

Location:	Wooden utility GUY pole in public right-of-way across from: 695 5 th Street (Northeast corner of 5 th St. and Castro St.)
Assessor's Parcel Numbers:	Across from: 001-0121-027-02
Proposal:	To establish a new "small cell site" monopole telecommunications facility, in order to enhance existing services, by attaching an antenna and equipment to a replacement of 30' wooden utility guy pole located in the public right-of-way; the antenna would be attached to the top at up to 49'-5" and equipment at approximately 7'-4" to 15'-8".
Applicant / Phone Number:	Ana Gomez/Black & Veatch & Extenet (for: Verizon) (913) 458-9148
Owner:	City of Oakland
Case File Number:	PLN17209
Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility adjacent to residential zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
General Plan:	Community Commercial
Zoning:	CC-3 Community Commercial - 3 Zone (CC-3)
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Non-historic property
City Council District:	3
Date Filed:	May 25, 2017
Action to be Taken:	Decision based on staff report
Finality of Decision:	<i>Appealable to City Council within 10 days</i>
For Further Information:	Contact case planner Marilu Garcia at (510) 238-5217 or mgarcia2@oaklandnet.com

SUMMARY

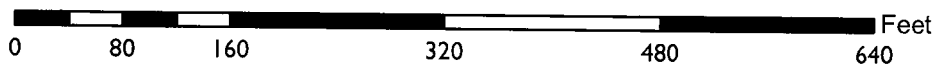
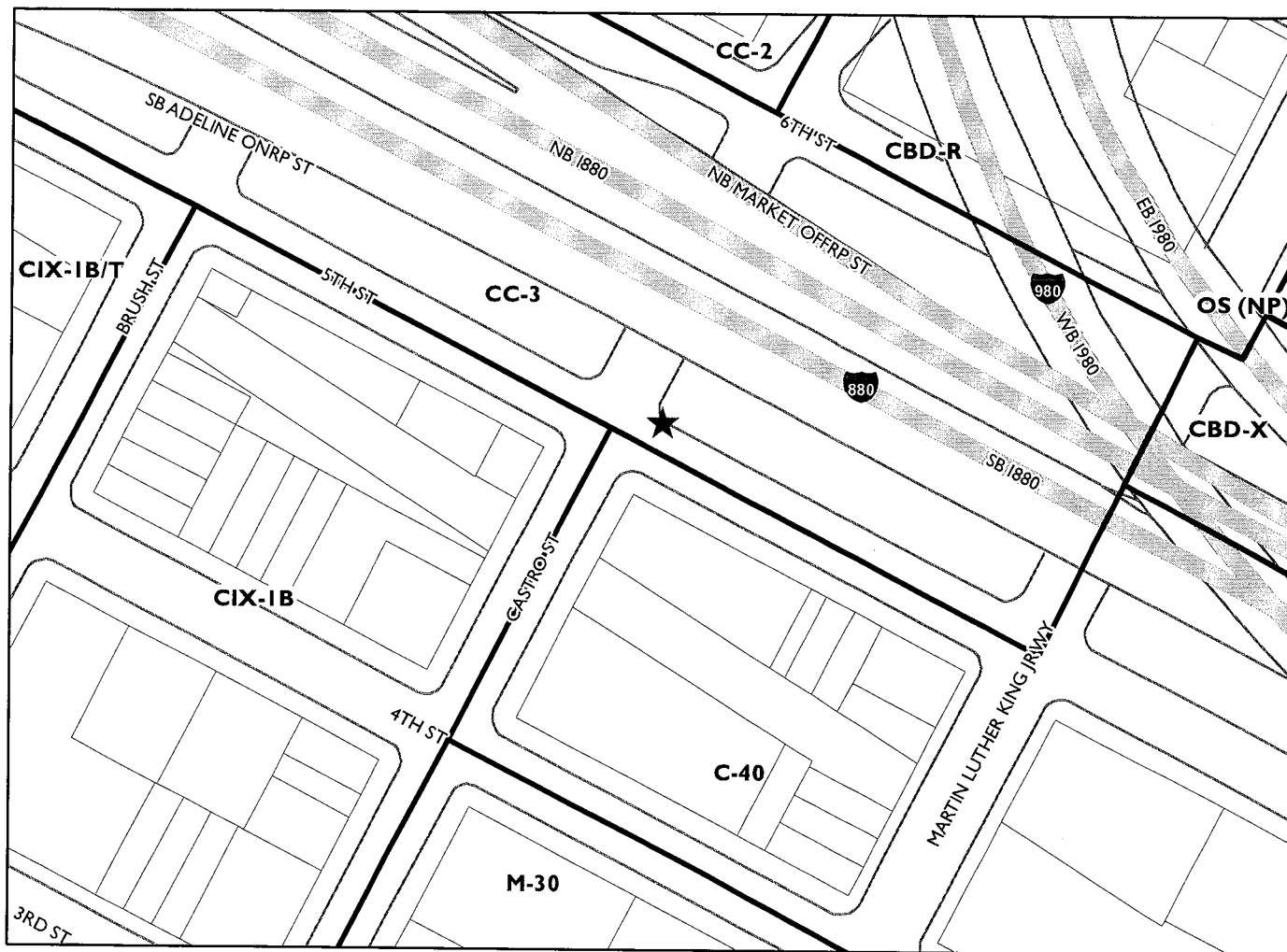
The applicant requests Planning Commission approval of a Major Conditional Use Permit and a Regular Design Review with additional findings to establish a Monopole Telecommunications Facility ("small cell site"). The purpose is to enhance existing wireless services. The project involves attaching an antenna and equipment to an existing utility GUY pole located within the sidewalk in the public right-of-way.

Staff recommends approval, subject to conditions, as described in this report.

BACKGROUND

For several years in the City of Oakland, telecommunications carriers have proposed facility installation within the public right-of-way, instead of private property. These facilities typically consist of antennas and associated equipment attached to utility poles or street light poles. Poles are often replaced with

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17209

Applicant: Ana Gomez/Black & Veatch & Extenet (for: Verizon)

Address: Wooden Utility Guy pole in public right-of-way across from
695 5th Street (Northeast corner of 5th Street and Castro Street)

Zone: CC-3

replicas for technical purposes. The main purpose is to enhance existing service, given increasing technological demands for bandwidth, through new technology and locational advantages. The City exercises zoning jurisdiction over such projects in response to a 2009 State Supreme Court case decision (*Sprint v. Palos Verdes Estates*). Pursuant to the Planning Code, utility or joint pole authority (JPA) sites are classified by staff as “Macro Facilities,” and street light pole sites (lamps, not traffic signals) as “Monopole Facilities.” For JPA poles, only Design Review approval may be required, as opposed to Design Review and a Conditional Use Permit, for example. For non-JPA pole sites, such as City light poles, projects also require review by the City’s Public Works Agency (PWA) and Real Estate Division, and involve other considerations such as impacts to historical poles. The PWA may also review projects involving street lights. In either case, the practice has been to refer all such projects to the Planning Commission for decision when located in or near a residential zone.

Several projects for new DAS (distributed antenna services) facilities have come before the Planning Commission for a decision and have been installed throughout the Oakland Hills. Some applications have been denied due to view obstructions or propinquity to residences. Improved practices for the processing of all types of sites incorporating Planning Commission direction have been developed as a result. Conditions of approval typically attach requirements such as painting and texturing of approved components to more closely match utility poles in appearance. Approvals do not apply to any replacement project should the poles be removed for any reason. As with sites located on private property, the Federal Government precludes cities from denying an application on the basis of emissions concerns if a satisfactory emissions report is submitted. More recent Federal changes have streamlined the process to service existing facilities.

Currently, telecommunications carriers are in the process of attempting to deploy “small cell sites.” These projects also involve attachment of antennas and equipment at public right-of-way facilities such as poles or lights for further enhancement of services. However, components are now somewhat smaller in size than in the past. Also, sites tend to be located in flatland neighborhoods and Downtown where view obstructions are less likely to be an issue. Good design and placement is given full consideration nonetheless, especially with the greater presence of historic structures in Downtown. Additionally, given the sheer multitude of applications, and, out of consideration for Federal requirements for permit processing timelines, staff may develop alternatives to traditional staffing and agendizing.

TELECOMMUNICATIONS BACKGROUND

Limitations on Local Government Zoning Authority under the Telecommunications Act of 1996

Section 704 of the Telecommunications Act of 1996 (TCA) provides federal standards for the siting of “Personal Wireless Services Facilities.” “Personal Wireless Services” include all commercial mobile services (including personal communications services (PCS), cellular radio mobile services, and paging); unlicensed wireless services; and common carrier wireless exchange access services. Under Section 704, local zoning authority over personal wireless services is preserved such that the FCC is prevented from preempting local land use decisions; however, local government zoning decisions are still restricted by several provisions of federal law. Specifically:

- Under Section 253 of the TCA, no state or local regulation or other legal requirement can prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service.
- Further, Section 704 of the TCA imposes limitations on what local and state governments can do. Section 704 prohibits any state and local government action which unreasonably discriminates among personal wireless providers. Local governments must ensure that its wireless ordinance does not contain requirements in the form of regulatory terms or fees which may have the “effect” of prohibiting the placement, construction, or modification of personal wireless services.

- Section 704 also preempts any local zoning regulation purporting to regulate the placement, construction and modification of personal wireless service facilities on the basis, either directly or indirectly, on the environmental effects of radio frequency emissions (RF) of such facilities, which otherwise comply with Federal Communication Commission (FCC) standards in this regard. (See 47 U.S.C. Section 332(c)(7)(B)(iv) (1996)). This means that local authorities may not regulate the siting or construction of personal wireless facilities based on RF standards that are more stringent than those promulgated by the FCC.
- Section 704 mandates that local governments act upon personal wireless service facility siting applications to place, construct, or modify a facility within a reasonable time (See 47 U.S.C.332(c)(7)(B)(ii) and FCC Shot Clock ruling setting forth “reasonable time” standards for applications deemed complete).
- Section 704 also mandates that the FCC provide technical support to local governments in order to encourage them to make property, rights-of-way, and easements under their jurisdiction available for the placement of new spectrum-based telecommunications services. This proceeding is currently at the comment stage.

For more information on the FCC’s jurisdiction in this area, consult the following:

Competition & Infrastructure Policy Division (CIPD) of the Wireless Telecommunications Bureau, main division number: (202) 418-1310.

Main division website:

<https://www.fcc.gov/general/competition-infrastructure-policy-division-wireless-telecommunications-bureau>

Tower siting:

<https://www.fcc.gov/general/tower-and-antenna-siting>

SITE DESCRIPTION

The project site consists of an existing wooden utility GUY pole located in the public right-of-way that measures 30 feet in height. The pole is placed on the northeast corner of 5th Street and Castro Street. There are no immediate structures surrounding the pole. The closest structure to the southwest is an industrial warehouse approximately 140 feet in distance. The surrounding consists of a mixture of commercial and industrial uses. Interstate 880 is located to the north of the site and a railroad track to the south. Residential uses are found farther northeast, approximately 240 feet in distance. The pole is not situated directly in front of any windows and does not create a view obstruction.

PROJECT DESCRIPTION

The proposal is to establish a Monopole Telecommunications Facility (“small cell site”). The project involves replacing the existing utility GUY pole with a 43-foot pole and attaching one canister antenna on top of the pole. The antenna, measuring 48” long and 14.6” in diameter, would be installed on top of the pole within the shroud at heights of 43’-3” to 49’-5”. Various equipment would be installed on the light pole between 7’-4” to approximately 15’-8” in height.

GENERAL PLAN ANALYSIS

The site is located in a Community Commercial area under the General Plan’s Land Use and Transportation Element (LUTE). The intent of the area is: *“to identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City’s major corridors and in shopping districts or centers.”* Given residents’ and visitors’ increasing reliance upon

cellular service for phone and internet, the proposal for a Monopole Telecommunications Facility that is not adjacent to a primary living space or historic structure conforms to this intent.

Staff therefore finds the proposal, as conditioned, to conform to the General Plan.

ZONING ANALYSIS

The site is located within the CC-3 Community Commercial - 3 Zone (CC-3). The intent of the CC-3 Zone is: *"to create, maintain, and enhance areas with a wide range of commercial and service activities."* Per OMC section 17.136.040 and 17.128.080, Monopole Telecommunications Facilities on utility GUY poles require a Conditional Use Permit and a Regular Design Review with additional findings. Section 17.134.020 (3)(e) indicates that a major Conditional Use Permit is required when a Monopole Telecommunications Facility is in, or within, 300 feet of the boundary of any residential zone or HBX zone. This proposal is approximately 240 feet from the boundary of a residential zone (CBD-R). Additionally, new wireless telecommunications facilities may also be subject to a Site Alternatives Analysis, Site Design Alternatives Analysis, and a satisfactory radio-frequency (RF) emissions report. Staff analyzes the proposal in consideration of these requirements in the 'Key Issues and Impacts' section of this report. Additionally, attachment to City infrastructure requires review by the City's Real Estate Department, Public Works Agency's Electrical Division, and Information Technology Department. Given increased reliance upon cellular service for phone and Wi-Fi, the proposal for a Monopole Telecommunications Facility that is not adjacent to a primary living space or historic structure conforms to this intent.

