



CITY OF OAKLAND

BASIC APPLICATION FOR DEVELOPMENT REVIEW

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Zoning Information: 510-238-3911
<https://www.oaklandca.gov/departments/planning-and-building>

CERTAIN APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY!

Please email permitinfo@oaklandca.gov to schedule an appointment if your project involves any of the following:

- Conditional Use Permit
- Variance
- Regular Design Review
- Parcel Map Waiver
- Tentative Parcel/Tract Map
- New dwelling unit(s)
- 1,000 sq. ft. or more of new floor area/footprint
- Additions ≥ 100% of existing floor area/footprint
- Creek Protection Permit (Category 3 or 4)

Applicants must cancel at least 24 hours in advance of appointment.

All other projects may be submitted to the zoning counter.

Submit applications for Design Review Exemption/DRX or Small Project Design Review/DS to permitinfo@oaklandca.gov

1. TYPE OF APPLICATION**

(Check all that apply)

Development Permits

- Conditional Use Permit (CUP) (Major or Minor)
- Variance (Major or Minor)
- Regular Design Review (DR)
- Small Project Design Review (DS) (Type 1, 2, 3)
- Special Project Design Review (SP) (West Oakland)
- Design Review Exemption (DRX)
- Tree Preservation or Removal Permit (T)
- Determination (DET)
- Planned Unit Development/Mini-Lot Development

Subdivision Applications

- Parcel Map Waiver (PMW) (Lot Line Adjustment/Merger)
- Tentative Parcel Map (TPM) (subdivision for 1– 4 lots)
- Tentative Tract Map (TTM) (subdivision 5 or more lots)

Other Applications

- Request for Environmental Review
- General Plan Amendment Rezoning
- Creek Protection Permit (separate application required)
- Density Bonus State Bill 35 Streamlining
- Other: _____

****FOR AFFORDABLE HOUSING PROJECTS, PLEASE INDICATE ANY FUNDING DEADLINE DATE: _____****

2. GENERAL INFORMATION

APPLICANT'S NAME/COMPANY: Melissa Gonzalez/ AT&T Mobility,J5

PROPERTY ADDRESS: 1425 Leimert Blvd. Oakland CA 94602

ASSESSOR'S PARCEL NUMBER(S): 029A-1327-010-00

EXISTING USE OF PROPERTY: OFFICE BUILDING

DESCRIPTION OF PROPOSAL (including type of use, hours of operation, number of employees, etc., on additional sheets if needed.):
Installation of new site build, unmanned telecom facility w/12 panel antennas; 2 FRP screens; DC power plant cabinet and all related equipment.

TO BE COMPLETED BY STAFF

GENERAL PLAN LAND USE CLASS: _____ SPECIFIC PLAN: _____ ZONING: _____

HISTORIC DESIGNATION: _____ HOUSING ELEMENT OPPORTUNITY SITE: _____

FEES¹:

APPLICATION FEE: \$ _____

POSTER DEPOSIT²: \$ _____

TREE PERMIT FEE: \$ _____

CREEK PERMIT FEE: \$ _____

TOTAL FEES DUE: \$ _____

EXPECTED PROCESSING TIME³:

¹Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal. All fees are due at submittal of application.

²For permit applications requiring public notice, a refundable security deposit is required for the on-site poster containing the public notice. Posters MUST be returned within 180 days and in good condition to claim a refund of the deposit.

³Expected processing time is only an estimate and is subject to change without notice due to staff workload, public hearing availability, and the completeness or complexity of the application.

3. PROPERTY OWNER AND APPLICANT INFORMATION

Original signatures or clear & legible copies are required.

Owner(s): 1425 LEIMART LLC

Owner Mailing Address: 1425 LEIMART BLVD

City/State: OAKLAND CA Zip: 94602

Phone No.: _____ Fax No.: _____ E-mail: _____

To be completed only if Applicant is not the Property Owner:

I authorize the applicant indicated below to submit the application on my behalf. _____

Signature of Property Owner

Applicant (Authorized Agent), if different from Owner: AT&T Mobility/J5 Melissa Gonzalez

Applicant Mailing Address: 23 Mauchly, Suite 110

City/State: Irvine, CA Zip: 92618

Phone No.: 415.305.8633 Fax No.: _____ E-mail: mgonzalez@j5ip.com

I understand that approval of this application does not constitute approval for any administrative review, Conditional Use Permit, Variance, or exception from any other City regulations which are not specifically the subject of this application. I understand further that I remain responsible for satisfying requirements of any private restrictions or covenants appurtenant to the property. I understand that the Applicant and/or Owner phone number listed above will be included on any public notice for the project.

I certify that I am the Applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Planning Director. I further certify that I am the Owner or purchaser (or option holder) of the property(ies) involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature above. If this application involves more than one property, I certify that all property owners have signed above.

I understand that statements made to me about the time it takes to review and process this application are general. I am aware that the City has attempted to request everything necessary for an accurate and complete review of my proposal; however, that after my application has been submitted and reviewed by City staff, it may be necessary for the City to request additional information and/or materials. I understand that any failure to submit the additional information and/or materials in a timely manner may render the application inactive and that periods of inactivity do not count towards statutory time limits applicable to the processing of this application.

I understand that the proposed project and/or property may be subject to other laws, codes, regulations, guidelines, restrictions, agreements, or other requirements of other public agencies within or outside of the City of Oakland, and that the project and/or property may also be subject to requirements enforced by private parties, including but not limited to private easements/agreements and Covenants, Conditions and Restrictions (CC&Rs) of a homeowners' association. I am aware and acknowledge that the City recommends that I become fully aware of any other potential requirements before I submit this application and that I comply with all other requirements prior to commencing the proposed project.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT I HAVE READ THE ABOVE AND THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT.

Melissa Gonzalez
Signature of Owner or Authorized Agent

7.25.2022
Date

4. PROJECT & LOT INFORMATION

CALCULATIONS	Existing Pre-Project	Demolition	New Proposed	Total Post-Project	% Change (Existing / Total)
Type/Size of Dwelling Units (Please fill in the number of each type)					
Rooming Units					
Efficiency Units					
1-Bedroom Units					
2-Bedroom Units					
3-Bedroom Units					
≥ 4-Bedroom Units					
Total Number of Dwelling Units					
Are Any of the Project Units Affordable? If Yes, Please Fill Out the Section Below (include number of each type)					
Market-Rate/Unrestricted Dwelling Units (DU)					
Moderate-Income Restricted DU (80%-120% AMI)					
Low-Income Restricted DU (50%-80% AMI)					
Very Low-Income Restricted DU (30%-50% AMI)					
Extremely Low-Income Restricted DU (<30% AMI)					
Total Affordable Units					
Total Affordable Units located Onsite:					
Other Types of Units/Rooms (if applicable) (not counted towards density) - include number of each type					
Accessory Dwelling Units (ADUs)					
Live/Work Units					
Work/Live Units					
Mobile Homes					
Hotel Rooms					
Floor Area					
Office Floor Area (square feet)					
Retail Floor Area (square feet)					
Industrial Floor Area (square feet)					
Other Non-Residential Floor Area (sq. ft.)					
Total Non-Residential Floor Area (sq. ft.)					
Residential Floor Area (sq. ft.)					
Total Res. & Non-Res. Floor Area (sq. ft.)					
Other Project Information					
Total Building Footprint Area (square feet)					
Building Height (feet)					
Building Stories (number)					
Total Lot Area (square feet)					
Number of Lots					
Automobile Parking Spaces (number)					
Bicycle Parking Spaces (number)					
New Landscape Square Footage (WELO see pg. 13)		n/a		n/a	n/a
Setback Slope (for hillside properties only)				n/a	n/a
Structure Slope (for hillside properties only)				n/a	n/a

Definitions For Table 4 on Page 3

“**Building Height**” means the vertical distance measured from any point on top of the facility to a line directly below which meets finished grade on the outside perimeter of the facility, or intersects with a perpendicular plane connecting opposite points of finished grade at the outside perimeter of the facility.

“**Floor Area**” for all projects with **one or two dwelling units on a lot** means the total square footage of all levels of all buildings on the lot, measured horizontally from the outside surface of exterior walls and supporting columns, but excluding: (a) unenclosed living areas such as balconies, decks, and porches; (b) carports that are unenclosed on two or more sides; (c) 440 square feet within an attached or detached garage or carport that is enclosed on three sides or more; (d) non-habitable accessory structures of less than 120 square feet; (e) unfinished understories, attics and basements; and (f) finished basements if the height from finished grade at the exterior perimeter of the building to the finish floor elevation above is six (6) feet or less for at least 50% of the perimeter and does not exceed twelve (12) feet above grade at any point. For new floor area, only include new floor area located outside of the existing building envelope.

“**Floor Area**” for all projects **except those with one or two dwelling units on a lot** means the total of the gross horizontal areas of all floors, including usable basements and cellars, below the roof and within the outer surfaces of the main walls of principal or accessory buildings, or the center line of party walls separating such buildings, but excluding: (a) areas used for off-street parking spaces, loading berths, driveways, and maneuvering aisles; (b) areas which qualify as usable open space in Chapter 17.126; and (c) arcades, porticoes, and similar open areas which are located at or near street level of Nonresidential Facilities, are accessible to the general public, and are not designed or used as sales, display, storage, or production areas. For new floor area, only include new floor area located outside of the existing building envelope.

“**Footprint**” means the total land area covered by all structures on a lot, measured from outside of all exterior walls and supporting columns, including residences, garages, covered carports, and accessory structures, except that the following shall not be considered in determining footprint:

1. The portions of any uncovered and unenclosed decks, porches, landings, or patios, not including railings, which are less than thirty (30) inches above finished grade; 2. The portions of any uncovered and unenclosed balconies and stairways, including railings, which are less than six (6) feet above finished grade; 3. Eaves and roof overhangs; and 4. Trellises and similar structures which do not have solid roofs and which would not otherwise be included in this definition.

“**Market-Rate/Unrestricted Dwelling Units**” are residential units for which the rent/price is set by the real estate market and not limited to certain household incomes.

“**Restricted Dwelling Units**” are residential units for which the rent/price is legally restricted to households earning a certain income expressed as a percentage of the Area Median Income or AMI. For more information, visit the Housing and Community Development Department’s website at <https://www.oaklandca.gov/services/housing-index-a-z/housing-policies-plans-and-data/rent-and-income-limits-for-affordable-housing>

“**Setback Slope**” means the slope between edge of pavement and the front setback line, at the midpoint and perpendicular to the front property line.

“**Structure Slope**” means the steepest slope across building footprint measured from one side of the building to another.

5. IMPERVIOUS SURFACE INFORMATION

PROJECT CHARACTERISTICS: (check one)

- (1) The project will create or replace **10,000 square feet or more** of new or existing impervious surface area* (not including projects involving one single-family dwelling).
- (2) The project will create or replace **5,000 square feet or more but less than 10,000 square feet** of new or existing impervious surface area* AND involves the following:
- Auto servicing, auto repair, or gas station;
 - Restaurant (full service, limited service, or fast-food); or
 - Uncovered parking (stand-alone parking lot or parking serving an activity; including uncovered parking garages).
- If you checked (1) or (2) the project is considered a “Regulated Project” and must comply with NPDES C.3 stormwater requirements. You must submit a completed Stormwater Supplemental Form and a Preliminary Post-Construction Stormwater Management Plan with your application (see page 14).
- (3) The project will create or replace **2,500 square feet or more but less than 5,000 square feet** of new or existing impervious surface (including projects involving one single-family dwelling), unless the project meets the definition of (1) or (2) above.
- If you checked (3) site design measures to retain stormwater on-site are required. Refer to the City’s “Overview of Provision C.3” for more information. <https://www.oaklandca.gov/documents/overview-of-provision-c-3-requirements-for-stormwater-management>
- (4) None of the above.

* Impervious Surface = Any surface that cannot be effectively (easily) penetrated by water. Permeable paving (such as permeable concrete and interlocking pavers) underlain with permeable soil or permeable storage material, and green roofs with a minimum of three inches of planting media, are not considered impervious surfaces. Do not include existing impervious surface to be replaced as part of routine maintenance/repair activities when calculating the amount of new/replaced impervious surface.

6. TREE PRESERVATION ORDINANCE

Pursuant to the Tree Preservation Ordinance (§12.36 O.M.C.) a Tree Preservation/Removal Permit is required for any proposed construction activity (including buildings, driveways, paths, decks, construction vehicle routes, sidewalk improvements, & perimeter grading) within 10 feet of a Protected Tree, even if such trees are not being removed or if they are located on a neighbor's property.

The following are Protected Trees:

- a. Any Coast Live Oak tree that is larger than 4 inches dbh*
- b. Any tree (except Eucalyptus) that is larger than 9 inches dbh* (Eucalyptus trees and up to 5 Monterey Pines per acre are not considered Protected Trees under this section. Monterey Pines must be inspected and verified by the Public Works Agency – Tree Division prior to their removal. Contact the Tree Division at (510) 615-5934 for more information or to schedule an inspection).
- c. Any tree of any size located in the public right-of-way (including street trees).

I ATTEST THAT: *(check one)*

- (1) There are no existing Protected Trees anywhere on the subject property or within 10 feet of the proposed construction activities** (including neighbor's properties or the adjacent public right-of-way).
- (2) There are Protected Trees on the subject property or within 10 feet of the proposed construction activities**, and their location is indicated on the site plan and landscape plan **and** *(check one)*;
- (a) No Protected Trees are to be removed and No construction activity** will occur within 10 feet of any Protected Tree.
- (b) No Protected Trees are to be removed and Construction activity** will occur within 10 feet of any Protected Tree.
- (c) Protected Trees will be removed.

If you checked (2b) or (2c), a Tree Preservation/Removal Permit is required. Please complete the section below.

DESCRIPTION OF TREES (Identification numbers and letters must be consistent with the Tree Survey, see submittal requirements in Section 8)

<u>Trees proposed for removal</u>			<u>Trees not proposed for removal but located within 10 feet of Construction Activity**</u>		
#	Species	dbh*	#	Species	dbh*
1			A		
2			B		
3			C		
4			D		
5			E		
6			F		
7			G		

Reason for removal/impacting of trees: _____

* **dbh:** "diameter at breast height" is determined by measuring the trunk at 4'-6" from the ground. Multi-trunked trees are measured by combining the diameters of all trunks at 4'-6" from the ground.

** **Construction Activity:** Any proposed building, driveway, path, deck, construction vehicle route, sidewalk improvement, grading, or demolition.

7. CREEK PROTECTION ORDINANCE

Pursuant to the Creek Protection, Storm Water Management and Discharge Control Ordinance (§13.16 O.M.C.) a Creek Protection Permit is required for any proposed construction activity occurring on a Creekside property. The extent to which your development will be regulated by the Creek Protection Ordinance depends upon the location and type of proposed work.

WHAT IS A CREEK?

*“A **Creek** is a watercourse that is a naturally occurring swale or depression, or engineered channel that carries fresh or estuarine water either seasonally or year around.”*

A creek must include the following two components:

1. The channel is part of a contiguous waterway. It is hydrologically connected to a waterway above or below the site or is connected to lakes, the estuary, or Bay. Creek headwaters, found at the top of watersheds, are connected in the downhill direction. Additionally, creeks in Oakland are often connected through underground culverts. Only the open sections of creeks are subject to the permit, and
2. There is a creek bed, bank and topography such as a u-shape, v-shape channel, ditch or waterway (identified through field investigation, topographical maps, and aerial photos). To help with identification in the field a creek may also have the following features (the absence of these features does NOT mean there is no creek):
 - A riparian corridor, which is a line of denser vegetation flowing downhill. This is sometimes missing due to landscaping or vegetation removal practices, landslide or fire.
 - The channel has a bed with material that differs from the surrounding material (i.e. more rocky, or gravelly, little or no vegetation).
 - There are man-made structures common to waterways, - for example bank retaining walls, trash racks, culverts, inlets, rip rap, etc.

I ATTEST THAT: *(check one)*

- (1) **I do not know if there is a Creek on or near the proposed project site.** I have submitted a request for a Creek Determination by the City of Oakland (separate form and fee required).
- (2) **No Creek exists on or near the project site;** *(check one)*
- (a) Based on my review of the characteristics of the project site, as well as all relevant maps and plans, and the Creek Determination criteria provided in the “What is a Creek?” section above; or
- (b) Based on the attached report prepared by a relevant licensed professional.
- However, if the City determines that a Creek exists on or near the project site, a Creek Protection Permit is required.*
- (3) **A Creek DOES exist on or near the project site and;** *(check one)*
- (a) The proposed project only entails interior construction and/or alterations (including remodeling), and therefore requires a **Category 1 Creek Permit** (this is a no fee permit and only requires distribution of educational materials); or
- (b) The proposed project entails exterior work that does not include earthwork and is located more than 100 feet from the centerline of the Creek, and therefore requires a **Category 2 Creek Permit** (this permit requires a site plan and distribution of educational materials); or
- (c) The proposed project entails (a) exterior work that is located between 20 feet from the top of the Creek bank and 100 feet from the centerline of the Creek, and/or (b) exterior work that includes earthwork involving more than three (3) cubic yards of material located beyond 20 feet from the top of the Creek bank, and therefore requires a **Category 3 Creek Permit** (this permit requires a site plan and creek protection plan and may require environmental review); or
- (d) The project entails exterior work conducted from the centerline of the Creek to within 20 feet from the top of the Creek bank, and therefore requires a **Category 4 Creek Permit** (this permit requires a site plan and creek protection plan and may require environmental review and a hydrology report).

The Creek Permit requirements for your project are subject to verification by the City of Oakland and may differ from what you have indicated above. Additionally, you are responsible for contacting and obtaining all required permits from the relevant state and federal permitting agencies for Category 3 and Category 4 Creek Permits.

8. HAZARDOUS WASTE AND SUBSTANCES STATEMENT

STATE GOVERNMENT CODE SECTION 65962.5 (f): Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to this section and shall specify any list.

Please refer to the following State-maintained websites:

<https://calepa.ca.gov/SiteCleanup/CorteseList/>

<http://geotracker.waterboards.ca.gov/>

or contact the CalEPA at (916) 323-2514 to determine if your project is on any list of properties containing hazardous waste, toxic substances or underground fuel tanks. **NOTE: YOU MUST REVIEW ALL LISTS**

- I have reviewed **ALL** the lists and my site does **not** appear on them (sign below). **City Verification Required**
 My site does appear on the list(s) (please complete the following statement and sign below).

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Name of applicant: _____

Applicant's address: _____

Phone number: _____

Address of site on list: _____

Local agency (city/county): _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____

Date of list: _____

Status of regulatory action: _____

Signature of Owner or Authorized Agent

Date

9. RECYCLING SPACE REQUIREMENTS

Applicants are required to provide sufficient space for the storage and collection of recyclable materials to comply with Ordinance No. 11807 – Recycling Space Allocation Requirements. This space should be in addition to that provided for garbage service.

Affected projects:

1. New multifamily buildings in excess of five (5) units
2. New commercial and industrial projects that require a building permit
3. New public facilities
4. Additions and alternations for a single or multiple permits that add 30% or more to the gross floor area

Requirements:

For residential projects, two (2) cubic feet of storage per unit, with a minimum requirement of not less than ten (10) cubic feet. Additionally, Oakland Municipal Code Section 8.28.140 requires the provision of 32 gallons or 4.3 cubic feet of storage per unit for garbage. For affected commercial, industrial and public facility project, two (2) cubic feet of storage and collection space per each one thousand (1,000) square feet of the total gross building footage, with a minimum requirement not less than ten (10) cubic feet. For these projects, the space for storage and collection of garbage varies based on the type and operation of the facility. Space for storage of recyclables should be separated into the following categories: paper and cardboard (mixed together); plastic bottles, glass bottles and metal cans (mixed together); and organics/plant material.

10. GREEN BUILDING ORDINANCE

If GreenPoint Rater is required, this sheet must be filled in and signed by the GreenPoint Rater along with the checklist and is due at the Intake appointment or over the counter approval, the submittal will not be accepted if this is not complete at intake and the applicant will need to come back for another appointment.

If there is an addition and/or remodel that total over 1,000 square feet, the project is over 1,000 square feet, or there is a new unit; a GreenPoint Rater is required. Please read the guidelines from the code as listed below.

Pursuant to the Ordinance ‘Sustainable Green Building Requirements for Private Development,’ (Chapter 18.02 of the Oakland Municipal Code), a Green Building Permit is required for any proposed construction activity within certain categories. The extent to which your development will be regulated by the Green Building Ordinance depends upon the location, type of proposed work, and size of proposed work.

A. PROPERTY ADDRESS: _____

B. PROJECT TYPE OF DEVELOPMENT (check one): New Construction New Construction-Mixed Use Addition
 Existing Building Tenant Improvement Remodel
 Historic Landscape Project

C. TOTAL NEW AND ALTERED FLOOR AREA (square feet): _____

I, THE APPLICANT/OWNER, ATTEST THAT: (check one)

- (1) I have reviewed the Green Building Ordinance and the project **DOES NOT** fall within the list of applicable project types.
- (2) I have reviewed the Green Building Ordinance and the project **MUST** comply with the ordinance, AND I’m submitting the required additional green building materials with this application.
- (3) I have reviewed the Green Building Ordinance and the project must comply with the ordinance, AND I’m submitting the required additional green building materials with this application, but a GreenPoint Rater or LEED AP is not required as the project uses the Small Commercial Checklist or the Bay Friendly Basic Checklist.

D. Name of Greepoint Rater (required for Greenpoint Rated Projects)*: _____

Name of LEED Accredited Professional (AP)(required for LEED projects) * _____

MAILING ADDRESS: _____

PHONE: _____ **E-MAIL:** _____

RATING SYSTEM: _____ **# OF POINTS THE PROJECT IS ANTICIPATED TO RECEIVE:** _____

E. GREEN BUILDING FEATURES NOT SHOWN ON PLANS BUT PART OF CHECKLIST (include additional sheets if needed): _____

I, hereby certify under the penalty of perjury that I have reviewed the project and appropriate checklist and attest that to the best of my knowledge the proposed project would likely comply with the City of Oakland’s Green Building Ordinance and attain green building certification. I, hereby further certify under the penalty of perjury, that I: 1) have no vested financial interest in the project other than my green building services, 2) have reviewed the project and appropriate green building checklist, and 3) attest that to the best of my knowledge the proposed project would likely comply with City of Oakland’s Green Building Ordinance and attain green building certification.

