration

AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the City of Pittsburg Municipal Code. Thus, AT&T is guided by the City's Code **18.84.930 B. Location Criteria. 3.** *“Wireless telecommunications facilities shall be preferred in industrial and commercial districts and shall not be located in residential districts to the greatest extent feasible”.*

AT&T seeks to meet the Code requirements and provide the best available design by placing this stealth wireless communication facility (“WCF”) in an (CS) Service Commercial Use zone at the minimum height needed to address the significant service coverage gap.

Visual and Noise Considerations

AT&T's engineering (Tower Manufacturer) have reviewed the proposed location to determine the appropriate type of stealth water tank tower structure and screening materials required, and in research suggest the proposed water tank would have the least visual impact on the local area, blend best with the surroundings and provide the best camouflage and concealment for the proposed AT&T antennas and equipment that will be installed within the water tank tower. The proposed site location will have minimal environmental impact with ease of

605 Coolidge Drive Suite 100
Folsom, CA. 95630
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on behalf of

access and utilities/trenching provided via an existing paved access driveway directly to the site. The new site will have very little negative effect on the aesthetic quality of its surroundings due to the proposed site location being at the rear southwest corner of the property behind an existing building. Effectively the existing building will screen much of the facility from travelers along Pittsburg-Antioch Hwy.

Project Justification.

AT&T Wireless is currently improving the existing wireless network in the city of Pittsburgh, Contra Costa County. The new proposed Monotree tower and installation of AT&T's telecommunication equipment will improve wireless and broadband internet coverage for the local area and provide First Net capability. The First Net program also known as First Responders Network <https://www.firstnet.gov/> is the country's first nationwide public safety communications platform dedicated to first responders. Being built with AT&T, in public-private partnership with the [First Responder Network Authority](#) AT&T seeks to engage and work with federal, state and local governmental agencies as part of FirstNet buildout to enhance coverage for first responders. Additionally, the improved network will provide an extremely valuable service to those who live, travel, and do business from home in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

- Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
- The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will attend the facility. Their schedule will be on a 24-hour basis. No more than two service vehicles, being either a van or a small pickup truck will visit the facility.
- The equipment located within AT&T's lease area will be used for telephone operations.
- There will be no supplies or materials stored on the site.
- There will be no noise, glare, dust or odors associated with the facility.
- The proposed on site 190 gallon diesel backup generator will ONLY run in the event of an emergency and for maintenance purposes approx. (1) time per month for approx. (20) to (30) mins. In the event of power outage, the generator has the capacity to power the site for up to (3) days before refueling is required.

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on behalf of



Conclusion

AT&T would like to apply for a Use Permit for the project. The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of the city of Pittsburgh. Denial of AT&T's application would materially inhibit AT&T's ability to provide and improve service in this portion of the city.

Sincerely,

Carl Jones
Senior Project Manager
Epic Wireless Group LLC
(916) 798-2275 carl.jones@epicwireless.net

605 Coolidge Drive Suite 100
Folsom, CA. 95630
Fax (916) 781-5927



on behalf of



DATE: 10/4/2023

City of Pittsburg
Community and Economic Development- Planning Division
65 Civic Avenue,
Pittsburg, CA 94565

Re: Proposed New AT&T Telcom Facility (cell site) Site Ref# CVL06444/ Pittsburgh Landing
Located at: 2665 Pittsburg-Antioch Hwy, CA 94509 APN: 074-100-009

Height Justification Statement

AT&T is proposing to install a new wireless telecommunication facility at the above referenced property. The project consists of installing a new 82' tall stealth water tank Co-locatable tower to close a service coverage gap that is caused by inadequate wireless infrastructure in the area.

To meet AT&T's coverage objectives, AT&T needs to construct a new wireless communications facility. Wireless telecommunication is a line-of-sight technology, and AT&T's antennas need to be high enough to propagate an effective signal throughout the service gap area. To meet its coverage objectives for this gap area, AT&T proposes to build a 82-foot-tall stealth water tank tower with antennas installed at a centerline height of 75 feet above ground level. Denial of this proposed facility or a reduction in height would materially inhibit AT&T's ability to provide and improve wireless services in this portion of the city of Pittsburgh.

Due to the topography in this area of Pittsburgh the proposed tower height of 82ft is essential for this site in order to reach as many users in the area as possible, and provide clear, consistent indoor outdoor wireless coverage and broadband internet service to those who live, travel, and do business including from home in the local area.

If the proposed water tank tower was restricted in height it would significantly reduce the target coverage area, and fail to close the service coverage gap leading to limited wireless and broadband internet service for the local community and surrounding area as identified in the provided AT&T coverage/propagation maps. Additionally, a reduced tower height would limit space for colocation opportunity for other service providers increasing the need for more cell towers in this portion of the City of Pittsburgh.

Should you have any questions or comments please don't hesitate to reach to my office directly
Kind Regards,

Carl Jones (AT&T Authorized Agent)
Epic Wireless Group LLC
605 Coolidge Drive, Suite 100, Folsom, CA 95630
(916) 798-2275 carl.jones@epicwireless.net

605 Coolidge Drive Suite 100
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**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: CECIL J MATHEW
AT&T MOBILITY SPECTRUM LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign KNKA274	File Number
Radio Service CL - Cellular	
Market Numer CMA007	Channel Block A
Sub-Market Designator 0	

FCC Registration Number (FRN): 0014980726

Market Name San Francisco-Oakland, CA

Grant Date 09-01-2015	Effective Date 08-29-2018	Expiration Date 10-01-2025	Five Yr Build-Out Date	Print Date
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Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	38-01-48.5 N	122-00-08.0 W	184.1	53.3	1051047
Address: 4690 EVORA ROAD (12978)					
City: CONCORD County: CONTRA COSTA State: CA Construction Deadline:					

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820								
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	212.700	211.600	207.000	30.000	137.000	123.700	199.600	184.300
Transmitting ERP (watts)	67.900	56.300	7.300	0.500	0.135	0.135	0.800	9.900

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820								
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	192.800	191.800	187.200	30.000	117.200	103.900	179.800	164.500
Transmitting ERP (watts)	3.000	0.200	0.100	0.100	1.000	11.400	39.100	23.500

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820								
Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	192.800	191.800	187.200	30.000	117.200	103.900	179.800	164.500
Transmitting ERP (watts)	0.100	0.300	3.700	18.700	12.800	1.600	0.100	0.100

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA274

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
4	37-55-43.2 N	122-35-15.3 W	757.1	24.4	1051050

Address: 2001 EAST RIDGECREST (12709)

City: Fairfax County: MARIN State: CA Construction Deadline:

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	607.700	721.100	753.900	693.800	716.400	687.700	604.400	488.800
Transmitting ERP (watts)	37.100	39.900	26.100	2.900	0.200	0.100	0.500	7.300

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	601.900	715.300	748.100	688.000	710.600	681.900	598.600	483.000
Transmitting ERP (watts)	58.100	7.400	0.800	0.218	0.218	1.800	28.900	109.200

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	611.600	725.100	757.900	697.800	720.400	691.700	608.400	492.700
Transmitting ERP (watts)	0.100	0.100	0.100	0.900	11.200	17.300	7.300	0.700

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
25	37-20-47.3 N	121-37-49.7 W	1312.5	2.4	

Address: Mt Hamilton Road East of Lick Observatory (97345)

City: San Jose County: SANTA CLARA State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	471.700	538.100	607.000	407.000	702.500	832.400	832.800	613.500
Transmitting ERP (watts)	9.300	30.900	11.400	1.300	0.100	0.100	0.100	0.500

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
26	38-21-20.2 N	122-55-48.5 W	64.9	19.8	

Address: 14100 BODEGA HIGHWAY (51044)

City: BODEGA BAY County: SONOMA State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	30.000	55.200	30.000	30.000
Transmitting ERP (watts)	88.700	82.800	13.300	1.100	0.200	0.200	0.700	10.300

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	30.000	55.200	30.000	30.000
Transmitting ERP (watts)	3.500	0.300	0.300	0.400	4.300	70.000	140.600	35.000

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA274

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
26	38-21-20.2 N	122-55-48.5 W	64.9	19.8	

Address: 14100 BODEGA HIGHWAY (51044)

City: BODEGA BAY County: SONOMA State: CA Construction Deadline: 04-02-2015

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	30.000	55.200	30.000	30.000
Transmitting ERP (watts)	0.100	0.300	7.200	30.200	13.700	1.700	0.100	0.100

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
30	38-10-58.1 N	122-35-47.2 W	84.1	4.9	

Address: 10300 REDWOOD HIGHWAY (13036)

City: PETALUMA County: MARIN State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	34.800	49.300	83.300	30.000	30.000	30.000	43.900
Transmitting ERP (watts)	97.300	11.500	0.600	0.326	0.326	3.500	38.500	163.400

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	34.800	49.300	83.300	30.000	30.000	30.000	43.900
Transmitting ERP (watts)	0.300	2.200	23.100	141.000	129.500	20.200	1.300	0.300

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	33.700	48.200	82.200	30.000	30.000	30.000	42.800
Transmitting ERP (watts)	100.300	141.600	31.200	2.400	0.300	0.300	1.200	12.400

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
31	38-20-30.4 N	123-01-12.8 W	225.2	36.6	

Address: 2885 BAY HILL ROAD (13044)

City: BODEGA BAY County: SONOMA State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	46.800	92.400	153.400	202.000	255.300	256.400	256.100	213.200
Transmitting ERP (watts)	31.200	9.000	1.900	0.100	0.100	2.700	20.900	25.600

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	46.800	92.400	153.400	202.000	255.300	256.400	256.100	213.200
Transmitting ERP (watts)	0.200	0.900	12.600	85.100	97.300	30.900	2.200	0.200

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA274

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
31	38-20-30.4 N	123-01-12.8 W	225.2	36.6	

Address: 2885 BAY HILL ROAD (13044)

City: BODEGA BAY County: SONOMA State: CA Construction Deadline: 04-02-2015

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	46.800	92.400	153.400	202.000	255.300	256.400	256.100	213.200
Transmitting ERP (watts)	9.900	29.900	32.000	18.300	3.800	0.300	0.100	1.000

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
35	38-00-08.8 N	122-09-46.4 W	220.4	4.9	

Address: 2700 FRANKLIN CANYON ROAD (13066)

City: MARTINEZ County: CONTRA COSTA State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	142.200	221.700	189.400	153.500	30.000	45.000	159.200	153.600
Transmitting ERP (watts)	4.300	19.500	21.500	8.000	1.600	0.300	0.200	0.400

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	142.200	221.700	189.400	153.500	30.000	45.000	159.200	153.600
Transmitting ERP (watts)	60.300	7.500	0.800	0.300	0.300	2.500	39.500	130.100

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
36	37-54-07.9 N	121-36-00.6 W	0.6	19.8	

Address: 1900 Willow Lake Road (128056)

City: Discovery Bay County: CONTRA COSTA State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	30.000	30.000	30.000	30.000
Transmitting ERP (watts)	237.900	211.700	15.100	0.500	0.500	0.500	0.500	18.600

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	30.000	30.000	30.000	30.000
Transmitting ERP (watts)	0.800	0.629	0.629	0.629	4.900	133.000	314.900	45.800

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	30.000	30.000	30.000	30.000
Transmitting ERP (watts)	0.700	0.800	56.400	330.300	110.400	4.200	0.700	0.700

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA274

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
39	37-43-45.0 N	121-37-33.6 W	260.3	4.6	

Address: GATE #4 FLYNN ROAD (12848)

City: LIVERMORE County: ALAMEDA State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)

0 45 90 135 180 225 270 315

Antenna Height AAT (meters) 207.500 229.600 199.500 30.000 30.000 30.000 46.100 30.000

Transmitting ERP (watts) 22.500 25.500 17.600 3.400 0.600 0.100 0.400 3.900

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)

0 45 90 135 180 225 270 315

Antenna Height AAT (meters) 207.500 229.600 199.500 30.000 30.000 30.000 46.100 30.000

Transmitting ERP (watts) 11.200 1.200 0.200 0.200 1.200 14.300 89.800 70.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
41	37-11-46.1 N	122-09-51.7 W	534.9	39.3	

