



Oakland City Planning Commission

Case File Number: PLN180127

STAFF REPORT

May 16, 2018

Location:	City Street light pole in public right-of-way (sidewalk) adjacent to: 1984 Pleasant Valley (PLN18127, APN: 014 124200600) Zone: CC-2, Land Use: Community Commercial
Proposal:	To establish (1) wireless "small cell site" Monopole Telecommunication Facilities on an existing City street pole, located in the Public Right-of-Way.
Permits Required:	Major Conditional Use Permit and Regular Design Review for Monopole Telecommunication Facilities
Applicant:	Matthew Yergovich/Vinculums (415)596-3474
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Non-historic poles
City Council District:	1
For further information:	Contact case planner Danny Thai at (510) 238-3584 or by email: dthai@oaklandnet.com

EXECUTIVE SUMMARY

The applicant (Vinculums) requests Planning Commission approval to establish one (1) small cell wireless telecommunication facility site on an existing City Street light pole located on the public right-of-way near a residential neighborhood. The project involves attaching an antenna within an antenna shroud and equipment to the utility pole as described in the submitted plans to enhance wireless services in that area.

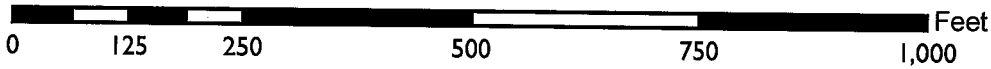
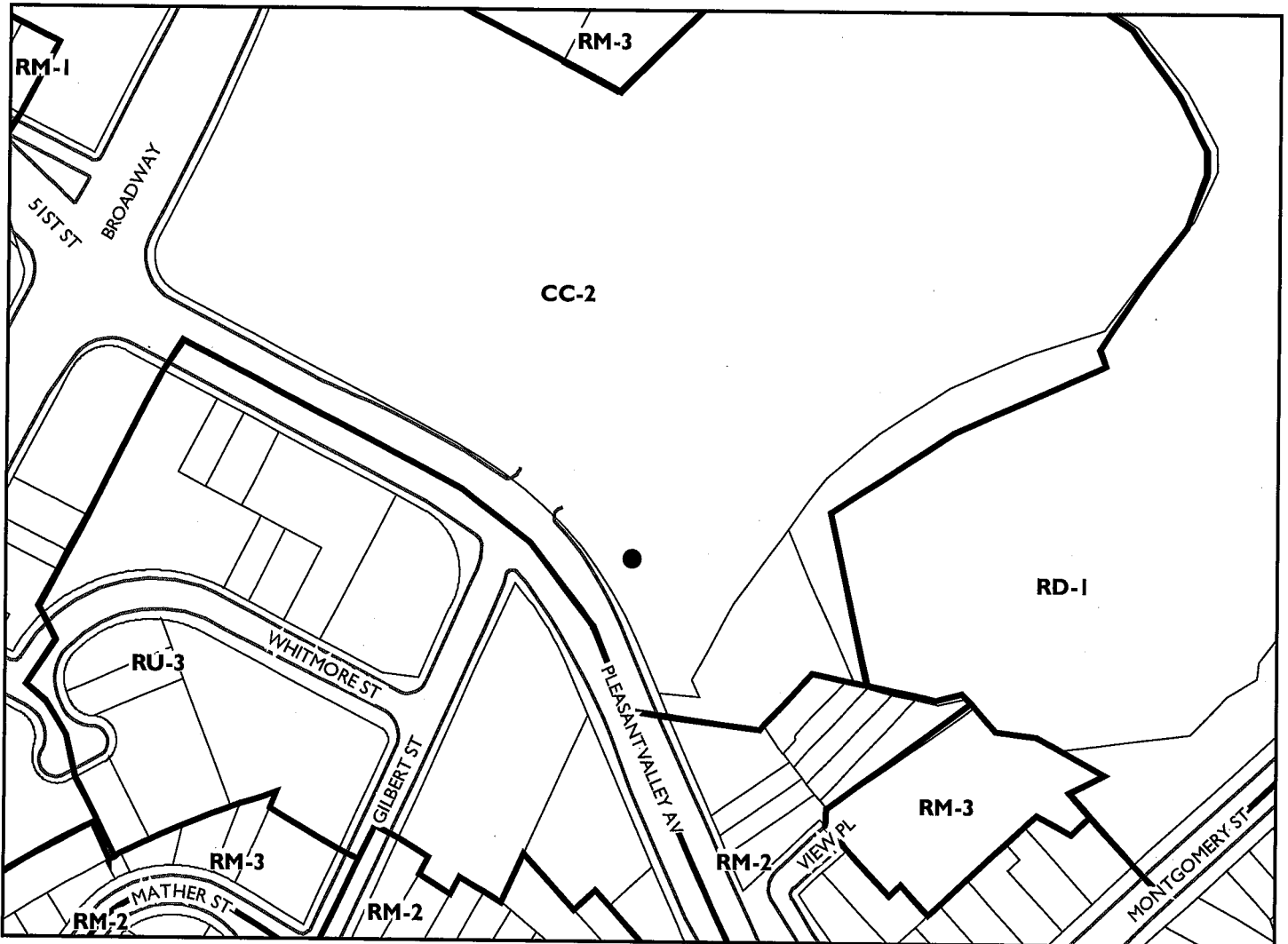
The proposal is classified as a "Monopole" and each requires a Major Conditional Use Permit, and Regular Design Review with additional findings. The proposed project, including the antenna and associated equipment is similar to other poles and equipment located around the City. The antenna shroud will extend toward the top of the pole and away from the adjacent residences. The antenna shroud and associated equipment will be painted to match the pole and/or other utilities located on the pole. As result, the proposed telecommunication facility will be an appropriate location and will not significantly increase negative visual impacts to adjacent neighboring residential properties. The project meets all the required findings for approval of this one (1) small cell site.

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,

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18127
Applicant: Matt Yergovich/New Cingular Wireless PCS, LLC (for AT&T)
Address: 1984 Pleasant Valley Avenue
Zone: CC-2

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

PROPERTY DESCRIPTION

- The existing 25-foot tall City Street pole is located in the City of Oakland public right-of-way (near sidewalk adjacent to curb cut to shopping center) near 1984 Pleasant Valley.

PROJECT DESCRIPTION

As shown in Attachment C for PLN180127 (1984 Pleasant Valley), the applicant proposes to:

- Install one omni directional antenna within an antenna shroud measuring 2’-10” tall and 10” in diameter on top of the existing pole up to 34.4” in height;
- Install associated equipment including two remote radio units mounted on the side at 14.5’ above ground; and
- Paint the proposed antennas and associated equipment to match the pole and/or other utilities located on the pole.

No portion of the telecommunication facility will be located on the ground. The proposed antenna and associated equipment will not be accessible to the public.

SURROUNDING

USES

The property is used as a commercial shopping center. The pole is located approximately 128-feet from the nearest commercial structure at the shopping center entrance and 152 feet from the nearest residential structure. The adjacent neighborhood to the site's east and south consists of residential uses.

SIMILAR CASES

The Planning Commission reviewed and approved three similar cases in the City of Oakland. The projects required a Major Conditional Use Permit, and Regular Design Review.

GENERAL PLAN AND ZONING

The site is located within the CC-2 Zone and within the Community Commercial land use classification under the General Plan's Land Use and Transportation Element (LUTE). Per OMC Sections 17.128.080, 17.136.040 and 17.134.020 (3)(e) 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. Section 17.128.080 (A)(3) also states: "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 applicant is proposing a 34.4' tall pole that is 107' away from the nearest residential lot line, and therefore, meets the setback requirement.

