



# Memorandum

**TO:** PINOLE PLANNING COMMISSION  
**FROM:** ANNE HERSCH, AICP, ASSOCIATE PLANNER  
**SUBJECT:** CUP 09-03 VERIZON WIRELESS ANTENNA/CABLE COLLOCATION  
**DATE:** JULY 13, 2009

<b>Property Owner/ Applicant:</b> Crown Castle 5820 Stoneridge Mall Rd., Suite 300 Pleasanton, CA 94588	<b>Representative:</b> Crown Castle Jason Osbourne 701 5 <sup>th</sup> St. Petaluma, CA 94952
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<b>PROJECT:</b> Verizon Wireless Antenna/Cable Collocation <b>FILE:</b> CUP 09-03 <b>LOCATION:</b> 2640 Silvercrest St. <b>APN:</b> 360-240-025 <b>ZONING:</b> PD-Planned Development <b>GP LU:</b> Suburban/Rural Residential <b>PLANNER:</b> Anne Hersch
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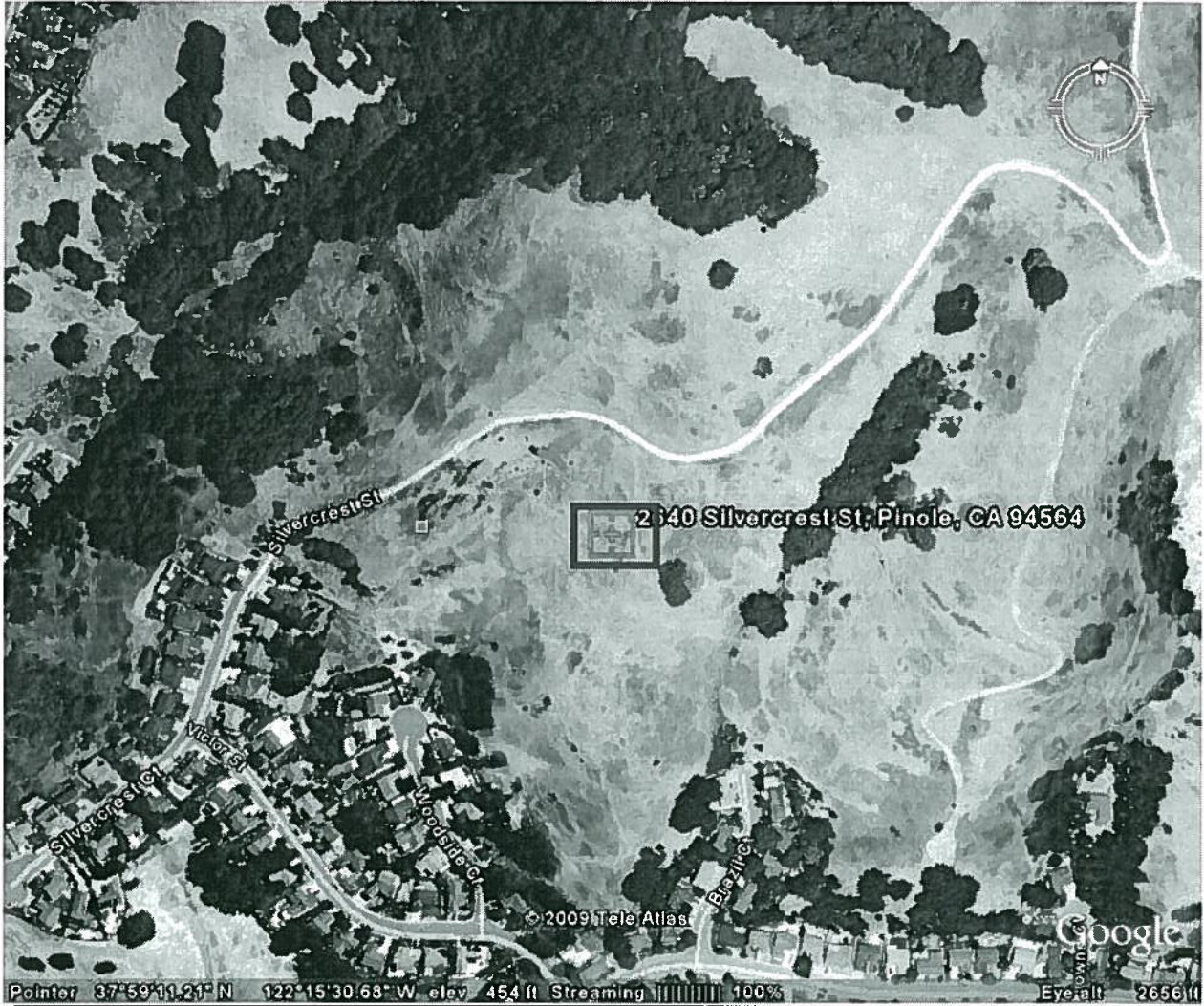
## REQUEST

The applicant is seeking approval of a Conditional Use Permit to upgrade and expand antenna/cable facilities collocated on an existing tower at 2640 Silvercrest St.

## STAFF RECOMMENDATION

Approve Resolution 09-09 approving a proposed Conditional Use Permit 09-03 with project conditions.

