Oakland City Planning Commission STAFF REPORT

Case File Number CM10-140 **August 4, 2010**

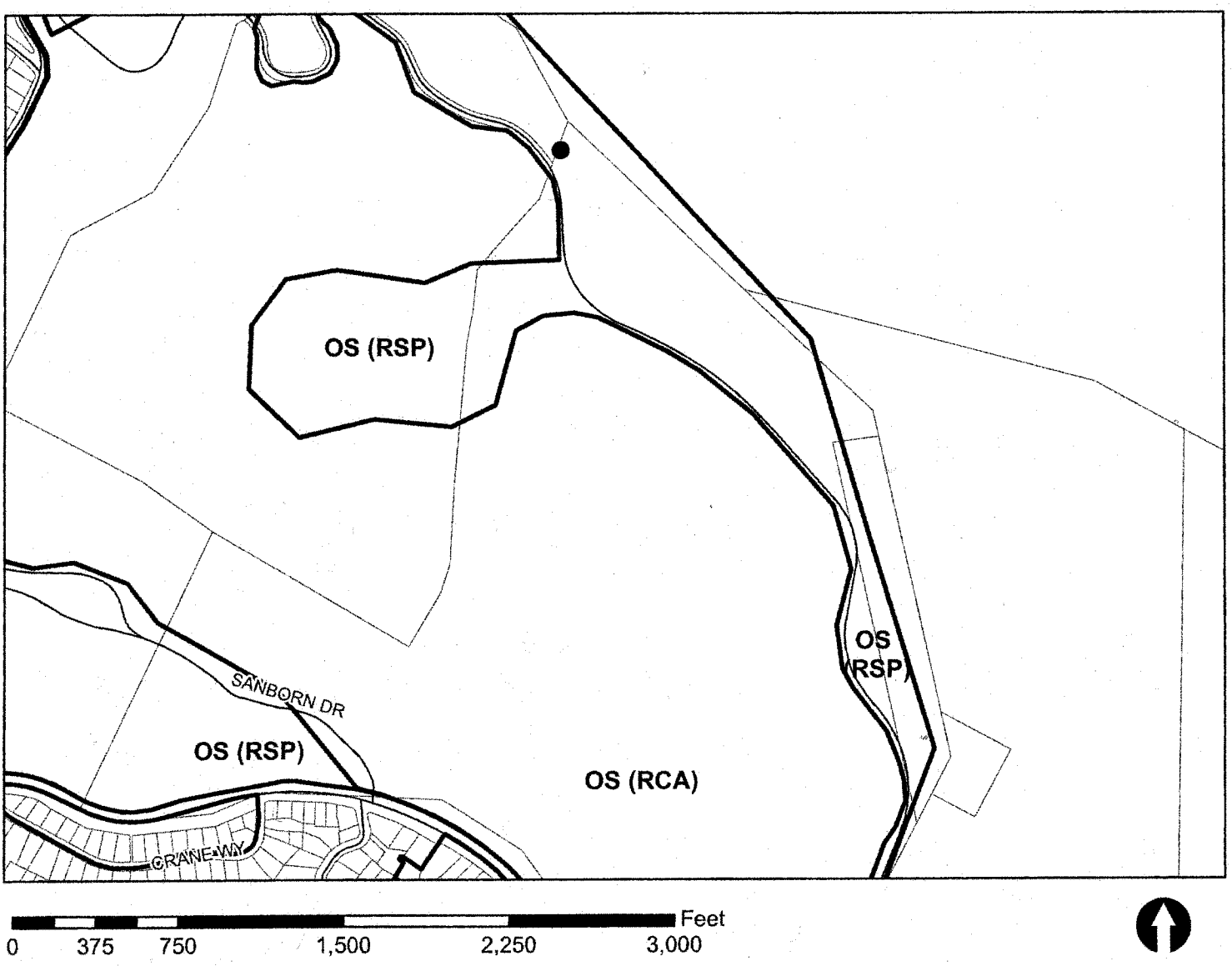
Location:	**Skyline Boulevard (north of Chabot Space & Science Center street entrance)**
Assessor's Parcel Number:	**None**
Proposal:	To install a 36'-4"-tall Monopole Telecommunications Facility in the public right-of-way along Skyline Boulevard.
Applicant/ Phone Number:	Sharon James / NextG (for Verizon) (408) 426-6629
Owner:	City of Oakland
Planning Permits Required:	Major Conditional Use Permit with 2 sets of additional findings to allow a Monopole Telecommunications Facility in the OS Zone (OMC Sec. 17.11.080, 128.080(C), 134.020(A)(3)(f))
General Plan:	Urban Open Space
Zoning:	OS (RSP) Open Space (Region-Serving Park) Zone
Environmental Determination:	Exempt, Section 15270 of the State CEQA Guidelines: Projects Which Are Disapproved
Historic Status:	No Historic Status (vacant portion of public right-of-way)
Service Delivery District:	IV – San Antonio/Fruitvale
City Council District:	4 – Quan
Date Filed:	June 3, 2010
Staff Recommendation:	To deny the application
Finality of Decision:	*Appealable to City Council within 10 days*
For Further Information:	Contact case planner **Aubrey Rose, Planner II** at **(510) 238-2071** or arose@oaklandnet.com