Staff finds the proposal, as conditioned, to conform to the Planning Code.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 exempts projects involving 'Existing Facilities'; Section 15302 exempts projects involving 'Replacement or Reconstruction'; and, Section 15303 exempts projects involving 'Construction of Small Structures.' The proposal fits all of these descriptions. The project is also subject to Section 15183 for 'Projects consistent with a community plan, general plan or zoning.' The project is therefore exempt from further Environmental Review.

KEY ISSUES AND IMPACTS

The proposal to establish a Monopole Telecommunications Facility is subject to the following Planning Code development standards, which are followed by staff's analysis in relation to this application:

17.128.080 Monopole Telecommunications Facilities.

A. General Development Standards for Monopole Telecommunications Facilities.

1. Applicant and owner shall allow other future wireless communications companies including public and quasi-public agencies using similar technology to collocate antenna equipment and facilities on the monopole unless specific technical or other constraints, subject to independent verification, at the applicant's expense, at the discretion of the City of Oakland Zoning Manager, prohibit said collocation. Applicant and other wireless carriers shall provide a mechanism for the construction and maintenance of shared facilities and infrastructure and shall provide for equitable sharing of cost in accordance with industry standards. Construction of future facilities shall not interrupt or interfere with the continuous operation of applicant's facilities.

The proposal involves using an existing City of Oakland utility GUY pole for the Monopole Wireless Communication Facility that would be available for future collocation purposes.

2. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.

Recommended conditions of approval require painting and texturing the antenna and equipment to match the appearance of the pole. There is no equipment shelter or cabinet proposed, however, minimal equipment would be closely mounted on the side of the pole.

3. When a monopole is in a Residential Zone or adjacent to a residential use, it must be set back from the nearest residential lot line a distance at least equal to its total height.

The existing pole is not in a residential zone and meets the setback requirement.

4. In all zones other than the D-CE-5, D-CE-6, IG, CIX-2, and IO Zones, the maximum height of Monopole Telecommunications Facilities and connecting appurtenances may be increased from the otherwise required maximum height to forty-five (45) feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the Conditional Use Permit Procedure).

The proposed monopole is intended to be 49'-5" in height. A conditional use permit is requested for this proposal which is intended to improve wireless services in the neighborhood. The monopole would be situated in a commercial zone and adjacent to an industrial zone. Residential uses are located farther to the north of the proposed site. The height requirement in this area is 90'.

5. In the D-CE-5, D-CE-6, CIX-2, and IO Zones, the maximum height of Monopole Telecommunications Facilities and connecting appurtenances may be increased from the otherwise required maximum height to eighty (80) feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the Conditional Use Permit Procedure).

This requirement does not apply. The subject property is not located in any of the described zoning districts. Nonetheless, the facility would not exceed the height of 49'-5".

6. In the IG Zone, the maximum height of Monopole Telecommunications Facilities and connecting appurtenances may reach a height of forty-five (45) feet. These facilities may reach a height of eighty (80) feet upon the granting of Regular Design Review approval (see Chapter 17.136 for the Design Review Procedure).

This requirement does not apply. The subject property is not located in the described zoning districts. Nonetheless, the facility would not exceed the height of 49'-5".

7. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the Federal Communications Commission.

This standard is met by the proposal; a satisfactory emissions report has been submitted and is attached to this report (Attachment F).

8. Antennas may not extend more than fifteen (15) feet above their supporting structure.

The proposed antenna would not be more than fifteen feet above the utility pole.

17.128.110 Site location preferences.

New wireless facilities shall generally be located on the following properties or facilities in order of preference:

A. Co-located on an existing structure or facility with existing wireless antennas.

- B. City-owned properties or other public or quasi-public facilities.
- C. Existing commercial or industrial structures in Nonresidential Zones (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).
- D. Existing commercial or industrial structures in Residential Zones, HBX Zones, or the DCE-3 or D-CE-4 Zones.
- E. Other Nonresidential uses in Residential Zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
- F. Residential uses in Nonresidential Zones (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).
- G. Residential uses in Residential Zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.

Facilities locating on an A, B or C ranked preference do not require a site alternatives analysis. Facilities proposing to locate on a D through G ranked preference, inclusive, must submit a site alternatives analysis as part of the required application materials. A site alternatives analysis shall, at a minimum, consist of: a. The identification of all A, B and C ranked preference sites within one thousand (1,000) feet of the proposed location. If more than three (3) sites in each preference order exist, the three such closest to the proposed location shall be required. b. Written evidence indicating why each such identified alternative cannot be used. Such evidence shall be in sufficient detail that independent verification, at the applicant's expense, could be obtained if required by the City of Oakland Zoning Manager. Evidence should indicate if the reason an alternative was rejected was technical (e.g. incorrect height, interference from existing RF sources, inability to cover required area) or for other concerns (e.g. refusal to lease, inability to provide utilities).

A site alternatives analysis is not required because the proposal conforms to 'B' as it would be located on a public facility (utility GUY pole). Nonetheless, the applicant has submitted an analysis which is attached to this report (Attachment E).

17.128.120 Site design preferences.

New wireless facilities shall generally be designed in the following order of preference:

- A. Building or structure mounted antennas completely concealed from view.
- B. Building or structure mounted antennas set back from roof edge, not visible from public right-of-way.
- C. Building or structure mounted antennas below roof line (facade mount, pole mount) visible from public right-of-way, painted to match existing structure.
- D. Building or structure mounted antennas above roof line visible from public right-of-way.
- E. Monopoles.
- F. Towers.

Facilities designed to meet an A or B ranked preference do not require a site design alternatives analysis. Facilities designed to meet a C through F ranked preference, inclusive, must submit a site design alternatives analysis as part of the required application materials. A site design alternatives analysis shall, at a minimum, consist of: a. Written evidence indicating why each such higher preference design alternative cannot be used. Such evidence shall be in sufficient detail that independent verification could be obtained if required by the City of Oakland Zoning Manager. Evidence should indicate if the reason an alternative was rejected was technical (e.g. incorrect height, interference from existing RF sources, inability to cover required area) or for other concerns (e.g. inability to provide utilities, construction or structural impediments).

The proposal most closely conforms to 'E' (monopole) and the applicant has submitted a satisfactory site design alternatives analysis (Attachment E).

17.128.130 Radio frequency emissions standards.

The applicant for all wireless facilities, including requests for modifications to existing facilities, shall submit the following verifications:

- a. With the initial application, a RF emissions report, prepared by a licensed professional engineer or other expert, indicating that the proposed site will operate within the current acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.
- b. Prior to commencement of construction, a RF emissions report indicating the baseline RF emissions condition at the proposed site.
- c. Prior to final building permit sign off, an RF emissions report indicating that the site is actually operating within the acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.

A satisfactory report is attached to this report (Attachment F).

Analysis

The proposed site design would not be situated on a historic pole or structure, would not create a view obstruction and would not be directly adjacent to a primary living space such as a living room or bedroom window. The antenna is intended to be placed at the corner of an intersection where no immediate structures are located. The proposed antenna would have no projection over the sidewalk or street since it would be placed on top of the existing utility GUY pole. Staff, therefore, finds the proposal to provide an essential service with a least-intrusive possible design. Draft conditions of approval stipulate that the components be painted and textured to match the pole in appearance for camouflaging.

Outreach

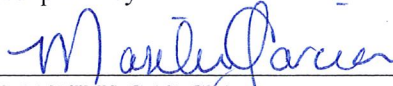
The applicant held a community meeting open to the public to introduce the technology in Downtown Oakland on February 24, 2017. The applicant conducted additional outreach on April 10, 2017 in East Oakland and on June 20, 2017 in uptown Oakland.

In conclusion, staff recommends approval subject to recommended Conditions of Approval.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit and Regular Design Review subject to the attached Findings and Conditions of Approval.

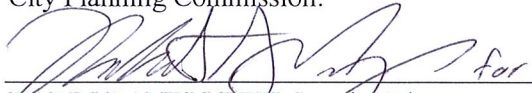
Prepared by:


MARILU GARCIA
Planner I

Reviewed by:


SCOTT MILLER
Zoning Manager

Approved for forwarding to the
City Planning Commission:


DARIN RANELLE FTI, Interim Director
Planning and Building Department

ATTACHMENTS:

- A. Findings
- B. Conditions of Approval
- C. Plans
- D. Applicant's Photo-Simulations
- E. Site Alternatives Analysis/Site Design Alternatives Analysis
- F. RF Emissions Report by Hammett & Edison, Inc. dated June 23, 2017
- G. Applicant's Proof of Public Notification Posting

ATTACHMENT A: FINDINGS

This proposal meets the required findings under General Use Permit Criteria (OMC Section 17.134.050); Conditional Use Permit Criteria for Monopole Facilities (OMC Section 17.128.080 (C)), Regular Design Review Criteria for Nonresidential Facilities (OMC Sec. 17.136.050(B)) and Telecommunications Regulations/Design Review Criteria for Monopole Telecommunications Facilities (OMC Sec. 17.128.080(B)) as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

GENERAL USE PERMIT CRITERIA (OMC SECTION 17.134.050)

A. 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 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.

The proposal involves the placement of a Monopole Wireless Communication Facility in a commercial zone not situated in front of any windows or living spaces. Specifically, it will provide for one new antenna to the upper portion of a utility GUY pole located in the south corner of 5th Street and Castro Street. The antenna and equipment is to be camouflaged and match the utility pole. The project will be compatible with the neighborhood; it meets special findings and is intended to improve wireless services in the neighborhood.

B. 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.

The intent is to place a Monopole Facility in a site with a mix of zoning districts including commercial, industrial and residential at a corner location to improve wireless services in the area. The inclusion of camouflaging paint will lessen the impacts of the proposed facility.

C. 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.

The placement of the proposed monopole facility will provide wireless communication services in the neighborhood.

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.

The proposal conforms to Design Review findings which are included in that section of this attachment of Findings for Approval.

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

The project is consistent with the following Objectives of the Oakland General Plan's Land Use & Transportation Element (adopted 1998):

Civic and Institutional Uses, Objective N2: Encourage adequate civic, institutional, and educational facilities located within Oakland, appropriately designed and sited to serve the community.

Infrastructure, Objective N12: Provide adequate infrastructure to meet the needs of Oakland's growing community.

The proposal to establish a new wireless telecommunications facility will not create functional issues for the area and the project possesses a satisfactory emissions report.

CONDITIONAL USE PERMIT CRITERIA FOR MONOPOLE FACILITIES (OMC SEC. 17.128.080(C))

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

The proposal conforms to Design Review findings which are included in that section of this attachment of Findings for Approval.

2. Monopoles should not be located any closer than one thousand five hundred (1,500) feet from existing monopoles unless technologically required or visually preferable.

The request is part of proposed small cell network. This network consists of a series of radio access nodes connected to small telecommunications antennas to distribute wireless communication signals. Monopoles within the network may be located within one thousand five hundred feet and the applicant has submitted documentation to demonstration that such arrangement is technologically required and/or visually preferable to a minimum distance separation. (Attachment E)

3. The proposed project must not disrupt the overall community character.

The Monopole Facility will not alter or disrupt the current overall character of the community as it will be attached to an existing GUY pole and will not create a view obstruction. The antenna will be painted and texturized to match the pole in appearance for camouflaging providing for a the least intrusive design, as required by conditions of approval.

4. If a major conditional use permit is required, the Planning Director or the Planning Commission may request independent expert review regarding site location, collocation and facility configuration. Any party may request that the Planning Commission consider making such request for independent expert review.

An independent expert review may be requested by the specified parties. No expert review has been requested as of now.

REGULAR DESIGN REVIEW CRITERIA FOR NON-RESIDENTIAL FACILITIES (OMC SEC. 17.136.050(B))

1. That the proposed design will create a building or set of buildings that are well related to the

surrounding area in their setting, scale, bulk, height, materials, and textures:

The attachment of a small antenna and equipment to a replacement of an existing pole, painted and texturized to match the pole in appearance for camouflaging, will be the least intrusive design. The antenna will be placed on top of the pole and will have no projection over the streets. The replaced pole will be taller than the existing pole but the additional height is necessary to avoid interference between the PG&E and telecommunication equipment. The facility will not adversely affect and detract from the characteristics of the neighborhood.