Address: 28372 BIG BASIN WAY (42617)

City: BOULDER CREEK County: SANTA CRUZ State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)

0 45 90 135 180 225 270 315

Antenna Height AAT (meters) 30.000 135.300 105.700 326.000 74.700 269.400 264.800 357.600

Transmitting ERP (watts) 14.700 85.300 81.400 16.400 1.300 0.200 0.200 1.000

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)

0 45 90 135 180 225 270 315

Antenna Height AAT (meters) 30.000 135.300 105.700 326.000 74.700 269.400 264.800 357.600

Transmitting ERP (watts) 0.200 1.100 12.400 92.600 91.200 17.300 1.600 0.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
42	37-59-24.1 N	121-46-50.8 W	50.9	34.1	

Address: Wildflower Drive (84706)

City: Antioch County: CONTRA COSTA State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)

0 45 90 135 180 225 270 315

Antenna Height AAT (meters) 65.400 82.900 77.800 55.900 30.000 30.000 30.000 82.600

Transmitting ERP (watts) 9.900 75.600 101.800 22.800 1.800 0.203 0.203 1.000

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)

0 45 90 135 180 225 270 315

Antenna Height AAT (meters) 65.400 82.900 77.800 55.900 30.000 30.000 30.000 82.600

Transmitting ERP (watts) 52.900 4.600 0.317 0.317 0.700 7.500 73.200 158.900

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA274

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
42	37-59-24.1 N	121-46-50.8 W	50.9	34.1	

Address: Wildflower Drive (84706)

City: Antioch County: CONTRA COSTA State: CA Construction Deadline: 04-02-2015

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	65.400	82.900	77.800	55.900	30.000	30.000	30.000	82.600
Transmitting ERP (watts)	0.200	0.200	1.300	12.800	86.500	95.000	17.600	1.300

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
43	37-58-06.8 N	121-46-59.9 W	63.7	25.3	

Address: 2200 Country Hills Drive (118172)

City: Antioch County: CONTRA COSTA State: CA Construction Deadline: 04-02-2015

Antenna: 4

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	65.900	77.300	68.500	48.000	30.000	30.000	30.000	75.600
Transmitting ERP (watts)	358.900	103.500	5.100	0.717	0.717	0.717	5.400	101.200

Antenna: 5

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	65.900	77.300	68.500	48.000	30.000	30.000	30.000	75.600
Transmitting ERP (watts)	2.200	0.700	0.700	0.700	10.600	164.900	333.300	59.300

Antenna: 6

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	65.900	77.300	68.500	48.000	30.000	30.000	30.000	75.600
Transmitting ERP (watts)	0.700	3.900	76.500	349.900	133.700	7.700	0.700	0.700

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
45	38-01-38.2 N	122-42-59.1 W	444.4	17.4	

Address: 1 Mountain King Road (115711)

City: Lagunitas County: MARIN State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	316.400	294.200	247.300	88.600	314.300	369.400	343.500	357.900
Transmitting ERP (watts)	142.900	42.200	1.500	0.300	0.300	0.300	1.800	38.500

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	316.400	294.200	247.300	88.600	314.300	369.400	343.500	357.900
Transmitting ERP (watts)	0.237	0.300	0.237	0.500	15.300	118.900	82.200	5.700

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA274

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
45	38-01-38.2 N	122-42-59.1 W	444.4	17.4	

Address: 1 Mountain King Road (115711)

City: Lagunitas County: MARIN State: CA Construction Deadline: 04-02-2015

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	316.400	294.200	247.300	88.600	314.300	369.400	343.500	357.900
Transmitting ERP (watts)	0.249	5.400	75.000	124.500	17.600	0.500	0.249	0.249

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
46	38-08-06.6 N	122-42-48.5 W	190.2	10.4	

Address: 7550 Red Hill Road (47478)

City: Nicasio County: MARIN State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	108.300	120.300	53.800	30.000	30.000	90.000	62.600	56.800
Transmitting ERP (watts)	44.400	156.700	51.000	2.100	0.313	0.313	0.313	1.800

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	108.300	120.300	53.800	30.000	30.000	90.000	62.600	56.800
Transmitting ERP (watts)	21.600	0.900	0.400	0.300	0.300	6.100	89.100	142.100

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	108.300	120.300	53.800	30.000	30.000	90.000	62.600	56.800
Transmitting ERP (watts)	0.300	0.300	0.700	24.700	144.500	79.900	4.800	0.400

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
47	37-14-38.6 N	122-24-00.2 W	83.5	4.6	

Address: 1000 Pescadero Creek Road (12786)

City: PESCADERO County: SAN MATEO State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	80.200	86.300	86.300	86.300
Transmitting ERP (watts)	17.200	17.000	16.800	16.600	16.400	16.600	16.800	17.000

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA274

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
48	37-39-44.5 N	121-41-01.5 W	232.3	21.3	

Address: 8951 Telsa Road (129090)

City: Livermore County: ALAMEDA State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	37.400	30.000	30.000	30.000	30.000	106.500	68.100
Transmitting ERP (watts)	90.100	143.600	21.900	0.900	0.400	0.300	0.300	6.100

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	37.400	30.000	30.000	30.000	30.000	106.500	68.100
Transmitting ERP (watts)	1.100	0.400	0.306	0.306	4.100	73.700	153.000	30.000

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	37.400	30.000	30.000	30.000	30.000	106.500	68.100
Transmitting ERP (watts)	0.311	1.200	34.300	155.700	66.000	3.300	0.400	0.311

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
50	37-25-05.1 N	122-19-09.2 W	695.2	10.7	

Address: 14865 SKYLINE BLVD (155807)

City: WOODSIDE County: SAN MATEO State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	549.900	618.100	585.200	103.700	469.300	602.800	589.400	465.500
Transmitting ERP (watts)	466.600	126.100	5.100	0.933	0.933	0.933	4.200	122.700

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
52	37-24-48.3 N	122-18-37.3 W	704.7	11.0	

Address: MARKER B18 SKYLINE BLVD (155808)

City: WOODSIDE County: SAN MATEO State: CA Construction Deadline: 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	570.500	648.300	617.600	130.600	458.900	587.200	593.500	463.800
Transmitting ERP (watts)	61.000	1.800	0.844	0.844	0.844	12.400	220.900	422.000

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA274

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
57	37-23-29.1 N	122-16-26.3 W	485.9	10.7	

Address: 16995 SKYLINE BLVD (155815)

City: WOODSIDE **County:** SAN MATEO **State:** CA **Construction Deadline:** 04-02-2015

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	366.200	446.700	387.700	30.000	249.600	307.900	298.500	98.900
Transmitting ERP (watts)	5.000	138.000	467.500	112.200	4.300	0.935	0.935	0.935

Control Points:

Control Pt. No. 1

Address: 1055 Martin Avenue

City: Santa Clara **County:** **State:** CA **Telephone Number:**

Control Pt. No. 2

Address: 951 Howard Street

City: San Francisco **County:** **State:** CA **Telephone Number:**

Control Pt. No. 3

Address: 2299 Pike Court

City: Concord **County:** **State:** CA **Telephone Number:**

Waivers/Conditions:

THIS AUTHORIZATION IS CONDITIONED ON, AND WITHOUT PREJUDICE TO RE- EXAMINATION AND RECONSIDERATION OF THE BASIC QUALIFICATIONS OF CELLULAR MOBILE SYSTEMS, A PARTNER IN THE LICENSEE, TO HOLD A LICENSE FOLLOWING A FINAL DECISION IN THE HEARING DESIGNATED I

This license is conditioned upon compliance with the provisions of Applications of AT&T Wireless Services, Inc. and Cingular Wireless Corporation For Consent to Transfer Control of Licenses and Authorizations, Memorandum Opinion and Order, FCC 04-255 (rel. Oct. 26, 2004).

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: CECIL J MATHEW
AT&T MOBILITY SPECTRUM LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign KNLF209	File Number
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0014980726

Grant Date 06-10-2015	Effective Date 09-21-2018	Expiration Date 06-23-2025	Print Date
Market Number MTA004	Channel Block B	Sub-Market Designator 49	
Market Name San Francisco-Oakland-San Jose			
1st Build-out Date 06-23-2000	2nd Build-out Date 06-23-2005	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

Spectrum Lease associated with this license. See Spectrum Leasing Arrangement Letter dated 12/07/2004 and File No. 0001757186.

Spectrum Leasing Arrangement associated with file number 0001757186 was extended to 01/05/2009. See file number 0002157744.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNLF209

File Number:

Print Date:

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNLF209

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: CECIL J MATHEW
AT&T MOBILITY SPECTRUM LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign KNLG542	File Number
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0014980726

Grant Date 04-07-2017	Effective Date 09-21-2018	Expiration Date 04-28-2027	Print Date
Market Number BTA404	Channel Block D	Sub-Market Designator 1	
Market Name San Francisco-Oakland-San Jose			
1st Build-out Date 04-28-2002	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNLG542

File Number:

Print Date:

This license is conditioned upon compliance with the provisions of Applications of AT&T Wireless Services, Inc. and Cingular Wireless Corporation For Consent to Transfer Control of Licenses and Authorizations, Memorandum Opinion and Order, FCC 04-255 (rel. Oct. 26, 2004).

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNLG542

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T SPECTRUM FRONTIERS LLC

ATTN: CECIL J. MATHEW
AT&T SPECTRUM FRONTIERS LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WRNI947	File Number
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0027840180

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 12-05-2025	Print Date
Market Number PEA004	Channel Block A4	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This interim license, in conjunction with one or more final licenses, collectively provides authorization during the full 15-year license term. This interim license expires on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR ? 27.1412(g). Renewals of this interim license will not be accepted; only final license(s) can be renewed. Assignment application(s) and transfers of control filed for this interim license must be done in conjunction with any linked final license.

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AT&T SPECTRUM FRONTIERS LLC

Call Sign: WRNI947

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T SPECTRUM FRONTIERS LLC

ATTN: CECIL J. MATHEW
AT&T SPECTRUM FRONTIERS LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WRNI949	File Number
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0027840180

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 12-05-2025	Print Date
Market Number PEA004	Channel Block A5	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This interim license, in conjunction with one or more final licenses, collectively provides authorization during the full 15-year license term. This interim license expires on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR ? 27.1412(g). Renewals of this interim license will not be accepted; only final license(s) can be renewed. Assignment application(s) and transfers of control filed for this interim license must be done in conjunction with any linked final license.

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T SPECTRUM FRONTIERS LLC

Call Sign: WRNI949

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: CECIL J MATHEW
AT&T MOBILITY SPECTRUM LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WPSL625	File Number
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0014980726

Grant Date 06-09-2015	Effective Date 08-29-2018	Expiration Date 06-23-2025	Print Date
Market Number MTA004	Channel Block B	Sub-Market Designator 18	
Market Name San Francisco-Oakland-San Jose			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: WPSL625

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: CECIL J MATHEW
AT&T MOBILITY SPECTRUM LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WPVC980	File Number
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0014980726

Grant Date 06-09-2015	Effective Date 08-29-2018	Expiration Date 06-23-2025	Print Date
Market Number MTA004	Channel Block A	Sub-Market Designator 3	
Market Name San Francisco-Oakland-San Jose			
1st Build-out Date 06-23-2000	2nd Build-out Date 06-23-2005	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This license is conditioned upon compliance with the provisions of Applications of AT&T Wireless Services, Inc. and Cingular Wireless Corporation For Consent to Transfer Control of Licenses and Authorizations, Memorandum Opinion and Order, FCC 04-255 (rel. Oct. 26, 2004).