SUMMARY

The applicant Sharon James of NextG (for Verizon) requests Planning Commission approval of a Major Conditional Use Permit with two (2) sets of additional findings to install a 36'-4"-tall Monopole Telecommunications Facility in the public right-of-way. The request requires Planning Commission review, pursuant to the Planning Code, because the proposed project involving a Monopole in an Open Space Zone.

Staff recommends denial of the requested permits, subject to Findings for Denial (Attachment A).

CITY OF OAKLAND PLANNING COMMISSION



Case File: CM10-140
Applicant: Sharon James/NextG
Address: Skyline Blvd, North side of street (adjacent ot Chabot Space & Science Center street entrance)
Zone: OS (RSP)

PROPERTY DESCRIPTION

The property is an unpaved portion of City public right-of-way situated alongside a two-way section of Skyline Boulevard without sidewalks. The site is adjacent to the street entrance to the Chabot Space and Science Center, indicated by signage. To the rear of the site is a grassy hillside with two retaining walls. Both sides of the street are lined by trees. South of the entrance to the center are a cabin (Metropolitan Horseman's Association office) along Skyline Boulevard and a City parking lot set back on the east side of the street. The closest structures similar in height are a lighting standard at the cabin serving a crosswalk located approximately 500-radial-feet to the south, and newer lighting standards along an access road at the north side of the Chabot Center and wooden telephone poles with power lines crossing the street further north along Skyline Boulevard located approximately 500-radial-feet to the north. There are no structures directly along the public right-of-way close to the height of the proposed poles in proximity to the proposed site.

PROJECT DESCRIPTION

The project is to install an approximately 36'-4"-foot tall wooden Monopole Telecommunications Facility with one (1) omnibase antenna. The antenna would be attached to the top of a 35-foot wooden pole. The lease area would measure a few square feet in area and the Monopole would be set back approximately ten-feet from the edge of street pavement. The Monopole would also have a utility meter, equipment cabinet (24" tall x 36"wide x 14" deep) and large battery (33" tall x 6" wide x 6" deep) attached between 7'-6" and 19'-7" in height, respectively. All attachments will be painted to match the color of the wooden pole. The purpose of the project is to improve cellular telephone reception in the area. Other carriers would be eligible to apply to co-locate on or use the services of the Monopole.

GENERAL PLAN ANALYSIS

The proposed project site is located in an Urban Open Space of the General Plan's Land Use & Transportation Element (LUTE). The Intent of the area is: "*To identify, enhance and maintain land for parks and open space. Its purpose is to maintain and urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment.*" The site is located in a Maintain and Enhance area of the LUTE. The proposal does not conform to the LUTE or to the following Policies of the General Plan's Open Space, Conservation and Recreation (OSCAR) Element:

> POLICY OS-10.2: MINIMIZING ADVERSE VISUAL IMPACTS
> Encourage site planning for new development which minimizes adverse visual impacts and takes advantages of opportunities for new vistas and scenic enhancement.
>
> POLICY OS-10.4: RETENTION OF CITY-OWNED OPEN SPACE IN SCENIC CORRIDORS
> Retain City-owned parcels adjacent to Skyline Boulevard, Shepherd Canyon Road, and other scenic roadways to preserve panoramic views, vegetation, and natural character.

The proposal is not in conformance with the General Plan. The location is along a natural wooded corridor adjacent to a major City facility. The area offers relief for citizen and area residents from the built environment and the City facility is a regional attraction.