X _____
Signature of the GreenPoint Rater or LEED Accredited Professional **Date** _____

This permit is issued pursuant to all provisions of City of Oakland Ordinance No. 13040 C.M.S., “Sustainable Green Building Requirements for Private Development.” This permit is granted upon the express condition that the permittee shall be responsible for all claims and liabilities arising out of work performed under this permit or arising out of permittee’s failure to perform the obligations with respect to this permit. The permittee shall, and by acceptance of this permit agrees to defend, indemnify, save and hold harmless the City, its officers and employees, from and against any and all suits, claims or actions brought by any reason for or on account of any bodily injuries, disease or illness or damage to persons and/or property sustained or arising in the construction of the work performed under this permit or in consequence of permittee’s failure to perform the obligations with respect to this permit. Violations of the provisions of the Green Building Ordinance are subject to fines and penalties specified under Section 20-3.030 of the Ordinance.

TO BE COMPLETED BY CITY STAFF:
CASE NUMBER(S): _____ CASE PLANNER’S NAME: _____
Note to Case Planner: Please route a copy of this form to the green building coordinator in the Planning and Zoning Division.

11. PUBLIC ART FOR PRIVATE DEVELOPMENT REQUIREMENTS

Effective February 9, 2015, Ordinance No. 13275 requires a public art allocation for private developments. (OMC Chapter 15.78). The following reflects the Ordinance updated through Ordinance No. 13491, which was adopted by the City Council on June 15, 2018.

Applicant information

Name: _____
Phone: _____
Email: _____

Project information

Address: _____
Number of dwelling units: _____
Floor area of nonresidential: _____
Floor area of residential: _____

Applicability

The public art for private development requirement applies to:

- 1) Private non-residential developments of 2,000 square feet or more of new floor area that are subject to Regular Design Review approval; and
- 2) Private residential developments of 20 or more new dwelling units that are subject to Regular Design Review approval.

The public art requirements do not apply to affordable housing if the developer demonstrates that they would cause the project to be economically infeasible.

Contribution Requirements

- 1) For non-residential developments, at least 1.0% of "building development costs."
- 2) For residential developments, at least 0.5% of "building development costs."

The "building development cost" is the construction cost declared on the building permit application and accepted by the Building Official.

CHECK ONE OF THE FOLLOWING COMPLIANCE METHODS:

- On-site art Art in the public right of way within .25 miles from the site In-lieu contribution Combination of in-lieu payment and on-site cultural space and/or art gallery Contribution to City-owned art facility within 0.5 miles from site Not applicable

Compliance Methods

Compliance with art requirement shall be demonstrated when filing the Building Permit application through one of the following:

- 1) An approved public art plan and contractual agreement to install the artwork at the site or in the public right of way within .25 miles from the site. Note that development in the public right of way requires additional permits and approval from the City's Public Art Advisory Committee. The installation of the artwork must be complete prior to issuance of certificate of occupancy; or
- 2) Full payment of an in-lieu contribution; or
- 3) Provide up to 75% of the contribution as follows, with the remaining to be fulfilled through an in-lieu payment*:
 - a. Space within the development project that is generally open to the public during regular business hours for use as a rotating art gallery can satisfy up to 25% of total contribution; and/or
 - b. A minimum of 500 square feet of arts and cultural programming space within the development that is made available to the public can satisfy up to 50% of the total contribution; or
- 4) Capital improvements to a City-owned arts facility(s) within 0.5 miles of the development.

*All proposals must be approved by the City in advance. Please contact Kristen Zaremba, the Public Art Coordinator, at gzaremba@oaklandca.gov or (510)238-2155 for more information regarding approval of a public art plan or compliance requirements.

I, hereby certify under the penalty of perjury that I have reviewed the project and appropriate checklist and attest that to the best of my knowledge the proposed project would likely comply with the City of Oakland's Public Art Requirements Ordinance.

X Melissa Gonzalez, Agent AT&T, JS
Signature of Applicant

7.25.2022
Date

12. RESIDENTIAL TENANT PROTECTIONS

The City of Oakland has laws to protect residential tenants, including the Rent Adjustment Ordinance (OMC Chap. 8.22, Article I), Just Cause Eviction Ordinance (OMC Chap. 8.22, Articles II & III), Tenant Protection Ordinance (OMC Chap. 8.22, Article V) and Code Compliance Relocation Ordinance (OMC Chap. 15.60). These laws may apply to development projects under certain circumstances.

	<u>Yes</u>	<u>No</u>
A. Will the project affect existing residential units on the site, including Live/Work Units, Work/Live Units, Joint Living and Working Quarters, or unpermitted units? ➤ If "Yes," go to Question B. ➤ If "No," you do not need to complete the remainder of this section.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are there existing residential tenants in the affected residential units, including Live/Work Units, Work/Live Units, Joint Living and Working Quarters, or unpermitted units; or did residential tenants occupy the affected residential units within the past 5 years? ➤ If "Yes," go to Question C. ➤ If "No," you do not need to complete the remainder of this section.	<input type="checkbox"/>	<input type="checkbox"/>
C. Will existing residential tenants in the affected residential units, including Live/Work Units, Work/Live Units, Joint Living and Working Quarters, or unpermitted units, be temporarily or permanently evicted or relocated due to the project, or were residential tenants previously occupying the affected units within the past 5 years temporarily or permanently evicted or relocated due to the project? ➤ If "Yes," provide the information below about these units and complete the remainder of this section. 1) Number of Affected Units: _____ 2) Number of Affected Tenants: _____ ➤ If "No," you do not need to complete the remainder of this section.	<input type="checkbox"/>	<input type="checkbox"/>
D. Replacement Unit Determination (Housing Crisis Act of 2019) Have any dwelling units on the property been subject to a recorded agreement restricting rents by affordability at any time during the past five years?	<input type="checkbox"/>	<input type="checkbox"/>
Have any existing dwelling units or dwelling units demolished in the past five years received a Certificate of Occupancy issued before January 1, 1983?	<input type="checkbox"/>	<input type="checkbox"/>
Have any existing or demolished dwelling units been occupied by persons other than the property owner within the past five years? If "Yes," provide documentation to verify occupants' income.	<input type="checkbox"/>	<input type="checkbox"/>
Have any existing or demolished dwelling units been withdrawn from the rental market in the past ten years?	<input type="checkbox"/>	<input type="checkbox"/>

E. Project Information (to be completed if any questions above are marked "Yes"):

- 1) Property Address: _____
- 2) Assessor's Parcel Number: _____
- 3) Applicant's Name: _____
- 4) Applicant's Address: _____
- 5) Applicant's Phone: _____ 6) Applicant's Email: _____

Existing and former tenants on the site may be entitled to protections and benefits, including relocation payments and the right to return to previous units. The property owner may be required to submit evidence of compliance with applicable tenant protection laws upon the request of the City. **For more information, please contact the Oakland Housing Assistance Center: 250 Frank H. Ogawa Plaza, 6th Floor, Oakland, California, 94612; (510) 238-6182.**

I, hereby certify under the penalty of perjury that I have reviewed the information presented in this section and certify that the information presented is true and accurate to the best of my knowledge.

X Melissa Gonzalez, Agent AT&T, JS
 Signature of Applicant

7.25.2022
 Date

To be completed by staff:
 Case Number(s): _____ Case Planner's Name: _____ Date: _____

Note to Case Planner: If any Questions above are marked "Yes," please route a copy of this page to the Housing and Community Development Department.

13. EQUITABLE CLIMATE ACTION PLAN CONSISTENCY

The California Environmental Quality Act (CEQA) requires the analysis of greenhouse gas (GHG) emissions and potential climate change impacts from new development. The Oakland 2030 Equitable Climate Action Plan (ECAP) serves as a citywide plan for the reduction of GHG emissions and may be used in qualitative cumulative impact analysis pertaining to development projects. Projects that demonstrate consistency with the ECAP will be considered to have no significant environmental effect pertaining to greenhouse gas emissions. Projects that do not demonstrate consistency may, at the City’s discretion, prepare a more comprehensive project-specific analysis of GHG emissions consistent with CEQA requirements.

I, THE APPLICANT/OWNER, HAVE REVIEWED THE ECAP CHECKLIST AND TO THE BEST OF MY KNOWLEDGE BELIEVE THE FOLLOWING APPLIES TO THE PROJECT: *(check one)*

- (1) The project demonstrates consistency with the ECAP through the ECAP Checklist, which I am submitting with this application.
- (2) The project does not demonstrate consistency with one or more items on the ECAP Checklist, which I am submitting with this application, and the GHG Standard Condition of Approval will apply to the project.
- (3) The project is exempt from CEQA analysis or otherwise is not required to demonstrate consistency with the ECAP.

(Case Planner and Environmental Review Officer to Verify)

14. COMMUNITY ENGAGEMENT

Although community engagement is important for all development projects requiring discretionary approval, it is especially important for larger projects, controversial projects, and projects with the potential to cause substantial community impacts. Applicants proposing the following project types will be required to submit a written statement to the City describing the community engagement efforts undertaken to date:

	Yes	No
<p>A. Does the application involve any of the following?</p> <ul style="list-style-type: none"> • New residential project with 100 or more dwelling units; • New nonresidential project with 100,000 square feet or more of floor area; • New Planned Unit Development (PUD); • New subdivision of 25 or more lots; • Proposed regulatory change (Development Agreement, Rezoning, and/or General Plan Amendment); or • Any other new project requiring discretionary approval that the Planning Bureau has determined may potentially cause substantial community impacts. <p>➤ If “Yes,” complete Section B below.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Community Engagement Efforts. Please summarize community engagement efforts undertaken to date concerning the project, community input received concerning the project, and how the project has or has not been modified in response to community input (attach additional sheets if necessary):

15. SUBMITTAL REQUIREMENTS: WHAT TO SUBMIT

The following information and drawings must be included in the submittal package for your application. Planning staff reserves the right to require additional plans and information as needed for certain development proposals.

The following items are required for ALL applications unless otherwise noted.

Each and every item is required at the time of application submittal.

APPLICATIONS WITH MISSING ITEMS WILL NOT BE ACCEPTED.

All fees are due at the time of application submittal.

Unless otherwise noted, all documents must be submitted electronically.

(1) **Basic Application for Development Review**

This application form signed and completed (including impervious surface, protected tree, creek information, the Hazardous Waste and Substances Statement, and green building sections). Clear and legible scanned copies or copies with secure electronic signatures are required.

(2) **Supplemental Forms and Findings**

Explanation describing how the proposal complies with City requirements (forms provided by staff).

DRX, DS, DR, or SP supplemental findings.

CUP and/or Variance supplemental findings.

TPM/TTM supplemental findings.

Other extra CUP or DR findings, such as alcohol, ground floor use, extra units, telecom (mini, micro, macro), etc.

Specific Plans Design Guidelines Checklist (Broadway Valdez District, Central Estuary, Lake Merritt Station, or West Oakland).

Affordable Housing Density Bonus Requirements and Checklist.

Oakland 2030 Equitable Climate Action Plan (ECAP) Consistency Checklist

(3) **Assessor's Parcel Map**

Available at the City of Oakland Engineering Services or Zoning counters, the County Assessor's Office, 1221 Oak St. or the County Assessor's website at <http://acgov.org/MS/prop/index.aspx>

(4) **Photographs**

Color photographs showing the existing structure or lot as seen from across the street and from the front, side and rear property lines. Label each photograph with the view pictured (e.g., front, side, rear, across the street).

Color photographs showing the 20 nearest neighbors from the street (5 nearest lots on either side, 10 nearest lots across the street). Label each photograph with the address pictured.

(5) **Plans** (see supplemental requirements for all Tentative Parcel Map (TPM), Tentative Tract Map (TTM), Parcel Map Waiver (PMW) applications).

• Full-sized plans and reduced plans (11" x 17") are required for all applications. For Major Permits, a color 11"x17" rendering **MUST** be submitted.

• Include north arrow, date prepared and scale.

• Acceptable drawing scales are: 1/4" = 1', 3/16" = 1', 1/8" = 1', and 1" = 10'. Other scales may be appropriate, but should be discussed with Planning staff before filing. Also, please limit the range of scales used, so Planning staff can more easily analyze your project in relation to adjacent properties.

• Include the name and phone number of person preparing the plan(s). As appropriate or required, include the stamp and "wet signature" of any licensed architect, landscape architect, surveyor and/or civil engineer preparing final plans.

• Show all encroachments over the public Right-of-Way.

• All submittals are required to provide an electronic submission of all the required submittal items at time of intake. Plan sets will have two copies submitted, one (1) low resolution and one (1) high resolution in .PDF format. Each item will be scanned separately and clearly identified. For each revision of the project, the applicant will be required to submit an electronic submittal of all the material being revised as directed by Planning staff.

(a) **Survey** (required only for the following project types listed below)

• Must be no more than 3 years old from the time of submittal – date of survey must be included.

• Must be prepared by a California State licensed Land Surveyor or by a Civil Engineer with a license number below 33966 (licensed prior to January 1, 1982).

• **Include the wet stamp and signature** of the Land Surveyor or Civil Engineer who prepared the survey.

• Include the applicable surveyor's statement in accordance with the Professional Land Surveyors Act.

• In addition to paper copies, the survey must also be submitted on a CD.

Required for all new buildings and >100% footprint additions to existing buildings (except small non-habitable buildings):

- Full boundary & topographic survey with field-verifiable monuments set or found by the surveyor.
- Location, dimensions, and dimensions to property lines of all existing buildings and similar structures.

Required for any building or addition within any required setback:

- Applicable line survey with field-verifiable monuments set or found by the surveyor.
- Location, dimensions, & dimensions to property line of existing buildings & similar structures adjacent to relevant property line.

Required for any building or addition located on a lot with a slope of 20% or more:

- Site topography for all areas of proposed work and for all existing driveways, buildings, and similar structures.
- Location and dimensions for all existing driveways, buildings, and similar structures.

(b) **Site Plan**

- Location and dimensions of all property boundaries.
- Location and dimensions of all existing and proposed buildings, decks, stairs, and patios.
- Dimensions of all existing and proposed building setbacks from property lines.
- Location of building footprints and approximate height of buildings on adjacent lots.
- Location, dimensions, and paving materials of all adjacent sidewalks, curbs, curb-cuts (including curb-cuts on adjacent neighbor's lots), and streets.
- Location and dimension of all existing and proposed driveways, garages, carports, vehicle parking spaces, bicycle parking spaces, maneuvering aisles, wheel-stops, pavement striping/markings, and directional signage. Indicate existing and proposed paving materials.
- Location, height, and building materials of all existing and proposed fencing and walls.
- Location, height (including top and bottom elevation measurements), and building materials of all existing and proposed retaining walls.
- Location and size (dbh) of all existing trees and indication of any trees to be removed, include trees on neighboring properties that are within 10 feet of construction.
- Location of drainage ways, creeks, and wetlands (check with the Engineering Services Division for this information)
- Roof plan showing roof slope and direction, and location of mechanical equipment, ducts, and vents.
- For projects located on a lot with a slope of 20% or more: Show existing and proposed topographic contours overlaid with proposed roof plan and indicating roof ridge spot elevations.
- For multi-family residential projects: Show the location, dimension, slope, and site area of all existing and proposed Group Usable Open Space and Private Usable Open Space, including a summary table of site area.
- For projects in all Residential, Commercial, and Industrial Zones, including the CIX-1A Zone, show any building to be demolished, both historic and non-historic.
- Location and size of storage area for recycling containers (see page 7 for more information).

(c) **Landscape Plan** (required for new buildings, new dwellings, residential additions of more than 500 sq. ft., and nonresidential additions of more than 1,000 sq. ft.)

- Indicate any existing landscaping and new landscaping.
- Indicate the size, species, location, and method of irrigation for all plantings.
- Include the square footage of new landscaping, if over 500 square feet or over 2,500 square feet of new landscaping please provide all requirements per the Water Efficiency Landscape Ordinance (WELO), visit <https://water.ca.gov/LegacyFiles/wateruseefficiency/docs/MWELO09-10-09.pdf>
- Include all existing and proposed groundcovers, driveways, walkways, patios, and other surface treatments.

(d) **Floor Plan**

- Include complete floor plan of all floors of entire building, including existing and proposed work.
- Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes.
- Show the location of all existing and proposed doors, windows, and walls.
- Location of and distance to all adjacent property boundaries.
- For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, and/or other major functional components of the proposed project.

(e) **Elevations** (required only for new construction, additions, or exterior alterations)

- Show all structure elevations (front, sides and rear) that will be affected by the proposed project.
- For additions/alterations: label existing and new construction, as well as items to be removed.
- Identify all existing and proposed exterior materials - including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements, including a complete window and door schedule.
- Show any exterior mechanical, duct work, and/or utility boxes.
- Include dimensions for building height and wall length.

(f) **Cross Sections** (required only for buildings or additions located on a lot with a slope of 20% or more)

- Include all critical cross sections, including at least one passing through the tallest portion of the building.
- Include floor plate and roof plate elevation heights.

- Location of and distance to all adjacent property boundaries.
- Label the location of the cross-sections on the site plan.
- (g) **Tree Survey** (required only for projects which involve a Tree Preservation/Removal Permit [see page 5])
 - Include north arrow, date prepared and scale (Tree Survey should be drawn to the same scale as the Site Plan).
 - Include the name & phone number of person preparing the plan(s). As appropriate or required, include the stamp & “wet signature” of any licensed architect, landscape architect, surveyor and/or civil engineer preparing final plans.
 - For new construction on an undeveloped lot: include the stamp and “wet signature” of the licensed architect, landscape architect and/or civil engineer preparing the survey.
 - Indicate the size (dbh), species, and location of all protected trees within 30 feet of development activity on the subject lot, regardless of whether or not the protected trees are included on any tree preservation/removal permit application.
 - Label all protected trees that are located within 10 feet of construction (including trees located on neighbor’s properties or the adjacent public right-of-way) with the matching number or letter from the Tree Preservation/Removal Permit application (see section 6 of this application).
- (h) **Shadow Study (for DS-III projects and other two-story DR projects for one- and two-units)**
 - Include a roof plan of proposed house/addition with adjacent homes and show the shadows at different times of the day as shown in the Design Review Manual for One- and Two-Unit Residences on page 2.1 and 2.2.
- (i) **Grading Plan** (required only if the project proposes any site grading)
 - Show proposed grading plan and/or map showing existing and proposed topographic contours (this may be combined with the Site Plan for small projects with only minor grading).
 - Include an erosion & sedimentation control plan.
 - Include a summary table of all proposed excavation, fill, and off-haul volumes.

The following are required only for non-residential, mixed-use, and/or multi-family residential projects.

- (j) **Sign Plan** (required only for non-residential and mixed-use projects)
 - Include fully dimensioned color elevations for all proposed signs.
 - Indicate proposed sign location(s) on site plan.
 - Indicate proposed material(s) and method of lighting for all proposed signs.
- (k) **Lighting Plan** (required only for non-residential, multi-family residential, and mixed-use projects)
 - Show the type and location of all proposed exterior lighting fixtures (this may be combined with the Site Plan for small projects).
- (l) **Materials & Color Board** (required only for non-residential, multi-family residential, and mixed-use projects involving new construction or an addition/alteration that does not match existing materials and colors).
 - Limit board(s) to a maximum size of 9” x 12”. Large projects (generally more than 25 dwelling units or 50,000 square feet of floor area) should also submit a large sized materials & color board (24” x 36”) for use at public hearings.
 - Include samples of proposed exterior building materials and paint colors.
 - Include manufacturer’s brochures as appropriate.
- (m) **Three-dimensional Exhibits** (required only for large projects with more than 25 dwelling units or 50,000 square feet of floor area).
 - Provide color perspective drawings showing the project from all major public vantage points, or provide a scale model of the proposed project.
- (6) **Preliminary Post-Construction Stormwater Management Plan*** (required only for “Regulated Projects” subject to NPDES C.3 stormwater requirements [see page 4 for more information])
 - Show location and size of new and replaced impervious surface.
 - Show directional surface flow of stormwater runoff.
 - Show location of proposed on-site storm drain lines.
 - Show preliminary type and location of proposed site design measures, source control measures, and stormwater treatment measures.
 - Show preliminary type and location of proposed hydromodification management measures (if applicable).
- * Please refer to the Stormwater Supplemental Form for more information concerning NPDES C.3 requirements. The Stormwater Supplemental Form must also be submitted with the application.
- (7) **Preliminary Title Report or deed not more than 60 days old** (required for all Tentative Parcel Map (TPM), Tentative Tract Map (TTM), Parcel Map Waiver (PMW), Rezoning, and General Plan Amendment applications, and any application where the owner information does not match the current Alameda County Assessor’s records)
- (8) **Fees** (all fees are due at the time of application submittal)

- Additional fees may be required if the project changes or based on staff's environmental determination.
- (9) **Additional Telecom Information Required** (See full requirements in Chapter 17.128 in the Oakland Planning Code)
- For Telecom facilities on private property, for the whole parcel, indicate the total number of existing and proposed antennas and equipment cabinets, their location, and the carriers they serve (please include all wireless carriers). Also indicate area, height, and width of all equipment cabinets and antennas (existing and proposed).
 - Additional Telecom CUP & DR findings for either: Mini, Micro, Macro, Monopole, or Tower (See definitions in 17.10.860).
 - For Small Wireless Facilities (SWF) in the public right-of-way, complete the SWF Design Guidelines Checklist.
 - Include Radio Frequency emissions report (RF), see Section 17.128.130 and the SWF Design Guidelines Checklist for requirements.
 - If a revision, please include previous approved case number if applicable and can be obtained.
 - If swapping out & replacing existing antennas, include existing & proposed heights of antennas (per Federal Section 6409).
- (10) **Replacement Unit Documentation**
- Information to prove vacancy or occupancy status of existing units or units demolished within the past five years. Examples include utility bills, property tax bills, IRS forms with W2s, lease agreements.
- (11) **Transportation Demand Management (TDM) Plan** (required for all project generating 50 or more net new a.m. or p.m. peak hour vehicle trips)
- TDM Plan requirements are provided in the City of Oakland Transportation Impact Review Guidelines.