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: WPVC980

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
 NEW CINGULAR WIRELESS PCS, LLC
 208 S AKARD ST., RM 1015
 DALLAS, TX 75202

Call Sign WPWU989	File Number 0008643019
Radio Service WZ - 700 MHz Lower Band (Blocks C, D)	

FCC Registration Number (FRN): 0003291192

Grant Date 11-05-2019	Effective Date 11-05-2019	Expiration Date 06-13-2029	Print Date 11-07-2019
Market Number EAG706	Channel Block D	Sub-Market Designator 0	
Market Name Pacific			
1st Build-out Date 06-13-2019	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Operation of the facilities authorized herein, are subject to the condition that harmful interference may not be caused to, but must be accepted from UHF TV transmitters in Canada and Mexico as identified in existing and any future agreements with those countries.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPWU989

File Number: 0008643019

Print Date: 11-07-2019

This application is granted pursuant to the Commission's Order In the Matter of Qualcomm Incorporated Petition for Declaratory Ruling, WT Docket No. 05-7, FCC 06-155, released October 13, 2006.

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPWU989

File Number: 0008643019

Print Date: 11-07-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: FIBERTOWER SPECTRUM HOLDINGS LLC

ATTN: CECIL J MATHEW
FIBERTOWER SPECTRUM HOLDINGS LLC
208 S. AKARD ST.
DALLAS, TX 75202

Call Sign WPWU992	File Number 0008851741
Radio Service WZ - 700 MHz Lower Band (Blocks C, D)	

FCC Registration Number (FRN): 0019211895

Grant Date 07-30-2019	Effective Date 10-28-2019	Expiration Date 06-13-2029	Print Date 11-14-2019
Market Number CMA007	Channel Block C	Sub-Market Designator 0	
Market Name San Francisco-Oakland, CA			
1st Build-out Date 06-13-2019	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Operation of the facilities authorized herein, are subject to the condition that harmful interference may not be caused to, but must be accepted from UHF TV transmitters in Canada and Mexico as identified in existing and any future agreements with those countries.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: FIBERTOWER SPECTRUM HOLDINGS LLC

Call Sign: WPWU992

File Number: 0008851741

Print Date: 11-14-2019

This license is subject to compliance with the conditions set forth in the Commission's Order of Modification, WT Docket No. 12-69, DA 14-43, released January 16, 2014.

Reference Copy

Licensee Name: FIBERTOWER SPECTRUM HOLDINGS LLC

Call Sign: WPWU992

File Number: 0008851741

Print Date: 11-14-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: CECIL J MATHEW
AT&T MOBILITY SPECTRUM LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WQGV781	File Number
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0014980726

Grant Date 04-30-2007	Effective Date 09-28-2018	Expiration Date 04-30-2022	Print Date
Market Number BEA163	Channel Block C	Sub-Market Designator 1	
Market Name San Francisco-Oakland-San Jose			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: WQGV781

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: CECIL J MATHEW
AT&T MOBILITY SPECTRUM LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
WQIZ620	
Radio Service	
WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0014980726

Grant Date 06-26-2008	Effective Date 08-29-2018	Expiration Date 03-07-2021	Print Date
Market Number BEA163	Channel Block E	Sub-Market Designator 0	
Market Name San Francisco-Oakland-San Jose			
1st Build-out Date 03-07-2017	2nd Build-out Date 03-07-2021	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: WQIZ620

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: FIBERTOWER SPECTRUM HOLDINGS LLC

ATTN: CECIL J MATHEW
FIBERTOWER SPECTRUM HOLDINGS LLC
208 S. AKARD ST.
DALLAS, TX 75202

Call Sign WQJU428	File Number 0008851741
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0019211895

Grant Date 07-31-2019	Effective Date 10-28-2019	Expiration Date 06-13-2029	Print Date 11-14-2019
Market Number CMA007	Channel Block B	Sub-Market Designator 0	
Market Name San Francisco-Oakland, CA			
1st Build-out Date 12-13-2016	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This license is subject to compliance with the conditions set forth in the Commission's Order of Modification, WT Docket No. 12-69, DA 14-43, released January 16, 2014.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: FIBERTOWER SPECTRUM HOLDINGS LLC

Call Sign: WQJU428

File Number: 0008851741

Print Date: 11-14-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Public Safety and Homeland Security Bureau

RADIO STATION AUTHORIZATION

LICENSEE: FIRST RESPONDER NETWORK AUTHORITY

ATTN: UZOMA ONYEIJE
FIRST RESPONDER NETWORK AUTHORITY
12201 SUNRISE VALLEY DRIVE
RESTON, VA 20192

Call Sign WQQE234	File Number
Radio Service SP - 700 MHz Public Safety Broadband Nationwide License	
Regulatory Status PMRS	

FCC Registration Number (FRN): 0025487950

Grant Date 11-15-2012	Effective Date 12-29-2017	Expiration Date 11-15-2022	Print Date
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Location: Nationwide

Frequency Bands: 000758.00000000-000769.00000000 MHz
000788.00000000-000799.00000000 MHz

Waivers/Conditions:

This authorization is subject to any rules the Commission may adopt pursuant to its authority under the Middle Class Tax Relief and Job Creation Act of 2012 or the Communications Act of 1934, as amended.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: CECIL J MATHEW
 AT&T MOBILITY SPECTRUM LLC
 208 S. AKARD ST., RM 1015
 DALLAS, TX 75202

Call Sign WQVN870	File Number
Radio Service AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0014980726

Grant Date 04-08-2015	Effective Date 09-29-2018	Expiration Date 04-08-2027	Print Date
Market Number BEA163	Channel Block H	Sub-Market Designator 0	
Market Name San Francisco-Oakland-San Jose			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: WQVN870

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: CECIL J MATHEW
AT&T MOBILITY SPECTRUM LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WQVN871	File Number
Radio Service AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0014980726

Grant Date 04-08-2015	Effective Date 08-29-2018	Expiration Date 04-08-2027	Print Date
Market Number BEA163	Channel Block 1	Sub-Market Designator 0	
Market Name San Francisco-Oakland-San Jose			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: WQVN871

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T SPECTRUM FRONTIERS LLC

ATTN: CECIL J. MATHEW
AT&T SPECTRUM FRONTIERS LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
WRNI946	
Radio Service	
PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0027840180

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA004	Channel Block B3	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This interim license, in conjunction with one or more final licenses, collectively provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR ? 27.1412(g). Assignment application(s) and transfers of control filed for this interim license must be done in conjunction with any linked final license.

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T SPECTRUM FRONTIERS LLC

Call Sign: WRNI946

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T SPECTRUM FRONTIERS LLC

ATTN: CECIL J. MATHEW
AT&T SPECTRUM FRONTIERS LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WRNI948	File Number
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0027840180

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA004	Channel Block B4	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This interim license, in conjunction with one or more final licenses, collectively provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR ? 27.1412(g). Assignment application(s) and transfers of control filed for this interim license must be done in conjunction with any linked final license.

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AT&T SPECTRUM FRONTIERS LLC

Call Sign: WRNI948

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T SPECTRUM FRONTIERS LLC

ATTN: CECIL J. MATHEW
AT&T SPECTRUM FRONTIERS LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WRNI950	File Number
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0027840180

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA004	Channel Block B5	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This interim license, in conjunction with one or more final licenses, collectively provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR ? 27.1412(g). Assignment application(s) and transfers of control filed for this interim license must be done in conjunction with any linked final license.

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T SPECTRUM FRONTIERS LLC

Call Sign: WRNI950

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T SPECTRUM FRONTIERS LLC

ATTN: CECIL J. MATHEW
AT&T SPECTRUM FRONTIERS LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
WRNI951	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0027840180

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA004	Channel Block C1	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This interim license, in conjunction with one or more final licenses, collectively provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR ? 27.1412(g). Assignment application(s) and transfers of control filed for this interim license must be done in conjunction with any linked final license.

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Licensee Name: AT&T SPECTRUM FRONTIERS LLC

Call Sign: WRNI951

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T AUCTION HOLDINGS, LLC

ATTN: CECIL J. MATHEW
AT&T AUCTION HOLDINGS, LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WRQM345	File Number
Radio Service PK - 3.45 GHz Service	

FCC Registration Number (FRN): 0031141229

Grant Date 05-04-2022	Effective Date 05-04-2022	Expiration Date 05-04-2037	Print Date
Market Number PEA004	Channel Block D	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date 05-04-2026	2nd Build-out Date 05-04-2030	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T AUCTION HOLDINGS, LLC

Call Sign: WRQM345

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T AUCTION HOLDINGS, LLC

ATTN: CECIL J. MATHEW
AT&T AUCTION HOLDINGS, LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign WRQM346	File Number
Radio Service PK - 3.45 GHz Service	

FCC Registration Number (FRN): 0031141229

Grant Date 05-04-2022	Effective Date 05-04-2022	Expiration Date 05-04-2037	Print Date
Market Number PEA004	Channel Block E	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date 05-04-2026	2nd Build-out Date 05-04-2030	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T AUCTION HOLDINGS, LLC

Call Sign: WRQM346

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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**Federal Communications Commission
Wireless Telecommunications Bureau****RADIO STATION AUTHORIZATION****LICENSEE:** AT&T AUCTION HOLDINGS, LLC

ATTN: CECIL J. MATHEW
AT&T AUCTION HOLDINGS, LLC
208 S. AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
WRQM347	
Radio Service PK - 3.45 GHz Service	

FCC Registration Number (FRN): 0031141229

Grant Date 05-04-2022	Effective Date 05-04-2022	Expiration Date 05-04-2037	Print Date
Market Number PEA004	Channel Block F	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date 05-04-2026	2nd Build-out Date 05-04-2030	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T AUCTION HOLDINGS, LLC

Call Sign: WRQM347

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T AUCTION HOLDINGS, LLC

ATTN: CECIL J. MATHEW
 AT&T AUCTION HOLDINGS, LLC
 208 S. AKARD ST., RM 1015
 DALLAS, TX 75202

Call Sign WRQM348	File Number
Radio Service PK - 3.45 GHz Service	

FCC Registration Number (FRN): 0031141229

Grant Date 05-04-2022	Effective Date 05-04-2022	Expiration Date 05-04-2037	Print Date
Market Number PEA004	Channel Block G	Sub-Market Designator 0	
Market Name San Francisco, CA			
1st Build-out Date 05-04-2026	2nd Build-out Date 05-04-2030	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: AT&T AUCTION HOLDINGS, LLC

Call Sign: WRQM348

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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CCL06444 Propagation Map