ZONING ANALYSIS

The proposed project site is located within the OS (RSP) Open Space (Region-Serving Park) Zone. The Intent of the OS (RSP) Zone is: "*to create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of Oakland residents and to promote park uses which are compatible with surrounding land uses and the city's natural environment. The zone is typically appropriate in areas of public open space only.*" The proposal is not consistent with the Intent of the Zoning District or with the following Purposes of the Zoning regulations:

> *"To especially protect and improve the appearance and orderliness of major trafficways and transit lines and views therefrom, thereby increasing the enjoyment of travel, reducing traffic hazards, and enhancing the image of Oakland derived by residents, businesspeople, commuters, visitors, and potential investors;*
>
> *To protect the very substantial public investment in, and the character and dignity of, public buildings, open spaces, thoroughfares, and rapid transit lines"* (OMC Sec. 17.07.030(L, M))

The proposal is also not consistent with the following development standard for Monopoles:

> *The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground.* (OMC Sec. 17.128.080(A)(2))

In conclusion, the proposal is inconsistent with the Planning Code and findings required to approve the project cannot be made (Attachment A – Findings for Denial). The proposed structure would not preserve open space and would not be compatible with the minimal built environment and prevailing natural environment in the area. Lastly, the proposed structure is not complementary to the Chabot Space and Science Center.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines statutorily exempt projects which are disapproved (Section 15270) and the proposal is therefore not subject to further Environmental Review.

KEY ISSUES AND IMPACTS

The applicant has submitted a Site Design Alternatives Analysis as required for a facility lacking concealment. The Analysis indicates no preferred sites containing buildings for attachment located within the area. Staff finds the Analysis to hold merit, especially since the Analysis is generally meant to apply to facilities that are smaller than a Monopole and can be attached to a building. However, the proposal would create adverse impacts to a wooded corridor serving as a gateway to a region-serving City facility located in a park/open space area, and due to lack of concealment, would be completely incompatible with the surrounding natural environment. Staff is not opposed to the use; however, due to lack of concealment, the facility would be incompatible with the surrounding natural environment. Therefore, staff recommends the Planning Commission deny the requested Major Conditional Use Permit and two (2) sets of additional findings for a Monopole Telecommunications Facility in the Open Space Zone, as described in the attached findings (Attachment A – Findings for Denial).

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Deny the Major Conditional Use Permit and two (2) sets of additional findings.

Prepared by:

AUBREY ROSE
Planner II

Approved by:

SCOTT MILLER
Zoning Manager

Approved for forwarding to the
City Planning Commission:

ERIC ANGSTADT
Deputy Director
Community and Economic Development Agency

ATTACHMENTS:

A. Findings for Denial
B. Plans with Photo-Simulations
C. Network diagram (general)
D. Site Design Alternatives Analysis

Attachment A: Findings for Denial

This proposal does not meet the required findings under General Use Permit Criteria (OMC Sec. 17.134.050), Conditional Use Permit Criteria for Monopoles (OMC Sec. 17.128.080(C)), and Design Review for Monopoles (OMC Sec. 17.128.080(B)), as set forth below. Required findings that cannot be made are shown in bold type; explanations as to why these findings cannot be made are in normal type.

SECTION 17.134.050 – GENERAL USE PERMIT CRITERIA:

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.

This finding cannot be made: the proposed Monopole would not be compatible with the surrounding open space/region-serving park area, would contain unsightly attached equipment, and would be excessively tall and bulky in comparison to the minimal examples of man-made structures found in the area. The design of the tall pole with attached equipment along a scenic stretch of Skyline Boulevard that is unencumbered by similar man-made structures (including power poles and light standards) will adversely affect the neighborhood character. Manmade objects in the vicinity are essentially limited to necessary No Parking signs, a trail fence, and a regional park sign, which are much smaller than the proposed 41'-5"-tall Monopole.

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.

This finding cannot be made: the proposal does not conform to the Intent of the Urban Open Space of the General Plan: "*To identify, enhance and maintain land for parks and open space. Its purpose is to maintain and urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment.*" or to the following Policies of the General Plan's Open Space, Conservation and Recreation (OSCAR) Element:

> POLICY OS-10.2: MINIMIZING ADVERSE VISUAL IMPACTS
> Encourage site planning for new development which minimizes adverse visual impacts and takes advantages of opportunities for new vistas and scenic enhancement.
>
> POLICY OS-10.4: RETENTION OF CITY-OWNED OPEN SPACE IN SCENIC CORRIDORS
> Retain City-owned parcels adjacent to Skyline Boulevard, Shepherd Canyon Road, and other scenic roadways to preserve panoramic views, vegetation, and natural character.