2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;

The proposal will not create a view obstruction, be directly adjacent to a primary living space such as a living room or bedroom window, or be located on an historic structure. Improving wireless services in this area will enable better response from emergency services such as police, fire department and emergency response teams.

3. The project will provide a necessary function without negatively impacting surrounding opens pace and hillside residential properties.

The proposal will enhance essential services in an urbanized neighborhood.

4. That the proposed design will be sensitive to the topography and landscape.

The proposal will not be ground mounted.

5. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.

This finding is inapplicable because the site is level.

6. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The site is located in a Community Commercial area under the General Plan's Land Use and Transportation Element (LUTE). The intent of the area is: *"to identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers."* Given residents' and visitors' increasing reliance upon cellular service for phone and internet, the proposal for a Monopole Telecommunications Facility that is not adjacent to a primary living space or historic structure conforms to this intent.

TELECOMMUNICATIONS REGULATIONS/DESIGN REVIEW CRITERIA FOR MONOPOLE TELECOMMUNICATIONS FACILITIES (OMC SEC. 17.128.080(B))

1. Collocation is to be encouraged when it will decrease visual impact and collocation is to be discouraged when it will increase negative visual impact.

The project does not involve collocation as it involves the establishment of a new telecommunications facility; however, the project should not preclude any future proposals for location at the site.

2. Monopoles should not be sited to create visual clutter or negatively affect specific views.

The Monopole Facility is sited at a corner location where it will not create clutter or negatively affect specific views. No structures are located adjacent to the existing pole. The closest structures are used for industrial uses and the Monopole Facility is not adjacent to any windows.

3. Monopoles shall be screened from the public view wherever possible.

The Monopole Facility will be camouflaged and placed as an attachment to a replacement of a utility GUY pole. The antenna and equipment will be textured to match the pole in appearance. The antenna will be placed on top of the pole.

4. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.

Recommended conditions of approval require painting and texturing the antenna and equipment to match the appearance of the pole. There is no equipment shelter or cabinet proposed, however minimal equipment would be closely mounted on the side of the metal pole.

5. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the zone district as much as possible. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

The proposed unmanned Monopole Wireless Telecommunication Facility, mounted on a replaced utility pole, will not adversely affect and detract from the characteristics of the neighborhood. The proposal will be camouflaged to match the pole. There is no impact on existing vegetation or topography since this is a replacement of an existing utility GUY pole.

6. 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.

The minimal clearance to the facility will be 7'-4".

Attachment B: Conditions of Approval

Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **staff report** and the approved plans **dated April 17, 2017 and submitted May 25, 2017**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project

conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a

court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Job Site Plans

Ongoing throughout demolition, grading, and/or construction

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

11. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, if directed by the Building Official, Director of City Planning, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

12. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

13. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of

the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

PROJECT-SPECIFIC CONDITIONS

14. Emissions Report

Requirement: A RF emissions report shall be submitted to the Planning Bureau indicating that the site is actually operating within the acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.

Requirement: Prior to a final inspection

When Required: Prior to final building permit inspection sign-off

Initial Approval: N/A

Monitoring/Inspection: N/A

15. Camouflage

Requirement: The antenna shall be painted, texturized, and maintained matte silver, and the equipment and any other accessory items including cables matte brown, to better camouflage the facility to the City light pole.

When Required: Prior to a final inspection

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Operational

Requirement: Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Possible District Undergrounding PG&E Pole

Requirement: Should the City light pole be permanently removed for purposes of district undergrounding or otherwise, the telecommunications facility can only be re-established by applying for and receiving approval of a new application to the Oakland Planning Bureau as required by the regulations.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

18. Graffiti Control Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
 - ii. For galvanized poles, covering with new paint to match the color of the surrounding surface.
 - iii. Replace pole numbers.

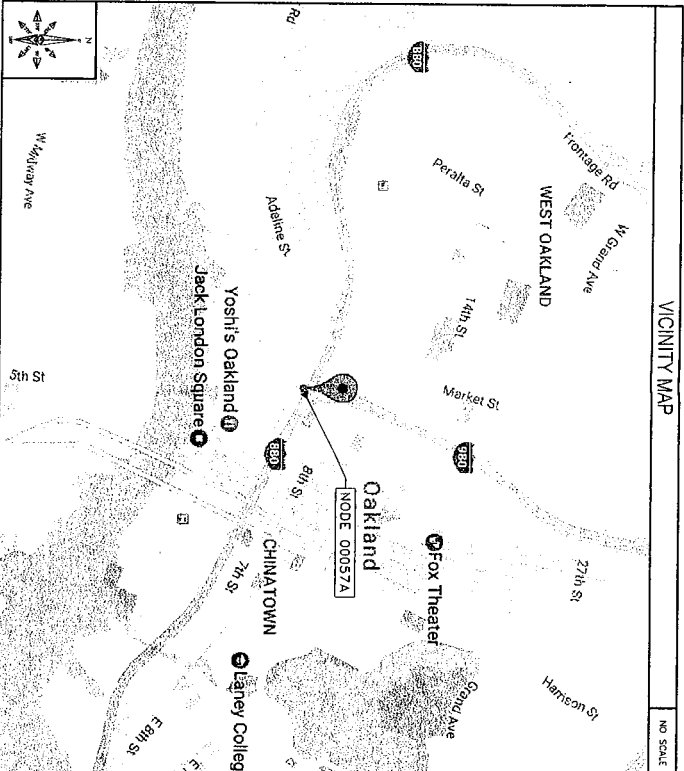
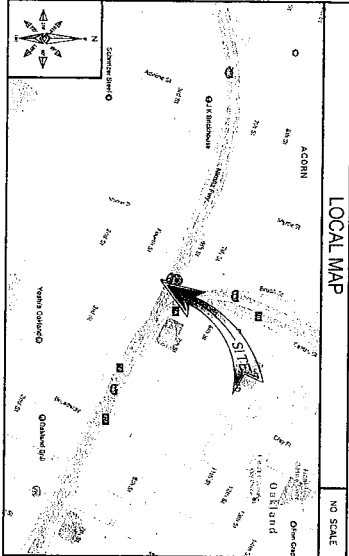
When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

NW-CA-DTOAKLAN 00057A

ACROSS FROM (IN PROW)
695 5TH STREET
OAKLAND, CA 94607



SHEET INDEX

SHEET NO.	SHEET TITLE
1-1	THIS SHEET
1-2	GENERAL NOTES AND LEGEND
C-1	GENERAL SITE PLAN
C-2	UTILITY POLE ELEVATIONS
C-2.1	RESER DETAILS
C-3	EQUIPMENT DETAILS
C-4	EQUIPMENT DETAILS

IF USING 11'X17" PLOT, DRAWINGS WILL BE HALF SCALE

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT INFORMATION

POLE OWNER	APPLICANT
<p>OWNER: EXTENET SYSTEMS CALIFORNIA, LLC.</p> <p>ADDRESS: 2000 CROW CANYON PLACE, SUITE 210, SAN RAMON, CA 94583</p> <p>PHONE: (925) 910-7787</p> <p>E-MAIL: CINDAS@EXTENETSYSTEMS.COM</p>	<p>CONTACT: CHARLES LINDSAY</p> <p>ADDRESS: 2000 CROW CANYON PLACE, SUITE 210, SAN RAMON, CA 94583</p> <p>PHONE: (925) 910-7787</p> <p>E-MAIL: CINDAS@EXTENETSYSTEMS.COM</p>

AGENT

COMPANY: BLACK & VEATCH
CONTACT: AMY GOMEZ
ADDRESS: 2999 OAK ROAD, SUITE 450, OAKLAND, CA 94612
PHONE: (913) 458-9148
E-MAIL: GOMEZ@BLACK&VEATCH.COM

ENGINEER

COMPANY: BLACK & VEATCH
ENGINEER: AARON EWMS
PHONE: (925) 898-0751
ADDRESS: 2999 OAK ROAD, SUITE 450, OAKLAND, CA 94612
E-MAIL: EWMS@BLACK&VEATCH.COM

PROJECT DATA

UTLITIES: 37800494T
LONGITUDE: -1122280971T
POLC # F: 1104592925
ELEVATION: 14
ZONING JURISDICTION: CITY OF OAKLAND
ZONING DISTRICT: CC-3
NEAREST A.S.N.: 001-01210270Z
OCCUPANCY: U, UNMANNED
CONSTRUCTION TYPE: ATTACHMENTS TO A 1000 UTILITY FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. THIS PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS:

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS APPLICABLE. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT GOVERNED BY THESE CODES.

1. 2017 CALIFORNIA BUILDING STANDARDS CODE - 2013
2. CALIFORNIA ELECTRICAL CODE 2013
3. CALIFORNIA MECHANICAL CODE 2013
4. CALIFORNIA PLUMBING CODE 2013
5. CALIFORNIA FIRE CODE 2013
6. CALIFORNIA ELECTRICAL CODE 2013
7. CITY AND/OR COUNTY ORDINANCES
8. BUILDING DEPARTMENT AND FIRE DEPARTMENT ADMINISTRATIONS (BDC/A)
9. EFFECTIVE UNTIL JANUARY 1ST, 2017

PROJECT DESCRIPTION

THESE DRAWINGS DEPICT THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS NODE IN THE PUBLIC RIGHT OF WAY, DESCRIBED HEREIN.

GENERAL PROJECT NOTES

1. PRIOR TO STARTING THE WORK, THE CONTRACTOR SHALL FULFILL ALL PERMITS AND OBTAIN ALL NECESSARY APPROVALS AND CONDITIONS AFFECTING THE NEW PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONTROL THAT WORK AS ACCURATELY AS POSSIBLE. ALL DIMENSIONS SHALL BE ACCOMPANIED BY A PHOTOGRAPH AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING OR AFTER THE PROJECT SHALL BE APPROVED IN WRITING BY AN EXTENET SYSTEMS REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5. NOTIFY EXTENET SYSTEMS, IN WRITING, OF ANY MAJOR CHANGES TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, CHANGES TO THE PROJECT SCOPE, CHANGES TO THE PROJECT SCHEDULE, CHANGES TO THE PROJECT BUDGET, CHANGES TO THE PROJECT LOCATION, CHANGES TO THE PROJECT DESIGN, CHANGES TO THE PROJECT MATERIALS, CHANGES TO THE PROJECT METHODS, CHANGES TO THE PROJECT EQUIPMENT, CHANGES TO THE PROJECT TOOLS, CHANGES TO THE PROJECT PERSONNEL, CHANGES TO THE PROJECT SCHEDULE, CHANGES TO THE PROJECT BUDGET, CHANGES TO THE PROJECT LOCATION, CHANGES TO THE PROJECT DESIGN, CHANGES TO THE PROJECT MATERIALS, CHANGES TO THE PROJECT METHODS, CHANGES TO THE PROJECT EQUIPMENT, CHANGES TO THE PROJECT TOOLS, CHANGES TO THE PROJECT PERSONNEL.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF AN EXTENET SYSTEMS REPRESENTATIVE.
8. CONTRACTOR PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF ALL NEW-UNLID DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH AN EXTENET SYSTEMS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES. CHANGES TO THE WORK SHALL BE APPROVED IN WRITING BY AN EXTENET SYSTEMS REPRESENTATIVE.



UNDERGROUND SERVICE ALERT
811
48 HOURS BEFORE WORK



CONSTRUCTION SIGNATURE: DATE
FR SIGNATURE: DATE
REAL ESTATE SIGNATURE: DATE



BLACK & VEATCH CORPORATION
WALWORTH STREET, 490
OAKLAND, CA 94612

THESE DRAWINGS ARE CONSIDERED AND APPROVED FOR THE USE OF THE CLIENT BY THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT.

PROJECT NO.	DRAWN BY	CHECKED BY
1324172941	MFO	LW

PRELIMINARY

EXTENET SYSTEMS (CA) LLC
2000 CROW CANYON PLACE
SUITE 210
SAN RAMON, CA 94583

SITE ADDRESS
00057A
ACROSS FROM (IN PROW)
695 5TH STREET
OAKLAND, CA 94607

SHEET TITLE
T-1

GENERAL NOTES

- 1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS, CONTRACT AND CONSTRUCTION DOCUMENTS.
2. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLY WITH THE SPECIFICATIONS AS NOTED ON THESE PLANS AND IN THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN CONFORMANCE WITH THE CONTRACT AND CONSTRUCTION DOCUMENTS.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, PROCEDURES AND MATERIALS USED IN THE PERFORMANCE OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES AND OTHER FACILITIES WHICH ARE LOCATED ON OR ADJACENT TO THE WORK AREA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND OTHER FACILITIES WHICH ARE LOCATED ON OR ADJACENT TO THE WORK AREA.
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12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND OTHER FACILITIES WHICH ARE LOCATED ON OR ADJACENT TO THE WORK AREA.