Nov 28, 2022

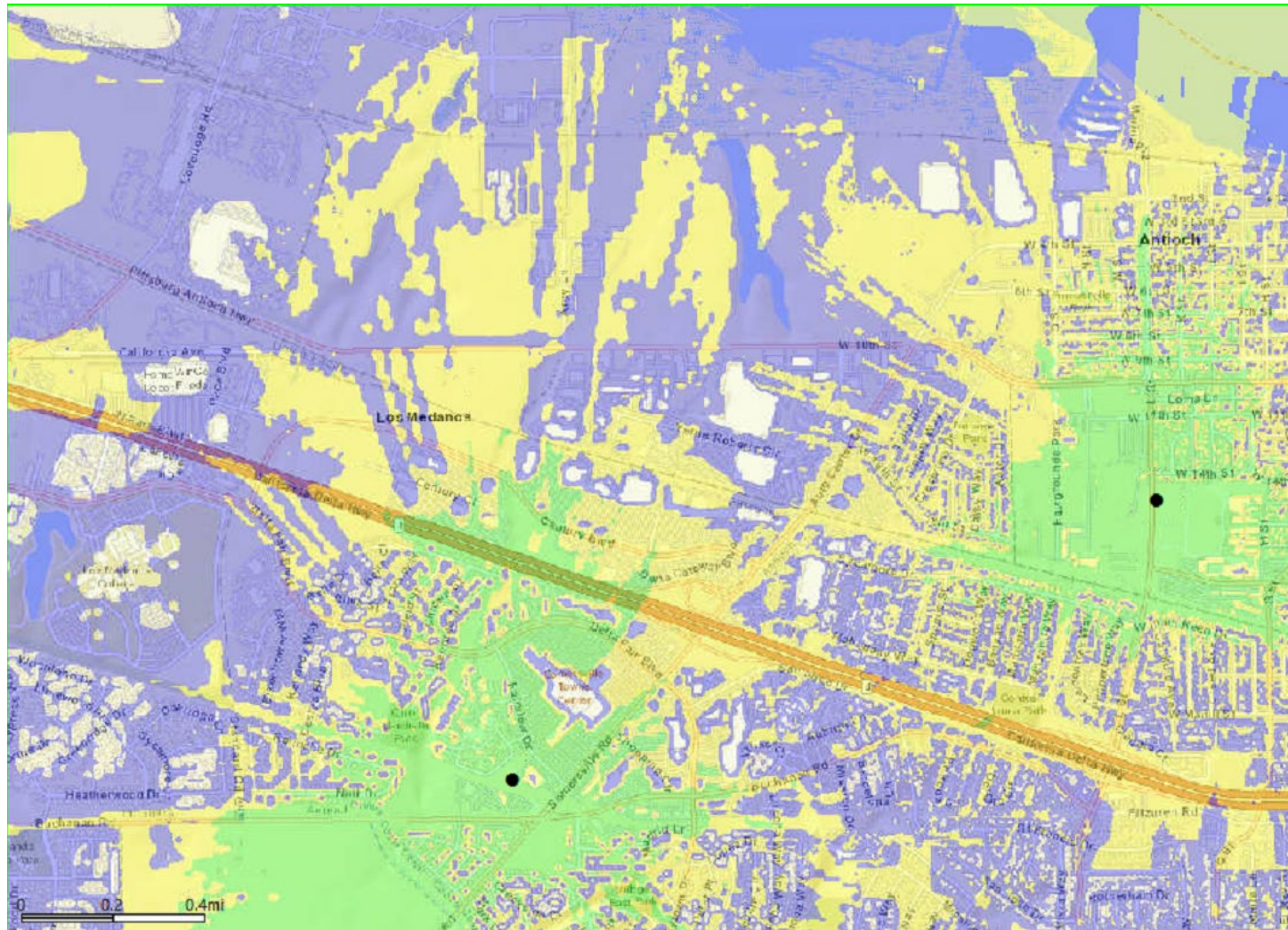
Objective

- The proposed NSB will fill in the coverage gap in Pittsburgh – Antioch area specially covering industrial and commercial zones with Los Medanos College surroundings. Location will also improve the in-transit coverage on California Delta HWY.
- AT&T has predicted and estimating to cover ~2900 users with the location.

Existing LTE 700 Coverage

Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors
Only
Indoor Coverage Less Reliable
- Existing site
- Proposed site

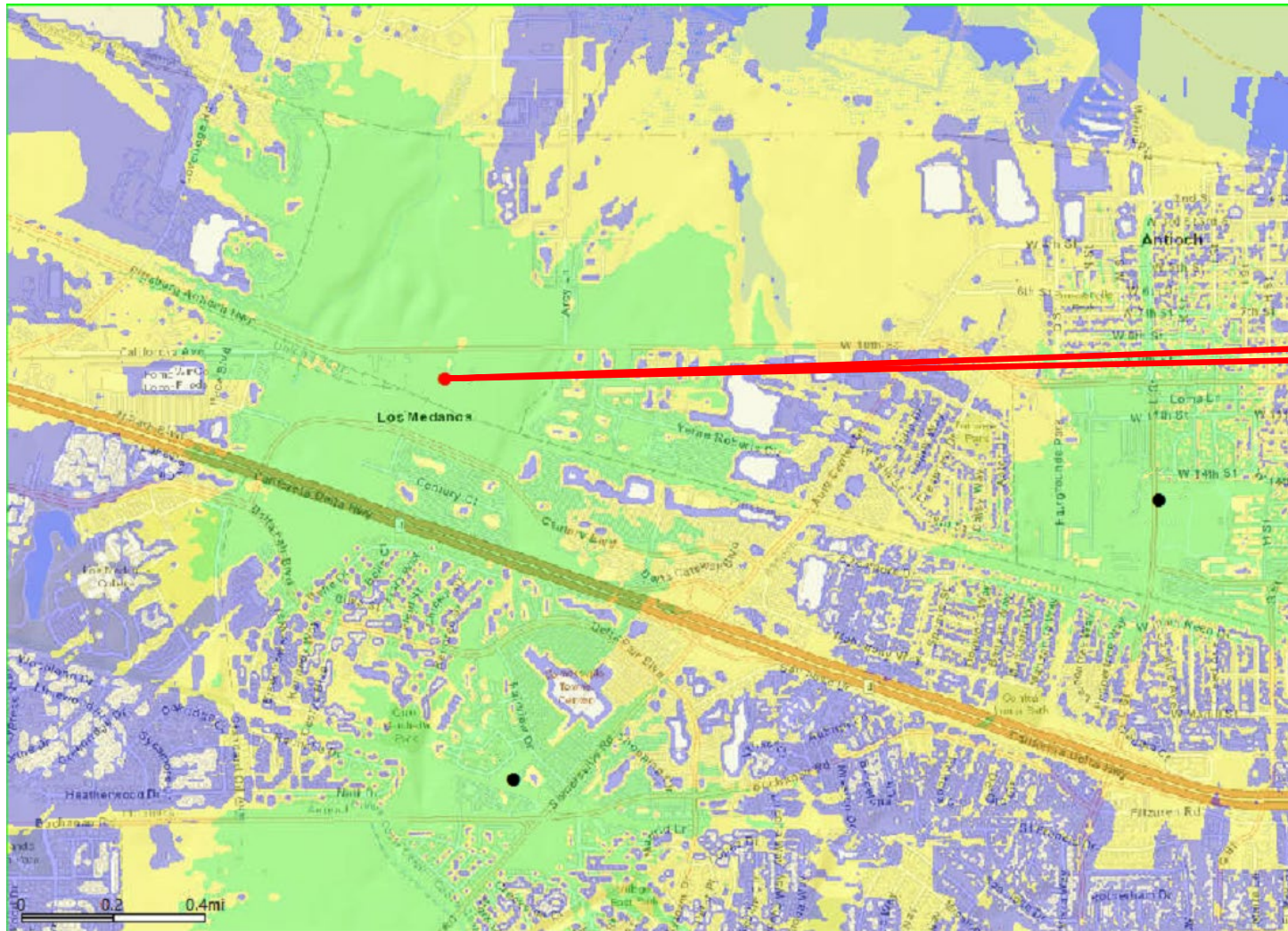


Proposed LTE 700 Coverage with CCL06444

Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable
- Existing site
- Proposed site

CCL06444



Legend

- CCL06444**





Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	Pittsburg Landing	Site Structure Type:	Stealth Structure
Address:	2665 Pittsburg Antioch Hwy	Latitude:	38.011609
	Pittsburg, CA 94565	Longitude:	-121.84767
Report Date:	October 10, 2023	Project:	Modification

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Pittsburg Landing installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage at the base of the Stealth Structure and restricting access to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent structures by 5% of the General Population limits.

Certification

I, David C. Cotton, Jr., am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Table 1: FCC Limits

Frequency (MHz)	<i>Limits for General Population/ Uncontrolled Exposure</i>		<i>Limits for Occupational/ Controlled Exposure</i>	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. This analysis includes a statistical factor reducing the actual power of the antenna system to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience.

Analysis

AT&T Mobility proposes the following installation at this location:

- (P) (12) AT&T PANEL ANTENNAS
- (P) AT&T GPS ANTENNA

The antennas will be mounted on a 82-foot Stealth Structure with centerlines 75, 77.33, & 73.66 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 1.5922% of the FCC General Population limits. Incident at adjacent structures depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 3.1689% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent structures by 5% of the General Population limits.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Stealth Structure to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