The location is along a natural wooded corridor serving as a gateway to a region-serving City facility. The relatively unspoiled character of the area should be maintained for the continued enjoyment by residents and to maintain the economic viability of facilities to attract regional visitors.

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

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

Attachment A: Findings for Denial

This proposal does not meet the required findings under General Use Permit Criteria (OMC Sec. 17.134.050), Conditional Use Permit Criteria for Monopoles (OMC Sec. 17.128.080(C)), and Design Review for Monopoles (OMC Sec. 17.128.080(B)), as set forth below. Required findings that cannot be made are shown in bold type; explanations as to why these findings cannot be made are in normal type.

SECTION 17.134.050 – GENERAL USE PERMIT CRITERIA:

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.

This finding cannot be made: the proposed Monopole would not be compatible with the surrounding open space/region-serving park area, would contain unsightly attached equipment, and would be excessively tall and bulky in comparison to the minimal examples of man-made structures found in the area. The design of the tall pole with attached equipment along a scenic stretch of Skyline Boulevard that is unencumbered by similar man-made structures (including power poles and light standards) will adversely affect the neighborhood character. Manmade objects in the vicinity are essentially limited to necessary No Parking signs, a trail fence, and a regional park sign, which are much smaller than the proposed 41'-5"-tall Monopole.

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.

This finding cannot be made: the proposal does not conform to the Intent of the Urban Open Space of the General Plan: "*To identify, enhance and maintain land for parks and open space. Its purpose is to maintain and urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment.*" or to the following Policies of the General Plan's Open Space, Conservation and Recreation (OSCAR) Element:

> POLICY OS-10.2: MINIMIZING ADVERSE VISUAL IMPACTS
> Encourage site planning for new development which minimizes adverse visual impacts and takes advantages of opportunities for new vistas and scenic enhancement.
>
> POLICY OS-10.4: RETENTION OF CITY-OWNED OPEN SPACE IN SCENIC CORRIDORS
> Retain City-owned parcels adjacent to Skyline Boulevard, Shepherd Canyon Road, and other scenic roadways to preserve panoramic views, vegetation, and natural character.

The location is along a natural wooded corridor serving as a gateway to a region-serving City facility. The relatively unspoiled character of the area should be maintained for the continued enjoyment by residents and to maintain the economic viability of facilities to attract regional visitors.

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

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

relatively bulky as it would contain equipment and the area does not contain any other large poles such as light standards, telephone or power poles, or telecommunications facilities such as monopoles.

NextG Networks Inc.

OAKLAND HILLS
VRZ1013A-OHN29
9950 SKYLINE BLVD.
OAKLAND, CA. 94619

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

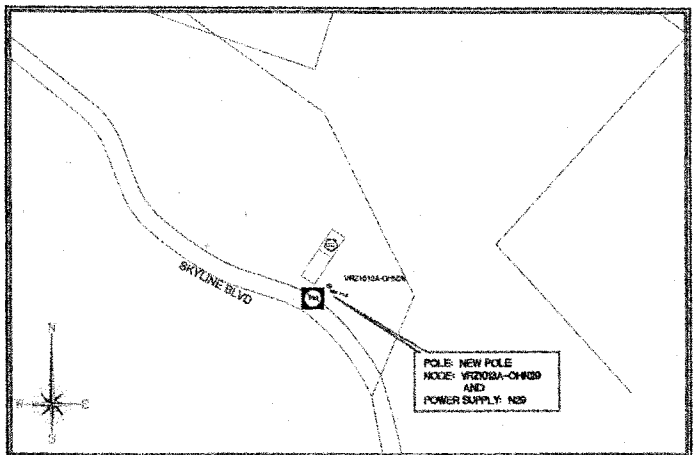
1. STATE ADMINISTRATIVE CODE
2. STATE BUILDING CODE
3. NFPA/OSHA-1910 LIFE SAFETY CODE NFPA-101-1990
4. STATE MECHANICAL CODE
5. STATE PLUMBING CODE
6. STATE ELECTRIC CODE
7. LOCAL BUILDING CODE
8. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