Staff finds the proposal, as conditioned, to conform to the General Plan and 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 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

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

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 Street light pole for a 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 antennas 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 City Street pole is in a commercial zone. The proposed facility adjacent to 1984 Pleasant Valley is approximately 107-feet from the residential lot line (the property is a multi-family dwelling). The proposed facility is 34.4' tall and meets the setback requirements.

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 facility would not exceed the maximum height limit.

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 maximum height limit.

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 any of the described zoning districts. Nonetheless, the facility would not exceed the maximum height limit.

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 antennas would not extend more than fifteen feet above the City 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.

A site alternatives analysis is not required because the proposal conforms to preference 'B' as it would be located on a public facility (City 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 preference '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 operating within the acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.

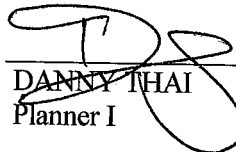
A satisfactory report is attached to this report (Attachment F).

Analysis

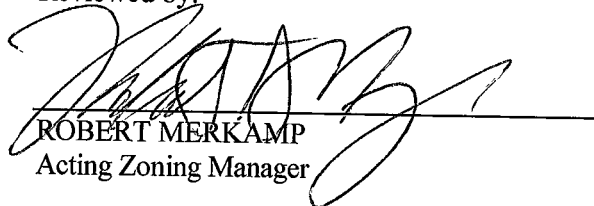
The proposed site design would not be situated on a historic pole or structure, create a view obstruction, or be directly adjacent to a primary living space such as a living room or bedroom window. Staff requested the equipment on the side of the pole to be moved to reduce visual impacts from the neighboring property. The applicant modified the plans to comply with this request. Staff finds the proposal is the less intrusive alternative and will improve wireless communication services in this area. Draft conditions of approval stipulate that the components be painted and textured to match the City Street-light pole for camouflaging.

- RECOMMENDATIONS:**
1. Affirm staff's environmental determination.
 2. Approve the Regular Design Reviews subject to the attached Findings and Conditions of Approval.

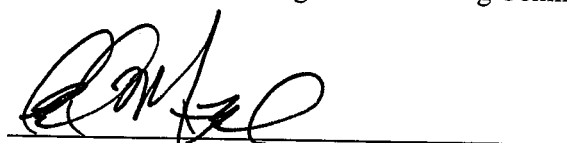
Prepared by:


DANNY THAI
Planner I

Reviewed by:


ROBERT MERKAMP
Acting Zoning Manager

Approved for forwarding to the Planning Commission:


EDWARD MANASSE Interim Deputy Director
Bureau of Planning

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.
- G. CPUC Compliance Letter
- H. 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 for Non-Residential Facilities (OMC Section 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 SEC. 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 one Monopole Facility in a commercial zone adjacent to a residential zone. Specifically, it will provide for one new antenna to the upper portion of a City street pole located in the public right-of-way. The antennas and equipment are to be camouflaged to match the pole. The project will be compatible with the neighborhood, it meets the special findings, and is intended to improve wireless services in the area.

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 proposal is to install one wireless telecommunications facility to improve wireless services in the area. The inclusion of camouflaging will lessen the impacts of the proposed facilities.

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 and enhance 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 17.136.050.

The project conforms to the Design Review findings which are included in that section of this attachment.

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 proposals to establishment a wireless telecommunications facility will not create functional issues for the areas, and the project possesses a satisfactory emissions report.

SECTION 17.128.080(C) – CONDITIONAL USE PERMIT CRITERIA FOR MONOPOLE FACILITIES.

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

The projects conform to Design Review findings, which are included in the following section of this attachment.

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

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 City Street pole. The antennas and equipment will be painted and texturized to match existing pole in appearance.

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.

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 non-historic City Street pole, painted and texturized to match the pole in appearance for camouflaging, will be the least intrusive design. The antennas will be placed on top of the pole. The facility will not adversely affect and detract from the characteristics of the surrounding.

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

The proposal will improve wireless services in the area where a gap in wireless service has been identified and will enable better response from emergency services such as police, fire department and emergency response teams.

3. 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

The proposed design conforms to the General Plan as described in a previous section of this attachment.

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

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

The Monopole Facility does not create clutter or negatively affect specific views as it is proposed to be placed on an existing pole.

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

The Monopole Facility will be camouflaged and placed as an attachment to the existing 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 antennas 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.

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 Monopole Facility will be placed on an existing non-decorative City Street pole. This enables the preservation of character and will not pose a negative visual impact as the proposal will be camouflaged to match the pole. There is no impact on existing vegetation or topography as this is an existing City Street light 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 approximately 10 feet.

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, **submitted March 7, 2018** and the approved plans **dated September 27, 2017**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”). Case Number: PLN180127, (APN: 014 124200600).

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 light gray-green, and the equipment and any other accessory items including cables light gray-green, 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 Removal

Requirement: Should the City light pole be permanently removed for any reason; 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:

- a. 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

PROJECT TEAM

APPLICANT:
AT&T
5001 Executive Parkway
San Ramon, CA 94583

ARCHITECT/ENGINEER:
Kendron Management LLC
785 Oak Grove #1112
Suite 201
Croywood, CA 94518
Tel: 925-592-3924
http://www.kendronmanagement.com

ZONING CONTACT:
David Yergovich
Vinculums Services
575 Linden Lane
Suite 125
Walnut Creek, CA 94598
Tel: 415-596-3474
m.mehanna@vinculums.com

LEASING CONTACT:
Amit Rajgopal
Vishwanath Subramanian
575 Linden Lane
Suite 125
Walnut Creek, CA 94598
http://www.kendronmanagement.com

CONSTRUCTION MANAGER:
Vishwanath Subramanian
575 Linden Lane
Suite 125
Walnut Creek, CA 94598

REVISED
Justified - 14-23:33, 04/16/2018



5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583

DRAWING

VINCULUMS

SITE ACQUISITION: _____

PLANNING: _____

CONSTRUCTION: _____

MANAGEMENT: _____

AT&T \$1

CONSTRUCTION: _____

REAL ESTATE: _____

RF ENGINEER: _____

EQUIPMENT ENGINEER: _____

MW ENG/TRANSPORT: _____

OWNER: _____

Attachment C

GENERAL NOTES

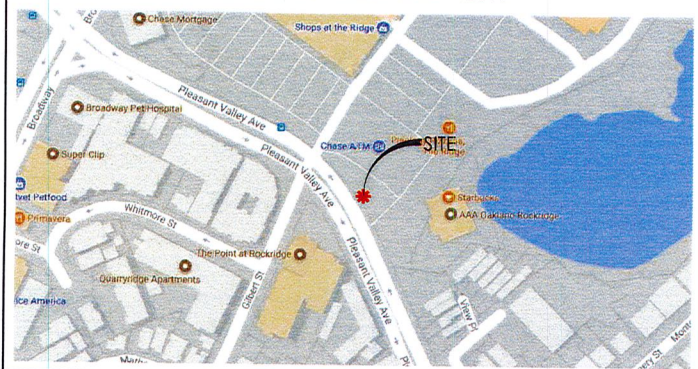
- THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR THE AT&T WIRELESS NETWORK CONSISTING OF THE INSTALLATION AND OPERATION OF AN ANTENNA AND ASSOCIATED EQUIPMENT ON AN EXISTING METAL LIGHT POLE IN THE PUBLIC RIGHT-OF-WAY. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT DRAINAGE, TO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
- CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- CALIFORNIA CODES
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRIC CODE
- 2016 GREEN BUILDING CODE
- 2016 EDITION OF TITLE 24 ENERGY STANDARDS
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY / COUNTY ORDINANCES
- CITY OF OAKLAND PUBLIC WORKS DEPARTMENT
- GENERAL ORDER 95 (JUNE 2009 EDITION)

CRAN-RSFR-SFOK7-016
PACE ID:
ROW AT 1984 PLEASANT VALLEY, OAKLAND, CA 94611
COUNTY: ALAMEDA
SITE TYPE: WOOD POLE
FA:14394424 HUB:20 UOID:192915



PROJECT DESCRIPTION

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR THE AT&T WIRELESS NETWORK CONSISTING OF THE INSTALLATION AND OPERATION OF AN ANTENNA AND ASSOCIATED EQUIPMENT ON AN EXISTING WOOD POLE IN THE PUBLIC RIGHT-OF-WAY.