DEFINITIONS

- 1. THROUGH OR THROUGH-HOLE SHALL MEAN A HOLE WHICH IS MADE THROUGH A WALL OR OTHER SURFACE.
2. SHALL MEAN CONFORMANCE TO THE CHARACTERISTICS FOR THE COMMON NAMED VEHICULAR DIMENSIONS AND TOLERANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND OTHER FACILITIES WHICH ARE LOCATED ON OR ADJACENT TO THE WORK AREA.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND OTHER FACILITIES WHICH ARE LOCATED ON OR ADJACENT TO THE WORK AREA.

FIELD WELDING NOTES

- 1. WELDING TO BE PERFORMED BY AN ELECTRICIAN OR OTHER PERSON QUALIFIED TO DO SO.
2. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE WELDING CODES AND STANDARDS.
3. WELDING TO BE PERFORMED BY AN ELECTRICIAN OR OTHER PERSON QUALIFIED TO DO SO.
4. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE WELDING CODES AND STANDARDS.
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10. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE WELDING CODES AND STANDARDS.

ANTENNA MOUNTING

- 1. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA-222 OR APPLICABLE LOCAL CODES.
2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A133 ZINC (HOT-DIP GALVANIZED) CONTAINS ON IRON AND STEEL PRODUCTS UNLESS NOTED OTHERWISE.
3. ALL BOLTS, ANCHORS AND MECHANICAL HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 ZINC-DIP COATING (HOT-DIP) ON IRON AND STEEL HARDWARE UNLESS NOTED OTHERWISE.
4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLO GALVANIZING IN ACCORDANCE WITH ASTM A780.
5. ALL ANTENNAS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S SPECIFICATIONS.
6. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
7. PRIOR TO SETTING ANTENNA ASSEMBLY AND COMPONENTS, ANTENNA COMPONENTS SHALL CHECK THE ANTENNA NORTH AND BE ORIENTED ACCORDING TO THE ANTENNA MANUFACTURER'S SPECIFICATIONS.
8. THE ANTENNA SHALL BE SET FROM THE ANTENNA NORTH AND BE ORIENTED ACCORDING TO THE ANTENNA MANUFACTURER'S SPECIFICATIONS.
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10. THE ANTENNA SHALL BE SET FROM THE ANTENNA NORTH AND BE ORIENTED ACCORDING TO THE ANTENNA MANUFACTURER'S SPECIFICATIONS.

TORQUE REQUIREMENTS

- 1. ALL RF CONNECTIONS SHALL BE TORQUED BY A TORQUE WRENCH.
2. ALL TORQUE WRENCHES, INCLUDING TORQUE WRENCHES, SHALL HAVE A TORQUE MARK INSTALLED IN ACCORDANCE WITH THE TORQUE WRENCH MANUFACTURER'S RECOMMENDATIONS.
3. ALL TORQUE WRENCHES SHALL BE CALIBRATED IN ACCORDANCE WITH THE TORQUE WRENCH MANUFACTURER'S RECOMMENDATIONS.
4. ALL TORQUE WRENCHES SHALL BE CALIBRATED IN ACCORDANCE WITH THE TORQUE WRENCH MANUFACTURER'S RECOMMENDATIONS.
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ROW UTILITY POLE CONSTRUCTION NOTES

- 1. NO BOLT TORQUES TO EXCEED MORE THAN 1-1/2" (103NM).
2. FILE ALL HOLES LEFT IN POLE FROM REMOVAL OF CLIMBERS.
3. ALL CLIMB STEPS MUST BE CONDUCT SHALL HAVE EXTENDED STEPS.
4. CABLE HOLE TO BE 1" (25.4MM) CLEAR SPACE PER POLE FACE (1220).
5. 90 DEGREE SWEEP UNDER ANTENNA PER ALL CABLES MUST ONLY TRANSITION ON THE INSIDE OR BOTTOM OF POLE.
6. USE 90 DEGREE CONNECTOR AT CABLE CONNECTION TO ANTENNAS.
7. USE 1/2" (12.7MM) CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
8. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FLOW SEALANT TO PREVENT WATER INTRUSION.

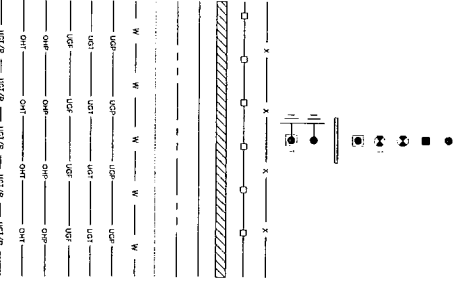
NODE SITE POWER SHUT DOWN PROCEDURES

- 1. FOR NON EMERGENCY/SCHEDULED POWER SHUT DOWN:
A. CALL EXTENDER SYSTEMS NOC (NETWORK OPERATIONS CENTER) (669)959-3237
B. 24 HOURS PRIOR TO SCHEDULED POWER SHUT OFF
C. PROVIDE THE FOLLOWING INFORMATION:
D. YOUNG AND COMPANY PROJECT NUMBER
E. YOUNG AND COMPANY SITE NUMBER
F. YOUNG AND COMPANY SITE ADDRESS
G. YOUNG AND COMPANY SITE PHONE NUMBER
H. YOUNG AND COMPANY SITE FAX NUMBER
I. YOUNG AND COMPANY SITE EMAIL ADDRESS
J. YOUNG AND COMPANY SITE WEBSITE ADDRESS
K. YOUNG AND COMPANY SITE MAP REFERENCE
L. YOUNG AND COMPANY SITE COORDINATES
M. YOUNG AND COMPANY SITE ELEVATION
N. YOUNG AND COMPANY SITE DIRECTION
O. YOUNG AND COMPANY SITE DISTANCE
P. YOUNG AND COMPANY SITE BEARING
Q. YOUNG AND COMPANY SITE AZIMUTH
R. YOUNG AND COMPANY SITE DECLINATION
S. YOUNG AND COMPANY SITE ANGLE
T. YOUNG AND COMPANY SITE CURVATURE
U. YOUNG AND COMPANY SITE CHORD
V. YOUNG AND COMPANY SITE ARC
W. YOUNG AND COMPANY SITE SECTOR
X. YOUNG AND COMPANY SITE SEGMENT
Y. YOUNG AND COMPANY SITE AREA
Z. YOUNG AND COMPANY SITE PERIMETER

GENERAL NOTES AND LEGENDS

LEGEND

- EXOTHERMIC CONNECTION
MECHANICAL CONNECTION
CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
EXOTHERMIC WITH INSPECTION SLEEVE
GROUNDING BAR
TEST GROUND ROD WITH INSPECTION SLEEVE
CHANNELING FENCE
WOOD APPROXIMATE ROW FENCE
WALL STRUCTURE
LEAST AREA
PROBERT LINE (PL)
SERVICES
WATER LINE
UNDERGROUND POWER
UNDERGROUND TELECO
UNDERGROUND FIBER
OVERHEAD POWER
OVERHEAD TELECO
UNDERGROUND TELECO/POWER
ABOVE GROUND POWER
ABOVE GROUND TELECO
ABOVE GROUND TELECO/POWER
SECTION REFERENCE
DETAIL REFERENCE

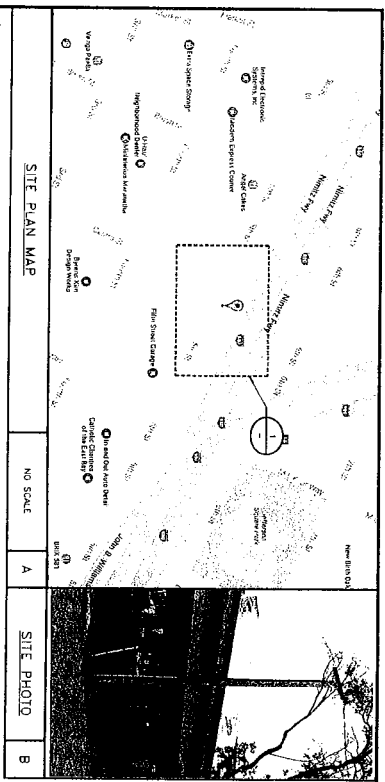


INTERNAL REVIEW
CONSTRUCTION SIGNATURE DATE
RF SIGNATURE DATE
REAL ESTATE SIGNATURE DATE
BLACK & VEATCH CORPORATION
2981 S. GARDEN
SUITE 200
WALNUT CREEK, CA 94597

PROJECT NO: 192417 5941
DRAWN BY: MFD
CHECKED BY: LW
DATE: 06/19/17
REVISIONS: 1. 06/19/17 ISSUED FOR REVIEW
2. 06/20/17 ISSUED FOR REVIEW
3. 06/27/17 ISSUED FOR REVIEW

PRELIMINARY
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EXTENET SYSTEMS (CA) LLC
2000 CROW CANYON PLACE
SUITE 210
SAN RAMON, CA 94583
SIT ADDRESS: 00057A
ADDRESS FROM (IN PROW): 695 5TH STREET, OAKLAND, CA 94607
SHEET TITLE: GENERAL NOTES AND SCHEDULES
SHEET NUMBER: GN-1



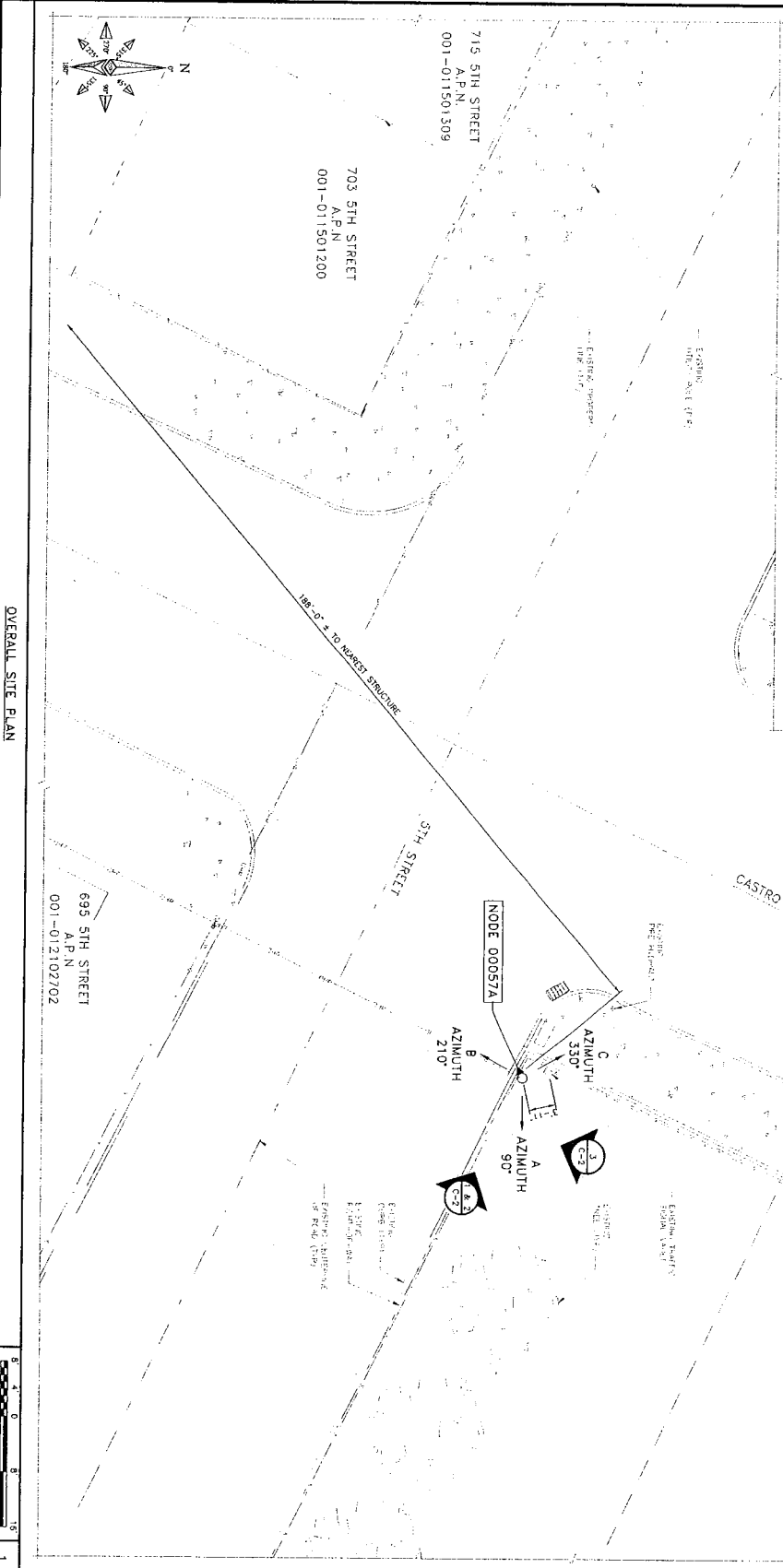
SITE PLAN MAP

NO SCALE

A

SITE PHOTO

B



OVERALL SITE PLAN



THIS DRAWING IS NOT A SITE SURVEY. THE PURPOSE OF THIS DRAWING IS TO SHOW HOW THE PROPOSED SITE RELATES TO ADJACENT PROPERTIES AND MAPS. DISCREPANCIES ARE APPROXIMATIONS.