For any questions regarding this application, email permitinfo@oaklandca.gov or call the Zoning Information Line:

Zoning Counter: (Virtual Meetings schedule for submitted applications)

250 Frank H. Ogawa Plaza, 2nd Floor Oakland CA 94612
 Mon, Tues, Thurs & Friday: 9am-Noon & 1pm-4pm
 Wednesday 9:30am-Noon & 2pm-4pm

Zoning Information Line:

(510) 238-3911
 Mon, Tues, Thurs & Friday: 9am-Noon & 1pm-4pm
 Wednesday 9:30am-Noon & 1pm-4pm



CITY OF OAKLAND

TELECOMMUNICATIONS FACILITIES - MACRO

ADDITIONAL DESIGN REVIEW CRITERIA & CUP FINDINGS

Telecommunications Facilities include attachment of antennas to buildings and similar facilities, the construction of support structures, and the provision of equipment associated with transmitting and receiving of radio frequencies.

*Any Macro Telecommunications Facility proposal requiring Regular Design Review may only be granted upon determination that the proposal conforms to the Regular Design Review criteria set forth in Section 17.136.050 and to the following **additional** design review criteria:*

*In addition, any conditional use permit required for a Macro Telecommunications Facility may only be granted upon determination that the proposal conforms to the general use permit criteria set forth in Section 17.134.050 and to the following **additional** use permit criteria:*

Please indicate the way in which the proposal meets the following required criteria. Attach additional sheets if necessary.

Additional Design Review (DR) Criteria for Macro Facilities (Section 17.128.070B):

1. Antennas should be painted and/or textured to match the existing structure:

The proposed telecommunications facility antennas will be painted and textured to match the existing structure.

2. Antennas mounted on architecturally significant structures or significant architectural details of the building should be covered by appropriate casings which are manufactured to match existing architectural features found on the building:

Proposed Antennas shall be screened with FRP material painted and textured to match existing structure.

3. Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging:

Proposed Antennas shall be screened with FRP material painted and textured to match existing structure.

4. Equipment shelters or cabinets shall be screened from the public view by using landscaping, or materials and colors consistent with surrounding backdrop or placed underground, inside existing facilities or behind screening fences.
Proposed Antennas shall screened with FRP material painted and textured
to match existing structure.

Proposed Equipment Platform is located AT Grade level.

5. Equipment shelters or cabinets shall be consistent with the general character of the area:

Proposed Equipment Platform is located AT Grade level.

6. For antennas attached to the roof, maintain a 1:1 ratio (example: ten feet high antenna requires ten feet setback from facade) for equipment setback; screen the antennas to match existing air conditioning units, stairs, or elevator towers; avoid placing roof mounted antennas in direct line with significant view corridors.

Complied, the antennas mounted behind FRP screening mounted rooftop
(sectors B&C) approx. 4' above roofline. Sector-A antennas behind FRP
mounted on penthouse wall.

7. That all reasonable means of reducing public access to the antennas and equipment has been made, including, but not limited to, placement in or on buildings or structures, fencing, anti-climbing measures and anti-tampering devices:

Proposed Antennas shall be screened with FRP material painted and textured
to match existing structure.

-continued-

Conditional Use Permit (CUP) Findings for Macro Facilities (Section 17.128.070C):

1. The project must meet the special design review criteria listed in subsection B of this section (17.128.070B):

The proposed telecommunications facility meets design review criteria in subsection B of this section.

2. The proposed project must not disrupt the overall community character:

The proposed telecommunications facility will not disrupt the overall community character.

CONDITIONAL USE PERMIT INFORMATION

**What is a
Conditional Use
Permit?**

The Zoning Ordinance describes two different types of uses in each zoning district: 1) permitted uses; and 2) conditional uses. Conditional uses are those which require special consideration from the City. The Conditional Use Permit (CUP) process provides the City with the flexibility to determine if a specific use at a certain location will be compatible with the neighborhood.

In reviewing a CUP, the Planning Department relies upon the specific findings of Section 17.134.050 of the Zoning Ordinance.

REQUIRED C.U.P. FINDINGS PURSUANT TO SECTION 17.134.050

Conditional Use Permits are granted only when all of the following findings can be made:

**Compatible with the
Neighborhood**

That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to:

- 1) harmony in scale, bulk, coverage, and density; to harmful effect, if any, upon desirable neighborhood character;
- 2) the generation of traffic and the capacity of surrounding streets; and
- 3) any other relevant impact of the development.

**An Asset for the
Neighborhood**

That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

Enhances the Area

That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

**Meets Design Review
Standards**

That the proposal conforms to all applicable Regular Design Review criteria set forth in the design review procedure in Section 17.136.050.

**Complies with the
General Plan and other
adopted City Plans**

That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.



CITY OF OAKLAND

CONDITIONAL USE PERMIT FINDINGS

The Zoning Ordinance describes two different types of uses in each zoning district: 1) permitted uses; and 2) conditional uses. Conditional uses are those which require special consideration from the City.

The Conditional Use Permit (CUP) process provides the City with the flexibility to determine if a specific use at a certain location will be compatible with the neighborhood. Conditional Use Permits can only be granted if all of the following general Use Permit findings from Section 17.134.050 can be made:

Please indicate the way in which the proposal meets the following required criteria. Attach additional sheets if necessary.

A. The location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development:

B. The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant:

C. The proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region:

D. The proposal conforms with all applicable Regular Design Review criteria set forth in Section 17.136.050 of the Oakland Planning Code:

E. The proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

F. For proposals involving a One- or Two-Family Residential Facility: If the Conditional Use Permit concerns a regulation governing maximum height, minimum yards, or maximum lot coverage or building length along side lot lines, the proposal also conforms with at least **one** of the following criteria:

1. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height;

- OR -

2. At least sixty (60) percent of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any conditional use permit.

LETTER OF AUTHORIZATION

TO: CITY OF OAKLAND

RE: APPLICATION FOR CONDITIONAL USE AUTHORIZATION

PROPERTY OWNER of the below-described property hereby authorizes AT&T, its employees, agents or contractors, to file the Application for Conditional Use Authorization with the City of Oakland Planning Department for the purpose of obtaining the necessary permits and approvals to construct, maintain and operate a mobile/wireless communications facility on the below-described property. This authorization is separate and apart from any other existing or future agreements between PROPERTY OWNER and AT&T and does not confer or imply consent or agreement other than the above described authorization.

Address: 1425 Leimert Blvd, Oakland CA 94602

Assessor's Parcel Number: 29A-1327-10

Property Owner:

1425 Leimert, LLC

By:

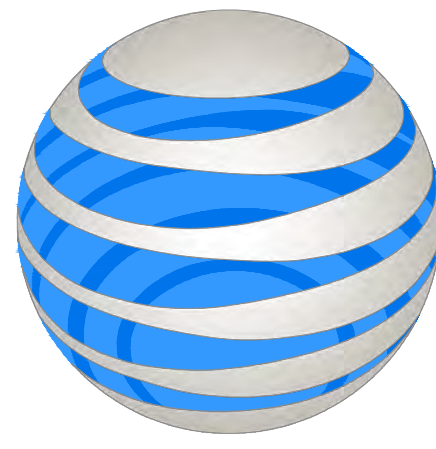


Name:

MARK ATTARHA

Date:

JULY, 26, 2022



AT&T

SITE NUMBER: CCL05046
 SITE NAME: SAINT JAMES-PARK BOULEVARD
 SITE TYPE: ROOFTOP / OUTDOOR EQUIP.
 ADDRESS: 1425 LEIMERT BOULEVARD
 OAKLAND, CA 94602

USID#: 317502
 RFID#: 5089023
 FA#: 15524670
 PACE#: MRSFR079987
 PT#: 3701A0YQCK



800-227-2600

Call 2 Full Working Days In Advance



23 MAUCHLY, SUITE 110
 IRVINE, CALIFORNIA 92618



1452 EDINGER AVE.
 TUSTIN, CALIFORNIA 92780

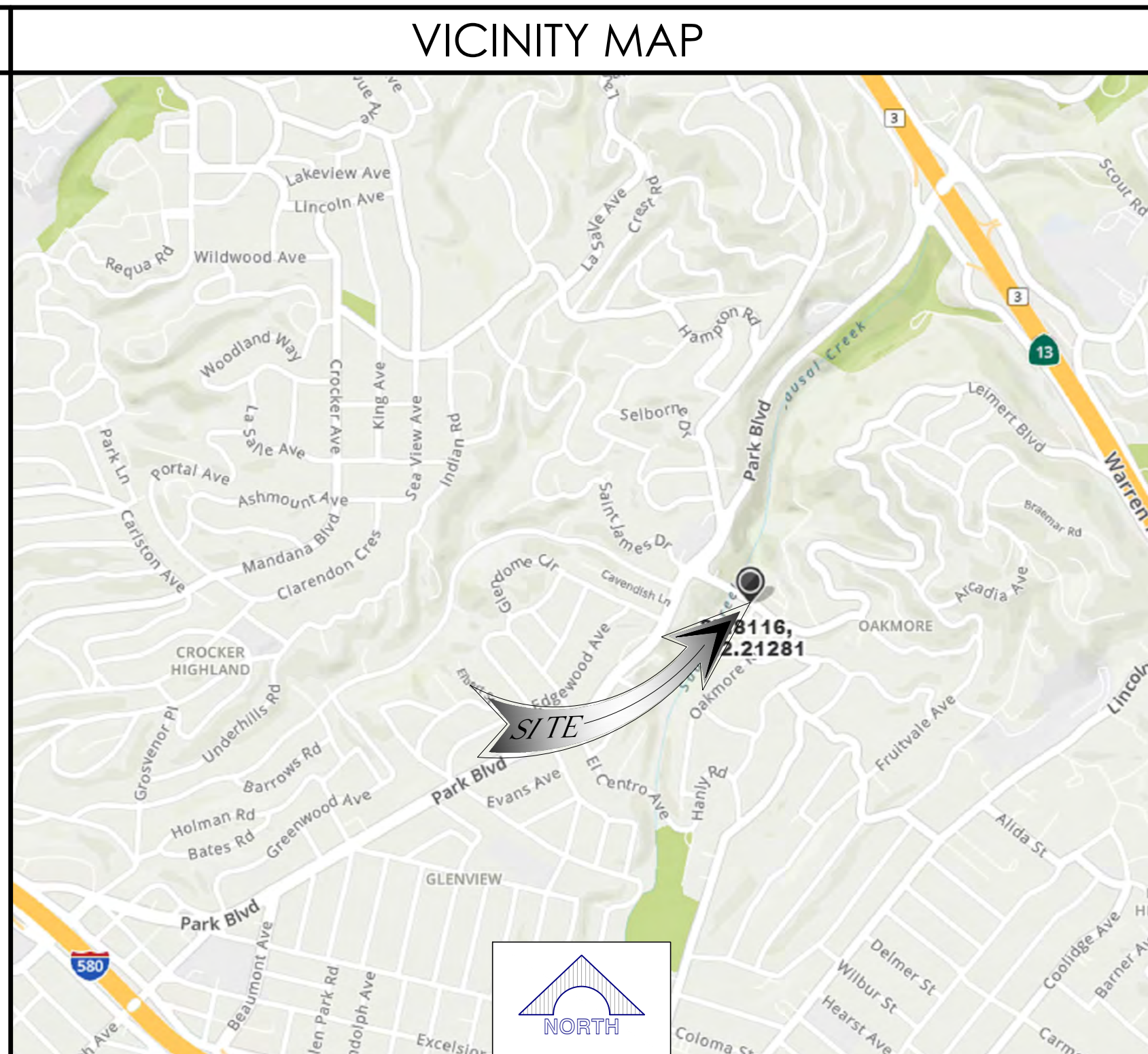
CCL05046

SAINTE JAMES-PARK
 BOULEVARD

1425 LEIMERT BOULEVARD
 OAKLAND, CA 94602

FA#: 15524670
 PACE#: MRSFR079987
 PT#: 3701A0YQCK

PROJECT TEAM	
APPLICANT / LESSEE: AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W550E SAN RAMON, CA 94583	
CONSTRUCTION MANAGER: CONTACT: WILLIAM PARRY FIELD COORDINATOR EMAIL: wparry@bechtel.com PHONE: (862) 276-9032	PROJECT MANAGER: J5 INFRASTRUCTURE PARTNERS CONTACT: TIMOTHY ADAMS EMAIL: TADAMS@J5IP.COM CELL: (916) 835-5120
RF ENGINEER: AT&T MOBILITY CONTACT: SAGAR BONDE EMAIL: SB970R@ATT.COM	A&E MANAGER: J5 INFRASTRUCTURE PARTNERS 23 MAUCHLY, SUITE 110 IRVINE, CA 92618 contact: STEVEN M. RAMON email: sramon@j5ip.com ph: (949) 247-7767 ext 158
RF ENGINEER: AT&T MOBILITY CONTACT: JOSE PABELONIO EMAIL: JP5720@ATT.COM	LEASING: J5 INFRASTRUCTURE PARTNERS CONTACT: STEPHANIE VICK EMAIL: SVICK@J5IP.COM PH: 858-774-5191
RF ENGINEER: AT&T MOBILITY CONTACT: SALMAN MUSTAFA EMAIL: sm14x@att.com	



CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
<ol style="list-style-type: none"> CALIFORNIA BUILDING STANDARDS CODE: 2019 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2020. PART 1 - CALIFORNIA ADMINISTRATIVE CODE PART 2 - CALIFORNIA BUILDING CODE, BASED ON THE 2018 INTERNATIONAL BUILDING CODE PART 2.5 - CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE PART 3 - CALIFORNIA ELECTRICAL CODE, BASED ON THE 2017 NATIONAL ELECTRICAL CODE PART 4 - CALIFORNIA MECHANICAL CODE, BASED ON THE 2018 UNIFORM MECHANICAL CODE PART 5 - CALIFORNIA PLUMBING CODE, BASED ON THE 2018 UNIFORM PLUMBING CODE PART 6 - CALIFORNIA ENERGY CODE PART 7 - VACANT PART 8 - CALIFORNIA HISTORICAL BUILDING CODE PART 9 - CALIFORNIA FIRE CODE, BASED ON THE 2018 INTERNATIONAL FIRE CODE PART 10 - CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2018 INTERNATIONAL EXISTING BUILDING CODE PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (ALSO KNOWN AS CALGREEN) PART 12 - CALIFORNIA REFERENCED STANDARDS CODE ANSI/TIA-222 (REV H) 2018 NFPA 101, LIFE SAFETY CODE 2019 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE 2019 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

SHEET INDEX	REV.	
T-1	TITLE SHEET	0
GN-1	GENERAL NOTES	0
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A-3	EQUIPMENT PLAN	0
A-4	PROPOSED ANTENNA PLAN & RF SCHEDULES	0
A-5	PROPOSED NORTHEAST & NORTHWEST ELEVATIONS	0
A-6	PROPOSED SOUTHWEST & SOUTHEAST ELEVATIONS	0
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E-2	PROPOSED ENLARGED SITE PLAN (ELECTRICAL)	0
E-3	SINGLE LINE DIAGRAM & PANEL SCHEDULE	0

SITE INFORMATION	
PROPERTY OWNER: 1425 LEIMERT LLC 1425 LEIMERT BLVD. OAKLAND, CA 94602	
JURISDICTION: CITY OF OAKLAND A.P.N.: 029A-1327-010-00 CURRENT ZONING: OFFICE BUILDING EXISTING USE: MULTIUSE, COMMUNICATIONS FACILITY PROPOSED USE: OFFICE BUILDING LATITUDE (NAD 83): 37.8116000° 37° 48' 41.76" N LONGITUDE (NAD 83): -122.2128100° 122° 12' 46.11" W	
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2019, SECTION 11B-203.4 (LIMITED ACCESS SPACE)	
OCCUPANCY GROUPS: U TYPE OF CONSTRUCTION: II-B	
POWER AGENCY: PACIFIC GAS & ELECTRIC 800-743-5000 TELEPHONE AGENCY: AT&T	RFDS VERSION: 1.0 DATE CREATED: 03/23/22 DATE UPDATED: 07/28/22

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS 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.
GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
STATEMENTS
STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.
ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS
5001 EXECUTIVE PKWY, SAN RAMON, CA 94583:
<ol style="list-style-type: none"> TAKE THE 1ST RIGHT ONTO EXECUTIVE PKWY. TURN LEFT ONTO CAMINO RAMON. TURN LEFT ONTO CROW CANYON RD. MERGE ONTO I-680 N TOWARD SACRAMENTO. MERGE ONTO CA-24 W VIA EXIT 46A TOWARD OAKLAND/LAFAYETTE. MERGE ONTO WARREN FWY/CA-13 S VIA EXIT 5A TOWARD HAYWARD. TAKE EXIT 3 TOWARD PARK BLVD. MERGE ONTO TRAFALGAR PL. TURN SLIGHT RIGHT ONTO PARK BLVD. TURN LEFT ONTO LEIMERT BLVD. 37.811600,-122.212810, 1425 LEIMERT BOULEVARD IS ON THE RIGHT.

PROJECT DESCRIPTION
INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:
ANTENNA SOW: <ul style="list-style-type: none"> INSTALLATION OF (12) AT&T PANEL ANTENNAS INSTALLATION OF (15) AT&T REMOTE RADIO UNIT (RRUs) INSTALLATION OF (3) DC9 SURGE SUPPRESSORS INSTALL (9) #6 AWG POWER, (3) .40" FIBER TRUNKS IN (6)(N) 2" CONDUITS FROM EQUIPMENT TO PROPOSED ANTENNAS INSTALL (1) 2" CONDUIT FOR GPS CABLE INSTALLATION OF (3) FRP SCREENS
EQUIPMENT SOW: <ul style="list-style-type: none"> INSTALLATION OF (1) 200A SUB METER INSTALLATION OF (1) 200AMP PPC INSTALLATION OF CIENA AND HOFFMAN BOX INSTALLATION OF (1) CAM-LOK GENERATOR INTERFACE INSTALLATION OF (1) DC50 CABINET INSTALLATION OF (1) H-FRAME INSTALLATION OF (1) GPS ANTENNA INSTALLATION OF (1) VERTIV 512 DC POWER PLANT CABINET W/ (12) RECTIFIERS & (12) 190AH BATTERIES INSTALLATION OF (1) VERTIV BATTERY CABINET W/ (12) 190AH BATTERIES INSTALLATION OF (1) PURCELL FLX21 PURCELL CABINET W/ (1) D2 SIAD, (2) 6630 BBU & (1) 6673 INSTALLATION OF (1) EQUIPMENT PLATFORM AT GRADE LEVEL

VENDOR:																								
J5 INFRASTRUCTURE PARTNERS 23 MAUCHLY, SUITE 110 IRVINE, CALIFORNIA 92618																								
APPLICANT:																								
AT&T 1452 EDINGER AVE. TUSTIN, CALIFORNIA 92780																								
SITE INFORMATION:																								
CCL05046 SAINT JAMES-PARK BOULEVARD 1425 LEIMERT BOULEVARD OAKLAND, CA 94602																								
DESIGN RECORD:																								
<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>INT.</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>09/20/22</td> <td>100% ZD</td> <td>MM3</td> </tr> <tr> <td>D</td> <td>08/30/22</td> <td>95% ZD</td> <td>BH</td> </tr> <tr> <td>C</td> <td>07/27/22</td> <td>95% ZD</td> <td>SMR</td> </tr> <tr> <td>B</td> <td>07/05/22</td> <td>95% ZD</td> <td>IK</td> </tr> <tr> <td>A</td> <td>04/26/22</td> <td>90% ZD</td> <td>MM3</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	INT.	0	09/20/22	100% ZD	MM3	D	08/30/22	95% ZD	BH	C	07/27/22	95% ZD	SMR	B	07/05/22	95% ZD	IK	A	04/26/22	90% ZD	MM3
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It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document																								
SHEET TITLE:																								
<h1>T-1</h1>																								
SHEET NAME:																								
<h2>TITLE SHEET</h2>																								

GENERAL CONSTRUCTION NOTES:

- 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.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- 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.
- 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.
- 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.
- 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.
- 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.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS 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.
- 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.
- 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, FIFTEENTH 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.