SCOPE OF WORK & SITE COMPLETION CHECKLIST:

- ANTENNA & ASSOCIATED EQUIPMENT BOXES: INSTALL A NEW TELECOMMUNICATIONS ANTENNA, NEW 7' RAYGANT LATERAL, (2) EQUIPMENT BOXES, NEW FIBER BOX, AND NEW DISCONNECT/BREAKER BOX ON EXISTING WOOD POLE. ALL POLE-MOUNTED EQUIPMENT TO BE INSTALLED ON A GORS COMPLIANT STANDOFF BRACK.
- DEBRIS: PAINT ANTENNAS, MOUNTING BRACKETS, CABLES AND FIBER TRAYS TO BE PAINTED SERVICEMAN WILLIAMS MESA BROWN.
- CABLEING: CABLEING TO BE INSTALLED IN A RED MARKER WITHOUT SACS, CABLE LOGS.
- LOGS REMOVAL: ALL EQUIPMENT LOGS, OTHER THAN THOSE REQUIRED BY REGULATIONS TO BE IDENTIFIED, SHALL BE PAINTED OVER OR REMOVED. RAISED, THICKENED TEXT ON LOGS OR OTHER EQUIPMENT IS PROHIBITED. LOGS SHALL BE PAINTED OR REMOVED BY 4/30/18 OR EARLIER.
- SIGNAGE: 15" SIGNAGE WITH WARNING SIGNAGE SHALL BE INSTALLED. ORIGINAL SIGNAGE SHALL FACE OUT TO STREET WHEN IN USE. IN FRONT OF OR NEAR A VEHICLE, SIGNAGE SHALL FACE TOWARD BUILDING IF THERE IS NO VEHICLE.
- UTILITY LINES: PROPOSED UTILITY LINES BETWEEN EXISTING POINT OF CONNECTION TO BE RECONSTRUCTED ON POLE.

SITE INFORMATION

OWNER: PG&E

APPLICANT: AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

LATITUDE: 37.8303700 (NAD 83)

LONGITUDE: -122.2500100 (NAD 83)

GROUND ELEVATION: 166' AMSL

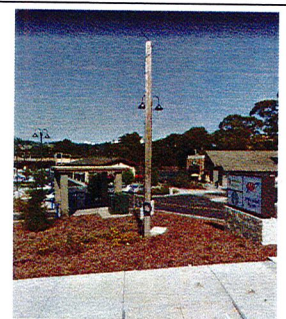
ADJACENT APN: (BFO) 14-1242-6

ZONING JURISDICTION: CITY OF OAKLAND

CURRENT ZONING: PUBLIC ROW

PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY

SITE IMAGE



DRIVING DIRECTIONS

- FROM AT&T WIRELESS OFFICE AT 5001 EXECUTIVE PARKWAY, SAN RAMON, CA
- Head north-west on Bishop Dr towards Sunset Dr.
 - Turn right near Sunset Dr.
 - Use the right 2 lanes to turn right onto Bollinger Canyon Rd.
 - Use the right 2 lanes to merge onto I480 N via the slip road in Sacramento.
 - Merge onto I480 N.
 - Use the right 2 lanes to take exit 46A for State Route 74 towards Oakland/Oakville.
 - Continue onto CA 24 W.
 - Keep left at the fork to stay on CA 24 W.
 - Take exit 4B to merge onto Broadway.
 - Merge onto Broadway.
 - Turn left onto Pleasant Valley Ave.
 - Turn left at Gibson St.
 - Turn right.

INDEX

T.1	TITLE SHEET
T.2	GENERAL NOTES, LEGEND, ABBREVIATIONS
A.1	OVERALL SITE PLAN
A.2	POLE PLAN, EQUIPMENT ENLARGEMENTS
A.3	ELEVATIONS
A.4	ELEVATIONS
A.5	EQUIPMENT DETAILS
A.6	EQUIPMENT DETAILS

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR SCALE.



AT&T Wireless
5001 Executive Parkway
San Ramon, CA 94583



Project Address:



175 HENSON LANE
SUITE 125
WALNUT CREEK, CA 94598
TEL: 415-596-3474

90% Zoning Drawings

CRAN-RSFR-SFOK7-016
PACE ID:
ROW AT 1984 PLEASANT VALLEY,
OAKLAND, CA 94611
COUNTY: ALAMEDA

Site Name:

Professional Seal:
If a violation of law for any person, unless the seal is in the direction of a licensed Professional Seal Holder, to be the document.

Rev.	Date	Description
01	09/27/17	Zoning Diagram

Project No:

Date: 09/27/17 Job No:

Scale: AS SHOWN CAD File:

Designed By: R. Checked: RB

TITLE SHEET

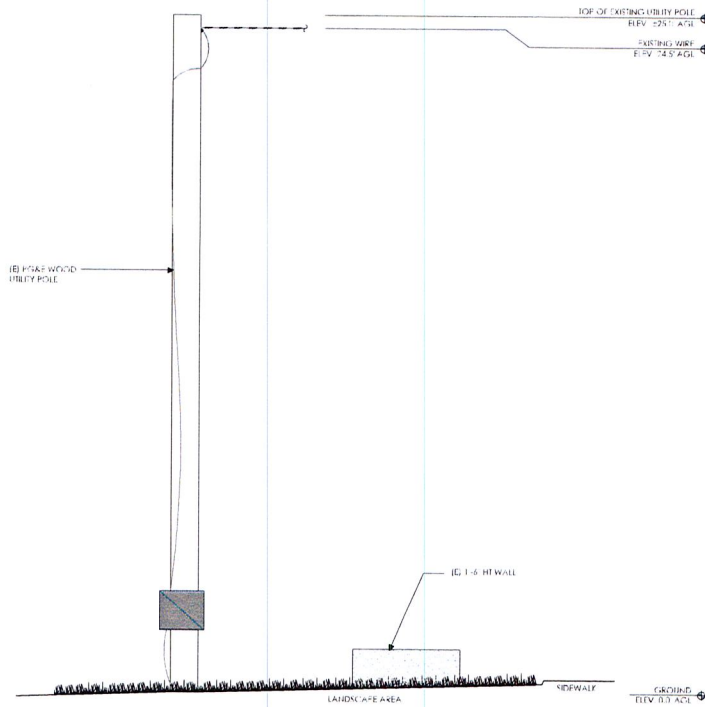
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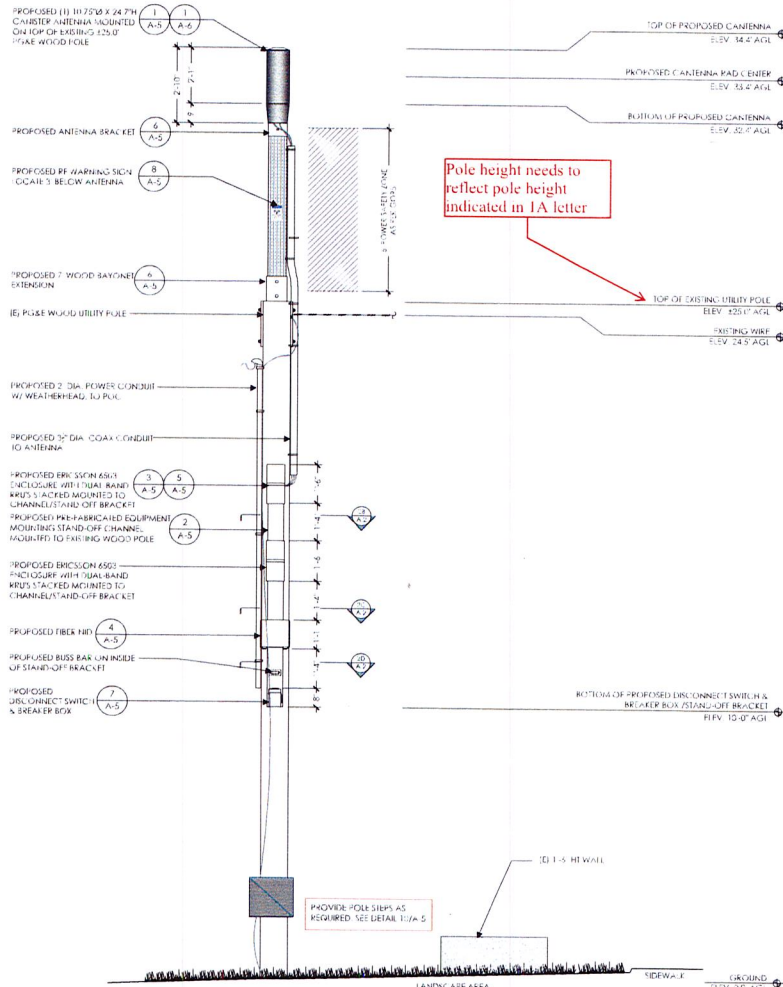
Sheet No:

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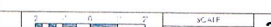
SCALE NOTE
 IF DIMENSIONS SHOWN ON PLAN, DO NOT SCALE
 CHECK THE FIELD FOR REVISIONS
 OR AGREEMENT FROM ORIGINAL PLANS



NORTHWEST ELEVATION - EXISTING



NORTHWEST ELEVATION - PROPOSED



AT&T Wireless
 5001 Executive Parkway
 San Ramon, CA 94583

Client:



Project Address:



775 ELSNER LANE
 SUITE 105
 WALNUT CREEK, CA 94598
 (925) 882-6700

Site Name:

90% Zoning Drawings

Drawing Phase:

CRAN-RSFR-SF0K7-016
 PAGE ID:
 ROW AT 1982 PLEASANT VALLEY,
 OAKLAND, CA 94611
 COUNTY: ALAMEDA

Site Name:

Professional Seal:

I am a duly licensed professional engineer in the State of California, and I hereby certify that I am the author of the design and content of the drawings and specifications herein, or that I am a duly licensed professional engineer in the State of California, and I hereby certify that I am the author of the design and content of the drawings and specifications herein, or that I am a duly licensed professional engineer in the State of California, and I hereby certify that I am the author of the design and content of the drawings and specifications herein.

Rev.	Date	Description
01	09/27/17	Zoning Deck 90%

Project No.:

Date: 09/27/17 Rev. No.:

Scale: AS SHOWN CALL OUTS:

Designed By: R. Chokshi

ELEVATIONS

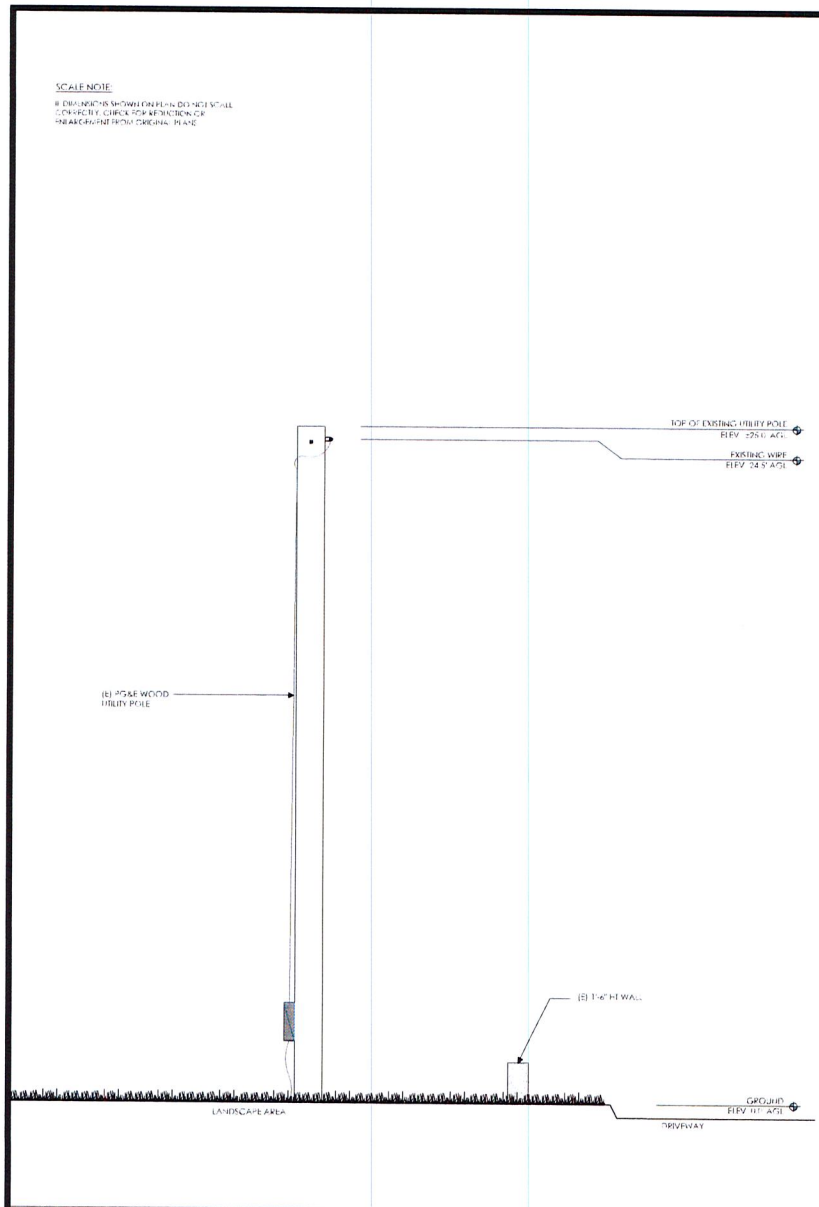
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A.3