INTERNAL REVIEW _____ DATE
 CONSTRUCTION SIGNATURE _____ DATE
 RF SIGNATURE _____ DATE
 REAL ESTATE SIGNATURE _____ DATE

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PROJECT NO.	1924175941	DRAWN BY	WPD	CHECKED BY	LM
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REV	DATE	DESCRIPTION
C	04/10/17	ISSUED FOR REVIEW
B	04/20/17	ISSUED FOR REVIEW
A	04/17/17	ISSUED FOR REVIEW

PRELIMINARY

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 SUITE 210
 SAN RAMON, CA 94583

SITE ADDRESS:
 00057A
 ACROSS FROM (IN PROW)
 695 5TH STREET
 OAKLAND, CA 94607

SHEET TITLE
 OVERALL SITE PLAN

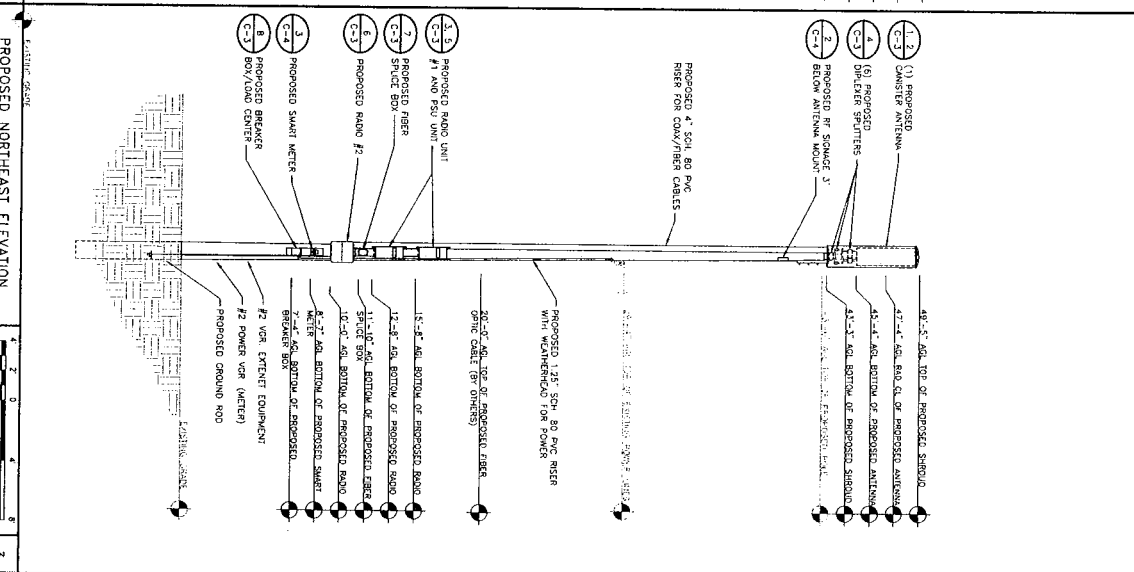
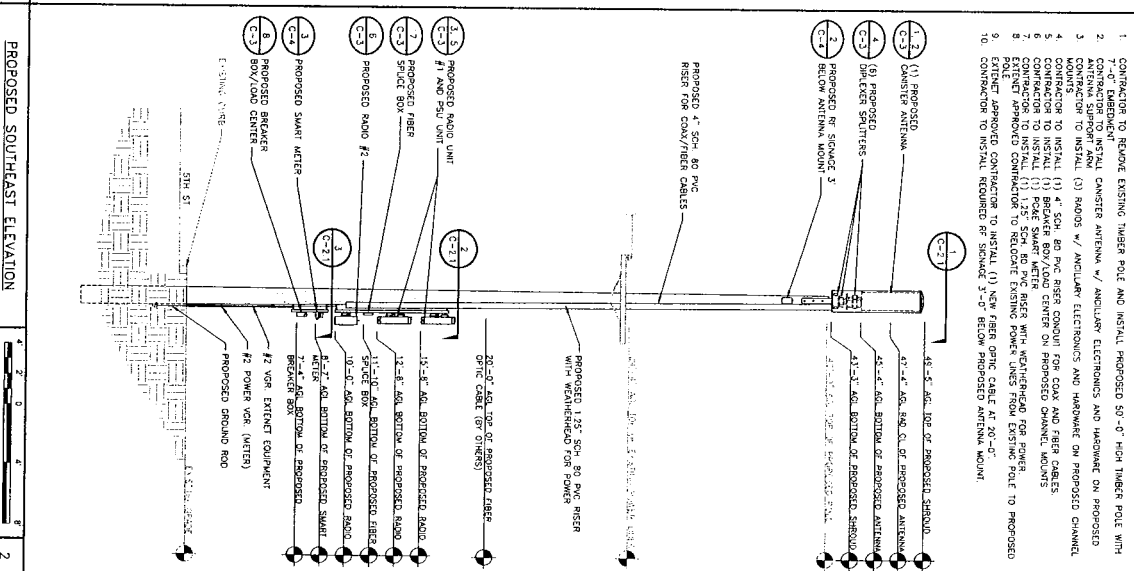
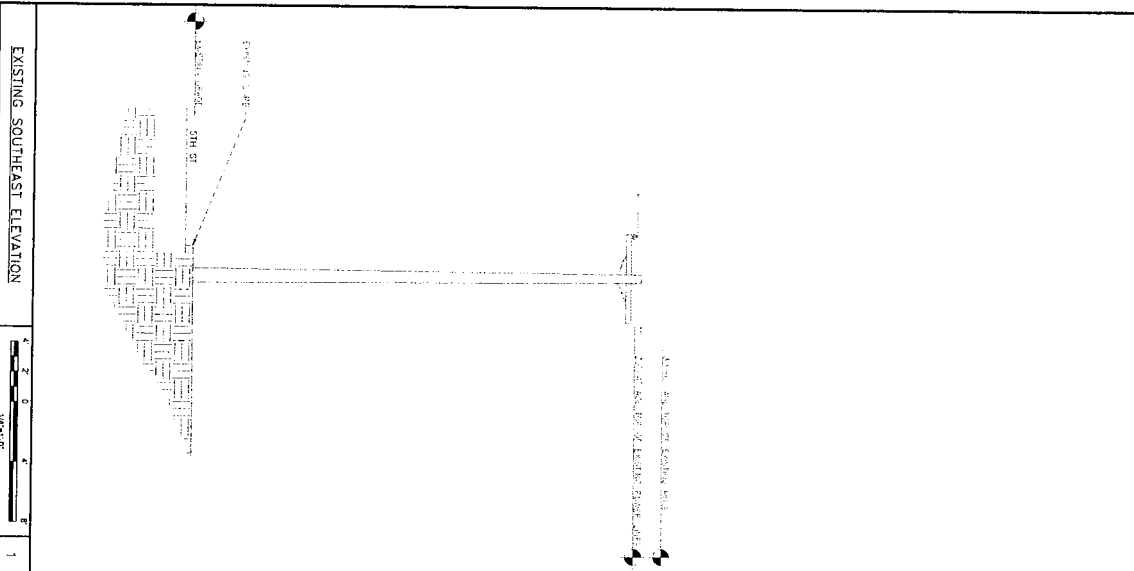
SHEET NUMBER
C-1

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NOTES:
 1. ALL PROPOSED EQUIPMENT TO BE INSTALLED WITHIN A 50'-0" HIGH TOWER POLE WITH 2" DIA. CHANNEL IRON.
 2. DISTANCE FROM ANTENNA FACE TO NEAREST BUILDING (699 5TH STREET), SEE SHEET C-1 FOR ORIENTATION.

CABLE MANAGEMENT

- CONTRACTOR TO REMOVE EXISTING TOWER POLE AND INSTALL PROPOSED 50'-0" HIGH TOWER POLE WITH 2" DIA. CHANNEL IRON.
- CONTRACTOR TO INSTALL CHANNEL ANTENNA w/ AUXILIARY ELECTRONICS AND HARDWARE ON PROPOSED MOUNTS.
- CONTRACTOR TO INSTALL (2) RAILS w/ AUXILIARY ELECTRONICS AND HARDWARE ON PROPOSED CHANNEL MOUNTS.
- CONTRACTOR TO INSTALL (1) 1/2" SCH. 40 PVC RISER CONDUIT FOR COAX AND FIBER CABLES.
- CONTRACTOR TO INSTALL (1) POLE SMART METER.
- CONTRACTOR TO INSTALL (1) 1/2" SCH. 40 PVC RISER WITH W/ATHERHEAD FOR POWER.
- CONTRACTOR TO INSTALL (1) 1/2" SCH. 40 PVC RISER WITH W/ATHERHEAD FOR POWER.
- CONTRACTOR TO INSTALL (1) NEW FIBER OPTIC CABLE AT 20'-0" FROM ANTENNA MOUNT.
- CONTRACTOR TO INSTALL (1) NEW FIBER OPTIC CABLE AT 20'-0" FROM ANTENNA MOUNT.
- CONTRACTOR TO INSTALL (1) NEW FIBER OPTIC CABLE AT 20'-0" FROM ANTENNA MOUNT.



INTERNAL ORDER	DATE
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
LEGAL ENGINE SIGNATURE	DATE



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 WASHINGTON, DC 20001
 WASHINGTON, DC 20001

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19247-5941	WFD	LW

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1	04/10/17	ISSUED FOR REVIEW
2	04/20/17	ISSUED FOR REVIEW
3	04/27/17	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

PRELIMINARY

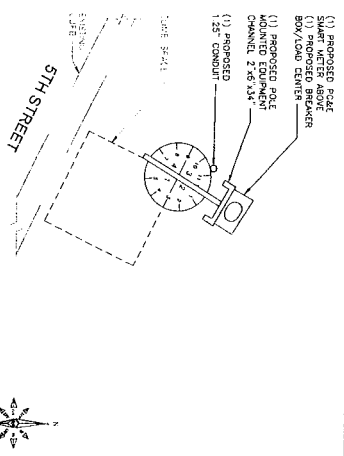
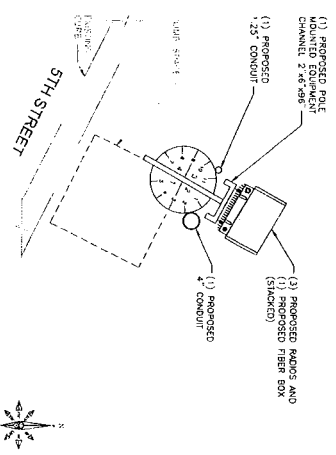
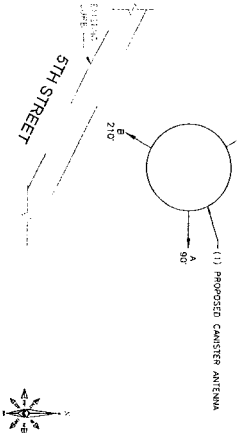
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EXTENET SYSTEMS (CA) LLC
 2000 CROW CANYON PLACE
 SUITE 210
 SAN RAMON, CA 94583

SITE ADDRESS
 00057A
 ACROSS FROM (IN PROW)
 699 5TH STREET
 OAKLAND, CA 94607

SHEET TITLE
 UTILITY POLE ELEVATIONS
 SHEET NUMBER
C-2

NOTE: DIMENSIONS NOT SHOWN FOR CLARITY.



