



# REPORT TO PLANNING COMMISSION City of Sacramento

# 5

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
May 10, 2012

To: Members of the Planning Commission

**Subject: X Street Special Permit Modification (P12-004)**

**Project Description:** A request to modify an existing AT&T wireless facility, located in the General Commercial (C-2) zone, by increasing the facility height by six feet, adding three antenna panels, and placing two additional equipment cabinets within the existing enclosed lease area.

- A. Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15301;
- B. Special Permit Modification** to increase the height of an existing telecommunications tower from 62'-5" Above Ground Level (AGL) to 68'-5" AGL then add three panel antennas at a centerline height of 66' AGL.

**Location/Council District:**

1520 X Street

Assessor's Parcel Number: 009-0261-013

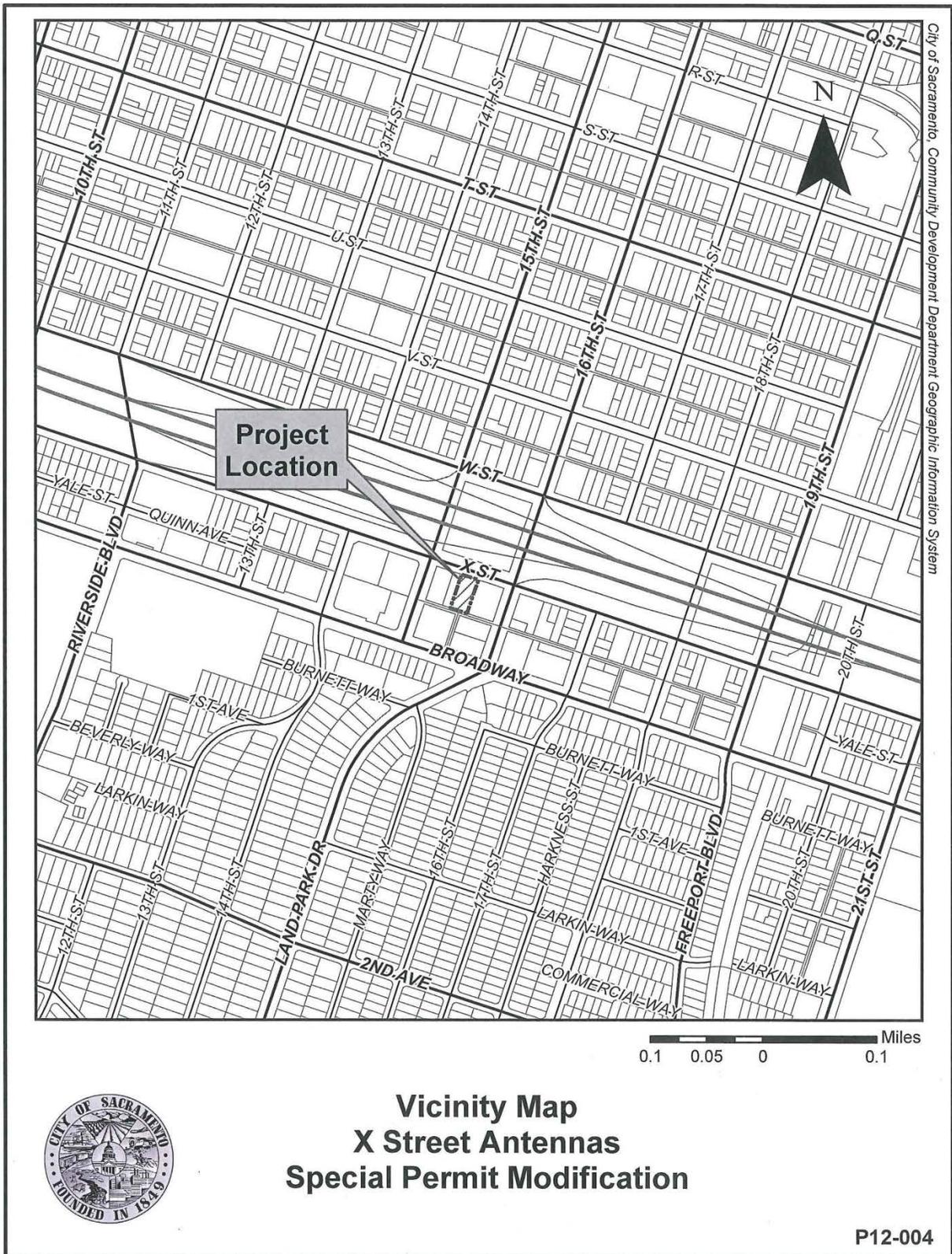
Council District 4

**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above and its decision may be appealed to the City Council.

**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590; Stacia Cosgrove, Senior Planner, (916) 808-7110

**Applicant:** Julie Epshteyn for Forza Telecom representing AT&T Mobility, 1330 North Broadway, Suite 202, Walnut Creek, CA 94596, (925) 407-8263

**Owner:** Robert and Tanya Anderson Family Trust, 1200 10<sup>th</sup> Avenue, Sacramento, CA 95818, (916) 441-1666



**Summary:** The applicant is requesting the necessary entitlements to modify an existing telecommunications facility by increasing the height of the 62'-5" monopole by six feet in order to add three panel antennas at a centerline height of 65' Above Ground Level (AGL). The panel antennas would then be enclosed by a radome to minimize the visual intrusion. Associated equipment cabinets and appurtenances would be added within the adjacent enclosed lease area. The original monopole special permit received City Council approval in 2002 (P02-097). A modification to the special permit is required to increase the monopole height above the General Commercial 35' height limit in order to add the panel antennas.