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BTCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR

ABBREVIATIONS:

FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT
INTERRUPTER	
GLB. (GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN. (")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION
SERVICES	
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D/	REQUIRED
RGS.	RIGID GALVANIZED STEEL

SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE (WIDTH)
w/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
Ⓢ	CENTERLINE
P	PLATE, PROPERTY LINE

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	(E) Steel symbol"/>	(E) STEEL
	GRID/COLUMN LINE		MATCH LINE
	KEYNOTE, DIMENSION ITEM		GROUND CONDUCTOR
	KEYNOTE, CONSTRUCTION ITEM		OVERHEAD SERVICE CONDUCTORS
	WALL TYPE MARK		TELEPHONE CONDUIT
	ROOM NAME ROOM NUMBER		POWER CONDUIT
			COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

INFRASTRUCTURE PARTNERS

23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

AT&T

1452 EDINGER AVE.
JUSTIN, CALIFORNIA 92780

CCL05046

SAINT JAMES-PARK BOULEVARD

1425 LEIMERT BOULEVARD
OAKLAND, CA 94602

FA#: 15524670
PACE#: MRSFR079987
PT#: 3701A0YQCK

REV	DATE	DESCRIPTION	INT.
0	09/20/22	100% ZD	MM3
D	08/30/22	95% ZD	BH
C	07/27/22	95% ZD	SMR
B	07/05/22	95% ZD	IK
A	04/26/22	90% ZD	MM3

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

GN-1

GENERAL NOTES

VENDOR:

APPLICANT:

SITE INFORMATION:

DESIGN RECORD:

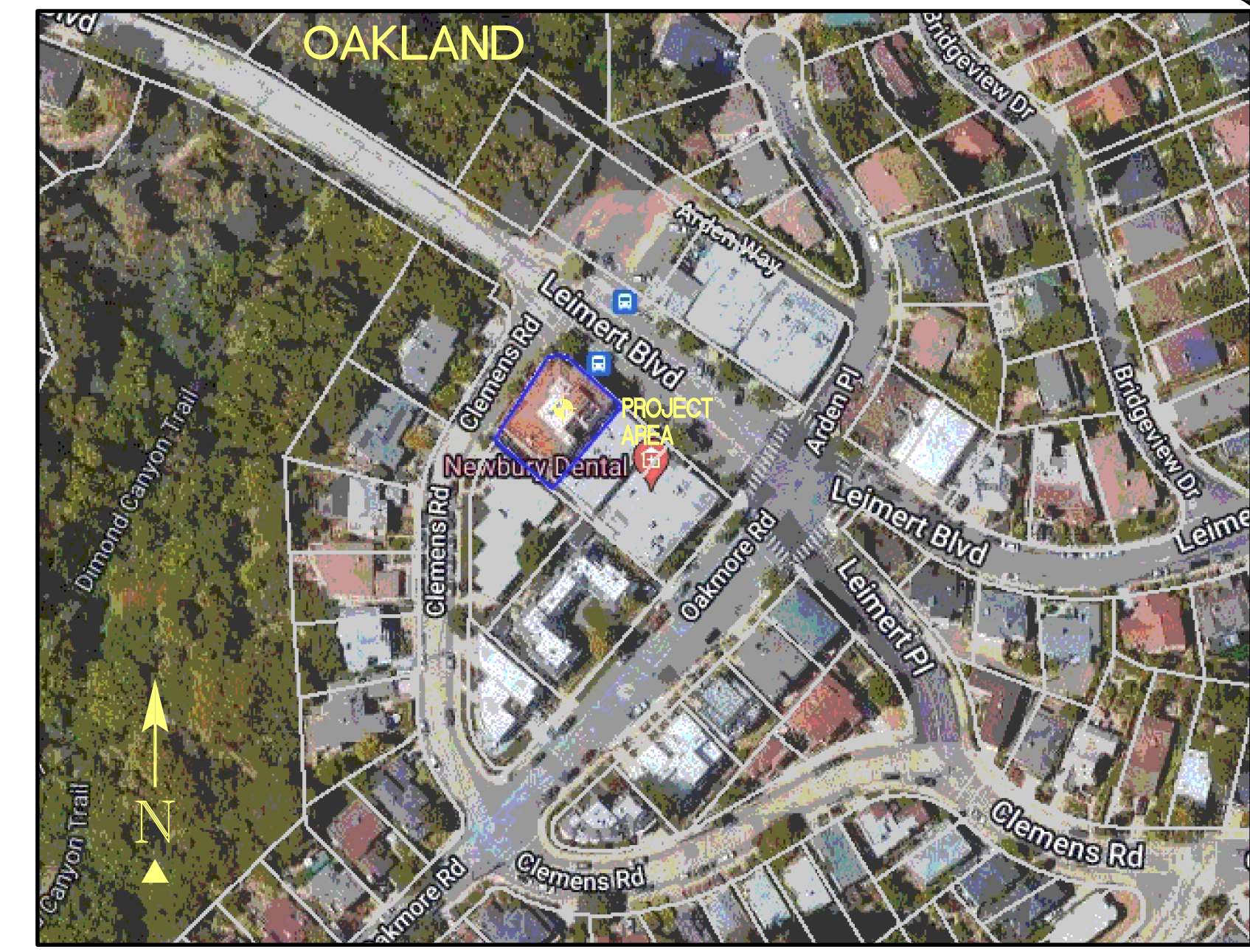
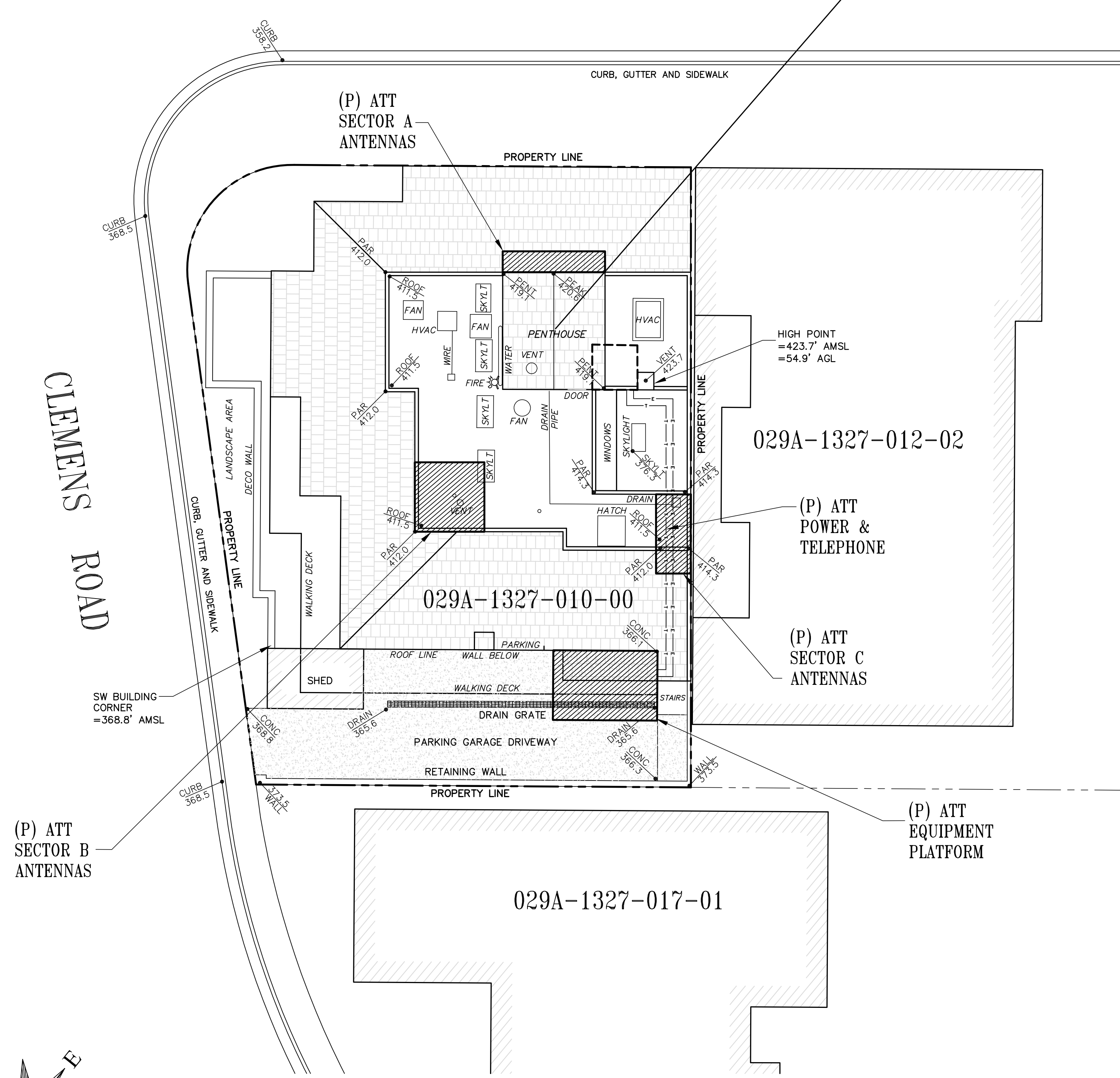
PROFESSIONAL STAMP:

SHEET TITLE:

SHEET NAME:

LIEMERT BLVD

GEODETIC COORDINATES TAKEN HERE AT CENTER OF SECTORS
 (NAD 83) 37° 48' 41.89" 122° 12' 45.90"
 EXISTING GROUND ELEVATION:
 SW BUILDING CORNER=368.8' AMSL



PROPERTY INFORMATION
 OWNER: 1425 LIEMERT LLC
 ADDRESS: 1425 LIEMERT BLVD, OAKLAND, CA 94602
 SITE: LIEMERT BLVD, 1425 LIEMERT BLVD, OAKLAND, CA 94602
 ASSESSOR'S PARCEL NUMBER: 029A-1327-010-00
 EXISTING GROUND ELEVATION: SW BUILDING CORNER=368.8' AMSL
 EXISTING OVERALL HIGH POINT: TOP OF VENT=54.9' AGL

SURVEYOR'S NOTES
 ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 3, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
 ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

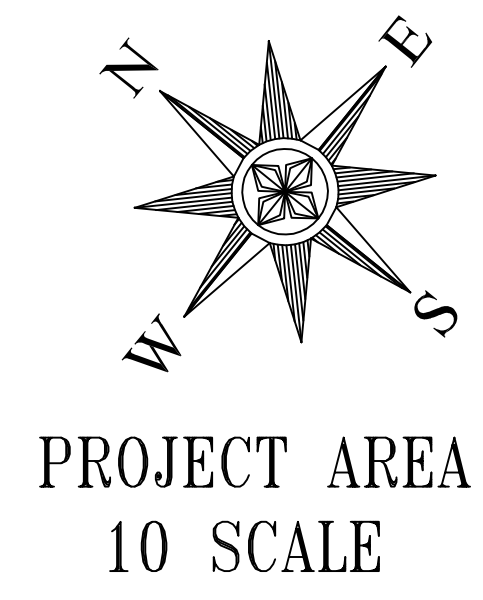
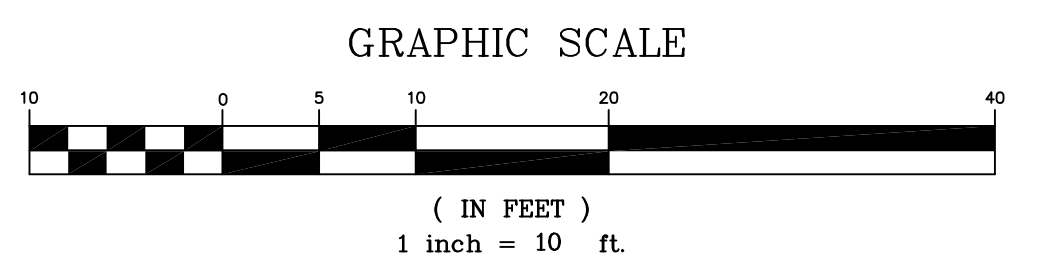
UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

TITLE REPORT
 TITLE REPORT WAS NOT PROVIDED.

LESSOR'S LEGAL DESCRIPTION
 ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, RECORDED AS PAR A PARCEL MAP VOL 80/34-35.

SURVEY DATE
 3/28/22

- LEGEND**
- | | | | |
|--------|----------------------|---|------------------------|
| P.O.B. | POINT OF BEGINNING | ⊗ | WATER CONTROL VALVE |
| TFC | TOP FACE OF CURB | ⊗ | FIRE HYDRANT |
| GR | GROUND SHOT | ⊗ | GUY CONDUCTOR |
| EP | EDGE OF PAVEMENT | ⊗ | FOUND AS NOTED |
| DWY | ACCESS DRIVEWAY | ⊗ | POWER POLE |
| PS | PARKING SPACE | ⊗ | LIGHT POLE |
| SW | SIDEWALK | ⊗ | ELECTRICAL TRANSFORMER |
| PAR | TOP OF PARAPET | ⊗ | AIR CONDITIONING UNIT |
| ROOF | TOP OF ROOF | ⊗ | TELEPHONE PEDESTAL |
| SSCO | SEWER CLEAN OUT | ⊗ | TELEPHONE VAULT |
| ⊗ | GEODETIC COORDINATES | ⊗ | TELEPHONE MANHOLE |
| ⊗ | SPOT ELEVATION | ⊗ | GAS VALVE |
| ⊗ | DISH ANTENNA | ⊗ | GAS METER |



ISSUE STATUS

DATE	DESCRIPTION	REV.
3/28/2022	SITE PLAN	
6/05/2022	AE DESIGN	
9/20/2022	PER REDLINES	

HAYES
 Land Surveying
 And Mapping
 2830 MADRIGAN COURT
 CONCORD, CA 94518



at&t
 2600 CAMINO RAMON
 4TH FLOOR, WEST WING
 SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS
 CCL05046
 LIEMERT BLVD
 1425 LIEMERT BLVD
 OAKLAND, CA 94602

C-1
 SHEET 1 of 1

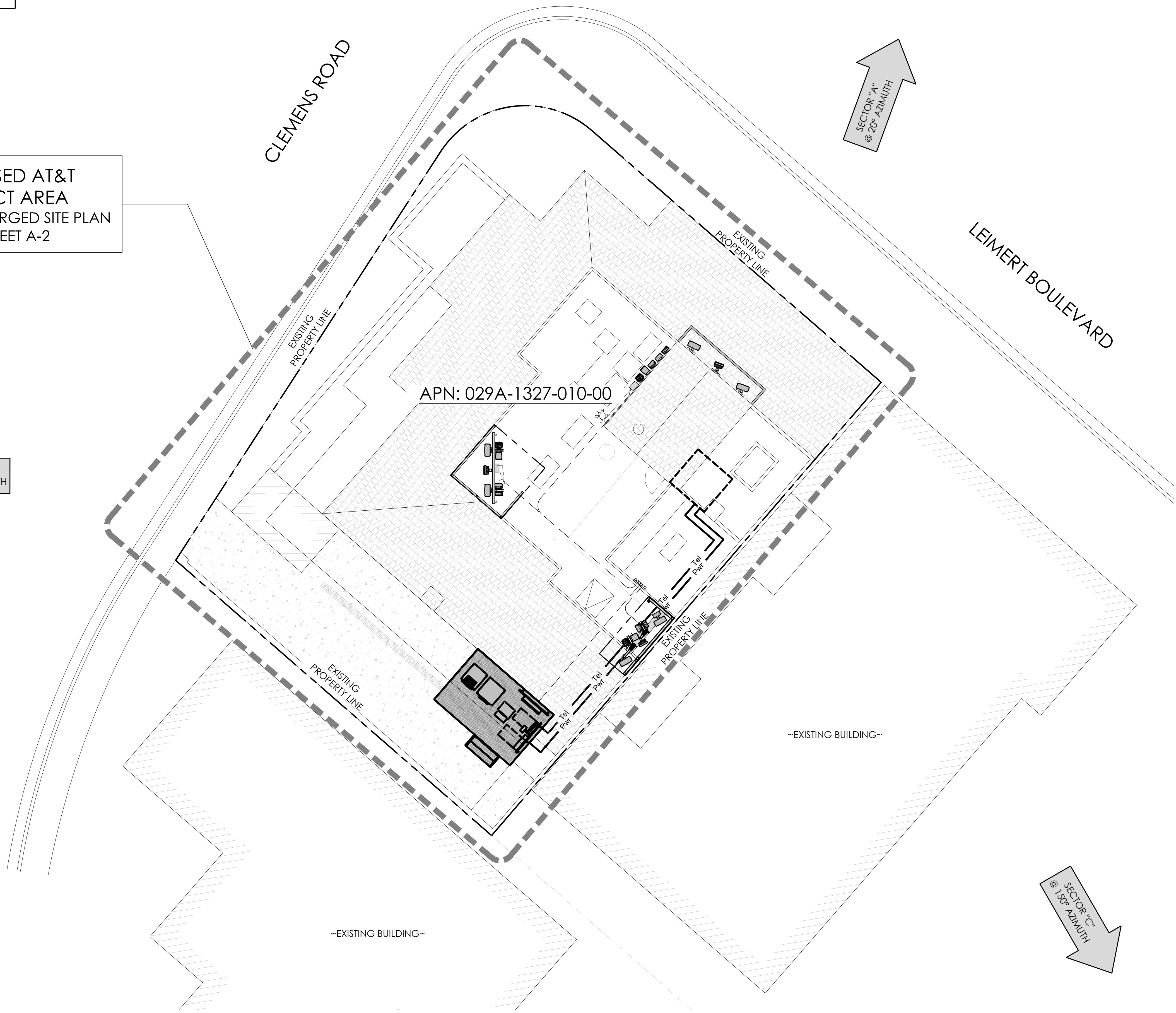
THIS IS NOT A SITE SURVEY
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

PROPOSED AT&T PROJECT AREA
 REFER TO ENLARGED SITE PLAN ON SHEET A-2

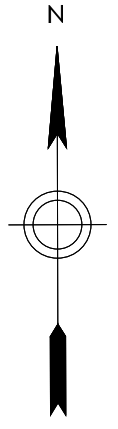
SECTOR "B"
 @ 270° AZIMUTH


SECTOR "A"
 @ 20° AZIMUTH


SECTOR "C"
 @ 150° AZIMUTH



APN: 029A-1327-010-00



VENDOR:

 23 MAUCHLY, SUITE 110
 IRVINE, CALIFORNIA 92618

APPLICANT:

 1452 EDINGER AVE.
 TUSTIN, CALIFORNIA 92780

SITE INFORMATION:
CCL05046
SAINT JAMES-PARK BOULEVARD
 1425 LEIMERT BOULEVARD
 OAKLAND, CA 94602
 FA#: 15524670
 PACE#: MRSFR079987
 PT#: 3701A0YQCK

DESIGN RECORD:

REV	DATE	DESCRIPTION	INT.
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D	08/30/22	95% ZD	BH
C	07/27/22	95% ZD	SMR
B	07/05/22	95% ZD	IK
A	04/26/22	90% ZD	MM3

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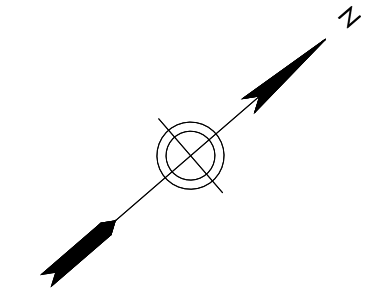
SHEET TITLE:
A-1

SHEET NAME:
OVERALL SITE PLAN

SECTOR "B"
@ 270° AZIMUTH

CLEMENS ROAD

2
A-5



APN: 029A-1327-010-00

INFRASTRUCTURE PARTNERS
23 MAUCHLY, SUITE 110
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AT&T
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A-2