INTERNAL REVIEW
CONSTRUCTION SIGNATURE DATE
RF SIGNATURE DATE
REAL ESTATE SIGNATURE DATE



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PROJECT NO. DRAWN BY CHECKED BY

192417-5944	WPD	LW
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C	3/24/2012	ISSUED FOR REVIEW
B	3/26/2012	ISSUED FOR REVIEW
A	3/27/2012	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

PRELIMINARY

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EXTENET SYSTEMS (CA) LLC
2000 CROW CANYON PLACE
SUITE 210
SAN RAMON, CA 94583

SITE ADDRESS
00037A
ACROSS FROM (IN FRONT)
695 5TH STREET
OAKLAND, CA 94607

SHEET TITLE
RISER DETAILS

SHEET NUMBER
C-2.1

<p>PROPOSED ANTENNA</p> <p>RADIO COLOR: LIGHT GREY RADIO MATERIAL: FIBERGLASS, UV RESISTANT DIAMETER: 14.6" (371mm) HEIGHT: 48.0" (1219mm) TOTAL WEIGHT (WITHOUT BRACKETS): 42.0 lbs (19.1 kg) CONNECTOR INTERFACE: 4.1/9.5 OR 4.3/10 OR 7/1.6" DIN FEMALE RF CONNECTOR LOCATION: BOTTOM RF CONNECTOR QUANTITY: 18</p>	<p>ANTENNA SPECIFICATIONS</p> <p>NO SCALE 1</p>	<p>POLE TOP MOUNT DETAIL</p>	<p>PROPOSED DUPLEXER</p>	<p>PROPOSED PSU</p> <p>DIENSIONS (H.W.D.): 7.08\"/> <p>WEIGHT: 11.5 lbs</p> </p>	<p>RADIO #1 SPECIFICATIONS</p> <p>NO SCALE 3</p>	<p>PROPOSED FUSION SPLICER ENCLOSURE</p> <p>DEPTH: 2 1/8" (50) HEIGHT: 6 3/4" (168) WIDTH: 4 3/4" (117)</p>	<p>PSU POWER CONVERTER DETAIL</p> <p>NO SCALE 5</p>	<p>RADIO #2 SPECIFICATIONS</p> <p>NO SCALE 6</p>
<p>PROPOSED RADIO UNIT</p> <p>LENGTH: 27.17" (690mm) WIDTH: 12.05" (306mm) DEPTH: 7.01" (178mm) TOTAL WEIGHT (WITHOUT BRACKETS): <23 kg</p>	<p>PROPOSED RADIO UNIT</p> <p>LENGTH: 17.8" WIDTH: 17.0" DEPTH: 7.2" TOTAL WEIGHT (WITHOUT BRACKETS): 28 kg</p>	<p>ANTENNA MOUNT ASSEMBLY DETAIL</p>						

extenet
 COMMUNICATIVE SYSTEMS
 Environment

INTERNAL REVIEW

CONSTRUCTION SIGNATURE: _____ DATE: _____

RF SIGNATURE: _____ DATE: _____

RF ESTEER SIGNATURE: _____ DATE: _____

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PROJECT NO: DRAWN BY: CHECKED BY: 192417.5941 MJD LW

C	6/6/07	ISSUED FOR REVIEW
B	6/12/07	ISSUED FOR REVIEW
A	6/17/07	ISSUED FOR REVIEW
NO	DATE	DESCRIPTION

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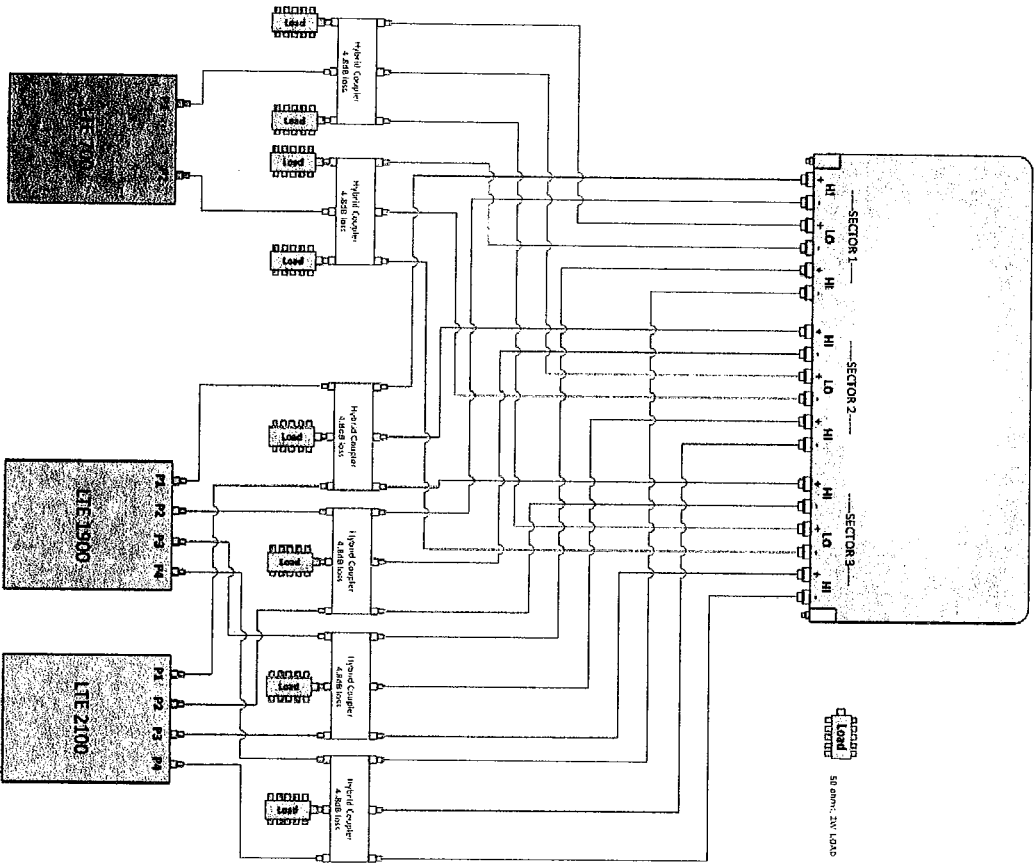
EXTENET SYSTEMS (CA) LLC
 2000 CROW CANYON PLACE
 SUITE 210
 SAN RAMON, CA 94583

SITE ADDRESS: 00057A
 ACROSS FROM (IN PROW)
 695 5TH STREET
 OAKLAND, CA 94607

SHEET TITLE: EQUIPMENT DETAILS

SHEET NUMBER: **C-3**

NW-CA-D10AKLAN-VZW
(Option 12)



ANTENNA CONFIGURATION

NO SCALE

1

NOTICE

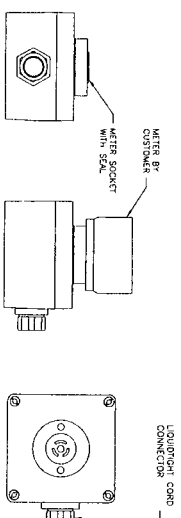
Beyond This Point you are entering a controlled area where RF emissions may exceed the FCC General Population Exposure Limits. Follow all posted signs and site guidelines for working in a RF environment.

RF SIGNAGE DETAIL

NOTE: SPECIFIC CUE PLACED WILL BE PLACED AFTER RFP REPORT

CAUTION

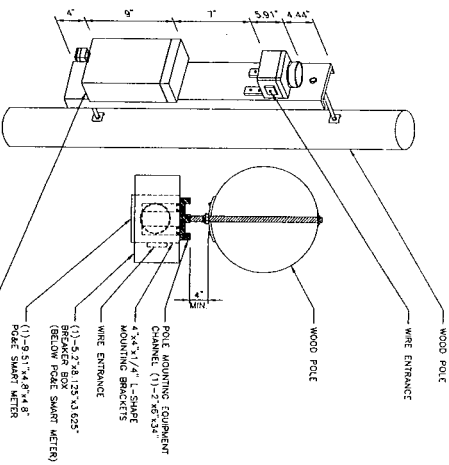
Beyond This Point you are entering a controlled area where RF emissions may exceed the FCC Occupational Exposure Limits. Obey all posted signs and site guidelines for working in a RF environment.



PROPOSED METER ADAPTER

NO SCALE

3



SMART METER/BREAKER BOX DETAIL

NO SCALE

4

extenei TECHNOLOGY SYSTEMS

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
RF & SITE SIGNATURE	DATE



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PROJECT NO.	DRAWN BY	CHECKED BY
192417 5941	MFD	LW

C	02/06/17	ISSUED FOR REVIEW
B	02/02/17	ISSUED FOR REVIEW
A	01/17/17	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

PRELIMINARY

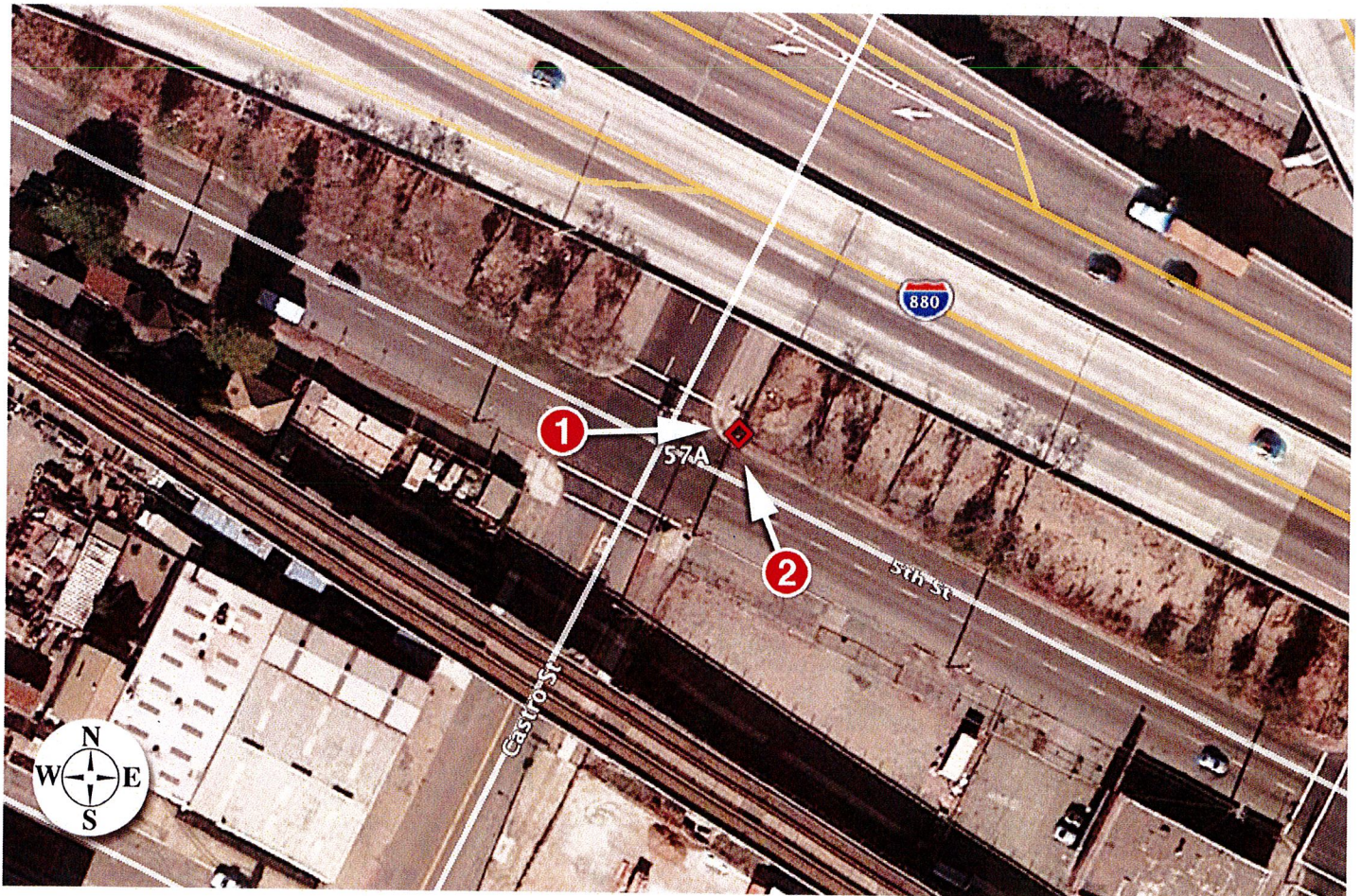
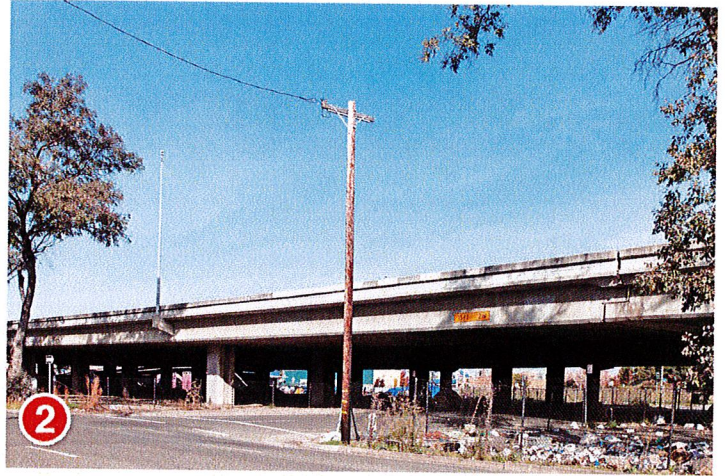
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EXTENET SYSTEMS (CA) LLC
2000 CROW CANYON PLACE
SUITE 210
SAN RAMON, CA 94583