Staff notified all property owners within a 500 foot radius of the project site and has not received any opposition regarding the project. **The project is not considered to be controversial.**

<b>Table 1: Project Information</b>
<b>2030 General Plan designation:</b> Urban Corridor Low
<b>Existing zoning:</b> General Commercial (C-2)
<b>Existing use of site:</b> Auto repair shop and telecommunications facility
<b>Property area:</b> 0.29 acres

**Background Information:** The original proposal to change the utility pole to a monopole was heard by the Planning Commission on March 27, 2003. The project was considered to be controversial with members of the Land Park Community Association speaking in opposition to the project. The concerns raised dealt with the monopole aesthetic and whether collocation within the CALTRANS right-of-way at a site located at 16<sup>th</sup> and X streets was feasible. In order to afford the applicant time to explore alternate siting options, the Planning Commission continued the project hearing.

Siting within the CalTrans right-of-way was explored by the applicant. The investigation included environmental assessment preparation for the alternate site. At the time, CalTrans did not indicate they would support locating a cellular facility located within the CalTrans right-of-way and the environmental assessments showed site groundwater contamination so the applicant determined the X Street alley site was the most suitable and pursued their original proposal.

The Planning Commission heard the project again during the July 24, 2003, hearing. Two members of the LPCA spoke in opposition to the project. The speakers indicated the LPCA was not opposed to a cell tower but felt the proposed location was not appropriate as it would create a visual impact. At the conclusion of the public testimony portion of the hearing the Planning Commission made an intent motion to deny the project and on August 14, 2003, the Planning Commission denied the project with a vote of 5 ayes and zero noes with three commissioners absent. The Commissions' rationale for the denial was the project's proximity to the Tower Theater and the ability to locate a cell tower in the CalTrans right-of-way.

On November 13, 2003, the City Council made an intent motion to overturn the Planning Commission's project denial and approve the applicant's appeal. On December 9, 2003, the City Council overturned the Planning Commission project denial and approved the special permit for a telecommunications facility.

The special permit approval comprised replacing an existing 49 foot tall SMUD utility pole with a 62'-5" tall pole on which the cellular facility collocated three panel antennas at a centerline height of 60' Above Ground Level (AGL). Also included in the approval was a 400 square foot (20' x 20') lease area, enclosed by a 6' tall masonry wall, to limit visual intrusion from the west and the south view sheds. A 6' tall chain link fence enclosed the remaining sides with various equipment cabinets and telecommunications equipment placed within the enclosed lease area.

With the current proposal, the applicant indicated no other collocation sites were investigated because the intent is to upgrade and improve the quality of service at this specific site. The LTE upgrade will supplement the service currently provided by the site's existing technology so placing the antennas and equipment at an alternate location would defeat the purpose of the proposed project.

**Public/Neighborhood Outreach and Comments:** Early Project Notification was sent to the Land Park Community Association, the Upper Land Park Neighborhood Association, and the Greater Broadway Partnership business association. Staff received an inquiry regarding the project and a subsequent email of support from the Upper Land Park Neighborhood Association which indicated if the pole's appearance remained the same the association had no issues with the proposal. Staff did indicate the pole, while a bit taller, would appear essentially the same as it appears currently.

The site was posted with the public notice and property owners within a 500' radius of the property were sent a notice of the public hearing. At the date of the writing of this report, staff had not received any opposition to the proposed project.

**Environmental Considerations:** The Community Development Department, Environmental Planning Services Division, has reviewed this project and determined it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301, Existing facilities. The project consists of the minor alteration of an existing telecommunications facility, involving negligible expansion of the use beyond that which is currently existing.

**Policy Considerations:** The 2030 Sacramento General Plan (SGP) land use designation for the project site is Urban Center Low. The Urban Center Low land use designation provides for smaller urban areas throughout the city. Each center includes employment-intensive uses, a mix of housing, and a wide variety of retail uses. Urban Center Low is located around light rail stations, along local arterials, and in other key areas of the city. Building heights tend toward low- and mid-rise structures. The land use designation provides for a balanced mix of high-density/intensity single-use commercial or residential development or horizontal and vertical mixed-use development including retail uses. In providing communications support for the various

uses associated with the Urban Corridor Low designation the use is consistent with the land use designation.

The modification of the telecommunications facility is consistent with several SGP Citywide goals and policies. The project is consistent with the General Plan Citywide Utilities Goal U 1.1 to “provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city” (SGP page 2-219). By increasing the pole’s carrying capacity the applicant will be providing high-quality telecommunications for the region. The project is also consistent with Policy U 1.1.10 that seeks to “...ensure that public facilities are designed to be safe, aesthetically pleasing, and compatible with adjacent uses” (SGP page 2-221).

The Telecommunications section of the SGP states “Telecommunication infrastructure will be designed to be compatible with adjacent uses and to minimize visual impacts.” By employing a radome cover over the panel antennas the visual intrusion is minimized and expanding the telecommunications coverage is compatible with the nearby commercial, highway, and residential telecommunication needs.

The project is also consistent with the Telecommunications Goal U 7.1 to “provide state-of-the-art telecommunications services throughout the city that connect Sacramento to the nation and world.” (SGP page 2-241). In addition, the project is in concert with the Telecommunications Policy U 7.1.2 to provide adequate facilities and service by working with utility companies to retrofit areas that are not served by current telecommunications technologies and shall provide strategic long-range planning of telecommunication facilities for newly developing areas, as feasible.

With this proposal the applicant seeks to upgrade the current technology to “LTE” technology. LTE is a standard for wireless data communication technology with a goal to increase the capacity and speed of the wireless network. The current antenna array lacks the capacity and coverage required to adequately serve the surrounding area so the LTE technology will supplement and enhance the service currently provided by the existing UMTS and GSM technologies.