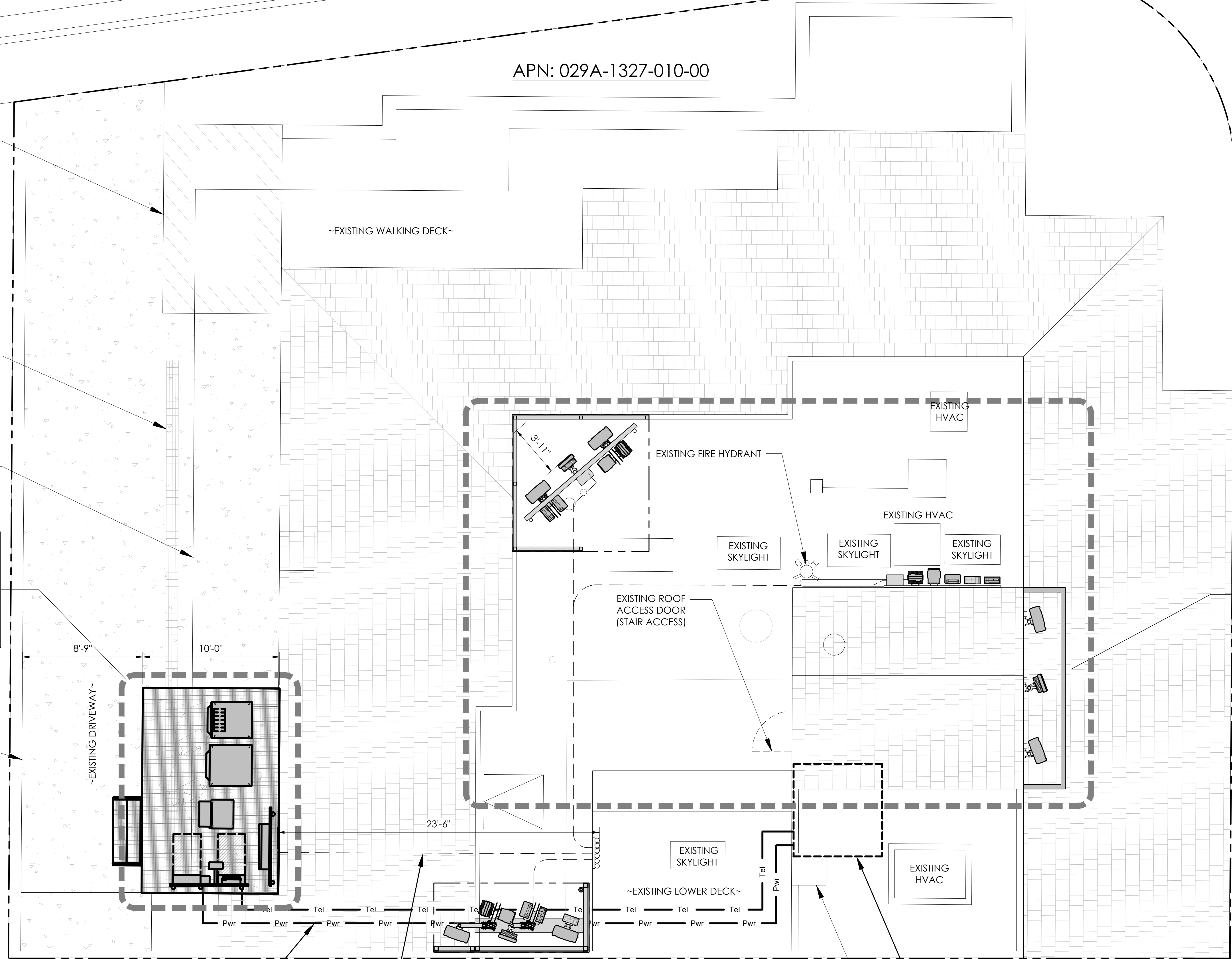
ENLARGED SITE PLAN

PROPOSED AT&T EQUIPMENT AREA
ON GROUND LEVEL
REFER TO EQUIPMENT PLAN ON SHEET A-3

PROPOSED AT&T ANTENNA AREA
REFER TO ANTENNA PLAN ON SHEET A-4

SECTOR "A"
@ 20° AZIMUTH

1
A-5



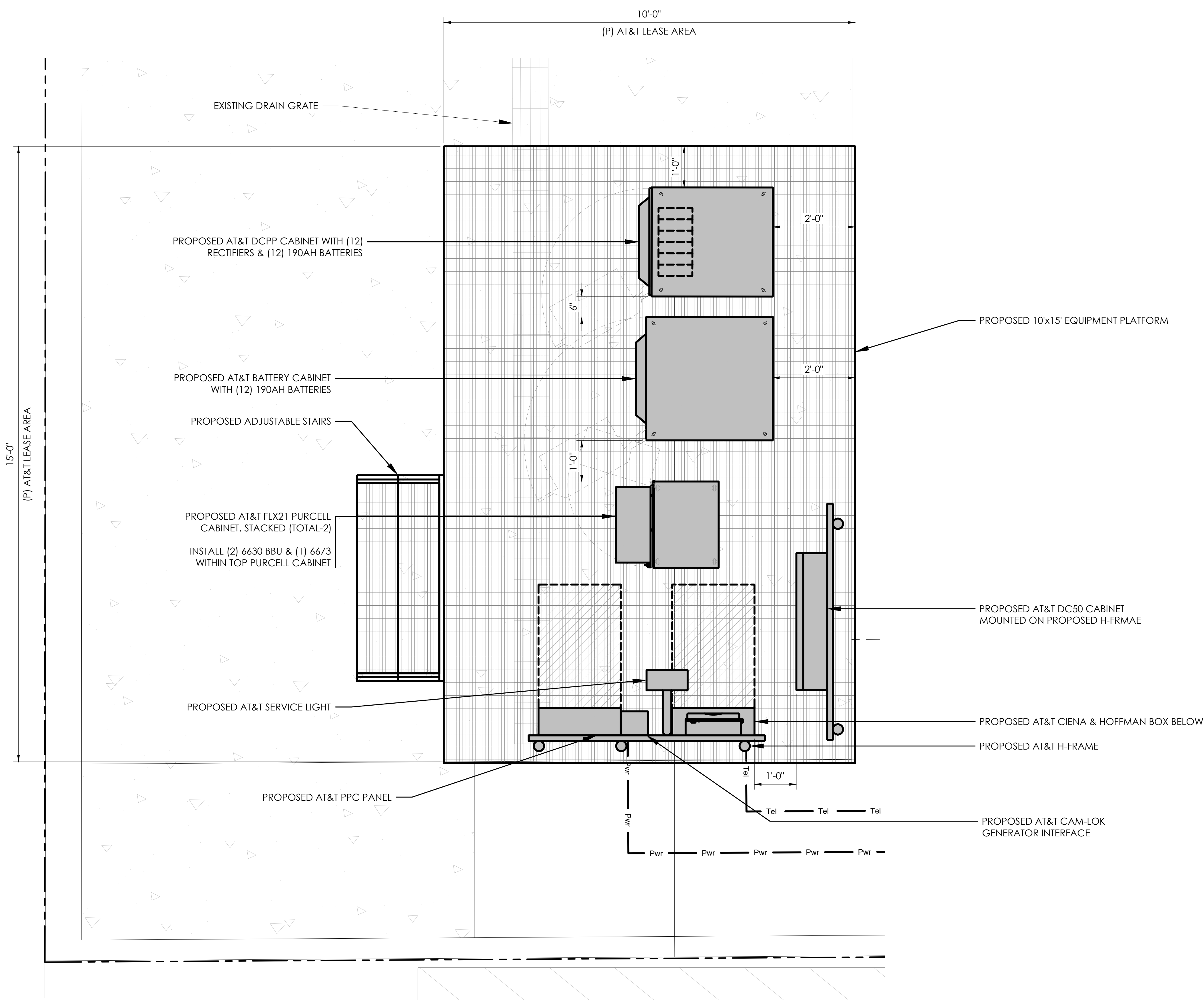
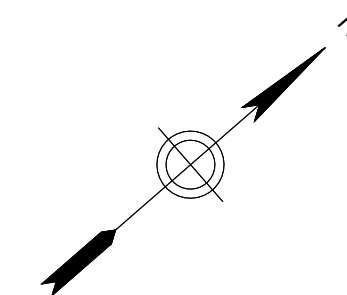
APPROXIMATE LOCATION OF (P) AT&T CONDUIT ROUTE FROM ELECTRICAL ROOM AT GRADE LEVEL TO PROPOSED EQUIPMENT AREA AT GRADE LEVEL APPROX. 70'-0" (1) 2" CONDUIT FOR POWER MOUNTED ON 1ST FLOOR CEILING (1) 2" TELCO CONDUIT FOR TELCO MOUNTED ON 1ST FLOOR CEILING

TO BE INSTALLED:
(1) 2" CONDUIT FOR GPS CABLE
(9) PROPOSED #6 AWG DC POWER TRUNK, (3) PER SECTOR
(3) PROPOSED .40" FIBER TRUNK, (1) PER SECTOR
WITHIN (6) PROPOSED 2" CONDUITS (2 PER SECTOR), INSTALLED ON GARAGE CEILING/1ST FLOOR CEILING. CONDUITS SHALL ROUTE VERTICALLY TO ROOFTOP AND TRANSITION TO ROOFTOP. (6) PROPOSED 2" CONDUITS (2 PER SECTOR) SHALL BE ROUTED ON ROOFTOP TO EACH SECTOR. APPROX. LENGTH: 85'-0"


APPROXIMATE LOCATION OF MPOE & LL POWER ON GROUND LEVEL INSIDE EXISTING ELECTRICAL ROOM
(P) AT&T POWER AND TELCO POC
(P) AT&T SUB METER LOCATED IN ELECTRICAL ROOM

1 EXISTING ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4" 3" 2" 1" 0" 4"



VENDOR:
JS INFRASTRUCTURE PARTNERS
 23 MAUCHLY, SUITE 110
 IRVINE, CALIFORNIA 92618

APPLICANT:

 1452 EDINGER AVE.
 TUSTIN, CALIFORNIA 92780

SITE INFORMATION:
CCL05046
SAINT JAMES-PARK BOULEVARD
 1425 LEIMERT BOULEVARD
 OAKLAND, CA 94602
 FA#: 15524670
 PACE#: MRSFR079987
 PT#: 3701A0YQCK

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SHEET TITLE:
A-3

SHEET NAME:
EQUIPMENT PLAN

SECTOR	RRU TYPE		RRU LOCATION		MINIMUM CLEARANCES		
	PROPOSED		(DISTANCE FROM ANTENNA)		ABOVE	BELOW	SIDES
ALPHA	A1	RRUS 4449 B5/B12	UP	±10'-0"	16"	12"	8"
	A1	RRUS 8843 B2/B66A	UP	±10'-0"	16"	12"	8"
	A2						
	A4	RRUS 4478 B14	UP	±10'-0"	16"	12"	8"
	A4	RRUS 2012 B29	UP	±10'-0"	16"	12"	8"
	A4	RRUS 4415 B30	UP	±10'-0"	16"	12"	8"

SECTOR	RRU TYPE		RRU LOCATION		MINIMUM CLEARANCES		
	PROPOSED		(DISTANCE FROM ANTENNA)		ABOVE	BELOW	SIDES
GAMMA	C1	RRUS 4449 B5/B12	UP	±10'-0"	16"	12"	8"
	C1	RRUS 8843 B2/B66A	UP	±10'-0"	16"	12"	8"
	C2						
	C3						
	C4	RRUS 4478 B14	UP	±10'-0"	16"	12"	8"
	C4	RRUS 2012 B29	UP	±10'-0"	16"	12"	8"

SECTOR	RRU TYPE		RRU LOCATION		MINIMUM CLEARANCES		
	PROPOSED		(DISTANCE FROM ANTENNA)		ABOVE	BELOW	SIDES
BETA	B1	RRUS 4449 B5/B12	UP	±10'-0"	16"	12"	8"
	B1	RRUS 8843 B2/B66A	UP	±10'-0"	16"	12"	8"
	B2						
	B3						
	B4	RRUS 4478 B14	UP	±10'-0"	16"	12"	8"
	B4	RRUS 2012 B29	UP	±10'-0"	16"	12"	8"

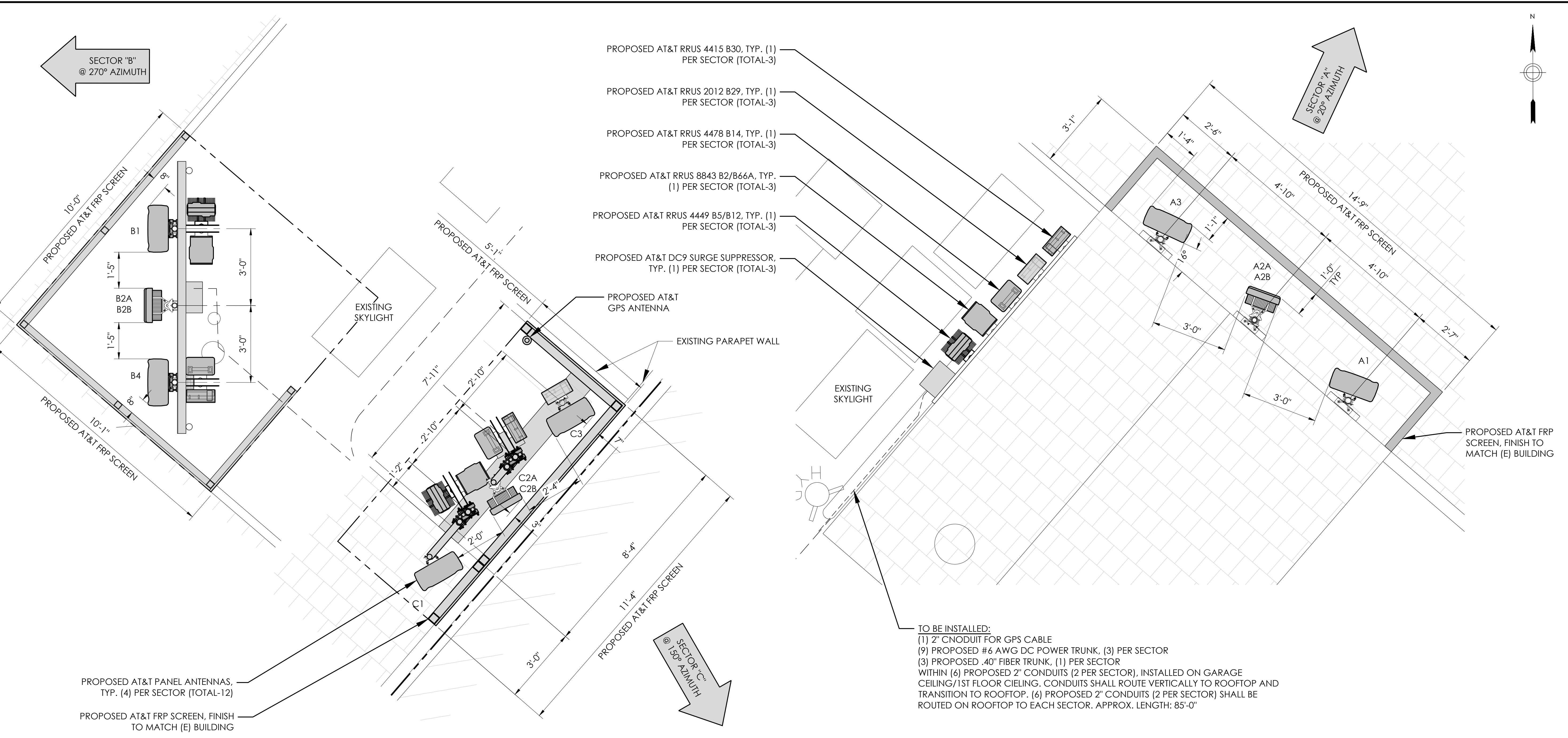
SECTOR	TECHNOLOGY	FINAL ANTENNA AND TRANSMISSION CABLE REQUIREMENTS				
		ANTENNA	SIZE	AZIMUTH	RAD	
SECTOR "A"	A1	LTE 700/5G 850 PCS/AWS	QUINTEL QD4612-3D	4'	20°	47'-0"
	A2A	DOD	ERICSSON AIR6419 B77G	2'	20°	48'-10"
	A2B	CBAND	ERICSSON AIR6449 B77D	2'	20°	45'-3"
SECTOR "B"	B1	LTE 700/5G 850 PCS/AWS	QUINTEL QD4612-3D	4'	270°	50'-10"
	B2A	DOD	ERICSSON AIR6419 B77G	2'	270°	51'-8"
	B2B	CBAND	ERICSSON AIR6449 B77D	2'	270°	48'-1"
SECTOR "C"	C1	LTE 700/5G 850 PCS/AWS	QUINTEL QD4612-3D	4'	150°	50'-10"
	C2A	DOD	ERICSSON AIR6419 B77G	2'	150°	51'-8"
	C2B	CBAND	ERICSSON AIR6449 B77D	2'	150°	48'-1"

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.

FEEDER TYPE	QTY.	LENGTH	FEEDER TYPE	QTY.	LENGTH
COAX	0	-	COAX	0	-
FIBER	2	±120'	FIBER	2	±100'
DC POWER	4	±120'	DC POWER	4	±100'

2 PROPOSED RF SCHEDULE NTS



TO BE INSTALLED:

- (1) 2" CNODUIT FOR GPS CABLE
- (9) PROPOSED #6 AWG DC POWER TRUNK, (3) PER SECTOR
- (3) PROPOSED .40" FIBER TRUNK, (1) PER SECTOR
- WITHIN (6) PROPOSED 2" CONDUITS (2 PER SECTOR), INSTALLED ON GARAGE CEILING/1ST FLOOR CEILING. CONDUITS SHALL ROUTE VERTICALLY TO ROOFTOP AND TRANSITION TO ROOFTOP. (6) PROPOSED 2" CONDUITS (2 PER SECTOR) SHALL BE ROUTED ON ROOFTOP TO EACH SECTOR. APPROX. LENGTH: 85'-0"

1 PROPOSED ANTENNA PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

INFRASTRUCTURE PARTNERS

23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

AT&T

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TUSTIN, CALIFORNIA 92780

CCL05046

SAINT JAMES-PARK BOULEVARD

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OAKLAND, CA 94602

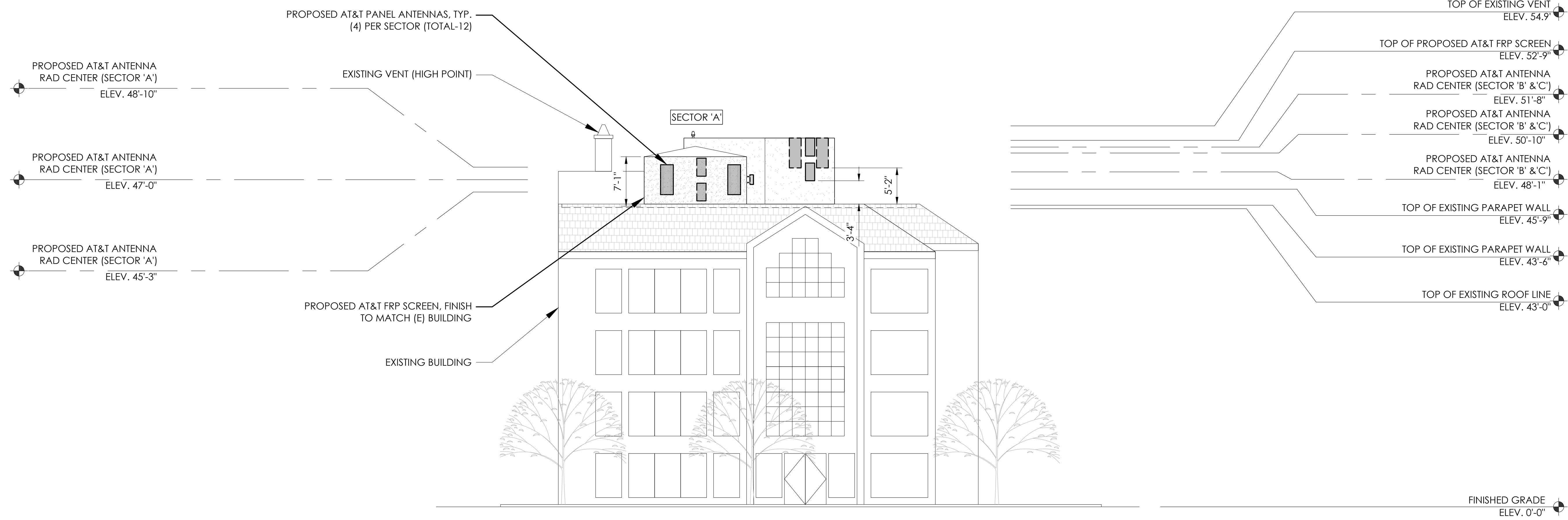
FA#: 15524670
PACE#: MRSFR079987
PT#: 3701A0YQCK

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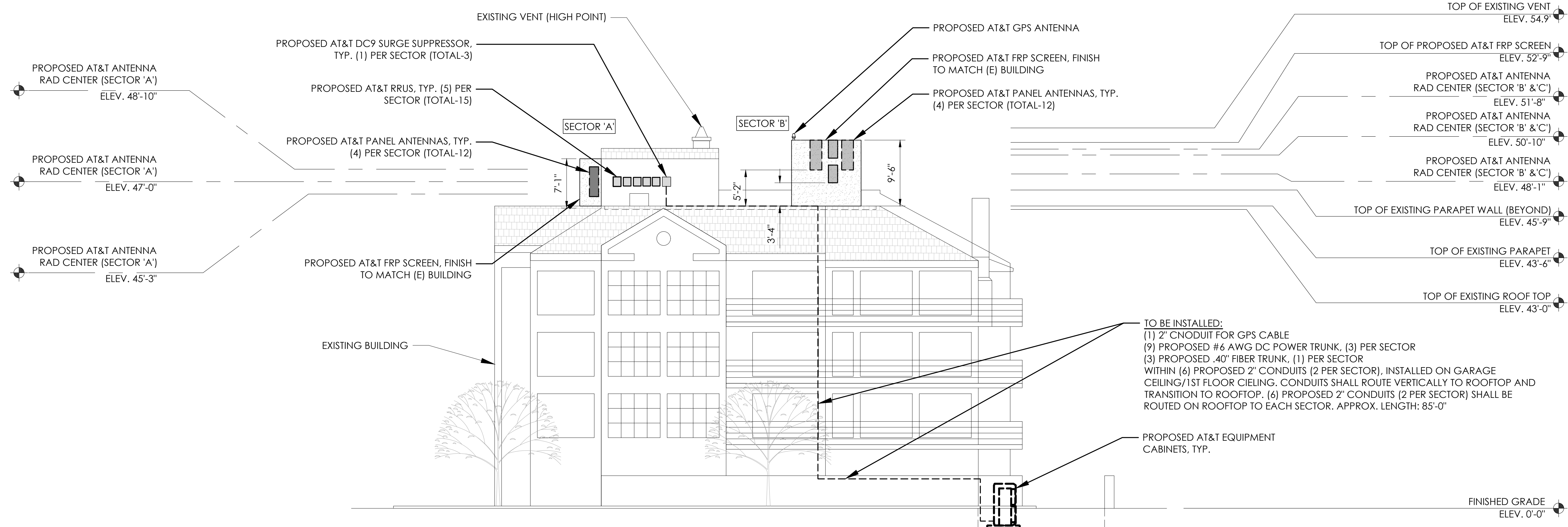
A-4

PROPOSED ANTENNA PLAN & RF SCHEDULE



1 PROPOSED NORTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'



2 PROPOSED NORTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

INFRASTRUCTURE PARTNERS
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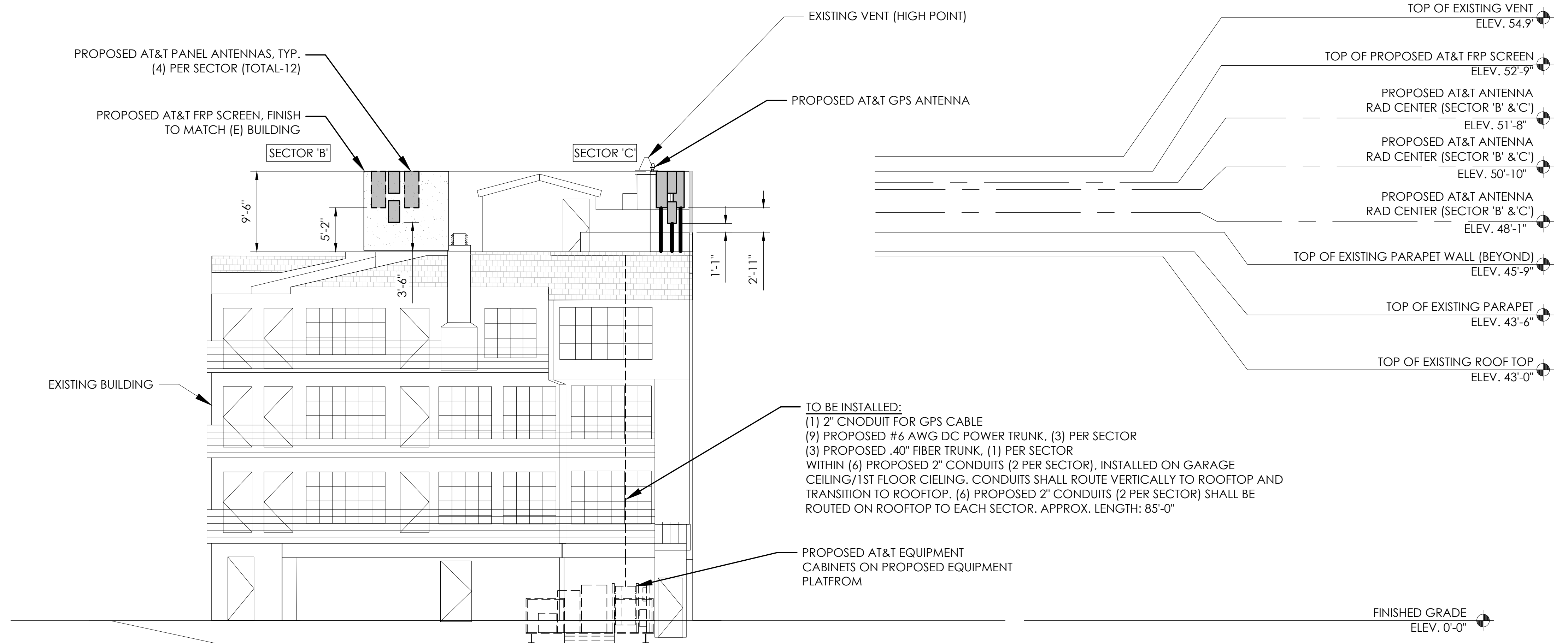
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PT#: 3701A0YQCK