SITE ADDRESS
00057A
ACROSS FROM (IN PROX)
695 5TH STREET
OAKLAND, CA 94607

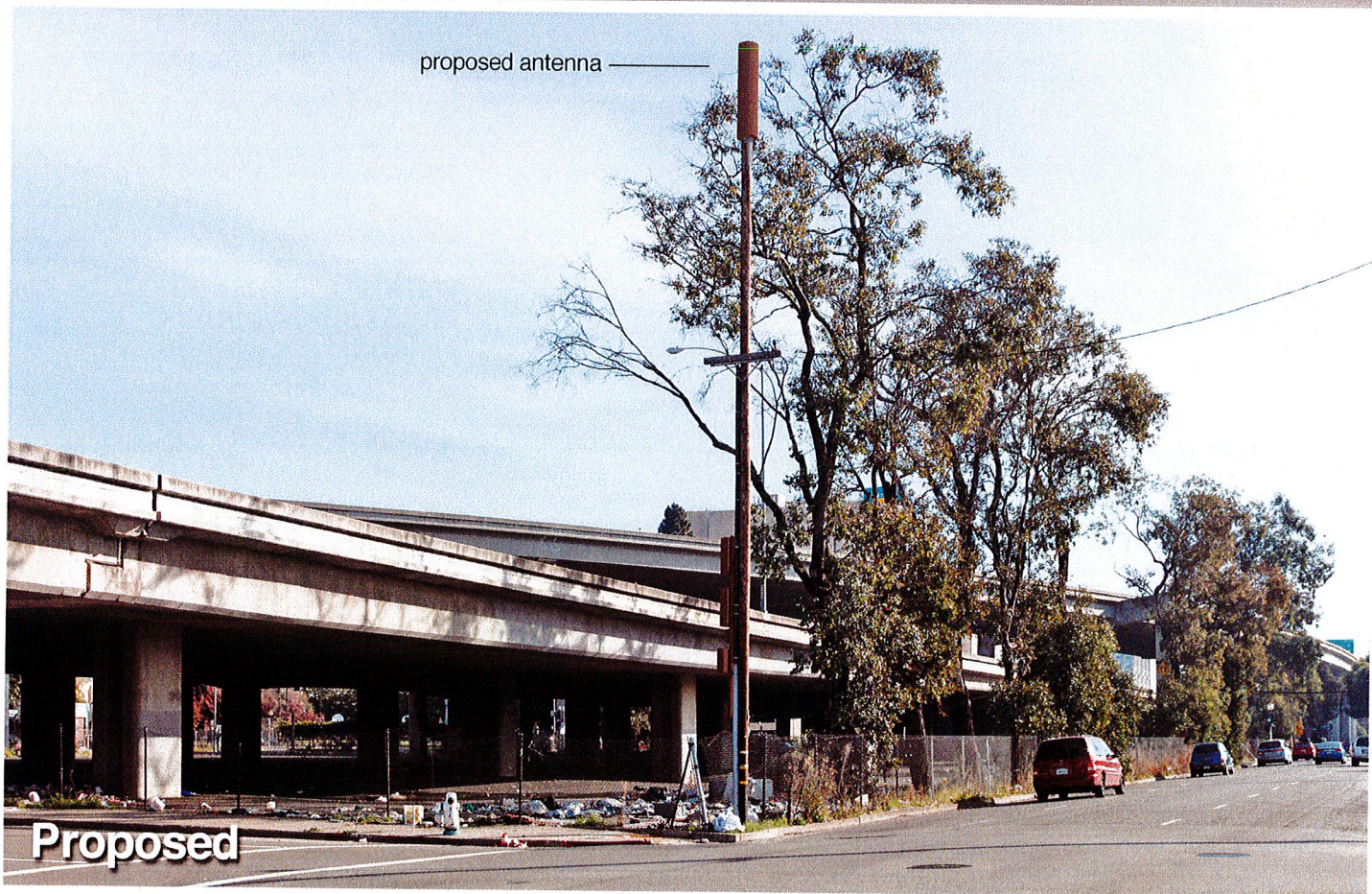
EQUIPMENT DETAILS

SHEET NUMBER
C-4





Existing



proposed antenna

Proposed



Existing



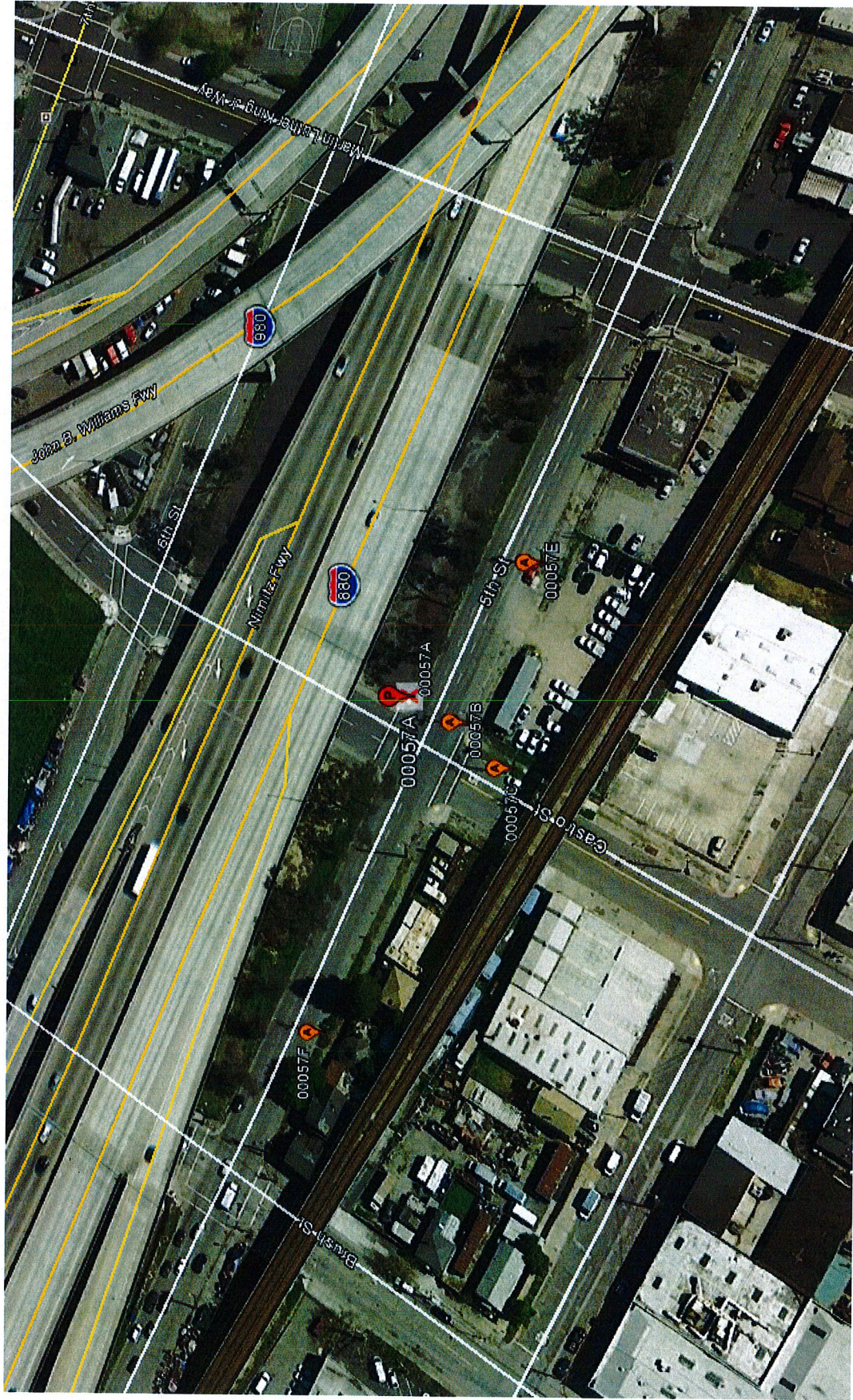
proposed antenna

Proposed



**EXTENET OAKLAND
NODE 00057A
695 5TH STREET
ALTERNATIVE SITE ANALYSIS**

MAP OF ALTERNATIVE POLES EVALUATED FOR NODE 00057A



- The above maps depict ExteNet's proposed Node 00057A in relation to other poles in the area that were evaluated as possibly being viable alternative candidates.
- The following is an analysis of each of those 5 alternative locations.

PROPAGATION MAP OF NODES 00057A



This propagation map depicts the ExteNet proposed Node 00057A in relation to surrounding proposed ExteNet small cell nodes.

00057A - PROPOSED LOCATION



- The location for ExteNet's proposed Node 00057A is a wood utility pole located adjacent to 695 5th Street (37.800494, - 122.280871).
- ExteNet's objective is to provide Verizon wireless coverage and capacity as well as high speed wireless internet to the Oakland area.
- ExteNet evaluated this site and nearby alternatives to verify that the selected site is the least intrusive means to close Verizon's significant service coverage gap.

ALTERNATIVE NODE 00057B



- Node 00057B is a wood utility pole next to 685 5th Street (37.800368, -122.280936).
- This pole is a viable alternative candidate.

ALTERNATIVE NODE 00057C



- Node 00057C is a metal light pole near 418 Castro Street (37.800266, -122.281050).
- This pole is not a viable alternative candidate because the existing pole does not have telco in order to facilitate our proposed wireless installation. The existing pole will need to be replaced by a taller pole.
- This pole is not a viable alternative candidate because of the existence of the utility Power Switch.

ALTERNATIVE NODE 00057D



- Node 00057D is a wood utility pole near 715 5th Street (37.800503, -122.281288).
- This pole is not a viable alternative candidate because this pole is located too close to primary Node 00055A.
- This pole is not a viable alternative candidate because this pole is located too far from primary Node 00059B.

ALTERNATIVE NODE 00057E



- Node 00057E is a wood utility pole near 679 5th Street (37.800207, -122.280534).
- This pole is not a viable alternative candidate because the existing transformer on the pole would need to be relocated to an uncertain destination in order to facilitate our proposed wireless installation.
- This pole is not a viable alternative candidate because this pole is located too close to primary Node 00059B.
- This pole is not a viable alternative candidate because this pole is located too far from primary Node 00055A.

ALTERNATIVE NODE 00057F



- Node 00057F is a metal light pole near 721 5th Street (37.800694, -122.281772).
- This pole is not a viable alternative because there are power switch and fuses on top of the pole which PG&E prevents us from building our proposed project.

ALTERNATIVE SITE ANALYSIS CONCLUSION

Based on ExteNet's analysis of alternative sites, the currently proposed Node 00057A is the least intrusive location from which to fill the surrounding significant wireless coverage gaps.



SM
extenet
SYSTEMS

Thank You!



May 12, 2017

City Planner
Planning Department
City of Oakland
250 Frank Ogawa Plaza, 2nd Floor
Oakland, CA 94612

Re: Proposed ExteNet Small Cell Node Installation
Applicant: ExteNet Systems (California) LLC
Nearest Site Address: Public Right of Way near 695 5th Street
Site ID: NW-CA-DTOAKLAN Node 00057A
Latitude/Longitude: 37.800494, -122.280871

Dear City Planner,

On behalf of ExteNet Systems (California) LLC, this letter and attached materials are to apply for a design review permit to install a small cell node in the public right-of-way near 695 5th Street ("Node 00057A").¹ The following is an explanation of the existing site, a project description of the designed facility, the project purpose and justifications in support of this proposal.

A. Project Description.

The proposed location for our facility currently consists of an approximate 30 feet tall wood utility pole in the public right-of-way on the north of 5th Street just northeast with Castro Street, at about 695 5th Street. Power line is on the pole at about 29 feet above ground.