**Guidelines for Telecommunications Facilities:** The Guidelines for Telecommunication Facilities, adopted by the City Council on April 29, 1997, emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. The proposed extension of the monopole and the three additional panel antennas located on the X Street-Broadway alley is consistent with the following siting and design preferences and policies as described in the Guidelines for Telecommunications Facilities:

- Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from the streetscape view.
- Carriers should consider the distance from residentially zoned properties when considering the placement of additional antennas on an existing monopole or when installing a façade mounted antenna. The objective is to have the facility

be invisible when viewed from the residentially zoned property.

The monopole is located on the X Street-Broadway alley and is distant from the streetscape views. The additional telecommunications cabinets will be located within the existing leasing area located directly west of the pole and on the alley as well. The telecommunications facility is approximately 500' distant from the nearest residential use within a completely urbanized area.

## Land Use

The City's Zoning Code requires a Planning Commission special permit modification for the addition of antennas on an existing telecommunications tower for which a special permit was previously issued but which will be increasing the overall height of the monopole (Section 17.24.050 footnote 58.d.iv.B.2). The height limit for this property in the General Commercial (C-2) zone is 45 feet.

The City's Zoning Code Section 17.212.010, outlines the findings required for the approval of the special permit modification. In evaluating special permit modification proposals of this type, the Commission is required to make the following findings:

1. Granting the Special Permit Modification is based upon sound principles of land use in that:
  - a. The increased telecommunication facility height with radome is compatible with adjacent uses and is designed to minimize visual impacts.
  - b. The proposed increase in height and antenna additions complies with the fifth siting preference as well as key objectives of the Guidelines for Telecommunications Facilities, as adopted by the City Council on April 29, 1997.
2. Granting the Special Permit modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. The radome will screen all the antennas from view and the additional radome height is proportional to the monopole in massing and in scale.
  - b. The telecommunications facility is required to obtain a building permit so will undergo plan check scrutiny and be required to comply with the most up-to-date building standards.
  - c. The additional monopole height and antennas will facilitate better telecommunication services for data transmission, texting, and calls.
  - d. The technology upgrade and increased capacity will serve all AT&T subscribers in the area.

3. Granting the Special Permit Modification is consistent with the objectives of the General Plan in that the proposed project is consistent with the General Plan Goal to provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city” and is consistent with the Guidelines for Telecommunications Facilities in the City of Sacramento.

**Site Plan:** Minimal changes are proposed for the site. The monopole height, including the radome, will increase to 68’-5” with three panel antennas mounted at a centerline height of 66’ AGL but the pole footprint will remain the same. Two equipment cabinets and associated RRH cabinets and surge protectors will be added within the existing 20’ x 20’ lease area. For safety and visibility, the two “open” sides, enclosed with a 6’ tall chain link fence, and the two masonry wall sections on the west and south sides of the lease area will remain unchanged. All wiring and conduit will be run along the inside of the monopole so will not be visible.

**Conclusion:**

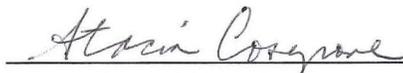
Staff is in support of the proposal and recommends the Planning Commission approve items A and B, subject to the attached conditions of approval. The project complies with the intent of the siting and design guidelines as outlined in the “Guidelines for Telecommunications Facilities in the City of Sacramento” and the technology upgrade is consistent with the SGP Telecommunications Goals and Policies.

Respectfully submitted by: \_\_\_\_\_



KIMBERLY KAUFMANN-BRISBY  
Associate Planner

Approved by: \_\_\_\_\_



STACIA COSGROVE  
Senior Planner

Recommendation Approved:



GREGORY BITTER, AICP  
Principal Planner

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**Attachment 1  
City Planning Commission Record of Decision  
Recommended Findings of Fact  
X Street Special Permit Modification  
(P12-004)**

**Findings of Fact**

**A. Environmental Determination: Exemption**

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section **15301, Existing Facilities** of the California Environmental Quality Act Guidelines as follows: The project consists of the alteration of an existing telecommunications facility, involving a negligible expansion of the use.

**B. The Special Permit Modification** to increase the height of an existing telecommunications tower from 62'-5" Above Ground Level (AGL) to 68'-5" AGL then add three panel antennas at a centerline height of 66' AGL is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit Modification is based upon sound principles of land use in that:
  - a. The increased telecommunication facility height with radome is compatible with adjacent uses and is designed to minimize visual impacts.
  - b. The proposed increase in height and antenna additions complies with the fifth siting preference as well as key objectives of the Guidelines for Telecommunications Facilities, as adopted by the City Council on April 29, 1997.
2. Granting the Special Permit modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. The radome will screen all the antennas from view and the additional radome height is proportional to the monopole in massing and in scale minimizing visual impacts.
  - b. The telecommunications facility is required to obtain a building permit so will undergo plan check scrutiny and be required to comply with the most up-to-date building standards the City employs.

- c. The additional monopole height and antennas will facilitate better telecommunication services for data transmission, texting, and calls for the area.
  - d. The technology upgrade and increased capacity will serve all AT&T subscribers in the area.
3. Granting the Special Permit Modification is consistent with the objectives of the General Plan in that the proposed project is consistent with the General Plan Goal to provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city” and is consistent with the Guidelines for Telecommunications Facilities in the City of Sacramento.