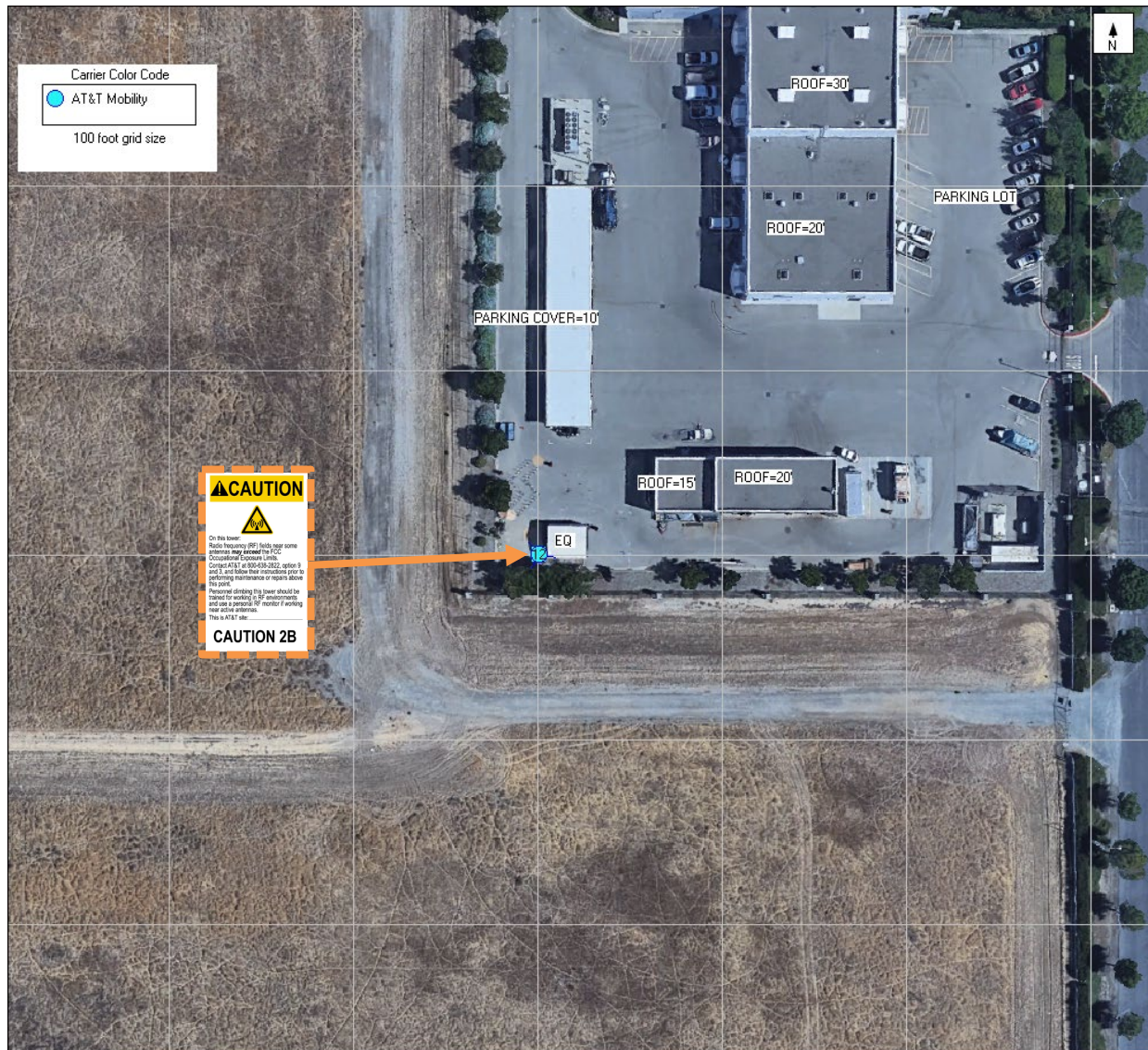


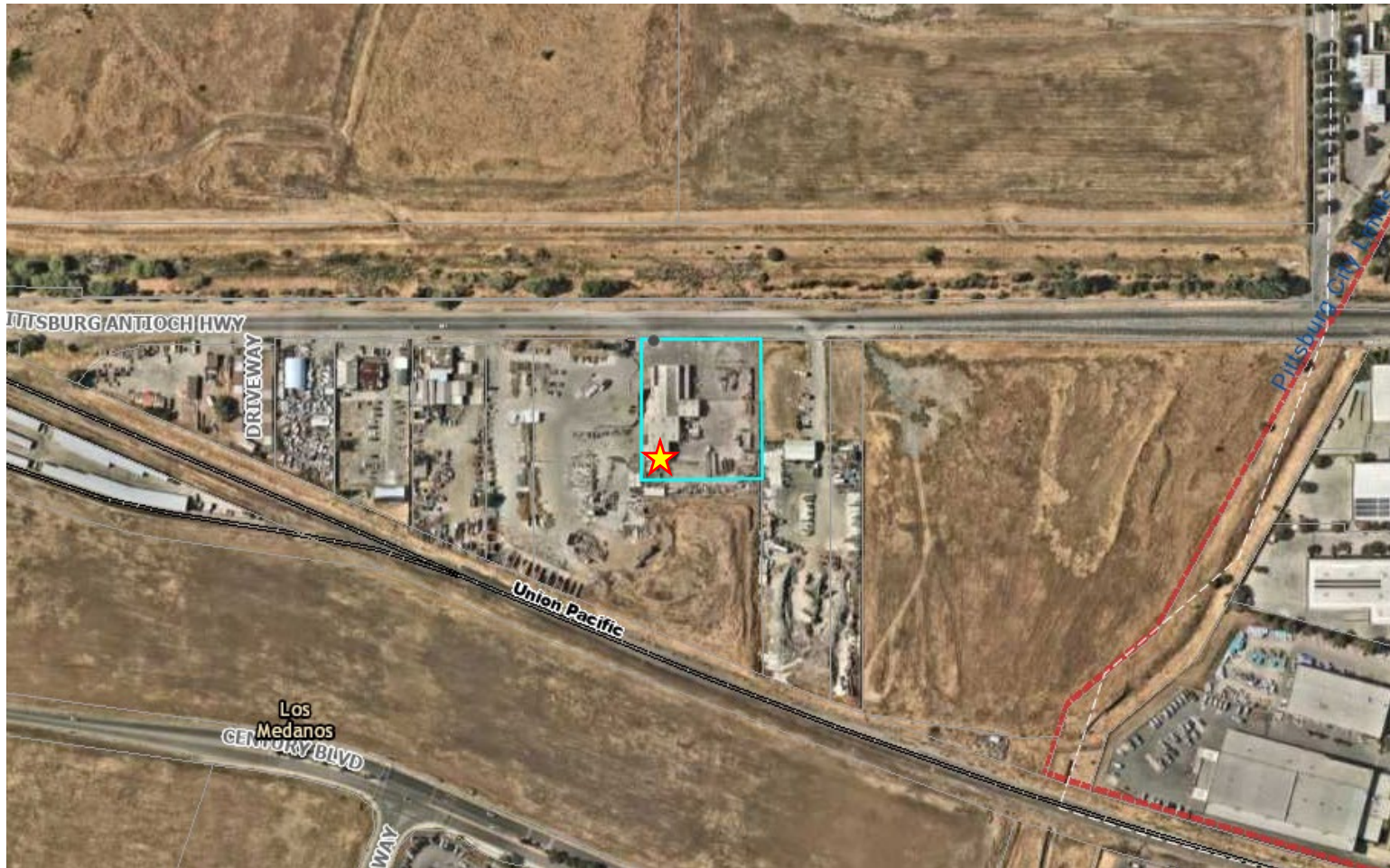
Figure 2: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	100	0	73	8	40	4	0	12.82	3063	5025	75
1	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	850	100	0	71	8	40	4	0	13.47	3557	5836	75
1	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	1900	100	0	59	8	40	4	0	16.1	6518	10694	75
2	AT&T	Ericsson	SON AIR6419 TB 05.17.22 3500 AT&T	3500	100	0	13	2.4	54.2	1	0	23.45	11999	19686	77.33
3	AT&T	Ericsson	SON AIR6449 NR TB 05.17.22 3700 AT&T	3700	100	0	11.7	2.8	108.4	1	0	23.45	23999	39372	73.66
4	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	100	0	73	8	40	4	0	12.82	3063	5025	75
4	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	2100	100	0	61	8	40	4	0	16.42	7016	11511	75
5	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	320	0	73	8	40	4	0	12.82	3063	5025	75
5	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	850	320	0	71	8	40	4	0	13.47	3557	5836	75
5	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	1900	320	0	59	8	40	4	0	16.1	6518	10694	75
6	AT&T	Ericsson	SON AIR6419 TB 05.17.22 3500 AT&T	3500	320	0	13	2.4	54.2	1	0	23.45	11999	19686	77.33
7	AT&T	Ericsson	SON AIR6449 NR TB 05.17.22 3700 AT&T	3700	320	0	11.7	2.8	108.4	1	0	23.45	23999	39372	73.66
8	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	320	0	73	8	40	4	0	12.82	3063	5025	75
8	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	2100	320	0	61	8	40	4	0	16.42	7016	11511	75
9	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	210	0	73	8	40	4	0	12.82	3063	5025	75
9	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	850	210	0	71	8	40	4	0	13.47	3557	5836	75
9	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	1900	210	0	59	8	40	4	0	16.1	6518	10694	75
10	AT&T	Ericsson	SON AIR6419 TB 05.17.22 3500 AT&T	3500	210	0	13	2.4	54.2	1	0	23.45	11999	19686	77.33
11	AT&T	Ericsson	SON AIR6449 NR TB 05.17.22 3700 AT&T	3700	210	0	11.7	2.8	108.4	1	0	23.45	23999	39372	73.66
12	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	210	0	73	8	40	4	0	12.82	3063	5025	75
12	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	2100	210	0	61	8	40	4	0	16.42	7016	11511	75

Notes: Table depicts recommended operating parameters for AT&T Mobility proposed operations.

Attachment 3
Map of Surrounding Uses
Pittsburg Landing AT&T Wireless Facility, 2665 Pittsburg – Antioch Highway, AP-23-0144 (DR)



Project Site

Attachment 4
Property Development Regulations Table
Pittsburg Landing AT&T Wireless Facility, 2665 Pittsburg – Antioch Highway, AP-23-0144 (DR)

Development Regulations: <i>Service Commercial District (CS) District</i>	Required:	Proposed:
Minimum lot area (ac.)	5,000 SF	Approximately 68,000 SF (existing)
Minimum lot width (ft)	70 ft	241 ft (existing)
Max. Lot Coverage:	60%	16% (11K/68K)
Minimum Yards:	-	-
Front:	10 ft	Approximately 50 ft. (existing structure)
Side:	-	Approximately 15 ft. (existing structure) 10 ft (proposed equipment location)
Rear:	-	Approximately 0 ft. proposed equipment location
Maximum height of structures (ft):	50 ft	80 ft*
Maximum FAR	0.5	N/A
Minimum site landscaping	7%	N/A

* Per PMC Section 18.84.930.C Standards of review for design review applications, all new freestanding wireless telecommunications facilities shall be designed at the minimum functional height required for the coverage area (80 feet in this instance) unless the planning commission determines that additional height is needed for architectural reasons.

Attachment 5
Development Review Design Guidelines
Pittsburg Landing AT&T Wireless Facility, 2665 Pittsburg – Antioch Highway, AP-23-0144
(DR)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Not applicable. The proposed project does not require any parking. Parking areas for the existing use will remain unchanged
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	Not applicable. The existing industrial site has little of no vegetation.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Conditionally. The project proposes to install a chain-link fence with privacy slats.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Not applicable. There are no new buildings proposed on site.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Not applicable. There are no new buildings proposed on site.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.

IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Consistent. The proposed monopole (flagpole) is in keeping with the character of the area.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.	Not applicable. The proposed structure is not roof-mounted, and therefore criterion is not applicable.
IV.k: All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
IV.o: Prototype or "theme" architecture is discouraged.	Not applicable. No themed architecture is proposed.

IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Not applicable. Proposed structure is a wireless structure and not a building. Additionally, the structure will be set back from the public right of way approximately 200 feet and located behind existing building.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	Not applicable. No trash enclosures are proposed with this project.
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
VI.D.2: Parking lot impacts should be minimized.	Not applicable. The proposed project does not include changes to the existing parking areas.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Conditionally Consistent. A proposed condition of approval requires the applicant to comply with all the requirements of the Community Development Department. The Engineering Division of the Community Development Department will provide regulations for the proposed 120 square feet of hardscaping once the applicant submits grading and improvement plans for the project.

VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Not applicable. There is no parking requirement for a wireless telecommunications facility.
VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Not applicable. The proposed use will not require water usage.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. No employees are expected on site, other than routine maintenance.
VI.D.8: Street side building faces should encourage walking.	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.

VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should be complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.

Not applicable. The proposed project will not require any parking or bicycle parking, and therefore is not applicable.

Attachment 6
Standards of Review for Design Review Applications for Wireless
Telecommunications Facilities, PMC 18.84.930

Pittsburg Landing AT&T Wireless Facility, 2665 Pittsburg – Antioch Highway, AP-23-0144
(DR)

Location Criteria	Meets Guideline?
B.1: Wireless telecommunications facilities may be approved on or near historic structures, historic districts, and scenic corridors as defined in the general plan only when the transmission equipment is so concealed as to be invisible from residential areas, public rights-of-way, public parks, and/or other sites as deemed appropriate by the planning commission. The views of, and vistas from, such structures, districts, and corridors shall not be impaired or diminished by the placement of wireless telecommunications facilities and related equipment.	Not applicable. This proposed project is not near historic structures, historic districts, or scenic corridors.
B.2: Wireless telecommunications facilities shall be collocated whenever technically feasible and where the collocation does not create an adverse aesthetic impact due to such factors as increasing the bulk, height, traffic or ambient noise created by the proposed wireless telecommunications facilities.	Consistent. The proposed design and location could eventually serve multiple carriers. The proposed 80' height is necessary to accommodate additional carriers.
B.3: Wireless telecommunications facilities shall be preferred in industrial and commercial districts and shall not be located in residential districts to the greatest extent feasible.	Consistent. The proposed project is located in the CS (Service Commercial) District.

B.4: Wireless telecommunications facilities proposed in the public rights-of-way shall be sited in accordance with the city's preferences to the maximum extent feasible. In order of most preferred to least preferred, the city prefers wireless facilities placed on: (a) existing city-owned right-of-way structures; then (b) other existing rights-of-way structures; then (c) new rights-of-way structures. The planning commission may authorize a less-preferred placement only when it finds that either (i) no more-preferred locations are available or (ii) placement of a proposed wireless telecommunications facility in the public right-of-way on a less-preferred structure would be less intrusive based on the particular facts and circumstances involved. Nothing in this chapter shall be deemed to give an applicant the right to use or access the public right-of-way without an encroachment permit issued pursuant to Chapter 12.01 PMC.	Not applicable. This project is not proposed within the public right-of-way.
Height Requirements	Meets Guideline?
C.1: All freestanding wireless telecommunications facilities shall be designed at the minimum functional height required for the coverage area unless the planning commission determines that additional height is needed for architectural reasons.	Consistent. The proposed 80' height is necessary to accommodate additional carriers. For co-locations, typically there must be 12' separation between the centerline of Carrier #1's antennas and the centerline of Carrier #2's antennas. Assuming the antennas are 8' tall, if the monopole was only 50', that would mean antennas would be mounted at 46' (so the antennas wouldn't protrude higher than 50'), which means the highest a 2nd carrier could mount their antennas would be 36'. That is often too low for most carriers to consider co-location. Further, there'd be no possibility that a 3rd carrier could co-locate on a 50' pole in this type of location (no elevation, set back from the main road).

C.2: No wireless telecommunications facility shall exceed or project above the height limits specified for the base district in which the facility is located. For wireless telecommunications facilities proposed in the public right-of-way, the applicable height limit shall be the height limit specified for the nearest private property lot as measured from the lot line to base of the pole or other antenna support structure.	Consistent. Per PMC Section 18.84.930.C Standards of review for design review applications, all new freestanding wireless telecommunications facilities shall be designed at the minimum functional height required for the coverage area (80 feet in this instance) unless the planning commission determines that additional height is needed for architectural reasons.
C.3: Wireless telecommunications facilities proposed on an existing building, structure, tower, or pole that is legal nonconforming in terms of height shall not exceed or project above the existing height of the building, structure, tower or pole.	Not applicable. The proposed telecommunication facility is not proposed on an existing building, structure, tower, or pole that is legal nonconforming in terms of height.