ExteNet proposes to swap the pole for a new pole measuring 43 feet above ground and to affix one canister antenna within an antenna shroud on top of the pole. The antenna, measuring 48 inches long and 14.6 inches in diameter, will be placed on top of the pole at 45 feet 4 inches. The top of the antenna shroud will be at 49 feet 5 inches. Six proposed diplexers measuring 6.85 inches wide, 3.20 inches long and 1.48 inches deep will be placed within the antenna shroud. One MRRU measuring 17.0 inches wide, 17.8 inches tall and 7.2 inches deep will be placed on the pole at 10 feet. Two MRRUs measuring 12.05 inches wide, 27.17 inches tall and 7.01 inches deep will be placed on the pole at 12 feet 8 inches and 15 feet 8 inches. A miniature emergency shut-off safety switch and electricity meter will be placed on the pole at about eight feet above ground. All equipment will be painted brown to match the utility pole. Our proposal is depicted in the attached design drawings and photographic simulations.

This is an unmanned facility that will operate at all times (24 hours per day, seven days per week) and will be serviced about once per year. Our proposal will greatly benefit the area by improving wireless telecommunications service as detailed below.

¹ ExteNet expressly reserves all rights concerning the city's jurisdiction to assert zoning regulation over the placement of wireless facilities in the public rights-of-way.

B. Project Purpose.

The purpose of this project is to provide Verizon wireless voice and data coverage to the surrounding area where there is currently a significant gap in service coverage. These wireless services include mobile telephone, wireless broadband, emergency 911, data transfers, electronic mail, Internet, web browsing, wireless applications, wireless mapping and video streaming. The proposed node is part of a larger small cell providing coverage to areas of Oakland that are otherwise very difficult or impossible to cover using traditional macro wireless telecommunications facilities due to the local topography and mature vegetation. The attached radio frequency propagation maps depict Verizon's larger small cell project. Further radio frequency details are set forth in the attached Radio Frequency Statement, including propagation maps depicting existing and proposed coverage in the vicinity of Node 00057A.

A small cell network consists of a series of radio access nodes connected to small telecommunications antennas, typically mounted on existing wooden utility poles within the public rights-of-way, to distribute wireless telecommunications signals. Small cell networks provide telecommunications transmission infrastructure for use by wireless services providers. These facilities allow service providers such as Verizon to establish or expand their network coverage and capacity. The nodes are linked by fiber optic cables that carry the signal stemming from a central equipment hub to a node antenna. Although the signal propagated from a node antenna spans over a shorter range than a conventional tower system, small cell can be an effective tool to close service coverage gaps.

C. Project Justification, Alternative Site and Design Analysis.

Node 00057A is an integral part of the overall small cell project, and it is located in a difficult coverage area near Martin Luther King Jr Way. The coverage area consists of a primarily commercial neighborhood off of 5th Street, Castro Street, Brush Street, Martin Luther King Jr Way and surrounding areas. Node 00057A will cover transient traffic along the roadways and provide in-building service to the surrounding residences as depicted in the propagation maps, which are exhibits to the attached Radio Frequency Statement.

Based on ExteNet's analysis of alternative sites the currently proposed Node 00057A is the least intrusive means to close Verizon's significant service coverage gap in the area. Node 00057A best uses existing utility infrastructure, adding small equipment without disturbing the character of the neighborhoods served. Deploying a small cell node at an existing pole location minimizes any visual impact by utilizing an inconspicuous spot. By installing antennas and equipment at this existing pole location, Verizon does not need to propose any new infrastructure in this coverage area.

The small cell node RF emissions are also much lower than the typical macro site, they are appropriate for the area, and they are fully compliant with the FCC's requirements for limiting human exposure to radio frequency energy. The attached radio frequency engineering analysis provided by Hammett & Edison, Inc., Consulting Engineers, confirms that the proposed equipment will operate well within (and actually far below) all applicable FCC public exposure limits. The facility will also comply with California Public Utility Commission (CPUC) General Orders 95 (concerning overhead line design, construction and maintenance) and 170 (CEQA review) that govern utility use in the public right-of-way.

This proposed redesign is a viable design developed according to our discussions with the Planning Department. As discussed with City Planning, Node 00057A is the least intrusive option. Also the proposed location is a good coverage option because it sits at a spot from which point Verizon can adequately propagate its wireless signal.

ExteNet considered alternative sites on other utility poles in this area but none of these sites is as desirable from construction, coverage or aesthetics perspectives. The proposed location is approximately equidistant from other small cell nodes that ExteNet plans to place in surrounding hard-to-reach areas, so that service coverage can be evenly distributed. The proposed facility is not in the path of any protected view sheds. The other utility poles in the area are more conspicuous than the proposed pole. In addition to the utility pole proposed to host Node 00057A, ExteNet considered alternative sites set forth in the attached Alternative Site Analysis.

Alternative designs were considered including placing equipment inside of a ground-mounted cabinet. However, the pole-mounted equipment would better suit the area because it would blend in with the pole. We also evaluated whether equipment could be undergrounded but unfortunately this is not possible because there is insufficient right-of-way space for the necessary equipment access and the equipment would be compromised from saturation by rainwater. The antennas cannot be undergrounded because they rely on a line-of-site in order to properly transmit a signal.

Drawings, propagation maps, photographic simulations, and a radio-frequency engineering analysis are included with this packet.

As this application seeks authority to install a wireless telecommunication facility, the FCC's Shot Clock Order² requires the city to issue its final decision on ExteNet's application within 150 days. We respectfully request expedited review and approval of this application. Feel free to contact me if you have any questions. Thank you.

Thank you.

Best Regards,

Ana Gomez/BV for ExteNet

Ana Gomez

Permitting Agent for ExteNet Systems

² See Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B), WT Docket No. 08-165, Declaratory Ruling, 24 F.C.C.R. 13994 (2009).

**ExteNet Systems CA, LLC • Proposed Small Cell (Node No. 00057A)
695 Fifth Street • Oakland, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of ExteNet Systems CA, LLC, a wireless telecommunications facilities provider, to evaluate the addition of Node No. 00057A to be added to the ExteNet small cell network in Oakland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

ExteNet proposes to install a cylindrical antenna on top of a replacement utility pole to be sited in the public right-of-way at 695 Fifth Street in Oakland. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

Power line frequencies (60 Hz) are well below the applicable range of these standards, and there is considered to be no compounding effect from simultaneous exposure to power line and radio frequency fields.

General Facility Requirements

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to a central “hub” (which in turn are connected to the traditional wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the

ExteNet Systems CA, LLC • Proposed Small Cell (Node No. 00057A)
695 Fifth Street • Oakland, California

antennas and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by ExteNet, including drawings by Black & Veatch Corporation, dated May 10, 2017, it is proposed to install one Amphenol Model CUUT070X12F00 4-foot tall, tri-directional cylindrical antenna, with three directions activated, on top of a new utility pole to replace the existing utility pole sited in the public right-of-way at the northeast corner of Fifth and Castro Streets in Oakland. The antenna would employ no downtilt, would be mounted at an effective height of about 47½ feet above ground, and would have its principal directions oriented toward 90°T, 210°T, and 330°T. Verizon proposes to operate from this facility with a maximum effective radiated power in any direction of 2,590 watts, representing simultaneous operation at 1,250 watts for AWS, 1,130 watts for PCS, and 210 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at this site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.0028 mW/cm², which is 0.34% of the applicable public exposure limit. The maximum calculated level at the Interstate 880 overpass, about 50 feet to the north, is 0.61% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building is 0.31% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

**ExteNet Systems CA, LLC • Proposed Small Cell (Node No. 00057A)
695 Fifth Street • Oakland, California**

Recommended Mitigation Measures

Due to its mounting location and height, the ExteNet antenna would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the antenna, including employees and contractors of the utility companies. No access within 9 feet directly in front of the antenna itself, such as might occur during certain maintenance activities, should be allowed while the node is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory signs* on the pole at or below the antenna, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the node proposed by ExteNet Systems CA, LLC, at 695 Fifth Street in Oakland, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating small cells. Training personnel and posting signs is recommended to establish compliance with occupational exposure limitations.

* Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of California Public Utilities Commission General Order No. 95.

ExteNet Systems CA, LLC • Proposed Small Cell (Node No. 00057A)
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Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-21306, which expires on September 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

June 23, 2017



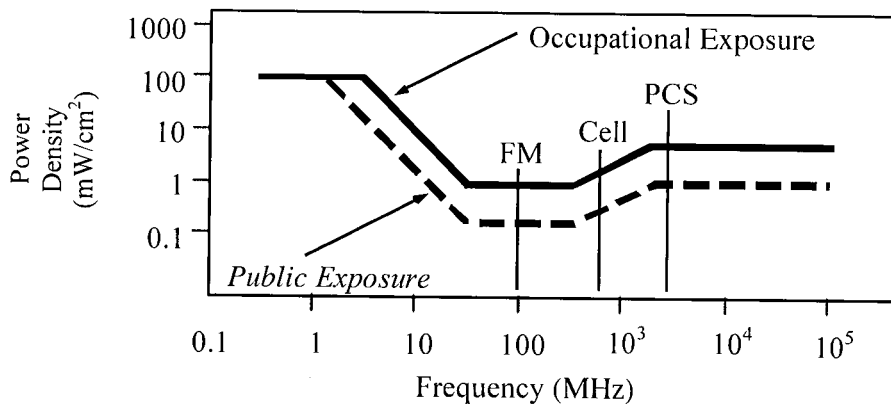
Neil J. Olij
Neil J. Olij, P.E.
707/996-5200

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	<i>1842/f</i>	<i>823.8/f</i>	<i>4.89/f</i>	<i>2.19/f</i>	<i>900/f²</i>	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	<i>3.54√f</i>	<i>1.59√f</i>	<i>√f/106</i>	<i>√f/238</i>	<i>f/300</i>	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 × 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

NOTICE OF OAKLAND



CITY OF OAKLAND
BUREAU OF PLANNING
 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2011
 Phone: 415-238-3911 Fax: 415-238-4120

PLANNING COMMISSION PUBLIC NOTICE

Location:	Wooden Utility Guy pole in public right-of-way across from 863 SP Street (Northeast corner of SP Street and Castro Street)
Assessor's Parcel Number(s):	Across from: 001-0121-07-01
Propose:	To establish a new "small cell" or "monopole telecommunications facility" in order to enhance existing services, by attaching an antenna and equipment to a replacement of 30' wooden utility guy pole located in the sidewalk; the antenna would be attached to the top of up to 49'-5" and equipment is approximately 7'-2" to 15'-4"
Applicant / Phone Number:	Ana Gomez/Black & Veatch & Dames (Dr. Veland) (415) 438-9101
Owner:	City of Oakland
Case File Number:	PLAN7289
Planning Permits Required:	Major Conditional Use Permit with additional findings for Monopole Telecommunications Facility adjacent to Residential Zone; Regular Design Review with additional findings for Monopole Telecommunications Facility
General Plan:	Community Commercial
Zoning:	CC-3 Community Commercial - 3 Zone (CC-3)
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15108: Project Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Non-historic property
City Council District:	3
Date Filed:	May 25, 2017
Action to be Taken:	Decision based on staff report
Finality of Decision:	Appealable to City Council
For Further Information:	Contact case planner Marlene Garcia at (415) 238-3117 or by email at mgarcia@oakland.gov

Your comment and questions, if any, should be directed to the Bureau of Planning, 250 Frank H. Ogawa Plaza, Oakland, Oakland 94612. The public hearing will be held at a public hearing to be held on August 3, 2017, at Oakland City Hall, Council Chambers, 1 Frank H. Ogawa Plaza, Oakland, Oakland 94612. The public hearing will start at 6:00 p.m.

If you challenge the Planning Commission decision on appeal and/or in court, you will be limited to issues raised at the public hearing or in correspondence submitted to the Bureau of Planning, as, or prior to, the public hearing on this case. If you wish to be notified of the decision of use of these rules, all use permits do not expire until project and/or permit expires.

Please note that the description of the application found above is preliminary in nature and that the project owner and applicant may change prior to a public hearing. However, where noted, once a decision is reached by the Planning Commission on these matters, they are irrevocable in the City Council. Such matters shall be subject to the following: (a) irrevocable date of the date of decision by the Planning Commission and (b) 60 days. An appeal shall be in the form specified by the Bureau of Planning and shall be filed with the City of Oakland at 250 Frank H. Ogawa Plaza, Suite 2114, in the office of the Case Planner. The appeal shall state specifically what is being appealed and the City of Oakland shall have the burden of proving that the decision is not supported by substantial evidence and must include proposed or existing maps that the City of Oakland has on file. If the appellant does not file an appeal within the time specified, the City of Oakland shall have the burden of proving that the decision is not supported by substantial evidence. The appeal shall state specifically what is being appealed and the City of Oakland shall have the burden of proving that the decision is not supported by substantial evidence. The appeal shall state specifically what is being appealed and the City of Oakland shall have the burden of proving that the decision is not supported by substantial evidence. The appeal shall state specifically what is being appealed and the City of Oakland shall have the burden of proving that the decision is not supported by substantial evidence.

POSTING DATE: 6/14/17

IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE