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A-5

PROPOSED NORTHEAST & NORTHWEST ELEVATIONS



VENDOR:
JS INFRASTRUCTURE PARTNERS
 23 MAUCHLY, SUITE 110
 IRVINE, CALIFORNIA 92618

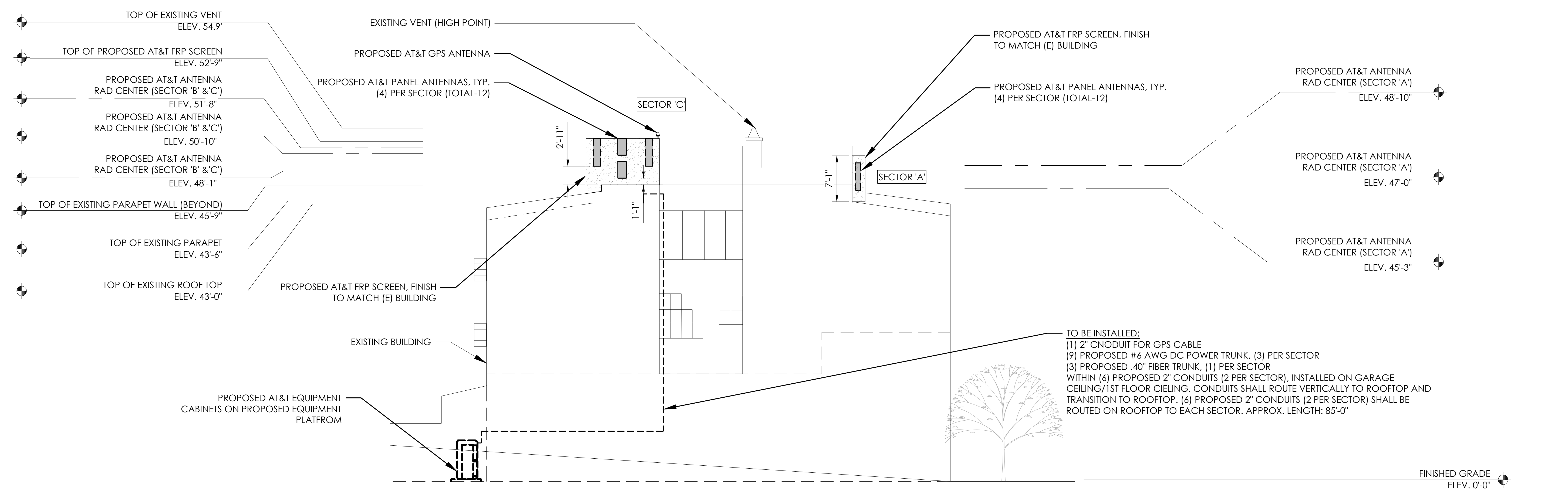
APPLICANT:

 1452 EDINGER AVE.
 TUSTIN, CALIFORNIA 92780

SITE INFORMATION:
CCL05046
SAINT JAMES-PARK BOULEVARD
 1425 LEIMERT BOULEVARD
 OAKLAND, CA 94602
 FA#: 15524670
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 PT#: 3701A0YQCK

1 PROPOSED SOUTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"



2 PROPOSED SOUTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"

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SHEET TITLE:
A-6

SHEET NAME:
PROPOSED SOUTHWEST & SOUTHEAST ELEVATIONS

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 runs.
- 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

25. 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.
26. 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.
27. Each indoor BTS cabinet frame shall be directly connected to the master ground bar with supplemental equipment ground wires #6 or larger.
28. Exothermic welds shall be used for all grounding connections below grade.
29. Approved antioxidant coatings (i.e. conductive gel or paste) shall be used on all compression and bolted ground connections.
30. ICE bridge bonding conductors shall be exothermically bonded or bolted to the bridge and the tower ground bar.
31. Surfaces to be connected to ground conductors shall be cleaned to a bright surface at all connections.
32. 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.
33. DC power cables shall be Cobra COP-FLEX 2000, Flexible Class B or approved equal.

ELECTRICAL NOTES

GENERAL REQUIREMENTS:

- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.
- 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.
- 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.
- 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.
- ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
- "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.
- CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES

EQUIPMENT LOCATION:

- THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. 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.
- 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 MATERIALS ARE REQUIRED.
- LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.
- 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:

- N/A UNLESS NOTED OTHERWISE.

SUBSTITUTIONS:

- NO SUBSTITUTIONS ARE ALLOWED

TESTS:

- 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:

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

GROUNDING:

- 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.
- CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
- 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.
- REFER TO GROUND BUS DETAILS, PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.
- ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.
- ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED THHN (GREEN) INSULATION.
- ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.
- PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.
- 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:

- 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.
- CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

PRODUCTS:

- ALL MATERIALS SHALL BE NEW, CONFORMING WITH NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.
- CONDUIT:
 - 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.
 - ELECTRICAL METALLIC TUBING SHALL U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
 - 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.
 - 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.
 - ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE
 - ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.
 - CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4x4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.

- 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.

- PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.
- 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 IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVERPLATES.
- TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

- PANELBOARDS 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 PANELBOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY.

- ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
- GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

INSTALLATION:

- PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING. EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.
- 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.
- IN DRILLING HOLES INTO 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 THE CIRCUMSTANCES.
- 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.

- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.

PROJECT CLOSEOUT:


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

VENDOR:



23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

APPLICANT:



1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

SITE INFORMATION:

CCL05046

**SAINT JAMES-PARK
BOULEVARD**

1425 LEIMERT BOULEVARD
OAKLAND, CA 94602

FA#: 15524670
PACE#: MRSFR079987
PT#: 3701A0YQCK

DESIGN RECORD:

REV	DATE	DESCRIPTION	INT.
0	09/20/22	100% ZD	MM3
D	08/30/22	95% ZD	BH
C	07/27/22	95% ZD	SMR
B	07/05/22	95% ZD	IK
A	04/26/22	90% ZD	MM3

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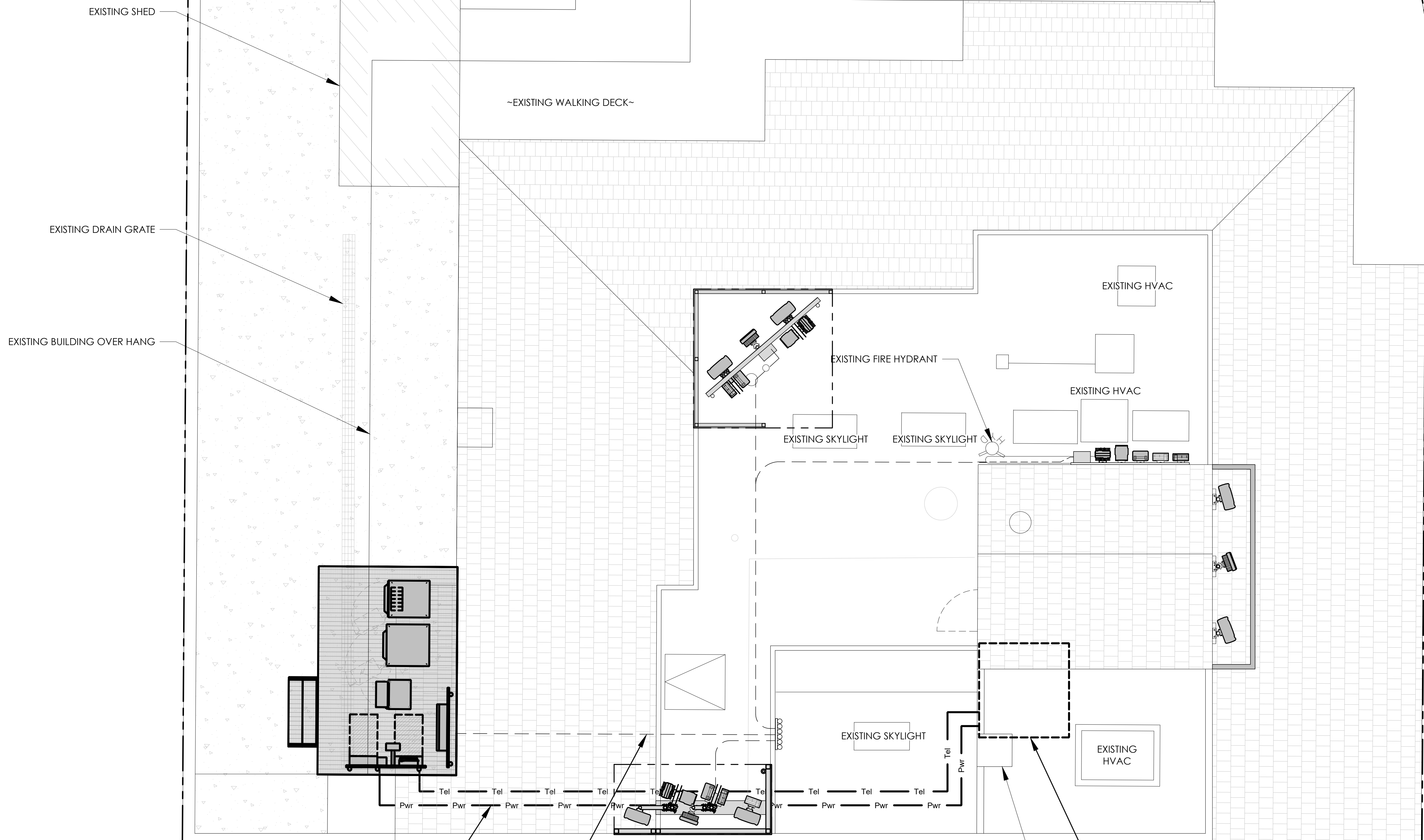
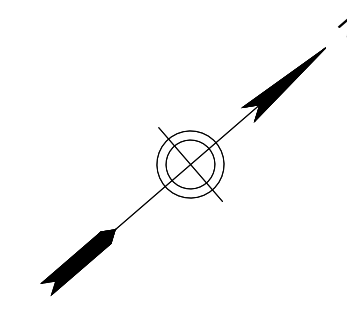
SHEET TITLE:

E-1

SHEET NAME:

**ELECTRICAL
NOTES**

CLEMENS ROAD



APPROXIMATE LOCATION OF (P) AT&T CONDUIT ROUTE FROM ELECTRICAL ROOM AT GRADE LEVEL TO PROPOSED EQUIPMENT AREA AT GRADE LEVEL APPROX. 70'-0" (1) 2" CONDUIT FOR POWER MOUNTED ON 1ST FLOOR CEILING (1) 2" TELCO CONDUIT FOR TELCO MOUNTED ON 1ST FLOOR CEILING

TO BE INSTALLED:
 (9) PROPOSED #6 AWG DC POWER TRUNK, (3) PER SECTOR
 (3) PROPOSED .40" FIBER TRUNK, (1) PER SECTOR
 WITHIN (6) PROPOSED 2" CONDUITS (2 PER SECTOR), INSTALLED ON GARAGE CEILING/1ST FLOOR CEILING. CONDUITS SHALL ROUTE VERTICALLY TO ROOFTOP AND TRANSITION TO ROOFTOP. (6) PROPOSED 2" CONDUITS (2 PER SECTOR) SHALL BE ROUTED ON ROOFTOP TO EACH SECTOR APPROX. LENGTH: 85'-0"

APPROXIMATE LOCATION OF MPOE & LL POWER ON GROUND LEVEL INSIDE EXISTING ELECTRICAL ROOM
 (P) AT&T POWER AND TELCO POC
 (P) AT&T SUB METER LOCATED IN ELECTRICAL ROOM

EXISTING VENT (HIGH POINT)

INFRASTRUCTURE PARTNERS
 23 MAUCHLY, SUITE 110
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AT&T
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E-2

PROPOSED ENLARGED SITE PLAN (ELECTRICAL)

NOTE:
ALL BREAKERS AND PANELS SHOWN ARE EXISTING UNLESS NOTED AS (N) NEW.
SEE SPECIFICATION FOR CONDUIT TYPE.

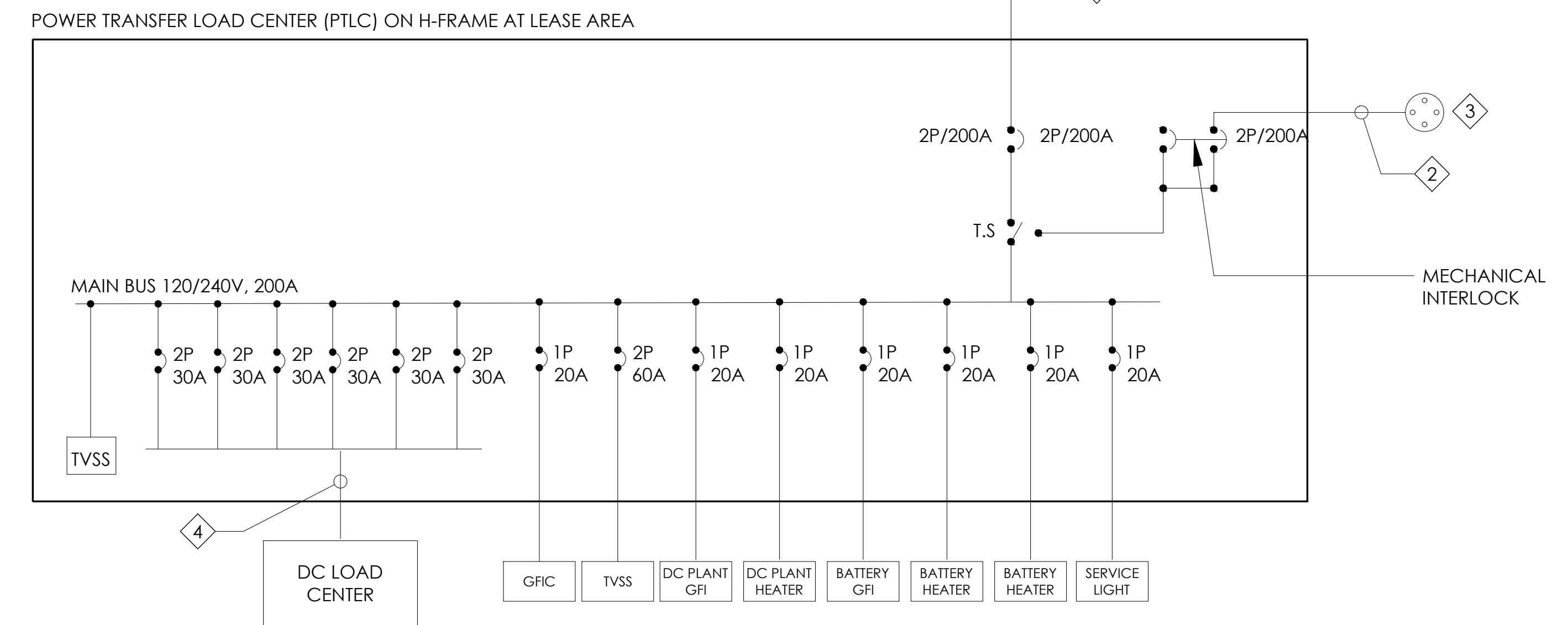
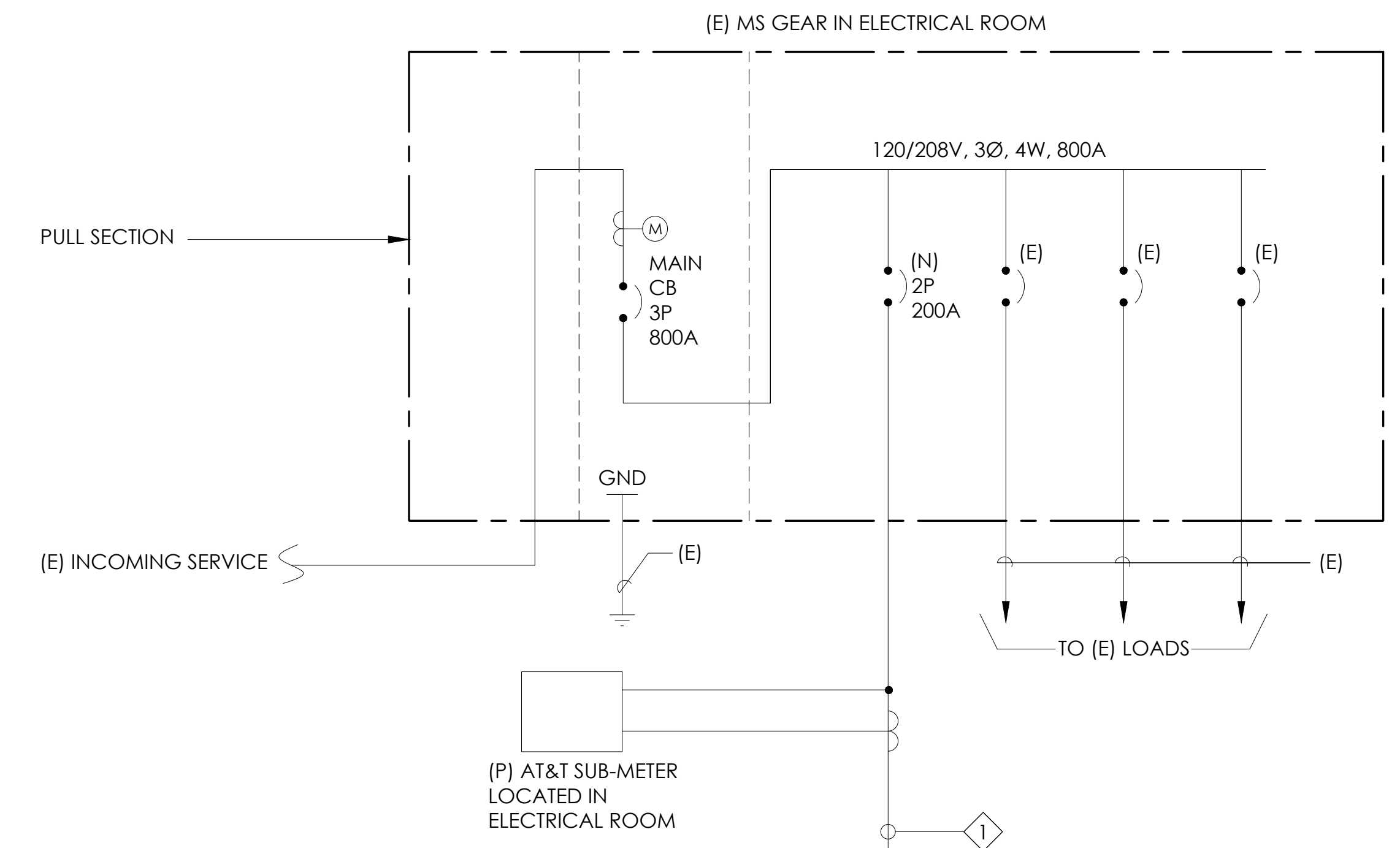
LEGEND:
MI = MECHANICAL INTERLOCK
RU = RELAY TO MONITOR UTILITY POWER
RG = RELAY TO MONITOR GENERATOR POWER

NOTES
1. MAINTAIN A 4' MINIMUM CLEARANCE IN FRONT OF METER SOCKET
2. H-FRAME HORIZONTAL, VERTICAL MEMBERS, AND HARDWARE TO BE STAINLESS STEEL

KEY NOTES:
① (N) 2" C (PVC) _ 3#3/0 + 1#4 GND
② (N) 2" C (PVC) _ (3)#3/0 + (1)#4 GND, APPROX - 10FT.
③ (N) 120/240V, 200A GENERATOR RECEPTACLE, NEMA 3R
④ (N) 1-2" C (PVC) 10 #6 + 5 #10 GND APPROX. - 20FT.

PROVIDE PERMANENT IDENTIFICATION LABELS FOR ALL METER SOCKETS TO IDENTIFY THE UNIT OR SPACE SERVED.

GROUNDING SHALL NOT BE WITHIN UTILITY COMPARTMENT/SECTION



1 SINGLE-LINE DIAGRAM (SLD)
N.T.S.

NOTES:
1. ALL WIRE TO BE #12 THHN/THWN UNLESS NOTED OTHERWISE.
COLOR CODE:
• A2 = BLACK
• BØ = RED
• NEUTRAL = WHITE
• GROUND = GREEN
2. ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
3. LABEL SERVICE DISCONNECT WITH A RED TAG.
4. SWITCH LEG CONDUCTORS SHALL BE THE SAME COLOR AS CIRCUIT CONDUCTORS.
5. PULL WIRES TO END OF FLEXIBLE NONMETALLIC CONDUIT. COIL 3'-0" AT END OF FLEXIBLE NONMETALLIC CONDUIT & TAG.
6. PULL ONE GROUND CONDUCTOR PER FLEXIBLE NONMETALLIC CONDUIT. FOR ALL OTHER CIRCUITS PULL A SEPARATE CONDUCTOR.
7. ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
8. EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.

VOLTAGE: 120/240V, 1-PHASE, 3W, 200A, 42 KAIC
MOUNTING: SURFACE
NEMA: 3R
LOCATION: @ LEASE AREA

VOLT AMPS	PHASE	DESCRIPTION	POLE	BKR	CKT	PANEL 'A'		CKT	BKR	POLE	DESCRIPTION	VOLT AMPS	
						A	B					PHASE A	PHASE B
2150		NETSURE 512	2	30	1	•	•	2	30	2	SURGE SUPPRESSOR		
	2150	RECTIFIERS 1&2			3	•	•	4					
2150		NETSURE 512	2	30	5	•	•	6	20	1	SERVICE LIGHT	360	
	2150	RECTIFIERS 3&4			7	•	•	8	20	1	GFI		180
2150		NETSURE 512	2	30	9	•	•	10	20	1	NETSURE GFI	180	
	2150	RECTIFIERS 5&6			11	•	•	12	15	1	NETSURE BATTERY HEATER		360
2150		NETSURE 512	2	30	13	•	•	14					
	2150	RECTIFIERS 7&8			15	•	•	16					
2150		NETSURE 512	2	30	17	•	•	18					
	2150	RECTIFIERS 9&10			19	•	•	20					
2150		NETSURE 512	2	30	21	•	•	22					
	2150	RECTIFIERS 11&12			23	•	•	24					
180		NEXTEND GFI	1	20	25	•	•	26					
360		NEXTEND BATTERY HEATER 1	1	15	27	•	•	28					
360		NEXTEND BATTERY HEATER 2	1	15	29	•	•	30					
					31	•	•	32					
					33	•	•	34					
					35	•	•	36					
					37	•	•	38					
					39	•	•	40					
					41	•	•	42					
13440	13260											540	540
PHASE A =			13980 VA			PHASE B =			13800 VA				
CONNECTED LOAD:			27780 VA										
CONNECTED AMPS:			116 A										

2 AC PANEL SCHEDULE
N.T.S.

NOTES:
1. ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
2. LABEL SERVICE DISCONNECT WITH A RED TAG.
3. SWITCH LEG CONDUCTORS SHALL BE THE SAME COLOR AS CIRCUIT CONDUCTORS.
4. PULL ONE GROUND CONDUCTOR PER FLEXIBLE NONMETALLIC CONDUIT. FOR ALL OTHER CIRCUITS PULL A SEPARATE CONDUCTOR.
5. ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
6. EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.
7. CONDUIT REQUIREMENTS
- UNDERGROUND PVC (SCH 40 OR 80)
- INDOOR: EMT (RGS IN TRAFFIC AREAS)
- Outdoor (ABOVE GRADE): RGS

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

ABBREVIATIONS:
BCW BARE COPPER WIRE
BTS BASE TRANSCIEVER 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.