Design Requirements	Meets Guideline?
D.1: All wireless telecommunications facilities shall be designed and located to minimize and conceal their visibility to the greatest extent feasible by means of placement, screening, and camouflage. Facilities shall be compatible in scale and architecturally integrated with the design of underlying and/or surrounding structures, built environment or the natural setting. The applicant shall use the least visible antennas feasible to accomplish the owner/service provider's coverage or capacity objectives.	Consistent. The applicant analyzed multiple screening/camouflaging options for the facility before proposing this project as seen below: Staff has worked with the applicant to come up with a water tank design for the telecom facility and does not believe that the project would result in marginal development nor adversely affect the orderly development of property in that the proposed large-scale monopole would be located on a site adjacent to other large scale industrial uses. The water tank structure would be visible from the adjacent roadway; however, it would be set back approximately 200 feet from the public right-of way and would be in character with the surrounding heavy industrial development. As conditioned, all structures associated with the project would have a non-reflective neutral finish to reduce the potential for glare and to allow the telecommunications facility to recede into the background of the project site and blend in with the surrounding industrial uses and equipment
D.2: Related equipment shall be located inside a building or in underground vaults whenever possible. If related equipment is to be located inside a new equipment building, that building shall be located where it would be the least visible from surrounding properties and the public right-of-way and shall be screened through use of walls, fencing, year-round landscaping, or combinations thereof, which is appropriate in design, height and material to the character of the location and the structure to be screened.	Conditionally. Related equipment for the proposed project is to be locate within a chain link compound with privacy slats.

D.3: Wireless telecommunications facilities may be integrated into existing or newly developed facilities that are functional for other purposes, including, but not limited to, ball field lights, shopping center freeway signs and flagpoles. All such structure-mounted wireless telecommunications facilities shall be designed to conceal all the transmission equipment, including without limitation the incorporation of radomes and internal cable risers.	Not applicable. The proposed wireless telecommunications facility will not be integrated into an existing or newly developed facilities functional for other purposes.
D.4: Architectural additions and/or appurtenances to existing antenna support structures that are intended to conceal wireless telecommunications facilities shall be designed to be appropriate in mass, scale, material, texture, color and character with the existing antenna support structure.	Not applicable. No architectural additions and/or appurtenances to existing antenna support structures intended to conceal wireless telecommunications facility are proposed.
D.5: All wireless telecommunications facilities shall comply with the setback requirements of the base district in which the facility is located, including without limitation the support structure and ground-mounted equipment.	Consistent. This project complies with all property development regulations for the CS District, as detailed in Attachment 4.

D.6: Landscaping shall be planted as the planning commission determines to be necessary or appropriate to minimize the visual impact of the wireless telecommunications facility and, when feasible, to block the line of sight between facilities and adjacent residential uses and residentially zoned properties. The planning commission shall determine the appropriate minimum size of new trees and shrubs. Where appropriate and directly related to the applicant's placement, construction, or modification of wireless telecommunications facilities, the applicant shall maintain and enhance existing landscaping on the site, including trees, foliage and shrubs, when used for screening unless the planning commission approves appropriate replacement landscaping.	Not applicable. The nature of uses at the existing site and the location of the proposed telecom facility and equipment enclosure would not benefit from any landscaping.
D.7: Building-mounted facilities shall be architecturally integrated into the existing building. Facade-mounted equipment, not including any required screening, shall not project more than 18 inches from the face of the building or other support structure unless specifically authorized by the planning commission.	Not applicable. The proposed facility will not be building mounted.
D.8: Colors and materials for facilities shall be chosen to minimize visibility. All visible exterior surfaces shall be constructed of nonreflective materials and finished to blend with the underlying or surrounding structures or natural environment. Facilities shall be painted or textured using colors to minimize their visual impact.	Conditionally. The proposed telecom facility would have a water tank appearance, a non-reflective color, and required to be consistent with the visual surroundings of the CS District.
D.9: Newly constructed towers or monopoles should be capable of collocation.	Consistent. The proposed design could eventually serve multiple carriers.

D.10: Stealth monopoles disguised as a tree shall be of a height, character and placement that is appropriate to the location. The planning commission may require the applicant to plant additional new trees to blend the mono-tree into the surrounding environment. Stealth monopoles designed to look like a flagpole shall be discouraged.	Not applicable. The proposed telecom facility will not be disguised as a tree. It will be disguised as a water tank.
D.11: Exterior lighting shall not be allowed on wireless telecommunications facilities except for timed or motion-sensitive lights required for use of authorized persons on site during hours of darkness or except as required by the Federal Aviation Administration (FAA).	Consistent. No exterior lighting is proposed on this facility except as required by the FAA.
D.12: Proposed facilities shall not result in a reduced number of available parking spaces below the amount required pursuant to Chapter 18.78 PMC.	Not Applicable. The facility is not proposed within an existing parking area.
D.13: All wireless telecommunications facilities shall be designed to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances. The planning commission may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism when, because of their location and/or accessibility, wireless telecommunications facilities have the potential to become an attractive nuisance. The design of the fencing and other access control devices shall be subject to design review.	Conditionally. The proposed wireless facility and related equipment is to be in a compound surrounded by a chain-link fence with privacy slats. The slats are to be replaced within 72 hours if damaged or vandalized, and the fence is to be maintained erect and in a good condition.
D.14: Wireless telecommunications facilities shall not be used for advertising.	Consistent. The proposed wireless facility will not be used for advertising.

Wireless Facilities in the Public Right-of-Way	Meets Guideline?
E.1: Applicants shall install all nonantenna equipment underground in any underground utility district as defined in Chapter 12.36 PMC. In all other districts, applicants must install all nonantenna equipment underground to the extent technically feasible, and the planning commission may require, as a condition of approval, that the applicant underground its nonantenna equipment at the time the project site becomes part of an underground utility district, if ever. This requirement will not be interpreted or applied to require applicants to underground any electric meter or emergency disconnect switch.	Not applicable. This project is not proposed in the public right-of-way.
E.2: To minimize aesthetic impacts and the overall visual profile, all pole-mounted equipment must be installed as close to the pole as technically feasible, concealed within a shroud or other appropriate enclosure, painted flat and nonreflective colors to match the underlying pole and oriented away from prominent views. To the extent feasible, pole-mounted equipment must be placed behind existing signs or other pole attachments. All required or permitted signage in the rights-of-way must face toward the street or otherwise placed to minimize visibility from adjacent sidewalks and structures. All conduits, conduit attachments, cables, wires and other connectors must be placed within the pole when possible or otherwise concealed from public view to the extent feasible.	Not applicable. This project is not proposed in the public right-of-way.

E.3: Ground-mounted equipment shall be least preferred as compared to undergrounded or pole-mounted equipment. The planning commission may require the applicant to place any ground-mounted equipment in landscaped areas or behind new or existing walls or fences.	Not applicable. This project is not proposed in the public right-of-way.
E.4: Antennas should be mounted either flush to the pole or on top of the pole whenever feasible. Antennas must be screened within a radome or other similar concealment technique that covers the entire antenna and all cables, connectors and hardware.	Not applicable. This project is not proposed in the public right-of-way.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: November 14, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California 94565

Concerning the following matter:

Pittsburg Landing AT&T Wireless Facility, AP-23-0144 (DR)

SUBJECT: Design Review (DR) application to install a new approximately 80-foot-tall Telecommunications Facility (disguised as a stealth water tank behind an existing industrial building, the Site One Landscape Supply, Stone Center, which is located at **2665 Pittsburg – Antioch Highway**. The proposal includes 12 antennas and associated appurtenances and ground-mounted generator and equipment cabinet within a 24'x25' (600 sq. ft.) slatted chain-link fenced enclosure. The site is classified as Service Commercial in the General Plan land use map and zoned CS – Service Commercial District. Assessor's Parcel No. 074-100-009.

Environmental Determination
The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "Infill" of the CEQA Guidelines, section 15332.

PROJECT PLANNER: Maurice Brenyah-Addow, (925) 252-4261 or mbrenyah-addow@pittsburgca.gov

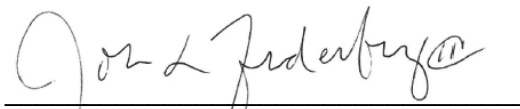
Why am I receiving this notice?
You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

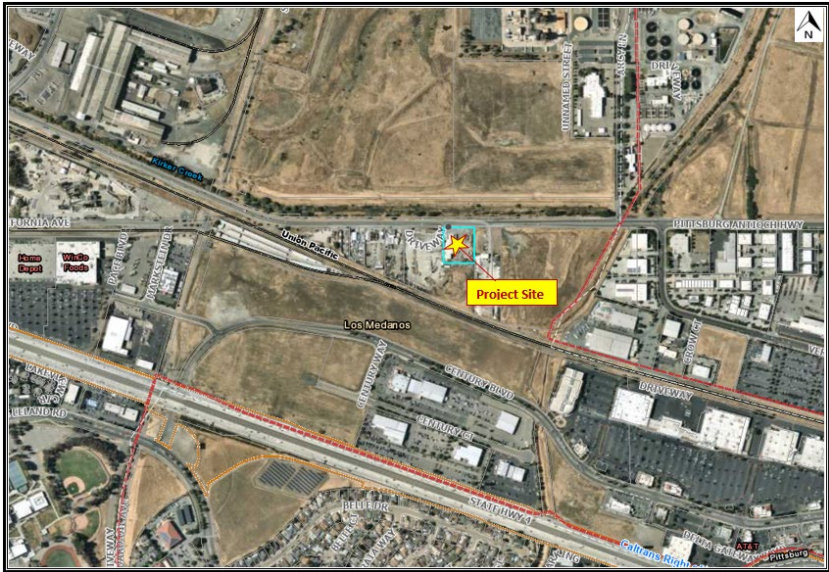
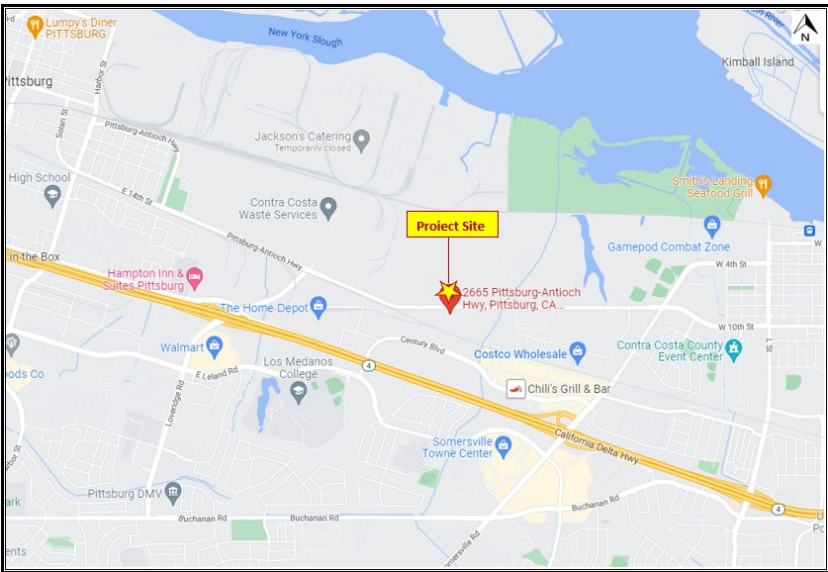
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

Para información en español:
(925) 252-4920


JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Pittsburg Landing AT&T Wireless Facility, AP-23-014422 (DR)
Location: 2665 Pittsburg – Antioch Highway, Assessor's Parcel No. 074-100-009



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
November 14, 2023**

ITEM: Advance Tires, AP-23-0150 (UP)

ORIGINATED BY: Steve Bruno, anthonydad77@gmail.com, 408-759-9017

SUBJECT: This is an application filed by Steve Bruno, owner of Advance Tires, requesting approval of a Use Permit to establish a tire sales and installation business within an approximately 1,800-square foot (sq. ft.) space (Suite E) within an existing, approximately 14,000 sq. ft. commercial warehouse located at 520 Garcia Avenue. The property is in the Transit Village Sub-Area of the Railroad Avenue Specific Plan (RASP) and has a land use classification of Business Commercial. Proposed commercial land uses with this classification are regulated by property development regulations in the CC (Community Commercial) District. Assessor's Parcel No. 088-183-052.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1), approving Use Permit Application No. 23-0150, subject to conditions.