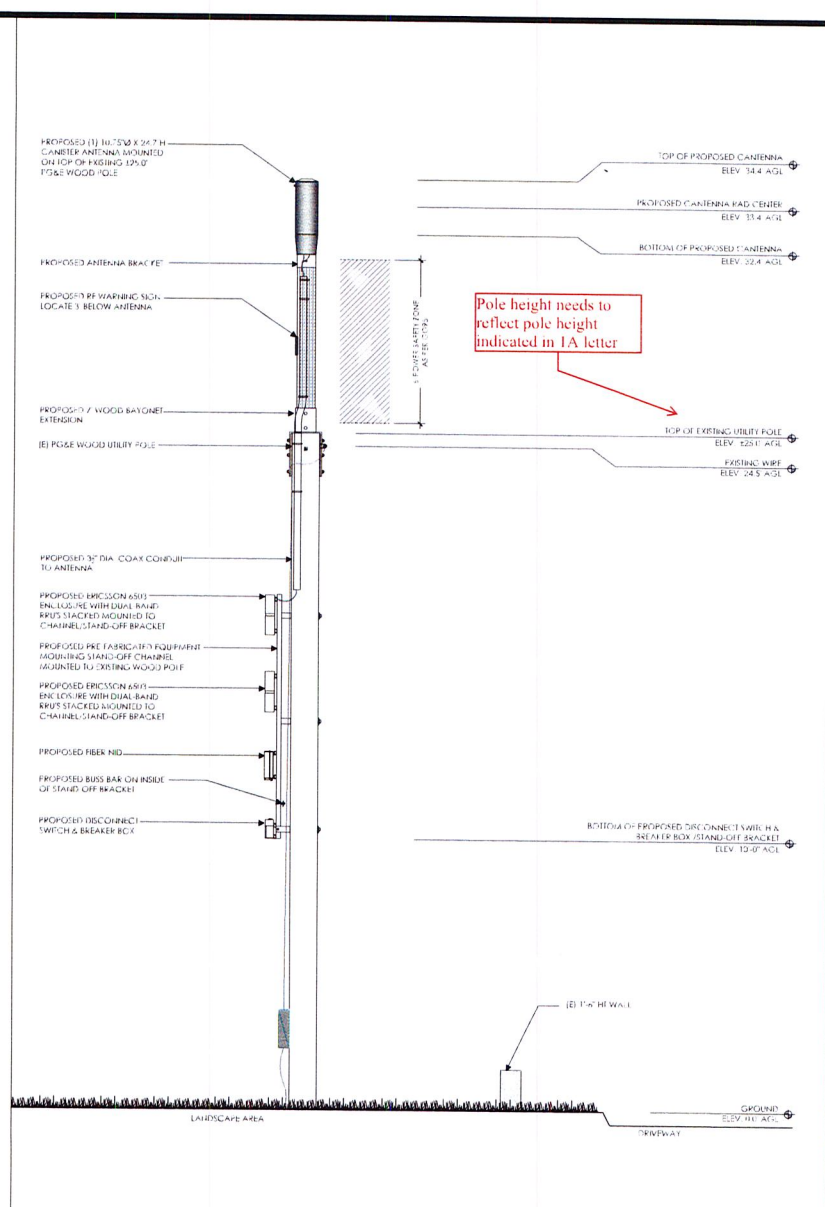
Sheet No.:

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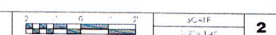
SCALE NOTE
 IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE
 CONSISTENTLY, CHECK FOR ACCURACY OR
 RE-ASSEMBLE FROM ORIGINAL PLANS



SOUTHWEST ELEVATION - EXISTING



SOUTHWEST ELEVATION - PROPOSED



Pole height needs to reflect pole height indicated in 1A letter



AT&T Wireless
 5001 Executive Parkway
 San Ramon, CA 94583

Client



Project File Info:



175 E. HONOLANI
 SUITE 125
 WAINHEIM, CA 94596
 (925) 882-8500

Site Agent

90% Zoning Drawings

Drawing Phase:

CRAN-RSFR-SF0K7-016
 PACE ID:
 ROW AT 1984 PLEASANT VALLEY,
 OAKLAND, CA 94611
 COUNTY: ALAMEDA

Site Name:

Professional Seal:

If a violation of law for any person,
 unless the state at the time of the violation
 or a licensed professional
 An individual's signature is also required.

Rev.	Date	Description
01	09/27/17	Zoning Drawing

Project No:

Date: 09/27/17 File No:

Scale: AS SHOWN CAD File:

Designed By: RG Checked: RB

ELEVATIONS

Sheet Title

A.4

Sheet No.:

© Metrick Strategic Group, Inc. 2017

AT&T CANISTER ANTENNA 'CAN-TENNA'

ANTENNA COLOR: LIGHT GRAY

DIMENSIONS: 10.0"Ø x 24.7" TALL

NET WEIGHT: 19.0 LBS

ERICSSON 6503

SINGLE BAND 2203
DUAL BAND RRU (2 - 2203S)

2.1W / 2.8W (AWS OR PCS)
4.1W / 4.8W (AWS OR PCS)

MAXIMUM POWER CONSUMPTION:
410W PER 2203 RADIO
495W PER SINGLE-BAND 2203 RRU
5190W PER DUAL-BAND 2203 RRU

MAX FUSE RATING:
WIRE SIZE: 32A
210 CU OR #8 ALU

AFL MODEL# OPN-760 SPECIFICATIONS

DEMARKATION CAPACITY: (2) JDSU BRIGHT JACKS WITH NO SPURCE TRAY OR (1) JDSU BRIGHT JACK WITH ONE SPURCE TRAY

DIMENSIONS: 1'-11" H. x 1'-3" W. x 4" D.

NOTES:

- INSTALL AT&T NETWORK INTERFACE DEVICE (NID) BELOW RRU ENCLOSURES & FEED FROM Aerial FIBER CABLE ON POLE
- AFL - OPN-760 CONFIGURATION: DAU00915, PID #: 316079607

MURRAY LW002GRU SPECIFICATIONS

LOAD CENTER DEPTH: 3.225"

LOAD CENTER WIDTH: 5.2"

LOAD CENTER HEIGHT: 8.225"

WEIGHT: 4.55 LB

LOAD CENTER TYPE: MAIN LUG

PLUG IN: 40

NUMBER OF PHASES: 1

NUMBER OF SPACES: 2

VOLTAGE (VOLTS): 120/240

INDOOR/OUTDOOR: OUTDOOR

ELECTRICAL PRODUCT TYPE: LOAD CENTER

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(f)

ANTENNA DETAIL 1

6503 RRU ENCLOSURE 3

FIBER NID 4

DISCONNECT SWITCH/BREAKER BOX 7

NOTICE SIGNAGE 8

3/4" DIA. GALVANIZED THRU BOLT w/ SQUARE WASHER, AT 18" O.C.

EXISTING WOOD UTILITY POLE

4"x4"x6" STANDOFF SQUARE TUBE (3 LOCATIONS)

8x STEEL CHANNEL

TOP VIEW

Technical Specifications Radio 2203

Frequency Range: 800 MHz to 1900 MHz (AWS, PCS, GSM, ISM, etc.)

Power Capacity: 410W (Single Band), 495W (Dual Band)

Dimensions: 18.7" H x 7.8" W x 4.3" D

Weight: 19.0 lbs

Material: Aluminum

Finish: Light Gray

Mounting: Pole Mount

Operating Temperature: -40°C to 70°C

Humidity: 5% to 95%

Electromagnetic Interference: Class B

DISCONNECT SIGNAGE

NORMAL SHUT-DOWN PROTOCOLS:

- Call 800-264-6620 NOC 24 HRS prior to schedule a shutdown day and time
- Give NOC the Node number
- On scheduled day of shut-down, pull the disconnect handle to the "OFF" position.
- Call NOC when work is completed.

EMERGENCY SHUT-DOWN PROTOCOLS:

- Call 800-264-6620 NOC.
- Give NOC the Node number _____
- Pull the disconnect handle to the "OFF" position.
- Call NOC when work is completed.

8x STEEL CHANNEL

3/4" Ø THRU BOLT NUT & WASHER

EXISTING WOOD UTILITY POLE

4"x4"x6" STANDOFF SQUARE TUBE (3 LOCATIONS)

ISO VIEW

ERICSSON 2203 RRU

NOTE: (N) BRACKET ASSEMBLY TO BE PROVIDED BY UTILITY COMPANY AND PAINT TO MATCH

5/8" Ø 11/16" BOLT AND LOCKNUT (SUPPLIED)

13/16" HOLES FOR 3/4" BOLTS

BRACKET ADAPTER (FOR POLE TOP DIAMETERS LESS THAN 8")

EXISTING POLE

DETAIL B

BRACKET ASSEMBLY (SEE DETAIL B)

ANTI-SPUT BOLT

WOOD POLE

DETAIL A

POLE STEPS

STEP WEIGHT PER (2) MANUFACTURER: 79 LBS

APPRAL SERVICE COMPANY INC. 1-800-255-5156

HPG://www.manufacture-poles.com/711R

MODEL #

DESCRIPTION: POLE STEPS ARE USED ON WOOD POLES WHERE FREQUENT ACCESS TO POLE MOUNTED EQUIPMENT IS REQUIRED. IT IS A LAPPING SURFACE AND SHARP POINT BASE INSTALLATION. FIBER OPTIC THREAD FERRULES RESOLVE WITH A WOOD POLE. SUPPLIED GALVANIZED POLYCHROMIUM RESISTANT - NOTICE HED MARK ON STEP NUT. AT&T FOCKER DRAWING DET-1

POLE STEP, TYP

WOOD POLE

GROUND

DISCONNECT SIGNAGE

9

MOUNTING CHANNEL 2

WOOD POLE EXTENSION 5

POLE STEPS 6

DISCONNECT SIGNAGE 9

POLE STEPS 10

AT&T Wireless
5881 University Parkway
San Ramon, CA 94583

Client:

Project Area Index:

275 ELS NORLAND
SUITE 125
WILMINGTON, CA 94396
1-925-982-8550

Site Agent:

90% Zoning Drawings

Drawing Phase:

CRAN-RSFR-SF0K7-016
PAGE 02
ROW AT 1984 PLEASANT VALLEY
OAKLAND, CA 94611
COUNTY: ALAMEDA

Site Name:

Professional Seal:

If it is a violation of law for any person, unless the site owner make the direction of a licensed Professional Architect/Engineer, to alter the drawings.

Rev.	Date	Description
1.0	09/27/17	Zoning Drawings

Project No:

Date: 09/27/17 Job Site:

Scale: AS SHOWN CAD File:

Designed By: JC Checked: RB

EQUIPMENT DETAILS

Sheet Title:

A.5

Sheet No.:

10/26/2017 10:00:00 AM



AT&T Wireless
 8001 Executive Parkway
 San Ramon, CA 94583

Client:



Project File Path:



575 HENRIE LANE
 SUITE 105
 WAREHOUSES, CALIFORNIA
 1-925-942-4300

Site Name:

90% Zoning Drawings

Drawing Phase:

CRAN-RSFR-SF0K7-016

FACE ID:
 ROW AT 1984 PLEASANT VALLEY
 OAKLAND, CA 94611
 COUNTY: ALAMEDA

Site Name:

Professional Seal:

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter this drawing.

Rev. Date Description

01 1/22/77 Zoning Drawings

Project No.:

Date: 01/27/77 Job No.:

Scale: AS SHOWN CAD File:

Designed By: RB Checked: RB

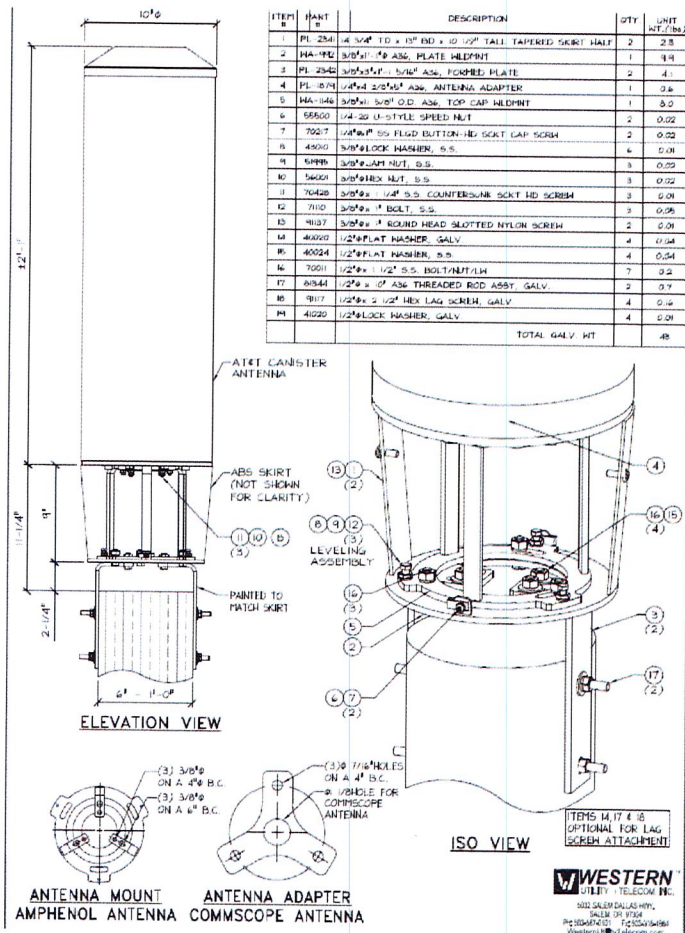
EQUIPMENT
 DETAILS

Sheet Title:

A.6

Sheet No.:

1/26/2016 10:58:53 AM (UTC-08:00)



POLE TOP MOUNT W/ SKIRT ASSEMBLY DETAIL

1 NOT USED

2

Attachment D

Existing



Proposed



view from Pleasant Valley looking northeast at site

AdvanceSim
Photo Simulation Solutions
Contact | 925 | 202-8507

 **AT&T Wireless**

CRAN-RSFR-SFOK7-016
1984 Pleasant Valley, Oakland, CA
Photosims Produced on 9-29-2017

view from Pleasant Valley looking east at site
CRAN-RSFR-SFOK7-016
1984 Pleasant Valley, Oakland, CA
Photosims Produced on 9-29-2017

Existing



Proposed

Proposed AT&T Installation



Alternative Site Analysis – SFOK7_016



Node 19A:

- Primary Candidate
- Preferred due to adjacent commercial use.