VENDOR:
INFRASTRUCTURE PARTNERS
23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

APPLICANT:
AT&T
1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

SITE INFORMATION:
CCL05046
SAINT JAMES-PARK BOULEVARD
1425 LEIMERT BOULEVARD
OAKLAND, CA 94602
FA#: 15524670
PACE#: MRSFR079987
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SHEET TITLE:
E-3

SHEET NAME:
SINGLE LINE DIAGRAM & PANEL SCHEDULE

Existing



Proposed



view from Victorian Avenue looking southwest at site

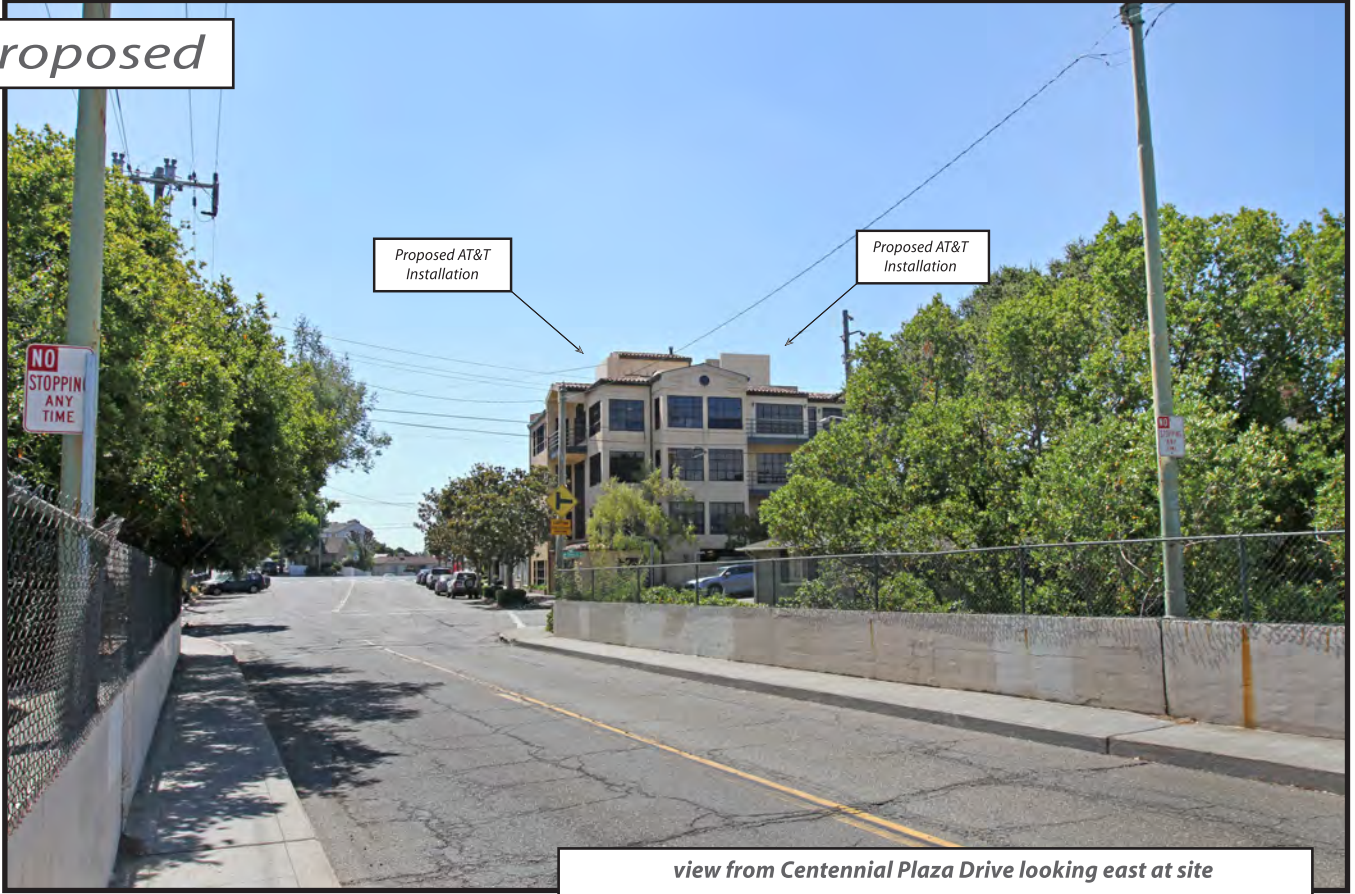
 **AT&T Wireless**

CCL05046 Saint James Park Boulevard
1425 Leimert Boulevard, Oakland, CA
Photosims Produced on 7-28-2022

Existing



Proposed



view from Centennial Plaza Drive looking east at site

 **AT&T Wireless**

CCL05046 Saint James Park Boulevard
1425 Leimert Boulevard, Oakland, CA
Photosims Produced on 7-28-2022

Existing



Proposed



view from Victorian Avenue looking southeast at site

Existing



Proposed



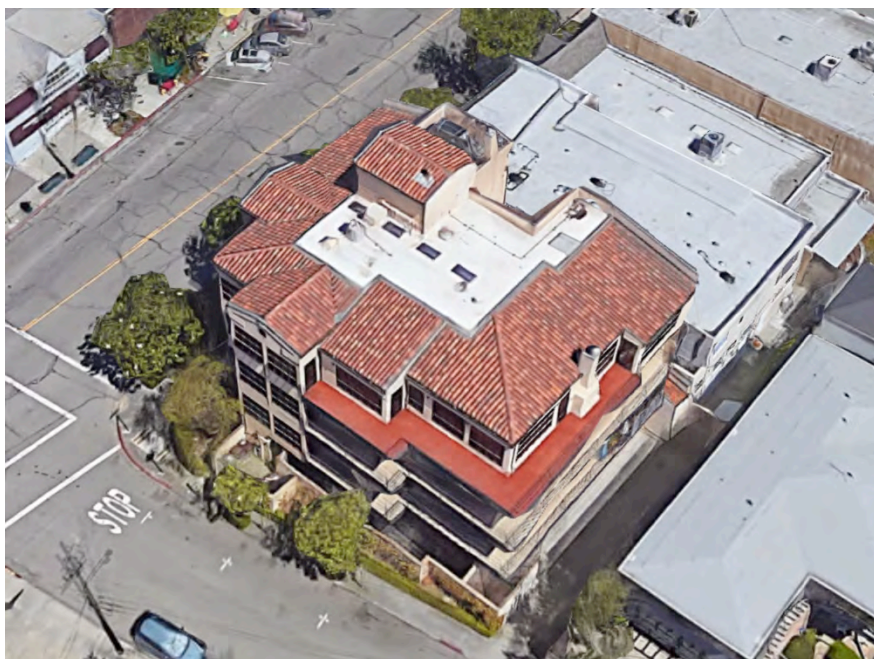
view from Victorian Plaza Circle looking northeast at site



CCL05046 Saint James Park Boulevard
1425 Leimert Boulevard, Oakland, CA
Photosims Produced on 7-28-2022



ELECTROMAGNETIC ENERGY (EME) EXPOSURE REPORT



Site Name: **Saint James-Park Blvd**
Site ID: **CCL05046**
USID: **317502**
FA Location: **15524670**

Site Type: **Rooftop**

Location: **1425 Leimert Blvd.
Oakland, CA 94602**

Latitude (NAD83): **37.8116000**
Longitude (NAD83): **-122.2128100**

Report Completed: **August 10, 2022**
AT&T M-RFSC **Casey Chan**

Prepared By:



Prepared for: AT&T Mobility
c/o J5 Infrastructure
1150 Ballena Boulevard
Suite #259
Alameda, CA 94501

Site Compliance Conclusion

The AT&T site located at 1425 Leimert Blvd., Oakland, CA will comply with FCC Guidelines.

Executive Summary

Occupational Safety & Compliance Engineering (OSC Engineering) has been contracted by J5 Infrastructure, Inc. to conduct an RF (radio frequency) computer simulated analysis. The Federal Communications Commission (FCC) has set limits on RF energy exposed to humans on a wireless cell site. The FCC has also mandated that all RF wireless sites must be in compliance with the FCC limits and a compliance check should be performed routinely to ensure site compliance. Per AT&T Policy simulations are performed at 75% duty cycle other than UTMS (100%) or as noted. RoofMaster software was utilized in the creation of this report.

OSC Engineering uses the FCC OET-65 as well as AT&T Standards to make recommendations based on results and information gathered from drawings and Radio Frequency Data Sheets. Included in this analysis is an Ericsson AIR (TDD) power reduction factor (0.32) of the maximum to account for spatial distribution of served users, as recommended by AT&T, based on the United Nations International Telecommunication Union ITU-T Series K, Supplement 16 (20 May 2019).

A site-specific compliance plan is recommended for each transmitting site. This report serves as a single piece of the overall compliance plan.

Site Overview and Description

- The antennas are mounted on a Rooftop
- The AT&T site consists of three (3) sectors with a total of twelve (12) antennas
- The site is not co-located.



Compliance Results of the Proposed Site (theoretical simulation)

A result over 100% does not make a site out of compliance with FCC guidelines. For results over 100% of the FCC Limit, further remediation is required to consider the site compliant per FCC Guidelines. See the report page entitled RECOMMENDATIONS for compliance actions required for FCC and AT&T Compliance. Areas exceeding the FCC Limit are demarcated with barriers and appropriate signage. Areas outside of the demarcated areas are below the FCC Limits (under 100% GP). The remediation actions bring the site into compliance. Results are given in terms of the FCC General Population. Please see the page entitled FCC MPE Limits (from OET-65) for further information. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Maximum simulated RF Exposure Level from (AT&T antennas @ roof):

7359.57 % FCC General Population MPE Limit

Maximum simulated RF Exposure Level from (Lower Roof - 1):

729.9 % FCC General Population MPE Limit

Maximum simulated RF Exposure Level from (Adjacent Building 1):

45.55 % FCC General Population MPE Limit

Maximum simulated RF Exposure Level from (Adjacent Building 5):

49.67 % FCC General Population MPE Limit

Maximum simulated RF Exposure Level from (Cumulative Ground):

18.85 % FCC General Population MPE Limit

Antenna Inventory

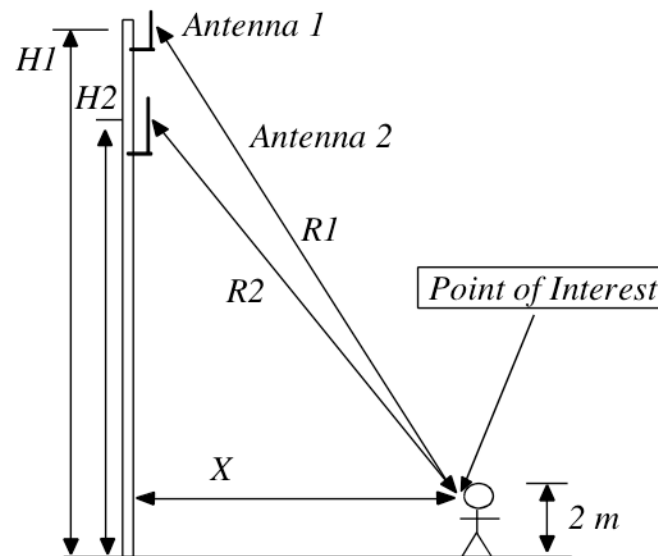
All technical data and specifications shown below are collected from drawings and/or documents provided by the client, as well as from online databases and/or a visit to this facility. Unknown wireless transmitting antennas are simulated using conservative values when information is not available.

Antenna	Operator	Frequency (MHz)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Ground (Z) (ft)	Rooftop (Z) (ft)	Penthouse (Z) (ft)	Lower Rooftop (Z) (ft)	Adjacent Rooftop 1 (Z) (ft)	Adjacent Rooftop 5 (Z) (ft)
A1	AT&T LTE	700	Panel	Quintel	QD4612-3D	20	44.85	1.85	-7.90	14.85	24.85	24.85
A1	AT&T 5G	850	Panel	Quintel	QD4612-3D	20	44.85	1.85	-7.90	14.85	24.85	24.85
A1	AT&T LTE / 5G	1900	Panel	Quintel	QD4612-3D	20	44.85	1.85	-7.90	14.85	24.85	24.85
A1	AT&T LTE / 5G AWS	2100	Panel	Quintel	QD4612-3D	20	44.85	1.85	-7.90	14.85	24.85	24.85
A2	AT&T 5G CBAND	3700	Panel	Ericsson	AIR6449	20	43.24	0.24	-9.51	13.24	23.24	23.24
A3	AT&T 5G DoD	3400	Panel	Ericsson	AIR6419	20	48.00	5.00	-4.75	18.00	28.00	28.00
A4	AT&T LTE	700	Panel	Quintel	QD4616-7	20	44.86	1.86	-7.89	14.86	24.86	24.86
A4	AT&T LTE	700	Panel	Quintel	QD4616-7	20	44.86	1.86	-7.89	14.86	24.86	24.86
A4	AT&T LTE WCS	2300	Panel	Quintel	QD4616-7	20	44.86	1.86	-7.89	14.86	24.86	24.86
B1	AT&T LTE	700	Panel	Quintel	QD4612-3D	270	48.52	5.52	-4.23	18.52	28.52	28.52
B1	AT&T 5G	850	Panel	Quintel	QD4612-3D	270	48.52	5.52	-4.23	18.52	28.52	28.52
B1	AT&T LTE / 5G	1900	Panel	Quintel	QD4612-3D	270	48.52	5.52	-4.23	18.52	28.52	28.52
B1	AT&T LTE / 5G AWS	2100	Panel	Quintel	QD4612-3D	270	48.52	5.52	-4.23	18.52	28.52	28.52
B2	AT&T 5G CBAND	3700	Panel	Ericsson	AIR6449	270	46.91	3.91	-5.84	16.91	26.91	26.91
B3	AT&T 5G DoD	3400	Panel	Ericsson	AIR6419	270	51.67	8.67	-1.08	21.67	31.67	31.67
B4	AT&T LTE	700	Panel	Quintel	QD4616-7	270	48.52	5.52	-4.23	18.52	28.52	28.52
B4	AT&T LTE	700	Panel	Quintel	QD4616-7	270	48.52	5.52	-4.23	18.52	28.52	28.52
B4	AT&T LTE WCS	2300	Panel	Quintel	QD4616-7	270	48.52	5.52	-4.23	18.52	28.52	28.52
C1	AT&T LTE	700	Panel	Quintel	QD4612-3D	150	48.52	5.52	-4.23	18.52	28.52	28.52
C1	AT&T 5G	850	Panel	Quintel	QD4612-3D	150	48.52	5.52	-4.23	18.52	28.52	28.52
C1	AT&T LTE / 5G	1900	Panel	Quintel	QD4612-3D	150	48.52	5.52	-4.23	18.52	28.52	28.52
C1	AT&T LTE / 5G AWS	2100	Panel	Quintel	QD4612-3D	150	48.52	5.52	-4.23	18.52	28.52	28.52
C2	AT&T 5G CBAND	3700	Panel	Ericsson	AIR6449	150	46.91	3.91	-5.84	16.91	26.91	26.91
C3	AT&T 5G DoD	3400	Panel	Ericsson	AIR6419	150	51.67	8.67	-1.08	21.67	31.67	31.67
C4	AT&T LTE	700	Panel	Quintel	QD4616-7	150	48.52	5.52	-4.23	18.52	28.52	28.52
C4	AT&T LTE	700	Panel	Quintel	QD4616-7	150	48.52	5.52	-4.23	18.52	28.52	28.52
C4	AT&T LTE WCS	2300	Panel	Quintel	QD4616-7	150	48.52	5.52	-4.23	18.52	28.52	28.52

FCC Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary. The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

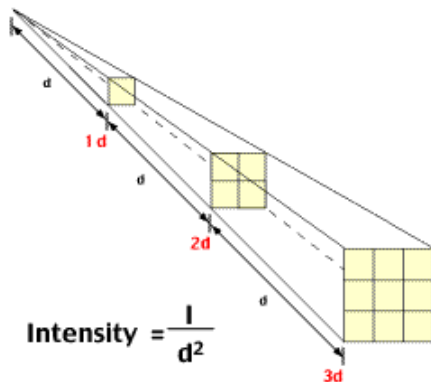
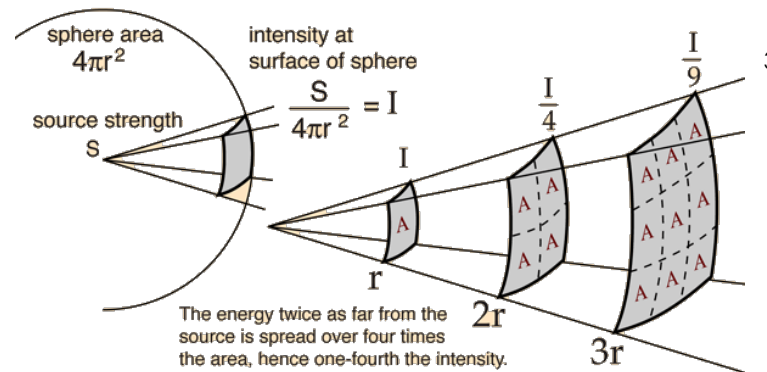
In the simple example shown in the below diagram, it is desired to determine the power density at a given location **X** meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, **H1** and **H2**, must be known in order to calculate the distances, **R1** and **R2**, from the antennas to the point of interest.¹



¹ OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, Page 37- 38

Inverse Square Law

The inverse-square law, in physics, is any physical law stating that a specified physical quantity or intensity is inversely proportional to the square of the distance from the source of that physical quantity. The fundamental cause for this can be understood as geometric dilution corresponding to point-source radiation into three-dimensional space. The inverse-square law generally applies when some force, energy, or other conserved quantity is evenly radiated outward from a point source in three-dimensional space. Since the surface area of a sphere (which is $4\pi r^2$) is proportional to the square of the radius, as the emitted radiation gets farther from the source, it is spread out over an area that is increasing in proportion to the square of the distance from the source.²



$$\frac{I_1}{I_2} = \frac{D_2^2}{D_1^2}$$

Where:

- I_1 = Intensity 1 at D_1
- I_2 = Intensity 2 at D_2
- D_1 = Distance 1 from source
- D_2 = Distance 2 from source

² https://en.wikipedia.org/wiki/Inverse-square_law

³ <http://hyperphysics.phy-astr.gsu.edu/hbase/Forces/isq.html>

⁴ <https://www.nde-ed.org/GeneralResources/Formula/RTFormula/InverseSquare/InverseSquareLaw.htm>

Result: Surrounding Building(s)

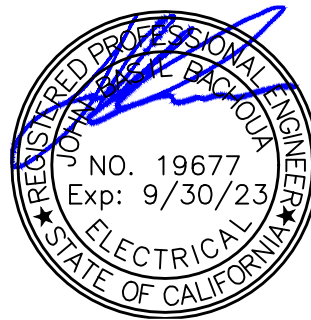
The surrounding buildings will be below FCC MPE Limits for the General Population



Certification

The undersigned is a Professional Engineer, holding a California Registration No. 19677

Reviewed and approved by:



John Bachoua, PE

Date: August 10, 2022

The engineering and design of all related structures as well as the impact of the antennas on the structural integrity of the design are specifically excluded from this report's scope of work. This report's scope of work is limited to an evaluation of the Electromagnetic Energy (EME) RF emissions field generated by the antennas listed in this report. When client and others have supplied data, it is assumed to be correct.

FCC MPE Limits (from OET-65)

*Occupational/controlled*⁵ exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means. As discussed later, the occupational/controlled exposure limits also apply to amateur radio operators and members of their immediate household.

*General population/uncontrolled*⁶ exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

⁵ OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

⁶ OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

Limits for Maximum Permissible Exposure (MPE)⁷

“The FCC Exposure limits are based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies whole-body absorption is less efficient, and, consequently, the MPE limits are less restrictive.”⁸

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
32-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population /Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f= Frequency in MHz

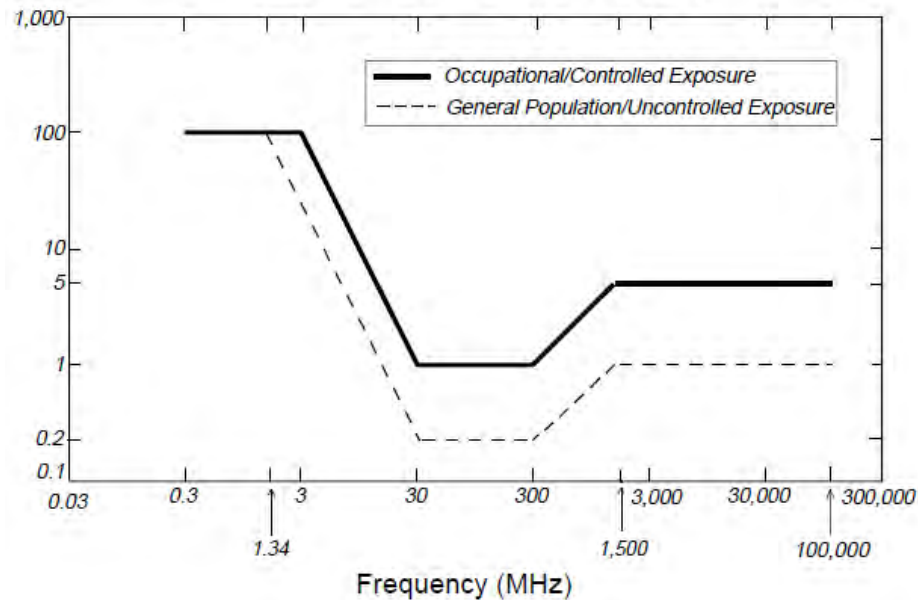
*Plane-wave equivalent power density

⁷ OET-65 “FCC Guidelines Table 1 pg. 72.