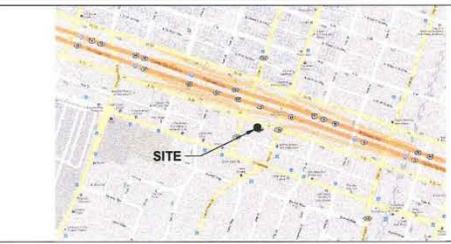
**B. Special Permit Modification:** The **Special Permit Modification** to increase the height of an existing telecommunications tower from 62’-5” AGL to 68’-5” AGL then add three panel antennas at a centerline height of 66’ AGL is approved subject to the following conditions of approval:

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
3. The size and location of the antennas shall conform to the plans submitted. The height of the monopole, including radome shall not exceed 68’-5” AGL.
4. All cables and conduit associated with the telecommunications facility shall run inside the monopole and shall not be visible on the outside of the monopole.
5. 66’ AGL is the maximum approved centerline height for the three antenna panels approved with this project.
6. Should the operation of this telecommunications facility be discontinued, the applicant(s) shall remove all equipment, including, but not limited to the: equipment and cabinets, cable(s) and conduit, within six (6) months of the cessation of facility operations.
7. All cable runs shall be in weather-proof conduit or shall run underground.

Exhibit B-1 Title Sheet



**CNU1576**  
**LTE : CLV01576 USID: 27328**  
**BROADWAY**  
 1520 X STREET  
 SACRAMENTO, CA 95818  
 Jurisdiction: CITY OF SACRAMENTO

PROJECT DESCRIPTION	VICINITY MAP	PROJECT INFORMATION	PROJECT TEAM
<p>MODIFICATION TO EXISTING UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> <li>ADD (1) NEW 8BA 72 CABINET</li> <li>ADD (3) NEW STACKED PURSUE CABINETS</li> <li>ADD (6) NEW 8BA 72, GROUND MOUNT</li> <li>ADD NEW 10' SURGE SUPPRESSOR DEVICES, GROUND MOUNT</li> <li>ADD NEW CONCRETE EQUIPMENT SLAB</li> <li>ADD 1 NEW 10' ANTENNA AT EACH OF 3/8 CROSS A, R, AND C</li> <li>ADD NEW EADOME</li> <li>ADD NEW OPS LINE</li> </ol> <p>*** THESE DRAWINGS HAVE BEEN PRODUCED USING THE CURRENT R.F.D.S. REVISION LEVEL 9A. ISSUE 1, DATED 10-24-11</p>	 <p><b>SITE</b></p>	<p><b>Property Information:</b>          Site Name: BROADWAY          Site Number: CNU1576 / CLV01576          Site Address: 1520 X STREET SACRAMENTO, CA 95818          A.P.N. Number: 009-0291-013-0000          Current Zoning: C-2          Jurisdiction: CITY OF SACRAMENTO          Latitude: 38.5423944°          Longitude: -121.4929641°</p> <p><b>Property Owner:</b>          BOBERT &amp; SARA ANDERSON          FAMILY TRUST          1200 10TH AVE.          SACRAMENTO CA 95818</p> <p><b>Power Agency:</b>          PG&amp;E CORPORATION          1 MARKET STREET, SPEAR TOWER          SAN FRANCISCO, CA 94105-1126          ph: (415) 743-3000</p> <p><b>Telephone Agency:</b>          AT&amp;T CALIFORNIA          525 MARKET STREET          SAN FRANCISCO, CA 94105          ph: (415) 310-2355</p>	<p><b>Ericsson Construction:</b>          ERICSSON INC.          8140 STONERIDGE MALL ROAD, SUITE 400          PLEASANTON, CA 94588          contact name          email: P.Pleasanton.com</p> <p><b>Applicant / Lessee:</b>          ERICSSON INC. ATTN: CAL PWD          8140 STONERIDGE MALL ROAD, SUITE 400          PLEASANTON, CA 94588          contact: HEIDI HEEL          email: heidi.heel@ericsson.com          cell: (914) 835-1315</p> <p><b>Site Acquisition:</b>          FORNATELECOM          1330 NORTH BROADWAY, SUITE 202          WALNUT CREEK CA 94596          contact: CARLA ROCCA          email: carlacrocca@forntelecom.com          cell: (925) 288-6561          fax: (925) 407-8243</p> <p><b>Architect:</b>          BORGES ARCHITECTURAL GROUP, INC.          1475 STONE POINT DRIVE, SUITE 350          ROSELVILLE CA 95667          contact: ADAM O. LOVERN          email: adam@borgesarch.com          ph: (916) 782-7200          fax: (916) 773-3037</p>
CODE COMPLIANCE	DIRECTIONS FROM AT&T		
<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCIES, NOTING IN THESE PLANS TO BE CONSIDERED TO PERMIT WORKS NOT COMING UNDER THESE CODES.</p> <ol style="list-style-type: none"> <li>2010 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2009 CBC</li> <li>2010 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H FLOOR COVERS, BASED ON THE 2009 CBC</li> <li>2010 CALIFORNIA HISTORICAL BUILDING CODE (HBC)</li> <li>2010 CALIFORNIA ENERGY CODE (CEC)</li> <li>2010 CALIFORNIA GREEN BUILDING CODE (CGBC), BASED ON THE 2009 CBC</li> <li>2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CGSC)</li> <li>2010 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2009 FIC, WITH CALIFORNIA AMENDMENTS</li> <li>2010 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2009 FIC</li> <li>2010 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2009 IMC</li> <li>2010 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2009 UPC</li> <li>2010 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2009 NEC</li> <li>2010 CALIFORNIA ENERGY CODE (CEC)</li> <li>ANSI/FPA-98-2005</li> <li>2009 NFPA 96 LIFE SAFETY CODE</li> <li>2009 NFPA 72 NATIONAL FIRE ALARM CODE</li> <li>2009 NFPA 13 FIRE SPRINKLER CODE</li> <li>LOCAL BUILDING CODE</li> <li>CITY / COUNTY ORDINANCES</li> <li>ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS</li> </ol>	<p>DIRECTIONS FROM AT&amp;T'S OFFICE AT 4420 ROSEWOOD DRIVE, PLEASANTON, CA</p> <ol style="list-style-type: none"> <li>HEAD EAST ON ROSEWOOD DR TOWARD OLD SANTA RITA RD</li> <li>TURN LEFT ON/OFF SANTA RITA RD</li> <li>MERGE ONTO 158th E VIA THE RAMP TO INTERSECTION</li> <li>CONTINUE STRAIGHT ON/OFF 158th E</li> <li>MERGE ON/OFF 15th N</li> <li>TAKE EXIT 518 FOR US-50/80 BUS W TOWARD S LAKE TAHOLE/SAN FRANCISCO</li> <li>KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR US-50/80 BUS LANE TAKE AND MERGE ON/OFF CA-99 S</li> <li>MERGE ON/OFF 14th BUS E</li> <li>TAKE EXIT 517 FOR 15th ST</li> <li>SLIGHT LEFT ON/OFF X ST</li> </ol> <p>DESTINATION WILL BE ON THE RIGHT</p>		
OCCUPANCY AND CONSTRUCTION TYPE	GENERAL CONTRACTOR NOTES		
<p>OCCUPANCY: U (UNMANNED)</p> <p>CONSTRUCTION TYPE: U-6</p> <p><b>HANDICAP REQUIREMENTS</b></p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDED-APPROX ACCESS AND REQUIREMENTS ARE NOT REQUIRED. IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 110083.4.5, 110083.4.5, 110083.4.5</p>	<p><b>DO NOT SCALE DRAWINGS</b></p> <p>THESE DRAWINGS ARE FORWARDED TO THE FIELD OFFICE AT 24"x36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>		

**P12-004**  
**Routed March 6<sup>th</sup>, 2012**



1330 North Broadway  
 Suite 202  
 Walnut Creek, CA 94596



4428 Rosewood Drive, 4428  
 Pleasanton, California 94566



**CNU1576 / CLV01576**  
**Broadway**  
 1520 X STREET  
 SACRAMENTO, CA 95818  
 Jurisdiction: CITY OF SACRAMENTO

**TITLE SHEET**

DATE: 12/21/11	ISSUE NO: 09108-280
 <b>800-227-2600</b> Call 2 Full Working Days in Advance	

T-1



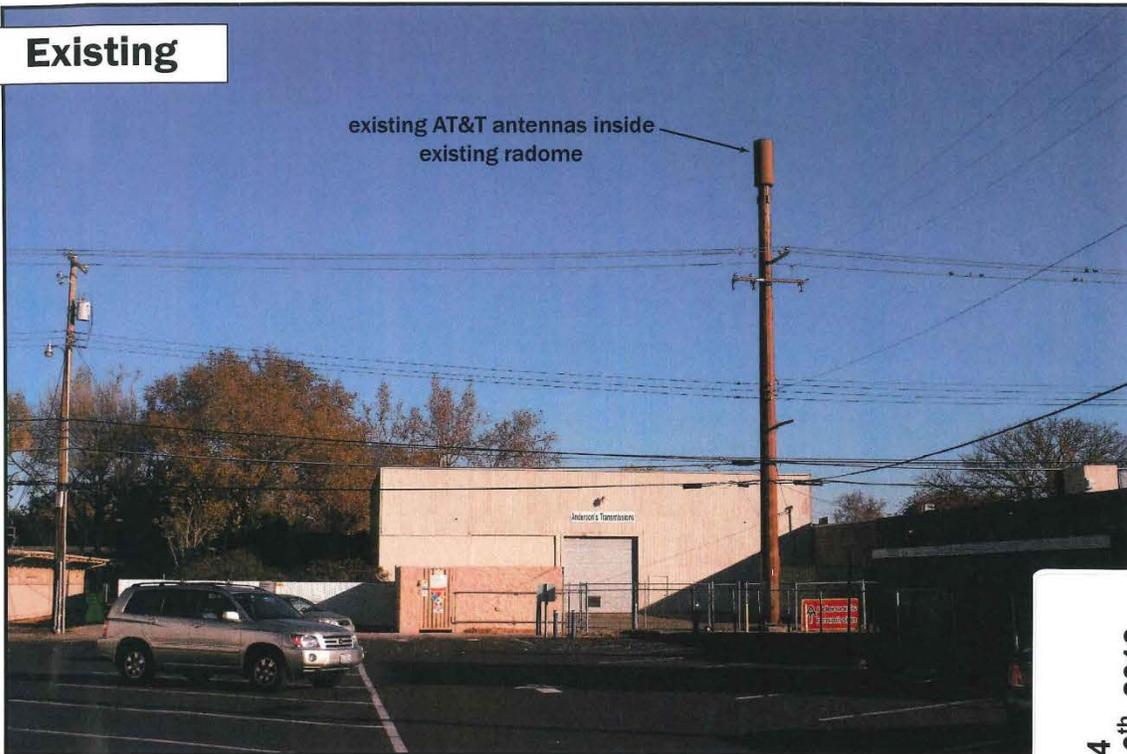




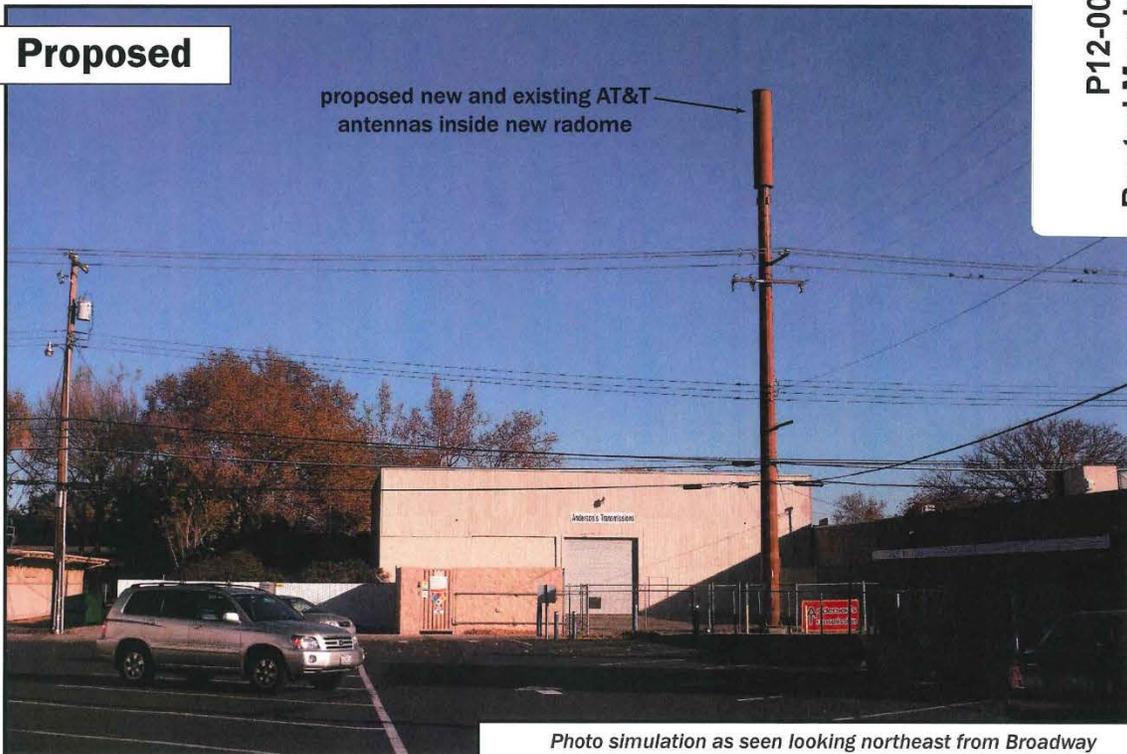


### Exhibit B-6 Photo Simulations-Northeast View

#### Existing



#### Proposed



P12-004  
Routed March 6<sup>th</sup>, 2012

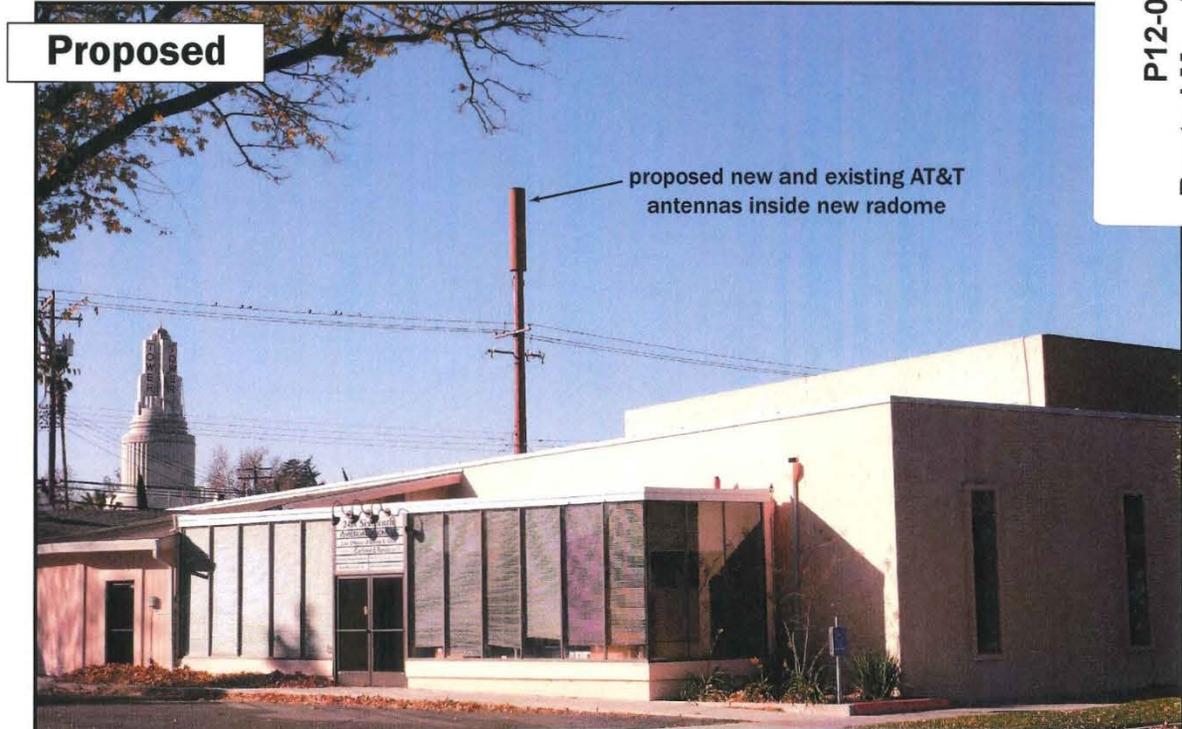
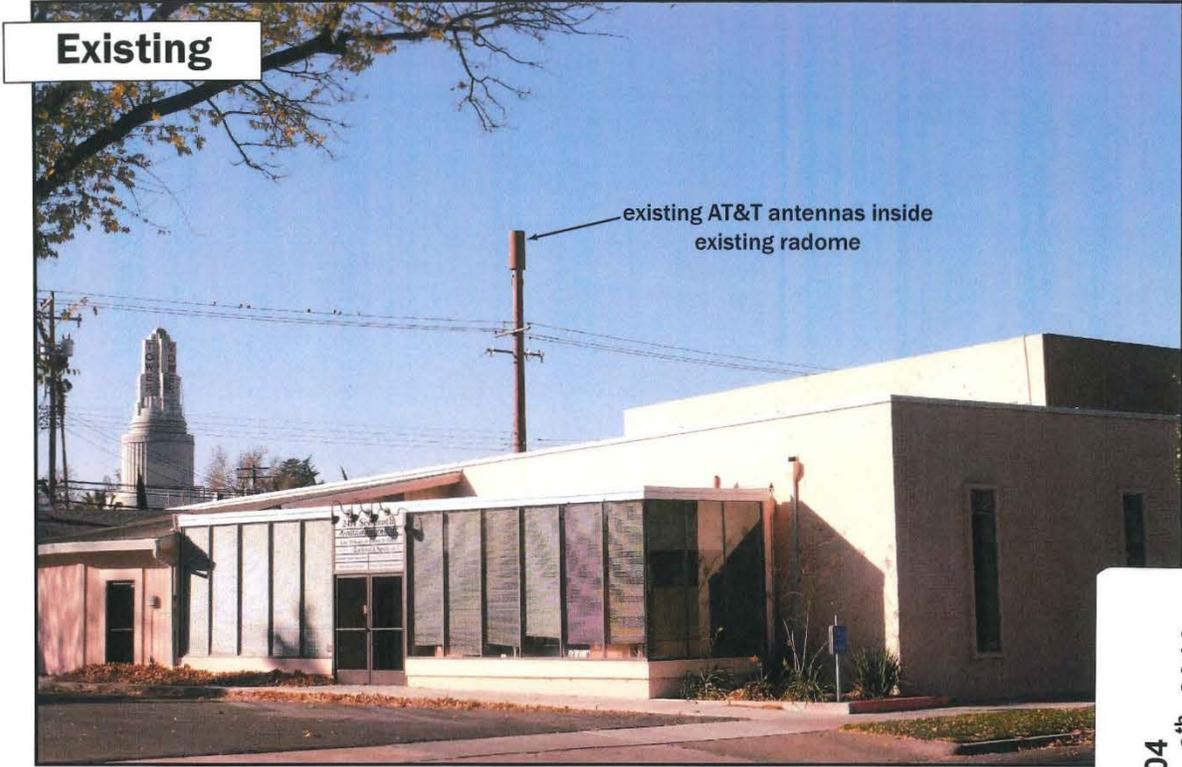
Photo simulation as seen looking northeast from Broadway