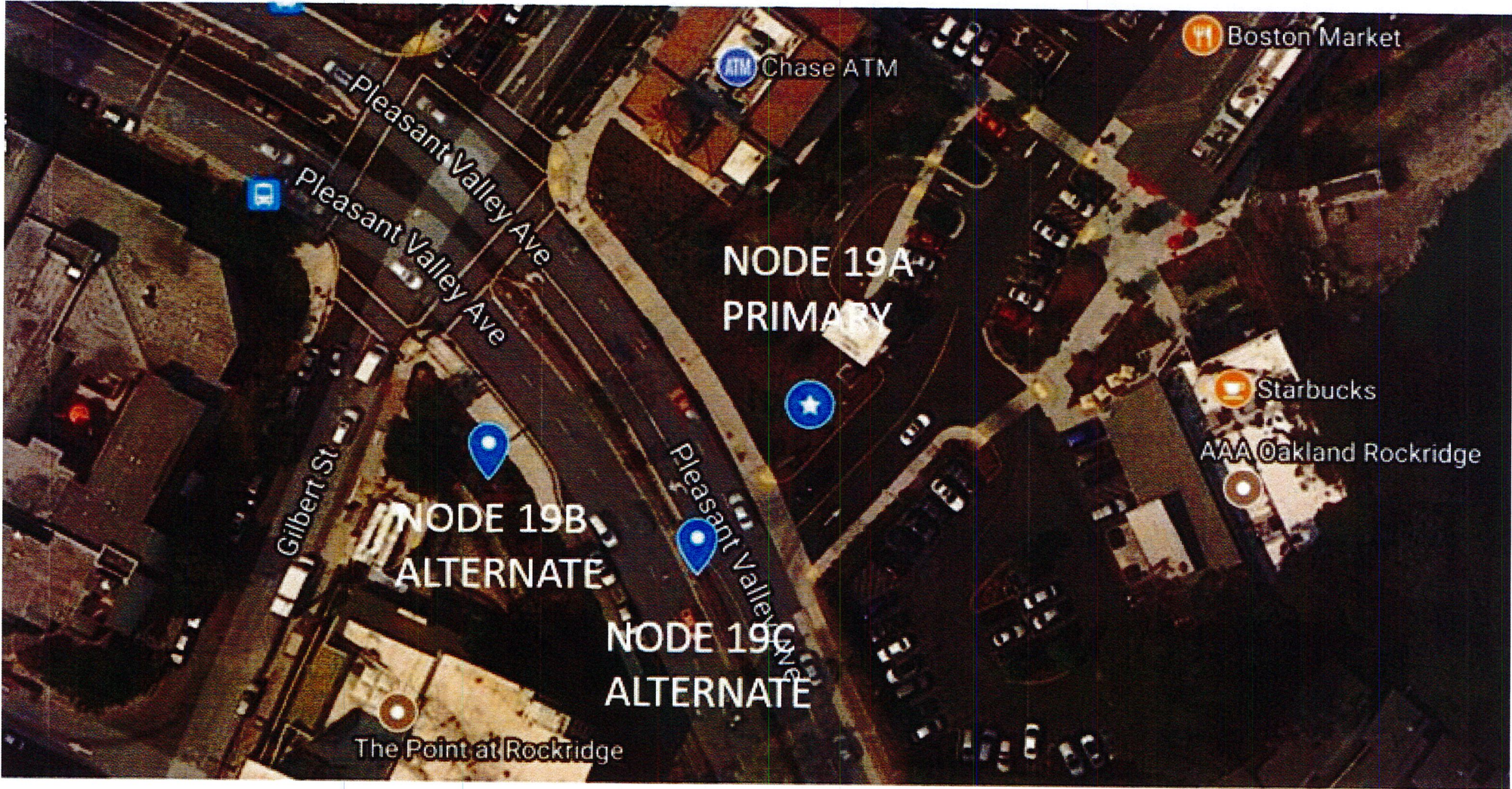
Node 19B:

- Viable alternative
- Less preferred due to proximity to residential.



Node 19C:

- Viable alternative
- Less preferred due to lack of attachment agreement and more traffic control.



Alternative Design Analysis



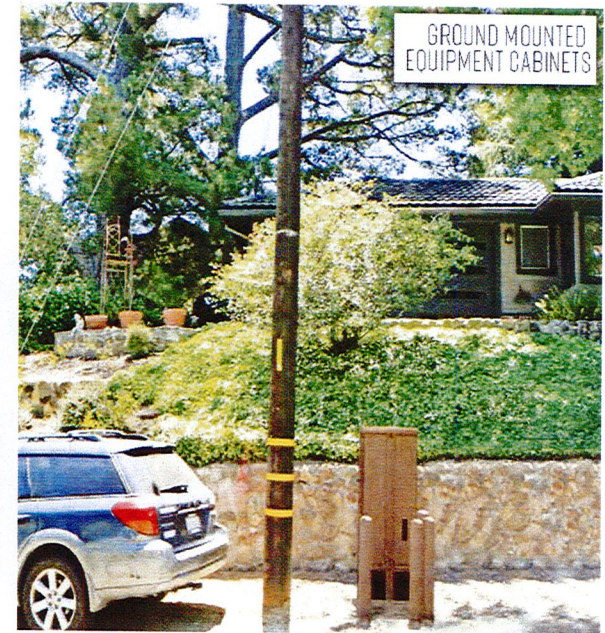
Full-Sized Tower:

- Too big/bulky.
- Requires 300' sq. area.
- Does not nestle coverage/capacity.



Shrouded Pole Equipment:

- Too big/bulky.
- Adds unnecessary equipment.
- Small cell equipment is already sleek.



Equipment Cabinet:

- Too big/bulky.
- Adds unnecessary ROW equipment.
- Pole-mounted equipment blends in with pole.

**AT&T Mobility • Proposed Small Cell (No. CRAN-RSFR-SFOK7-016)
1984 Pleasant Valley • Oakland, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate its small cell (No. CRAN-RSFR-SFOK7-016) proposed to be sited in Oakland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

AT&T proposes to install an omnidirectional cylindrical antenna on a utility pole sited in the public right-of-way at 1984 Pleasant Valley 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

Small cells typically consist of two distinct parts: the electronic transceivers (also called “radios”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are typically mounted on the support pole or placed in a cabinet at ground level, and they are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the



AT&T Mobility • Proposed Small Cell (No. CRAN-RSFR-SF0K7-016)
1984 Pleasant Valley • Oakland, California

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 AT&T, including drawings by Meridian Management LLC, dated September 27, 2017, it is proposed to install one KMW Model FLT-OM10H2, 2-foot tall, omnidirectional cylindrical antenna, on top of an existing utility pole sited in the public right-of-way on the east side of Pleasant Valley Avenue, about 150 feet south of the intersection with Gilbert Street. The antenna would employ 2° downtilt and would be mounted at an effective height of about 33½ feet above ground. The maximum effective radiated power in any direction would be 100 watts for PCS 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 AT&T operation is calculated to be 0.0017 mW/cm², which is 0.17% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building is 0.10% 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.

No Recommended Mitigation Measures

Due to its mounting location and height, the AT&T antenna would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure

**AT&T Mobility • Proposed Small Cell (No. CRAN-RSFR-SF0K7-016)
1984 Pleasant Valley • Oakland, California**

guidelines. The occupational limit is calculated to extend 4 inches from the antenna and, due to this short distance, the proposed operation is considered intrinsically compliant with that limit.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the small cell proposed by AT&T Mobility, at 1984 Pleasant Valley 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.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2019. 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.



William F. Hammett
William F. Hammett, P.E.
707/996-5200

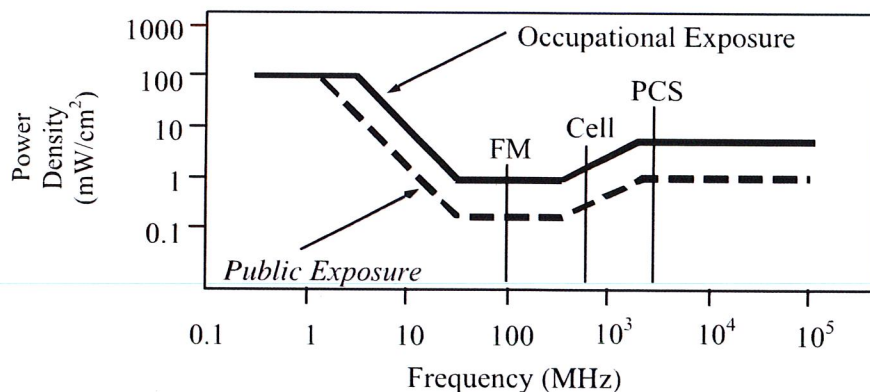
November 3, 2017

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	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<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	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<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 x 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.