**SITE LOCATION**



Direction from Project Site	Land Use
North	Open Space
West	Open Space
South	Open Space
East	Open Space

**PROJECT DESCRIPTION**

The applicant is seeking a Conditional Use Permit to upgrade and expand an existing wireless facility on an existing tower at 2640 Silvercrest Street. Verizon is proposing to remove two (2) existing panel antennas, replace it with two new antennas in the same location, and install two (2) new antennas on the facility, installing four (4) antennas total. Four (4) new coaxial lines will also be

installed with two (2) lines per sector. All equipment will be housed within the existing facility. The cables will be housed within the existing lattice tower and will enhance the Verizon network. Upgrading the existing facilities will eliminate the need to install additional cellular facilities in the surrounding area.

### **BACKGROUND**

There is an existing lattice tower measuring slightly over 37 ft. in height on the property at 2640 Silvercrest Street. The facility is permitted under a previously issued Conditional Use Permit for the tower. The facility is owned by Crown Castle International and is unmanned. It is expected that a Verizon service technician will visit the site up to two times per month for routine maintenance. There are no regular hours for staffing operation. The site is entirely self-monitored and connects to a central office where computers alert personnel to equipment malfunction or breach of security.

### **ANALYSIS**

The proposed facility includes collocation on an existing tower on a 166 acre parcel off of Silvercrest Street in Pinole Valley. The tower is located on a hill on the property, maximizing exposure for reception. The tower facility is barely visible from the right-of-way and the proposed antennas are not visible. (See Attachment 3) The tower is screened and secured with a chain link fence, and is secured behind a locked gate, nearly 400 ft. on hillside from the nearest public right-of-way. Due to the lack of visibility from Silvercrest St., the isolated location on the hillside, and existing site security, staff is comfortable with the existing screening on-site.

Planning staff also checked with the Police Dispatcher to confirm that there would be no signal interference between the proposed facilities and dispatching services. It was confirmed that the wireless telecommunications facilities and the dispatching services operate on different frequencies and do not experience signal interference.

Wireless telecommunications facilities are permitted in all zoning districts in the City of Pinole with a Conditional Use Permit. The subject site is zoned PD-Planned Development, with a General Plan Land Use Designation of SR-Suburban Rural. The proposed antennas minimize visual impacts to the surrounding area and utilize collocation, not an expansion, of an existing facility. The proposed project is consistent with Chapter 17.33 Wireless Telecommunications Facilities of the Pinole Municipal Code.

### **ENVIRONMENTAL REVIEW**

The project is Categorically Exempt per Section 15301 "Existing Facilities" of the California Environmental Quality Act (CEQA).

### **ATTACHMENTS**

1. Resolution with Exhibit A: Conditions of Approval
2. Applicant Statement
3. Photo Simulations
4. Project Exhibits

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**ATTACHMENT 1  
RESOLUTION 09-09  
W/CONDITIONS OF APPROVAL**

**RESOLUTION APPROVING CONDITIONAL USE PERMIT 09-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING CONDITIONAL USE PERMIT 09-03 WHICH INCLUDES COLLOCATION OF ANTENNAS AND RELATED CABLES ON AN EXISTING TOWER FOR VERIZON WIRELESS AT 2640 SILVERCREST DRIVE (APN: 360-240-025)**

**WHEREAS**, Crown Castle (hereinafter referred to as applicant) filed an application with the City of Pinole (hereinafter referred to as City) for a Conditional Use Permit to allow collocation of antenna/cable facilities on an existing tower at 2640 Silvercrest St. (APN: 360-240-025) and in accordance with Title 17 of the Pinole Municipal Code; and

**WHEREAS**, the Planning Commission of the City of Pinole is the appropriate authority to hear and take action on this project; and

**WHEREAS**, the Planning Commission of the City of Pinole finds that in accordance with the California Environmental Quality Act, the project is Categorically Exempt per Section 15301 Existing Facilities of the California Environmental Quality Act; and

**WHEREAS**, the Planning Commission finds, after due study, deliberation, and public hearing, that the following circumstance exists for approving CUP 09-03; and

**WHEREAS**, the Planning Commission of the City of Pinole has heretofore, on August 11, 2008 conducted a public hearing to consider Use Permit 08-02 relating to the following property:

2640 Silvercrest St.  
Parcel No. 360-240-025

**WHEREAS**, said property is designated for Suburban/Rural development uses in the Pinole General Plan; and

**WHEREAS**, the property is located in PD (Planned Development) Zoning District; and

**WHEREAS**, Chapter 17.36 (Use Permits) of the Pinole Municipal Code permits communication facilities in any land use district subject to securing a Use Permit; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Pinole hereby approves CUP 09-03, as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.