BACKGROUND:

The existing, 1,800 sq. ft. tenant space is currently vacant and is one of eight tenant spaces (suites) within an existing, approximately 14,000-sq. ft. office/commercial warehouse. The existing office/commercial warehouse was constructed in 1986 and is primarily devoted to a variety of automotive uses.

On October 19, 2023, the applicant filed Use Permit Application No. 23-0150 (UP) to establish a tire sales and installation business within an existing office/commercial warehouse in a commercial district. The office/warehouse building is one of many in the general vicinity that currently provide a range of office and commercial services.

The applicant for the business does not operate any other businesses in the area; if approved, this would be the only location in operation for the business owner.

PROJECT DESCRIPTION:

Existing Conditions: The approximately 14,000-sq. ft. office/commercial warehouse structure is located on an approximately 0.83-acre parcel (APN: 088-183-057). The warehouse structure contains eight tenant spaces (Suites A – H), each ranging between approximately 1,700 and 1,800 sq. ft. in size.

The property contains a parking lot on the north side of the building which contains 17 parking spaces. The parking lot is accessible from an approximately 28-foot-wide driveway along Garcia Avenue. The property contains an additional parking area on the south side of the building. Entrances to all eight tenant spaces are located on the north

building façade opposite the parking lot. Each suite in the commercial warehouse building includes a single, standard-sized pedestrian-entry door on the north building façade. Each tenant space includes one, approximately 12-ft. commercial roll up garage door on the south side of the parcel. The south side of the parcel is accessible from an approximately 20-foot-wide driveway off Garcia Avenue and provides vehicle access to each suite. The east side of the building area is gated and not accessible to the public and is used for the parking of contractor vehicles.

See Attachment 2 for Existing Conditions Photos.

Surrounding Land Uses:

North: 510 Garcia Avenue (adjacent) and Clark Avenue Businesses
West: Railroad Avenue Businesses (KFC, California Burrito, Carnitas Tijuana, etc.
South: National Trench Safety Commercial Warehouse and Yard
East: Office/Warehouse Commercial Buildings

See Attachment 3 for Map of Surrounding Land Uses.

Proposed Project: The applicant is requesting approval of a Use Permit to establish a tire sales and installation business within an existing, multi-tenant, office/commercial warehouse building at 520 Garcia Avenue. The applicant would occupy one of the eight, commercial tenant spaces (Suite E). Retail sales and installation of tires is included in the definition of “Automobile Repair, Limited,” a commercial use classification.

The proposed business would operate between the hours of 8:00 a.m. to 6:00 p.m. Monday – Saturday and would have one or two employees onsite at any given time. All vehicle storage associated with the tire sales and installation business would take place indoors.

Suite E contains a reception area just inside the pedestrian entry (~200-sq. ft.) and two office areas (~150 sq. ft. each). There is a doorway behind the reception area which leads to a small bathroom (~100 sq. ft.) and an open warehouse area (~1,200 sq. ft.). As noted on the site plan, storage of tires would line the east and west sides of the open warehouse area.

See Attachment 4 for the Project Site and Floor Plans.

CODE COMPLIANCE:

Pittsburg General Plan 2020:

The project site is in the Railroad Avenue Specific Plan (RASP) Area. Specifically, the Transit Village sub-area and has a land use classification of Business Commercial. The RASP states that the Business Commercial classification focuses on providing sites for administrative, financial, business, research and development and public offices, as well

as custom manufacturing, limited assembly, light manufacturing, warehousing and distribution, and limited retail and office uses.

The project is consistent with GP Land Use Goal 2-G-2, in that the project would promote large-scale office/business development on a parcel designated Business Commercial which is accessible from regional transportation systems. The tire sales and installation business is located in an area with existing commercial uses adjacent to other automobile-related businesses. Additionally, the project complies with GP Land Use Goal 2-G-3, in that it is located in an area where existing commercial development is concentrated, rather than sporadically spread in linear commercial strips throughout the city.

Zoning:

Page 89 of the RASP states that permitted commercial land uses shall be the same as those of the Community Commercial (CC) District. The Use Type Classification, "Vehicle Sales and Services" is categorized as a commercial land use. One of the uses listed under "Vehicle Sales and Services" includes "Automobile Repair, Limited." Retail sales and installation of tires is included in the definition of "Automobile Repair, Limited" in PMC 18.08.080(30)(c) which is a conditionally permitted use in the CC District.

Development Standards: The applicant is not proposing any exterior or interior alterations to the existing tenant space at this time.

Off-Street Parking. The existing parking lot on the north side of the building currently contains 17 parking spaces, three of which are designated for Suite E specifically. The parking area on the south side of the building can accommodate an additional two parking spaces per suite, providing a total of five parking spaces dedicated to Suite E.

PMC section 18.78.040, Schedule A, sets forth standards for off-street parking for Vehicle Sales and Service uses. This section specifies that the parking requirement for "Automobile Repair, Limited" is one space per each 400 sq. ft. of gross floor area. Given the total floor area of the tenant space is 1,800 sq. ft., the tire sales and installation business is required to provide a total of four and one-half parking spaces. No additional parking is required beyond the five spaces provided for the tire sales and installation business.

With regards to bicycle parking, PMC section 18.78.045 specifies a minimum number of bicycle parking stalls that must be provided on new non-residential sites based on the number of required off-street parking stalls for the use. According to this section of the PMC, for projects requiring between five (5) and 10 off-street parking spaces, one bicycle parking stall is required.

Signage. The property is not subject to a Master Sign Program. Any signage proposed will require review and approval of a separate sign permit.

Landscaping. PMC 18.52.130 requires front and corner side yards to be landscaped, except for access driveways and access walkways. The required front yard of the parcel contains an approximately 2,700-sq. ft. landscaping strip with five mature trees and a variety of bushes. The interior parking lot is also landscaped with mature trees. Therefore, no additional landscaping is required.

Required Findings – Use Permit:

Pursuant to PMC section 18.16.040, in order to approve the Use Permit for the tire sales and installation business, the Planning Commission must find that the project:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the city;
- C. will not adversely affect the orderly development of property within the city;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law;
- I. is consistent with the city's approved funding priorities; and,
- J. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

A full analysis of how the project meets the required Use Permit findings is provided in the Resolution (Attachment 1).

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the project will not

have a significant effect on the environment and is exempt from the provisions of CEQA.

If the project is approved, staff will file a Notice of Exemption with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office.

Public Notice: On or before November 3, 2023, a notice of the November 14, 2023, public hearing for the project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Mosaic Apartments" and "William Way" neighborhoods.

See Attachment 5 for the Public Hearing Notice.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to grant Use Permit approval for the project, as it would continue to provide a commercial business within the City and have a positive impact on the City's tax base. See Attachment 1 for a full analysis of how the project meets the required Use Permit findings.

ACTION REQUIRED:

Move to adopt a Resolution approving Use Permit Application No. 23-0150, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Conditions Photos
3. Surrounding Land Uses Map
4. Project Site and Floor Plans
5. Public Hearing Notice/Vicinity Map

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Use Permit to Allow an Auto)
Body Business, located at 520 Garcia)
Avenue, for "Advance Tires, AP-23-0150)
(UP)." Assessor's Parcel No. 088-183-)
052.)

Resolution No. _____

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On October 19, 2023, Steve Bruno filed Planning Application No. AP-23-0150 (UP), requesting approval of a Use Permit to establish a tire sales and installation business within an approximately 1,800-square foot (sq. ft.) space (Suite E) within an existing, approximately 14,000 sq. ft. commercial warehouse located at 520 Garcia Avenue. The property is in the Transit Village Sub-Area of the Railroad Avenue Specific Plan (RASP) and has a land use classification of Business Commercial. Proposed commercial land uses with this classification are regulated by property development regulations in the CC (Community Commercial) District. Assessor's Parcel No. 088-183-052.
- B. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- C. On or before November 3, 2023, a notice of the November 14, 2023, public hearing for the project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Mosaic Apartments" and "William Way" neighborhoods.
- D. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
 - 1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
 - 2. is not detrimental to the health, safety, and general welfare of the city;
 - 3. will not adversely affect the orderly development of property within the city;

4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
 5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem within the neighborhood;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law;
 9. is consistent with the city's approved funding priorities; and,
 10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.
- E. On November 14, 2023, the Planning Commission held a public hearing on Planning Application No. 23-0150 (UP), at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Advance Tires, AP-23-0150 (UP)," dated November 14, 2023, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed tire sales and installation business use will:
 - a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located, and will be appropriate to the specific location, in that the project site is in the Railroad Avenue Specific Plan (RASP) Area. Specifically, the Transit Village sub-area and has a land use classification of Business Commercial. Page 89 of the RASP states that permitted commercial land uses in areas classified as Business Commercial shall be the same as those of the Community Commercial (CC) District. The purpose of the CC District is to provide for commercial centers and individual structures on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. These sites typically host a wide variety of local- and regional-serving commercial establishments, including businesses selling home furnishings, apparel, durable

- goods, and specialty items. Support facilities such as personal services, entertainment, eating-and-drinking establishments and institutional uses are also allowed, subject to certain limitations to avoid adverse effects on adjacent uses. Approval of the requested use permit allowing the tire sales and installation business would provide a service-oriented commercial use within reasonable distance of a site that is served by local and regional transit systems.
- b) not be detrimental to the health, safety, and general welfare of the city, in that the proposed tire sales and installation business will be required to meet health and safety requirements of the Pittsburg Economic and Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health and Hazardous Materials Divisions of Contra Costa Health Services.
 - c) not adversely affect the orderly development of property within the city, in that approval of the use permit will allow the applicant to continue to occupy a site located in an area where infrastructure is already present, and the applicant is not proposing building improvements or expansions that could impact the orderly development of the surrounding area.
 - d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city, in that occupancy of a vacant tenant space will increase property values as well as the city's tax base.
 - e) be consistent with the General Plan in that the project site is in the Railroad Avenue Specific Plan (RASP) Area. Specifically, the Transit Village sub-area and has a land use classification of Business Commercial. The RASP states that the Business Commercial classification focuses on providing sites for administrative, financial, business, research and development and public offices, as well as custom manufacturing, limited assembly, light manufacturing, warehousing and distribution, and limited retail and office uses. The project is consistent with GP Land Use Goal 2-G-2, in that the project would promote large-scale office/business development on a parcel designated Business Commercial which is accessible from regional transportation systems. The tire sales and installation business is located in an area with existing commercial uses adjacent to other automobile-related businesses. Additionally, the project complies with GP Land Use Goal 2-G-3, in that it is located in an area where existing commercial development is concentrated, rather than sporadically spread in linear commercial strips throughout the city.
 - f) not create a nuisance or enforcement problem within the neighborhood, in that the proposed use will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns.
 - g) not encourage marginal development within the neighborhood, in that the proposed tire sales and installation business will occupy a space located within

an existing commercial area primarily devoted to office/warehouse uses and does not involve construction of a new building or building addition.

- h) not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law, in that the proposed tire sales and installation business will operate in a building that has been designed to utilize existing infrastructure. Further, the proposed project is located on private property and will be maintained privately.
- i) not be inconsistent with the city's approved funding priorities, in that the proposed use is on private property, to be maintained privately, and does not propose or require any city funding.
- j) will not be located in the Pedestrian Commercial (CP) District.

B. The staff report entitled, "Advance Tires, AP-23-0150 (UP)," dated November 14, 2023, is referenced hereto as additional support for the findings.

Section 3. Decision

A. Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 23-0150 (UP), subject to the following conditions:

1. The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.
2. The approved use shall be operated in substantial conformity with the project plans dated October 19, 2023, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
3. At all times during operation of the business, the business operator shall maintain a City Business License.
4. The hours of operation for the business shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Saturday. The project applicant shall provide a written request to modify the hours of operation. The City Planner may adjust these hours of operation at their discretion and provide a memo to the Planning Commission documenting the change.
5. Vehicle dismantling shall not occur on the project site.
6. Wrecked or inoperable vehicles shall not be stored outside the building for any amount of time.