⁸ OET-65 “FCC Guidelines for Evaluating Exposure to RF Emissions”, pg. 8

Limits for Maximum Permissible Exposure (MPE) continued⁹

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



“MPE Limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm²), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). In the far-field of a transmitting antenna, where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal (“[plane-wave]” conditions), these quantities are related by the following equation:

$$S = \frac{E^2}{3770} = 37.7H^2$$

where: S = power density (mW/cm²)
E = electric field strength (V/m)
H = magnetic field strength (A/m)

⁹ OET-65 “FCC Guidelines Table 1 pg. 72.

Limitations

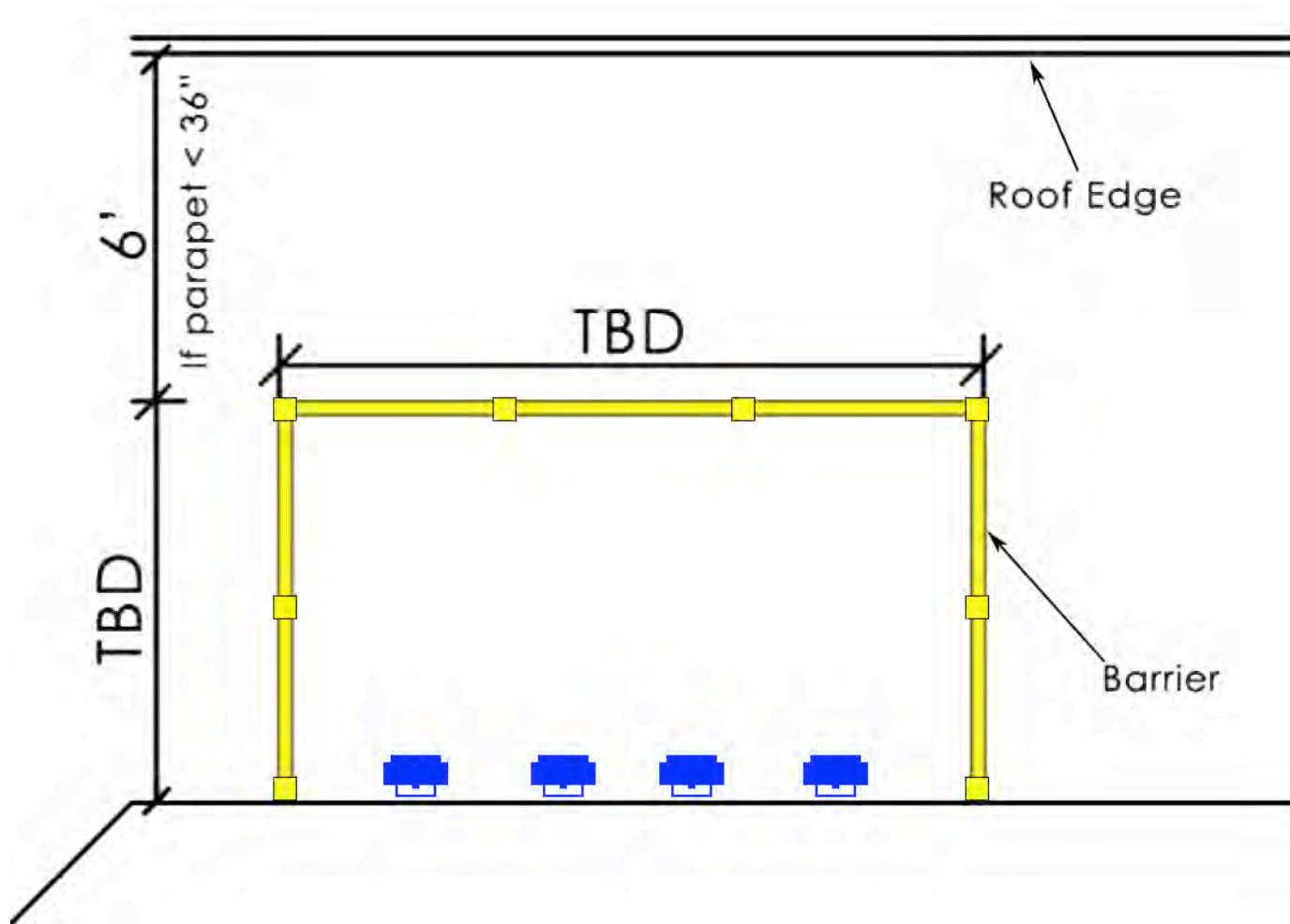
OSC Engineering completed this report based on information and data provided by the client and/or on-site data collection. The data provided by the client is assumed to be accurate. This report is completed by OSC Engineering to determine whether the wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. The Office of Engineering and Technology (OET-65) *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation* has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC)¹⁰. As the site is being upgraded and changed this report will become obsolete. A statistical factor reducing the actual power of the antenna system to 0.32 of maximum theoretical power is used 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. Use of this document will not hold OSC Engineering Inc. nor its employees liable legally or otherwise. This report shall not be used as a determination as to what is safe or unsafe on a given site: only for what is compliant per the FCC standards outlined in the OET-65. All workers or other people accessing any transmitting site should have proper EME awareness training. This includes, but is not limited to, obeying posted signage, keeping a minimum distance from antennas, watching EME awareness videos and formal classroom training.

¹⁰ OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 1

AT&T Barrier Guidelines

Environmental, Health and Safety (EH&S) guidelines prohibit construction of RF safety barriers that extend to, or are within the 6-ft setback from, unprotected roof edges but do not meet the OSHA fall protection requirements of 29 CFR 1910.23 and 29 CFR 1926.500 through 1926.503. The following details are intended to assist AT&T RF safety engineers and RSVs in meeting the AT&T Mobility RF safety compliance guidelines as defined in ND-00059. Whereas, AT&T employees and contractors working within 6 ft. from an unprotected roof edge must follow OSHA guidelines with respect to fall protection and roof line safety.¹¹

For Clarity: Unprotected roof edge refers to a parapet less than thirty-six (36) inches in height.



¹¹ RF Safety Barrier 6-ft Rule v3_ehscmts_EHS cmts_ws, "Installing Radio Frequency (RF) safety barriers on roofs with unprotected edges job aid" Page 1 Overview

AT&T Antenna Shut-Down Protocol

AT&T provides Lockout/Tagout (LOTO) procedures in Section 9.4¹² (9.4.1- 9.4.9) in the ND-00059. These procedures are to be followed in the event of anyone who needs access at or in the vicinity of transmitting AT&T antennas. Contact AT&T when accessing the rooftop near the transmitting antennas. Below is information regarding when to contact an AT&T representative.

9.4.7 Maintenance work being performed near transmitting antennas

Whenever anyone is working within close proximity to the transmitting antenna(s), the antenna sector, multiple sectors, or entire cell site may need to be shut down to ensure compliance with the applicable FCC MPE limit. This work may include but is not limited to structural repairs, painting or non-RF equipment services by AT&T personnel/contractors or the owner of a tower, water tank, rooftop, or other low-centerline sites. The particular method of energy control will depend on the scope of work (e.g., duration, impact to the antenna or transmission cabling, etc.) and potential for RF levels to exceed the FCC MPE limits for General Population/Uncontrolled environments

9.4.8 AT&T Employees and Contractors

AT&T employees and contractors performing work on AT&T cell sites must be trained in RF awareness and must exercise control over their exposure to ensure compliance with the FCC MPE limit for Occupational/Controlled Environments ("Occupational MPE Limit").

The rule of staying at least 3 feet from antennas is no longer always adequate to prevent exposure above the Occupational MPE Limit. That general rule was applied early in the development of cellular when omni-directional antennas were primarily used and later when wide-beamwidth antennas were used. That application was then appropriate for the Occupational exposure category. However, the current prevalence of antennas with 60- and 70- degree horizontal half-power beamwidths at urban and suburban GSM and UMTS/HSDPA sites raises some question about the continued reliability of the 3-foot rule. Antennas with low bottom-tip heights and total input powers around 70-80 W can produce exposure levels exceeding the Occupational MPE Limits at 4 feet, and these levels can be augmented by emissions of co-located operators. Therefore, AT&T employees and contractors should apply the above general work procedures and use an RF personal monitor to assess exposure levels within the work vicinity.

9.4.9 Other Incidental Workers

All other incidental workers who are not trained in RF safety are considered general public and subject to the FCC MPE limits for General Population/Uncontrolled Environments. In such instance, the M-RFSC (primary contact) or R-RFSC (secondary contact) must refer to the Mobility RF site survey plan to assess the potential RF exposure levels associated with the antenna system. If capable of exceeding the FCC General Population/Uncontrolled MPE limit, then local sector/site shutdown is necessary. The FE/FT must also follow the local shutdown procedure and use their RF personal monitor as a screening tool for verification, as necessary.

¹² ND-00059_Rev_5.1 "Lockout/Tagout (LOTO) Procedures" Page 45.

RECOMMENDATIONS

•AT&T Access Point(s):

Roof access restricted to RF safety trained personnel
To be installed: a Caution Sign 2 Sign mounted on access hatch

•AT&T Sector A

To be installed: a 16' wide physical barrier with Caution 2 sign on all approaches to the physical barrier

Caution 2C Sign below antennas

•AT&T Sector B

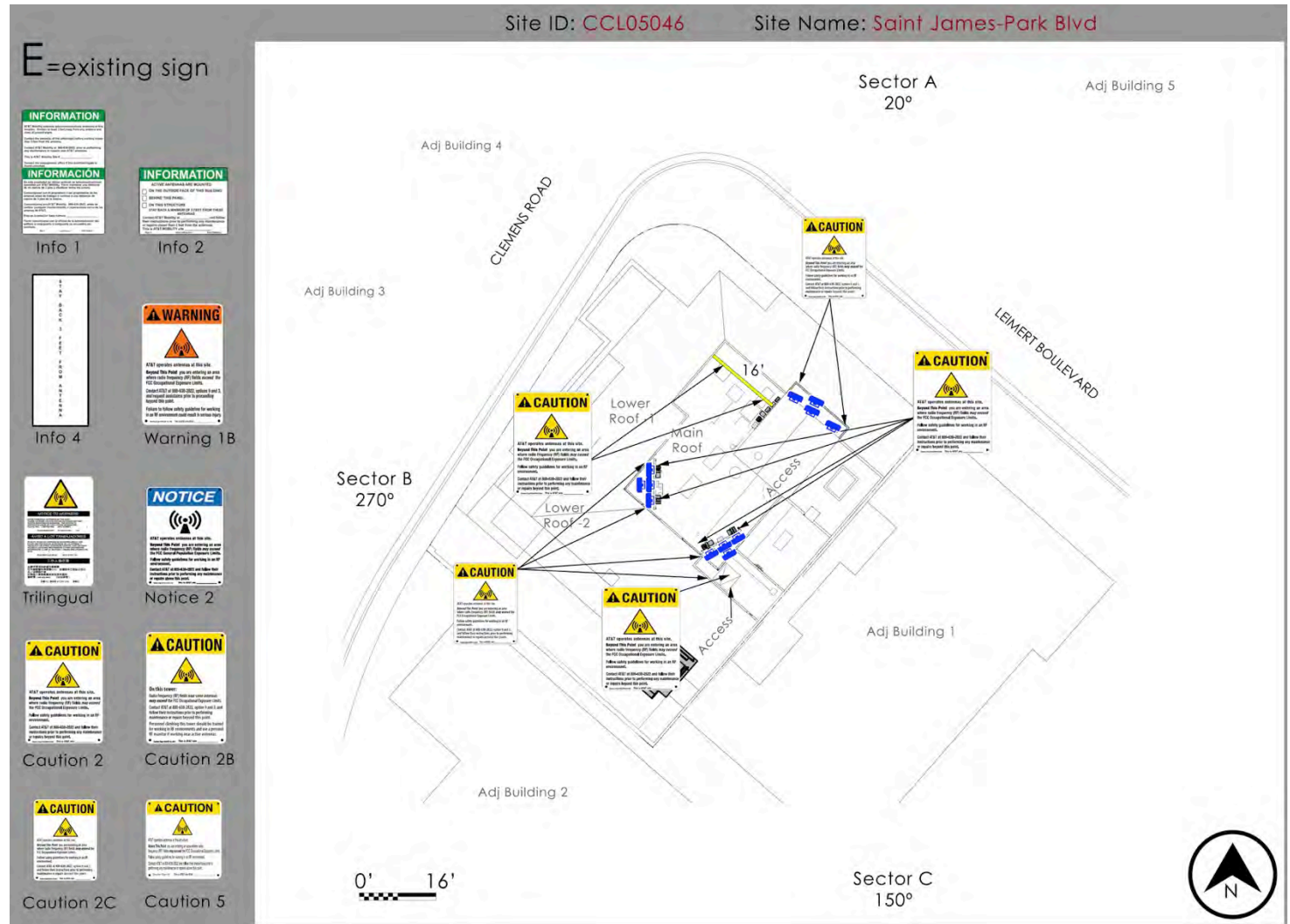
To be installed: Caution 2 sign on all approaches to the antenna rack

Caution 2C Sign below front of antennas at sloped roof

•AT&T Sector C

To be installed: Caution 2 sign on all approaches to the antenna rack

Caution 2C Sign below front of antennas at sloped roof



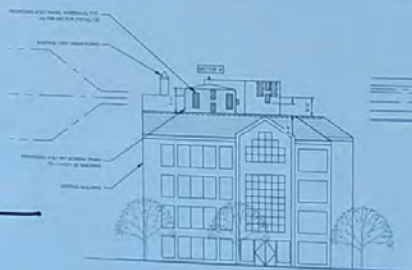
Due to the slope of the roof, non-roof penetrating barriers are not a feasible option. If work is being performed on the sloped roof in the vicinity of the transmitting antennas, site shut-down procedures must be followed. See page entitled [AT&T Antenna Shut-down protocol](#) for further information.

If the parapet is less than 36" in height: Barriers must be built a minimum of 6 feet away from the roof edge to comply with AT&T safety standards

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Fire	4. All drawings shall be submitted to the Planning Commission for review and approval.
Health	5. All drawings shall be submitted to the Planning Commission for review and approval.
Other	6. All drawings shall be submitted to the Planning Commission for review and approval.

IF SIGN OR INSERTS ARE MISSING OR DAMAGED, PLEASE CALL (510) 238-3911



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 POLYZOS DEMETRI & THEOPHANES
 PO BOX 3713
 MANHATTAN BEACH CA 90266
 City, State, ZIP+4®
 PLN22199

Petaluma Main Post Office
 Postmark Here
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Lafayette, CA 94549

OFFICIAL USE

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$3.75
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To
 Street and Apt. No., or PO Box No.
 OAKMORE PROPERTIES LLC
 1036 VIA NUEVA
 LAFAYETTE CA 94549
 City, State, ZIP+4®
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Lafayette, CA 94549

OFFICIAL USE

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$3.75
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To
 Street and Apt. No., or PO Box No.
 OAKMORE EAST WEST LLC
 1036 VIA NUEVA
 LAFAYETTE CA 94549
 City, State, ZIP+4®
 PLN22199

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Oakland, CA 94602

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Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$3.75
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To
 Street and Apt. No., or PO Box No.
 NGUYEN HAI B & SHI PERIC
 4224 OAKMORE RD
 OAKLAND CA 94602
 City, State, ZIP+4®
 PLN22199

Petaluma Main Post Office
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Oakland, CA 94602

OFFICIAL USE

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$3.75
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To
 Street and Apt. No., or PO Box No.
 KING DAVID A TR
 1727 CLEMENS RD
 OAKLAND CA 94602
 City, State, ZIP+4®
 PLN22199

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Oakland, CA 94602

OFFICIAL USE

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$3.75
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$7.85

Sent To
 Street and Apt. No., or PO Box No.
 NAKANO HILLARY E & GWYNN STUART F
 4353 ARDEN PL
 OAKLAND CA 94602
 City, State, ZIP+4®
 PLN22199

Petaluma Main Post Office
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7022 2410 0000 8521 9201

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Oakland, CA 94611

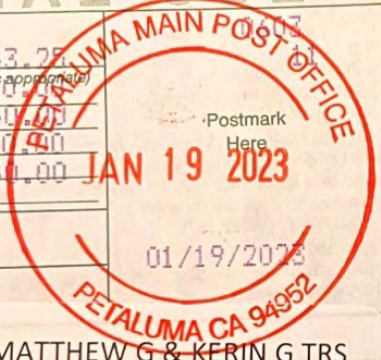
OFFICIAL USE

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To
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City, State, ZIP+4®
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ELMQUIST MATTHEW G & KERIN G TRS
77 HUNTLEIGH RD
PIEDMONT CA 94611
PLN22199



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Oakland, CA 94602

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Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To
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City, State, ZIP+4®

1425 LEIMERT LLC
1425 LEIMERT BLVD
OAKLAND CA 94602
PLN22199



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Oakland, CA 94612

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Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

Sent To
 City of Oakland / Planning Section
 Street and Apt. No., or PO Box No.
 250 Frank H. Ogawa Plaza, Ste 2017
 Oakland, CA 94612-2031

Postmark Here
 JAN 19 2023
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 PETALUMA MAIN POST OFFICE
 PETALUMA CA 94952

PS Form 3800, April 2015 PSN 7530-0100

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Woodbridge, CA 95258

OFFICIAL USE

Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

Sent To
 YIP RONALD S & GLORIA L TRS
 18541 IRONSTONE ST
 WOODBRIDGE CA 95258
 PLN22199

Postmark Here
 JAN 19 2023
 01/19/2023
 PETALUMA MAIN POST OFFICE
 PETALUMA CA 94952

PS Form 3800, April 2015 PSN 7530-0100

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Alameda, CA 94501

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Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

Sent To
 WOO JUDY & CHARLES TRS
 3033 MARINA DR
 ALAMEDA CA 94501
 PLN22199

Postmark Here
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 PETALUMA MAIN POST OFFICE
 PETALUMA CA 94952

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Oakland, CA 94602

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Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

Sent To
 WHITLOW KYLE & JESSICA S
 4326 ARDEN PL
 OAKLAND CA 94602
 PLN22199

Postmark Here
 JAN 19 2023
 01/19/2023
 PETALUMA MAIN POST OFFICE
 PETALUMA CA 94952

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Oakland, CA 94602

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Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

Sent To
 SILVER HELENE A ETAL
 1733 CLEMENS RD
 OAKLAND CA 94602
 PLN22199

Postmark Here
 JAN 19 2023
 01/19/2023
 PETALUMA MAIN POST OFFICE
 PETALUMA CA 94952

PS Form 3800, April 2015 PSN 7530-0100

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Castro Valley, CA 94552

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Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

Sent To
 TOM BOB & GINGER
 4063 PERGOLA CT
 CASTRO VALLEY CA 94552
 PLN22199

Postmark Here
 JAN 19 2023
 01/19/2023
 PETALUMA MAIN POST OFFICE
 PETALUMA CA 94952

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Oakland, CA 94602

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Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

Sent To
 SZETO ERNEST
 1507 LEIMERT BLVD
 OAKLAND CA 94602
 PLN22199

Postmark Here
 JAN 19 2023
 01/19/2023
 PETALUMA MAIN POST OFFICE
 PETALUMA CA 94952

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Moraga, CA 94556

OFFICIAL USE

Certified Mail Fee \$4.00
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

Sent To
 SELL DONAVAN & KIM NA Y TRS
 18 MAMMOND RD
 MORAGA CA 94556
 PLN22199 94556

Postmark Here
 JAN 19 2023
 01/19/2023
 PETALUMA MAIN POST OFFICE
 PETALUMA CA 94952

PS Form 3800, April 2015 PSN 7530-0100

7022 2410 0002 8521 9132

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Oakland, CA 94602

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85



Sent To
ZILLIAC GREGORY & JENNIFER TRS
4350 ARDEN PL
OAKLAND CA 94602
City, State, ZIP+4®
PLN22199

7022 2410 0002 8521 9139

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Oakland, CA 94611

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85



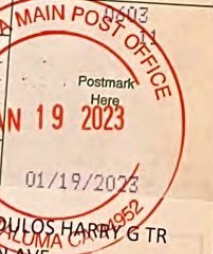
Sent To
LOH JENNIFER & LOH JOHN P & JANET M
TRS ETAL
6400 MORAGA AVE
OAKLAND CA 94611
City, State, ZIP+4®
PLN22199

7022 2410 0002 8521 9133

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Oakland, CA 94611

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85



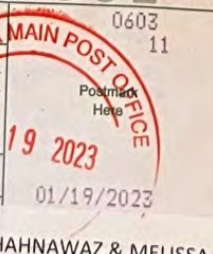
Sent To
KONSTANTOPoulos HARRY G TR
154 MOUNTAIN AVE
PIEDMONT CA 94611
City, State, ZIP+4®
PLN22199

7022 2410 0002 8521 9164

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Oakland, CA 94602

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85



Sent To
JAFFAR SHAHNAWAZ & MELISSA A
4318 ARDEN PL
OAKLAND CA 94602
City, State, ZIP+4®
PLN22199

7022 2410 0002 8521 9102

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For delivery information, visit our website at www.usps.com®.
Alamo, CA 94507

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85



Sent To
NADA & ROCKY D LLC
250 LIKELY DR
ALAMO CA 94507
City, State, ZIP+4®
PLN22199

7022 2410 0002 8521 9126

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For delivery information, visit our website at www.usps.com®.
Oakland, CA 94602

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85



Sent To
LAMBING ROBERT T JR & DIANA R
1443 LEIMERT BLVD
OAKLAND CA 94602
City, State, ZIP+4®
PLN22199

7022 2410 0002 8521 9171

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Oakland, CA 94611

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85



Sent To
HAMID ALIREZA & SHAHID
13044 BROADWAY TER
OAKLAND CA 94611
City, State, ZIP+4®
PLN22199

7022 2410 0002 8521 9157

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For delivery information, visit our website at www.usps.com®.
Oakland, CA 94605

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85



Sent To
KIANI SIMIN & BATOOL A ETAL
4033 SEQUOYAH RD
OAKLAND CA 94605
City, State, ZIP+4®
PLN22199