Utility Contact System Search

The Utility Contact System (UCS) is the Communications Division's database for the primary regulatory contact for each telephone corporation operating in California. The Communications Division sends important regulatory notices to the regulatory contact for each telephone corporation via e-mail, so it is important for primary regulatory contacts to update their UCS record if their e-mail address changes.

Telephone corporations may update UCS contact information using the form on the following page: [Carrier Reporting Requirements](#)

A description of the different utility types (granted authorities) are listed on the following page: [Utility Type Descriptions](#)

Search Utility Name Search Utility Number Search Clear

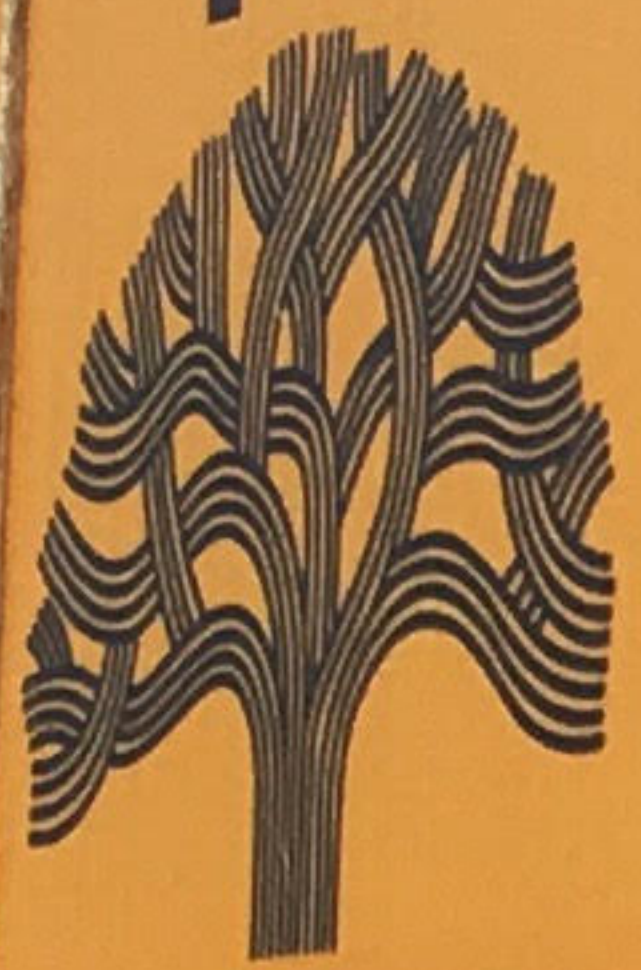
Utility Name ▲	Alias (DBA Name)	Utility Number	Street Address	City	State	Zip	Phone Number	Email	Utility Type	CPCN Appro
New Cingular Wireless Pcs, LLC	CINGULAR WIRELESS	3060	430 BUSH STREET	SAN FRANCISCO	CA	94108	(415) 778-1299	att-regulatory-ca@att.com	CEC	12-21-1995
New Cingular Wireless Pcs, LLC	CINGULAR WIRELESS	3060	7405 GREENHAVEN DRIVE	SACRAMENTO	CA	95831	(800) 498-1912	west.region.oopsac@awsmail.att.com	CEC	12-21-1995
New Cingular Wireless Pcs, LLC	CINGULAR WIRELESS	3060	11760 US HIGHWAY ONE, WEST TOWER	NORTH PALM BEACH	FL	33048	770-240-8849		CEC	12-21-1995

[Save Search Results as CSV Spreadsheet](#)

[Comments & Feedback](#)

Attachment G

PUBLIC NOTICE



CITY OF OAKLAND

CITY OF OAKLAND
Planning and Building Department
Bureau of Planning



CITY OF OAKLAND
BUREAU OF PLANNING
250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Phone: 510-238-3911 Fax: 510-238-4730
PLANNING COMMISSION PUBLIC NOTICE

Location:	Utility pole in public right-of-way (sidewalk) adjacent to: • 1984 Pleasant Valley (PLN18127, APN: 014 124200203) Zone: CC-2, Land Use: Community Commercial, CD 1
Proposal:	To establish (1) wireless Monopole Telecommunication Facilities on existing utility light poles located in the Public Right-of-Way.
Permits Required:	Regular Design Review and Major CUP for Macro Telecommunication Facilities within 300 feet of residential zoning.
Applicant:	Matt Yergovich/New Singular Wireless PCS, LLC (for ATR) (415)596-3474
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning.
Historic Status:	Non-historic poles
City Council Districts:	1
Action to be Taken:	Decision based on staff report
Finality of Decision:	Appealable to City Council
For further information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandnet.com .

Your comments and questions, if any, should be directed to the Bureau of Planning, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031 at or prior to the public hearing to be held on **May 16, 2018**, at Oakland City Hall, Council Chambers, 1 Frank H. Ogawa Plaza, Oakland, California 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 delivered to the Bureau of Planning, at, or prior to, the public hearing on this case. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

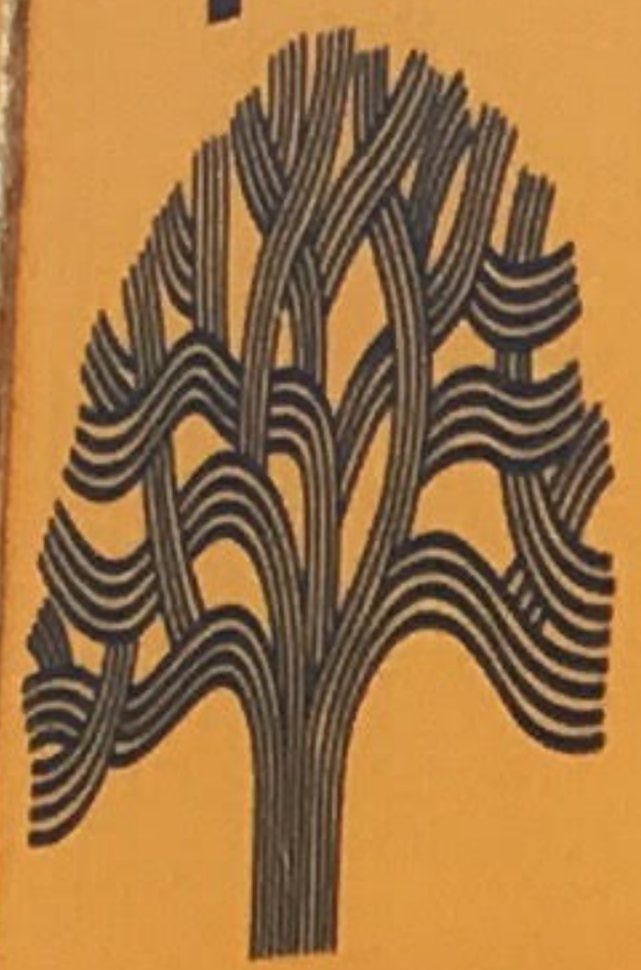
Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Planning Commission on these cases, they are appealable to the City Council. Such appeals must be filed within ten (10) business days of the date of decision by the Planning Commission and by 4:00pm. An appeal shall be on a form provided by the Bureau of Planning, and submitted to the same as 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record prior to or at the public hearing mentioned above. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

POSTING DATE: April 27, 2018

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

IF SIGN OR INSERTS ARE MISSING OR DAMAGED, PLEASE CALL ZONING AT (510) 238-3911. FOR BLIGHT NOTICES, PLEASE CALL (510) 238-6402

PUBLIC NOTICE



CITY OF OAKLAND

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Planning and Building Department
Bureau of Planning



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