7. All vehicle repairs and work conducted on-site in conjunction with the business shall occur inside the building.
8. A maximum of two vehicles awaiting service, or pick-up from service, may be parked outdoors at any one time. They shall only be parked in two spaces that are clearly marked and designated for either pick-up or delivery of vehicles related to the proposed use.
9. The applicant shall maintain permanent, fixed bicycle parking for at least one (1) bicycle on-site pursuant to PMC section 18.78.045. The final location of the bicycle parking stall shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution.
10. The applicant shall ensure the use does not produce an unreasonable, disturbing, or unnecessary emission of odors at the property line of the site, in accordance with PMC section 18.82.045.
11. Onsite cleaning/washing of vehicles is prohibited on the project site.
12. All vehicle repairs and work conducted on-site in conjunction with the business shall occur inside the building.
13. All vehicles shall be stored inside not to exceed a maximum total of two stored vehicles at any one time. Outdoor storage of vehicles, parts, materials, tires, drums, barrels, etc., shall be prohibited at the project site. There shall be no boats or recreational vehicles on the property and no outside storage of trailers, miscellaneous material, equipment, parts or debris.
14. No automobile sales shall be permitted on site, in conjunction with the business.
15. Existing exterior signage is not approved as part of this Use Permit. Any signage must be reviewed and approved by the Planning Division under a separate sign permit application.
16. The applicant shall not place any temporary structures, signs, or banners onsite or offsite, or hold any temporary uses not covered in this use permit or permitted as an ancillary use on the site, without first applying for the appropriate permits and receiving appropriate approvals from the Planning Division and Engineering Division as required.
17. The site shall be kept clean and free of all litter, debris, and refuse at all times. For the cleanup of trash and leaf debris on and around the premises, the applicant shall ensure that dry cleanup methods such as sweeping are used whenever possible, in lieu of hosing the area down with water. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
18. All paved surfaces on site shall be maintained in good condition and cleaned at least once a year, between July 15 and October 15 (just prior to the rainy season).

Cleaning of paved surfaces shall incorporate Best Management Practices that capture and clean the dirty water prior to discharging it to the storm drain.

19. Employees shall be trained on how to implement and use current Best Management Practices related to vehicle maintenance, chemical storage (as applicable), and general site maintenance, including those activities' potential for storm water and ground pollution and how to minimize those potentials.

Contra Costa County Health Services – Hazardous Materials Program Conditions

20. To prevent accidental spills from entering the City's storm drains, all potentially hazardous materials shall be stored in aboveground containers located at a designated area indoors. The aboveground containers shall be placed within a secondary containment area, such as a leak-proof tub or diked concrete area, in case of primary container failure, and shall be subject to inspection by the City's Development Services Department and Contra Costa County Fire Protection District upon request.
21. The applicant shall ensure that vehicles parked on-site are maintained so as not to leak oil or other potentially hazardous fluids onto the ground. The applicant shall inspect the site regularly for spills or leaks from parked vehicles, and any spills or leaks shall be immediately cleaned using dry cleanup methods such as rags or other absorbent material for cleanup of leaks and spills. No part of the site shall be cleaned by hosing the area down with water, unless the wastewater is collected and properly discarded into a sanitary sewer.
22. If incidental potentially hazardous materials (such as vehicle oil or other fluids) are collected and/or stored onsite, they must be maintained inside the building only and the applicant must obtain an Environmental Protection Agency (EPA) identification number and a permit with Contra Costa Health Services Hazardous Materials Program.
23. The applicant shall ensure that employees of the business do not discharge oil or other vehicle fluids wastewater or any cleaning agents into any exterior storm drain system or to any storm drain inlets or catch basins. Wastewater from any on-site cleaning must be properly discarded, with permission from Delta Diablo as appropriate, to the sanitary sewer.
24. The applicant shall obtain an industrial discharge permit from the State Water Resources Control Board for their automotive repair operations.
25. If the business uses, handles, or stores hazardous materials (chemicals) in quantities of greater than 55 gallons (liquid), 500 pounds (solid) or 200 cubic feet (gas), then a Hazardous Materials Response Plan and Chemical Inventory shall be submitted to the Contra Costa Health Services Hazardous Material Program.
26. The applicant shall ensure that all waste tires comply with Contra Costa Environmental Health regulations [contact: 925-608-5500].

Contra Costa County Fire Protection District Conditions

27. The applicant shall submit a minimum of two (2) complete sets of building plans and specifications for the subject project to the Fire District. After the tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including but not limited to: 1) Fire sprinklers, if needed, 2) Fire alarm, if needed and 3) Spray booths. Plans shall be submitted to the Fire District for review and approval *prior to* construction of the building or installation of the systems 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) CFC, (901.2) CFC, (107) CBC. Contact the Fire District (minimum of 2 working days in advance) at 925-941-3300 ext. 3902 to schedule an inspection of the access and hydrant installation prior to construction or the storage of combustible materials on the job site.
28. Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 16 / 20 feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 35 / 45 feet and must be capable of supporting the imposed fire apparatus loading of 22 / 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the Fire District standard in (503) CFC.
29. Access roadways of less than 28 feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING – FIRE LANE clearly marked (22500.1) CVC, (503.3) CFC.
- Access roadways of 28 feet or greater, but less than 36 feet unobstructed width shall have NO PARKING – FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING – FIRE LANE clearly marked (22500.1) CVC, (503.3) CFC.
30. Plans shall be submitted to the Fire District for review and approval prior to construction of the building or installation of the systems 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) CFC, (901.2) CFC, (107) CBC.

Standard Conditions of Development

31. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
32. The business owner shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the

Environmental Health Division of Contra Costa Health Services, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.

33. Business License: It shall be the responsibility of the applicant to maintain an updated business license containing an accurate description of the use at the site.
34. Business owner agrees to indemnify, defend, and hold harmless the city, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, city may select its own legal counsel at applicant's sole cost and expense. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner shall pay for city's costs of defense, whether directly or by timely reimbursement to city on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by city in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
35. This use permit will expire on November 14, 2025, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 14th day of November, 2023, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on November 14, 2023.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Existing Condition Photos
Advance Tires AP-23-0150 (UP)



Fig. 1 (above) Front of Warehouse Building
Looking West from Garcia Ave toward Commercial Warehouse Building



Fig. 2 (above) Front of Warehouse Building
Looking West from Garcia Ave toward shared Parking Lot between
510 Garcia Building (on right) and 520 Garcia Building (on left)



Figs. 3 and 4 – Pedestrian Walkway and Entry to Suite E
Looking south and west from internal parking lot at front of building



Figs. 5 and 6 – Rear of Warehouse Building
Looking North from Rear Driveway at Back of Warehouse Building

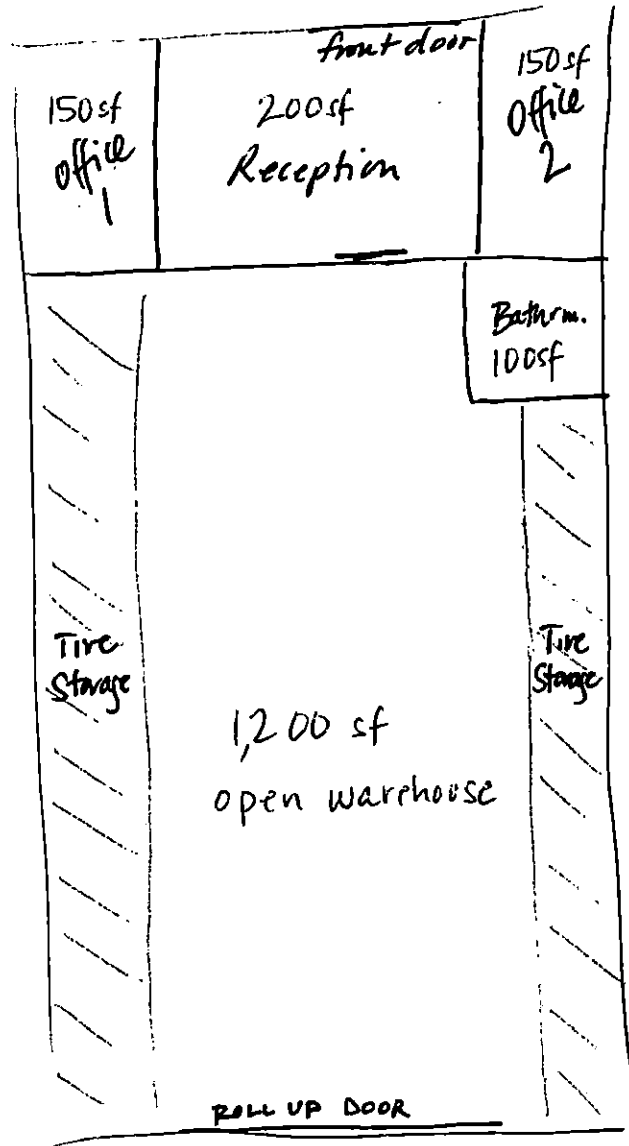


Advance Tires (AP-23-0150) - Surrounding Land Uses



Project Site: 520 Garcia Avenue, Suite E

Site Plan
520 Garcia, Ste E
~ 1,800 sq. ft.



October 19, 2023



City of Pittsburg

Community and Economic Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: November 14, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Advance Tires, AP-23-0150 (UP)

This is a public hearing on a request for approval of a Use Permit to allow for retail sales and installation of tires within an approximately 1,800-square foot (sq. ft.) space (Suite E) within an existing, approximately 14,000 sq. ft. commercial warehouse located at 520 Garcia Avenue. The property is in the Transit Village Sub-Area of the Railroad Avenue Specific Plan (RASP) and has a land use classification of Business Commercial. Proposed commercial land uses with this classification are regulated by property development regulations in the CC (Community Commercial) District. Assessor's Parcel No. 088-183-052.

Environmental Determination

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.

PROJECT PLANNER: Alison Hodgkin, (925) 252-6987 or ahodgkin@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project?

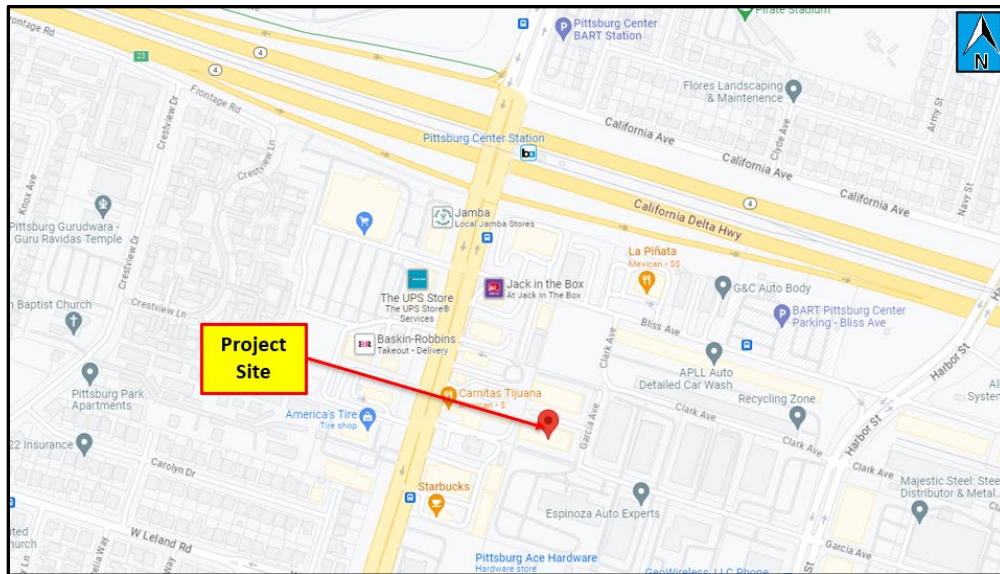
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

*Para información en
español:
(925) 252-4920*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Advance Tires, AP-23-0150 (UP)
Location: 520 Garcia Avenue, Ste. E, Assessor's Parcel No. 088-183-052.



City of Pittsburg

Community and Economic Development Department - Planning
Division

65 Civic Avenue
Pittsburg, CA 94565



NOTICE OF PUBLIC HEARING