**PASSED AND ADOPTED** by the Planning Commission of the City of Pinole on this 13<sup>th</sup> day of July 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Dave Kurrent, Chair, 2009-2010  
Planning Commission Chair

ATTEST:

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Winston Rhodes, AICP, Planning Manager

**EXHIBIT A: CONDITIONS OF APPROVAL**



	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
1. The project shall be constructed in substantial compliance with the approved wireless facility development plans date stamped received 6/10/09 and accompanying project description for a Conditional Use Permit to collocate wireless telecommunications equipment for Verizon Wireless at 2640 Silvercrest St., CUP 09-03, approved by the Planning Commission at its July 13, 2009 public hearing as conditioned.	On-Going	Planning	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3. This action does not relieve the applicant of the obligation to comply with all City ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4. All building permit drawings and subsequent construction shall substantially conform with the approved planning application drawings. The Planning Manager shall determine whether the modification requires additional approval of the Planning Commission or City Council.	On-Going	Planning	
5. Failure to obtain prior approval to modify the approved plans may result in having to pay double the original planning application permit fee and/or withholding of the final inspection until such time as the modification(s) to the plans has been reviewed and approved by the Planning Commission.	On-Going	Planning	

**EXHIBIT A: CONDITIONS OF APPROVAL**



		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
6.	The permit holder is hereby notified that failure to comply with any one of these conditions may result in the revocation of this permit pursuant to the Chapter 17 of the Pinole Municipal Code (Zoning Code).	On-Going	Planning	
7.	In addition to the requirements listed herein, wireless communications facilities are subject to all other applicable regulations and permits, including those of the Public Utilities Commission (P.U.C.) of the State of California and the Federal Communication Commission (F.C.C.)	On-Going	Planning	
8.	Subsequent facility modifications may be reviewed and approved administratively. Planning Manager shall review plans and determine if an amendment to the Use Permit is required.	On-Going	Planning	
	<b>Prior to Final Inspection</b>			
9.	The new equipment shall be constructed, mounted, and painted to blend with the existing area where it is installed.	Prior to Final Inspection & Facility Power Up	Planning	

**ATTACHMENT 2  
APPLICANT STATEMENT  
(SEPARATE PAGE)**



## **Project Description**

### **Nature of Request**

Crown Castle of behalf of Verizon Wireless seeks approval of a Conditional Use Permit, and maintain our facility by removing (2) panel antennas and replacing with (2) new panel antennas. Verizon also proposes to add (2) additional antennas (1) per sector for a total of (4) new antennas. Verizon Wireless also proposes to add (4) new coax lines (2) per sector to be housed within the existing monopole

### **Property Description**

The subject property is located at 2640 Silvercrest St. Pinole Ca 94564 is located within the jurisdiction of the City of Pinole.

### **Project Description**

The (e) facility is a (37.3') thirty seven foot three inch Lattice Tower, wherein Verizon Wireless currently has (2) panel antennas installed on the lattice tower which is operated by Crown Castle. We are proposing to remove (2) panel antennas and replace with (2) new panel antennas and add an additional (2) new antennas at (32.3') thirty-two feet three inches (See page A-2) for a total of (4) new antennas on the existing lattice tower. The proposed installation will not increase the overall height or diameter. The coaxial cable will be housed within the existing lattice tower be to enhance the overall Verizon network.

### **Statement of Operations**

The existing Crown Castle communication facility only requires electrical services and telephone services which are readily available to the building/site. No nuisances will be generated by the proposed facility modifications, nor will the facility injure the public health, safety, morals or general welfare of the community. Verizon technology does not interfere with any other forms of communication devices whether public or private. The

additions/maintenance of this facility will actually enhance wireless communications for residents or motorists traveling by providing seamless service to numerous customers.

As mentioned before, upon completion of construction, fine-tuning of the Crown Castle facility may be necessary, meaning the site will be adjusted once or twice a month by a service technician for routine maintenance. No additional parking spaces are needed at the project site for maintenance activities. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security.

Because Crown Castle facility will be un-staffed, there will be no regular hours of operation and no impact to existing traffic patterns. An existing dirt road will provide ingress and egress allowing access to the technician who arrives infrequently to service the site. No on-site water or sanitation services will be required as a part of this proposal.

### **Zoning Analysis**

The proposed equipment modification will be located on an (e) Cellular facility. Therefore, the "usage" is allowed, as we are merely "upgrading" the facility to eliminate the need for an additional cell site in the area.

As mentioned above, the proposal includes the placement of electronic equipment which Crown Castle / Verizon has designed in the "least visual obtrusive manner".

### **Compliance with Federal Regulations**

Crown Castle will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, the company will comply with all FAA rules on site location and operation.



Pinole Site # 815672

Aerial Map

6/02/09

2640 Silvercrest Street  
Pinole, CA 94564

Applied Imagination 510 914-0500



**Pinole Site # 815672**

**Flyover**

6/02/09

2640 Silvercrest Street  
Pinole, CA 94564

Applied Imagination 510 914-0500



**Existing**



proposed antennas not visible

**Proposed**



**Pinole**

**Site # 815672**

**Looking Southeast from Goulart Drive**

6/02/09

2640 Silvercrest Street  
Pinole, CA 94564

Applied Imagination 510 914-0500



**Existing**



proposed antennas not visible  
from public trails

**Proposed**



**Pinole**

**Site # 815672**

**Looking West from Hiking Trail**

6/02/09

2640 Silvercrest Street  
Pinole, CA 94564

Applied Imagination 510 914-0500