Prepared by: **WW** 12.09.2011  
WW Design & Consulting, Inc.  
1854 Candellero Court  
Walnut Creek, CA 94598  
info@photosims.com



**CNU1576 Broadway**  
1520 X Street, Sacramento, CA 95818

### Exhibit B-7 Photo Simulations-Southwest View



P12-004  
Routed March 6<sup>th</sup>, 2012

Photo simulation as seen looking southwest from X Street



**CNU1576 Broadway**  
1520 X Street, Sacramento, CA 95818

Prepared by: **WW** 12.09.2011  
WW Design & Consulting, Inc.  
1854 Candelero Court  
Walnut Creek, CA 94598  
info@photosims.com

Exhibit B-8 AT&T Propagation Map-Without Facility

Existing Coverage Without The Proposed Site – CVL01576 January 26, 2012

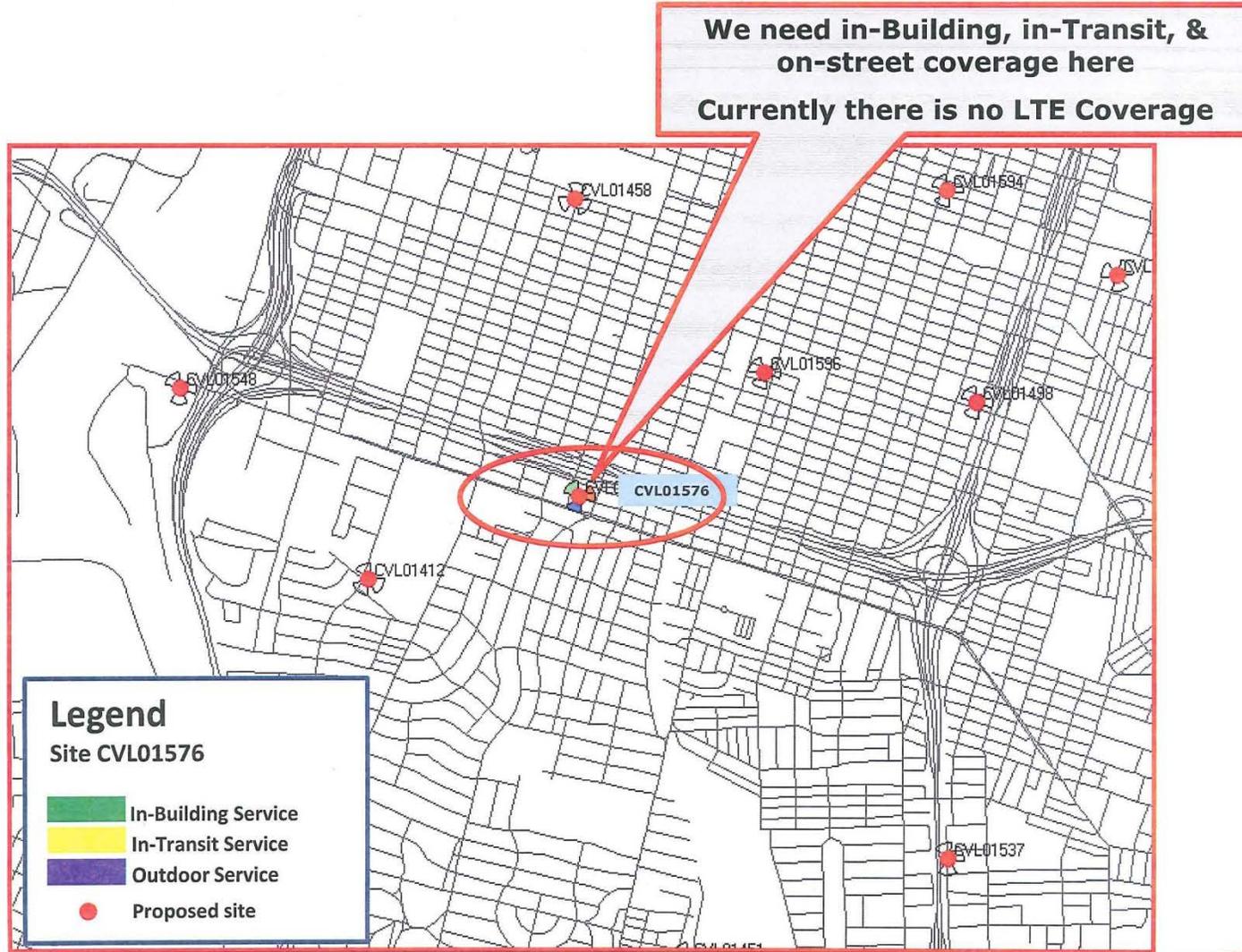
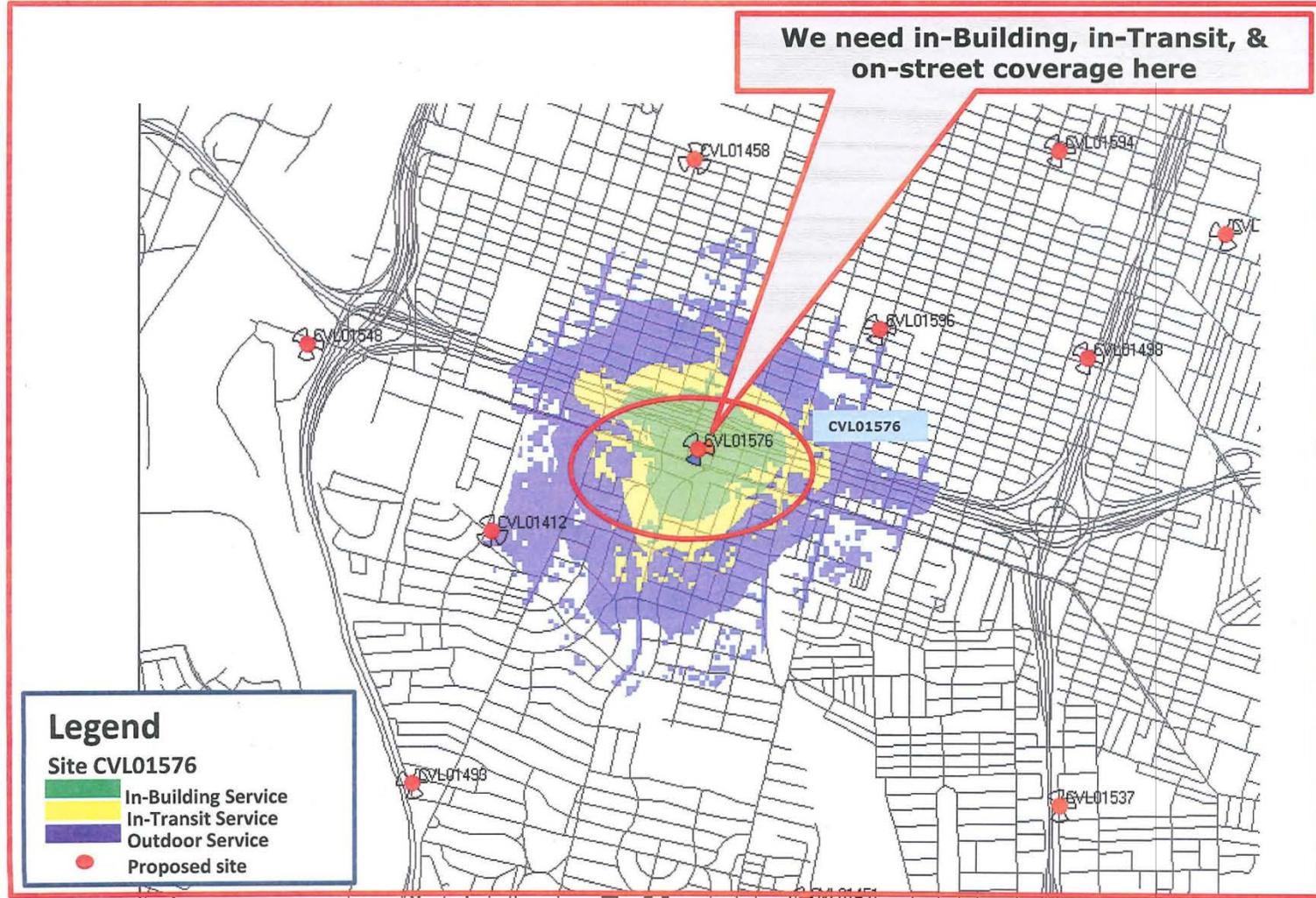


Exhibit B-9 AT&T Propagation Map-With Facility

# Coverage Footprint of The Proposed Site – CCL01576

January 26, 2012



### Attachment 2 – Land Use and Zoning Map