PROPERTY INFORMATION

CUSTOMER:	NEXTG
PROJECT:	OAKLAND HILLS
NODE:	VRZ1013A-OHN29
LATITUDE:	37.811915
LONGITUDE:	-122.181134
STREET ADDRESS:	9950 SKYLINE BLVD.
CITY, STATE:	OAKLAND, CA. 94619
POLE# :	NEW POLE
POLE TYPE:	WOOD UTILITY POLE
RAD CENTER / ANTENNA HEIGHT:	38'-4"
ANTENNA TYPE:	RUA-WH-07-360-0X
AZIMUTH FOR ANTENNA:	N/A
POWER TO POLE:	METERED AT NODE
POLE ACCESS:	STREET ACCESS
POLE OWNER:	N/A
POLE LOCATION & DESCRIPTION:	NEW SKYLINE BLVD

PROJECT SUMMARY



VICINITY MAP

Call Before you Dig!

Know what's below.
Call before you dig.
Call 811 Before you Dig!

SHEET	DESCRIPTION	REV.
1	TITLE SHEET	0
2	UTILITY NODE / REPEATER POLE EQUIPMENT PROFILES	0
3	SYSTEM OVERVIEWS	0
4	UTILITY POLE EQUIPMENT TYPICALS	0
		0
		0
		0

SHEET INDEX

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR NEXTG. THE INSTALLATION OF EXTERNAL MOUNTED EQUIPMENT CABINETS, ANTENNAS ON AN EXISTING STREET LIGHT, WOOD POLE, TRAFFIC SIGNAL AND NEW STEEL POLES.

PROJECT DESCRIPTION

INSTALL / PLACE NEW PIER TO NEW OR EXISTING POLE, INSTALL CONCRETE CAP OF PAVED, ANTENNAS AND ALL ASSOCIATED BRACKETS IN ACCORDANCE TO CONSTRUCTION SPECIFICATIONS. REARRANGE AND EXISTING FACILITIES IN ACCORDANCE TO CONVENIENT CONSTRUCTION CONCLUDES.

PROJECT SCOPE

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL CONTRACTOR NOTES

NextG Networks Inc.
3216 O'Toole Ave.
San Jose, California 95121
PHONE: (408) 954-1619

PROJECT INFORMATION:
9950 SKYLINE BLVD.
OAKLAND, CA. 94619

CURRENT ISSUE DATE: 2/25/10

PERMIT SUBMISSION:

REV.	DATE	DESCRIPTION	BY

PLANS PREPARED BY:
HP COMMUNICATIONS INC.
13341 Tamarind Cyn. Rd.
Corona, CA. 92883
PHONE: (951) 471-1919

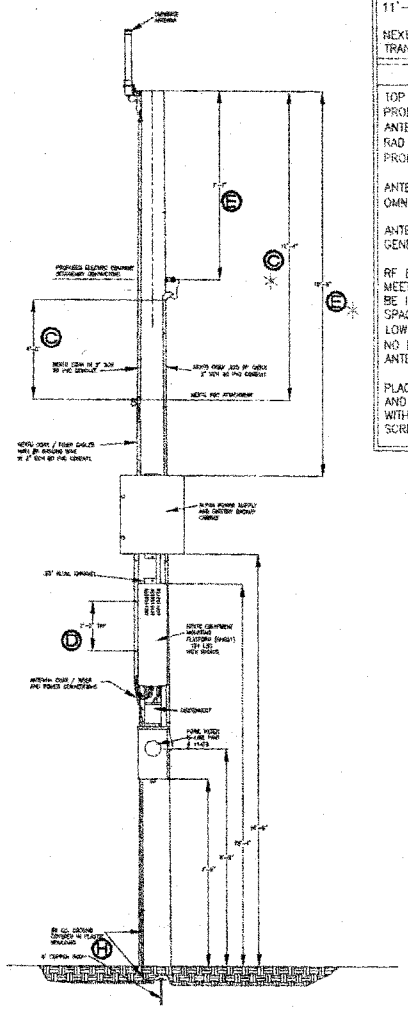
PLANS APPROVED BY:
NextG Networks Inc.
REP:

COMMENTS:

SHEET TITLE:
NEXTG NETWORKS
OAKLAND HILLS PROJECT
POLE PROFILE VRZ1013A-OHN29

SHEET NUMBER: 1
REVISION:
1 OF 4

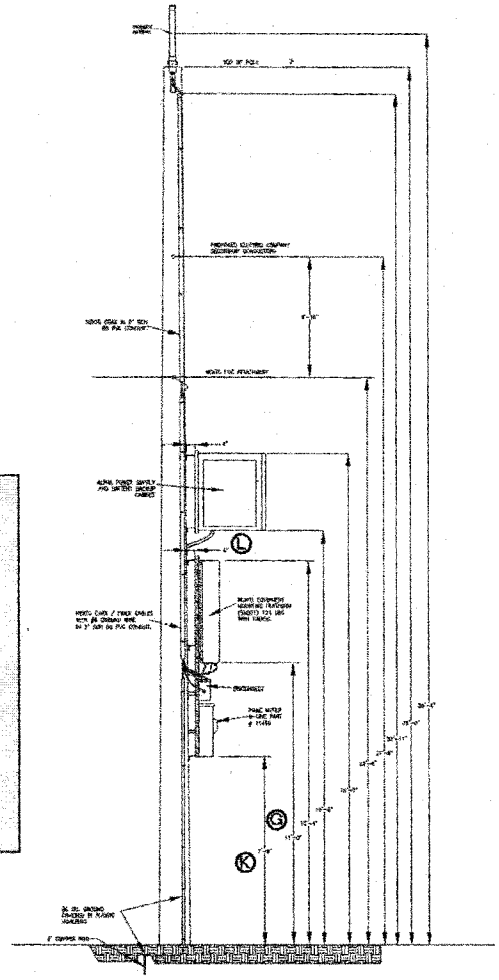
MAKE READY
QUARTER STEP POLE ACCORDING TO GO95 STANDARDS
NEW CONSTRUCTION
NEXTG TO INSTALL SHROUD KIT SHOOT @ 11'-3" AGL NEXTG TO PLACE NEW METAL POLE AND TRANSFER ALL SIGNAGE.
NOTES:
TOP OF POLE: 35'-0" PROPOSED SECONDARY H.O.A: 27'-5" ANTENNA KIT H.O.A: 25'-0" RAD CENTER OF ANTENNA: 38'-4" PROPOSED NEXTG H.O.A: 22'-8" ANTENNA TYPE: 2.9"X 31.9" ARC WIRELESS OMNIBASE ANTENNA(S). ANTENNA OUTPUT DOES NOT EXCEED GENERAL POPULATION EXPOSURE LIMITS. RF EMISSION PLACARDS / SIGNAGE MEETING THE FCC REQUIREMENTS SHALL BE IN A LOCATION VISIBLE FROM CLIMBING SPACE AND BE AFFIXED TO THE POLE NO LOWER THAN 9'-0" ABOVE GROUND LINE & NO HIGHER THAN 3'-0" BELOW THE ANTENNA. PLACARDS / SIGNAGE ARE UVA RESISTANT AND SHALL BE ATTACHED TO THE POLE WITH GALVANIZED NAILS OR GALVANIZED SCREWS.



NEXTG TO PLACE NEW CL4 40' POLE

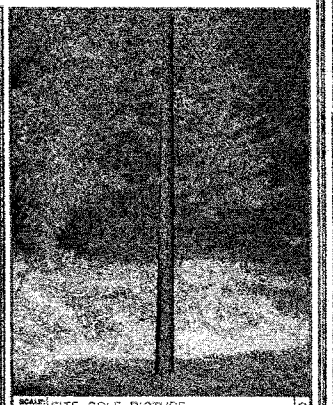
SCALE: N.T.S.	UTILITY POLE DETAIL	POLE# NEW POLE	LOOKING WEST	A

- (A) - 48" MIN. CLEARANCE BETWEEN SECONDARY POWER AND LOWEST POINT OF ANTENNA ASSEMBLY.
  -NOT APPLICABLE-
- (B) - STEP POLE TOP EXTENSION AS PER DETAIL DWG.
- (C) - 48" MIN. CLEARANCE REQ'D.
- (D) - 24" SPACING MAX.
- (E) - 72" MIN. TO SECONDARY LEVEL.
  -NOT APPLICABLE-
- (F) - 12" MIN. SPACING FOR EQUIP. TO CURB.
- (G) - 15' MIN. (MAY BE REDUCED TO 9' WHEN NOT EXPOSED TO TRAFFIC).
- (H) - GROUND INSTALLED BY COMM COMPANY (INCLUDES 8' COPPER ROD)
  -NOT APPLICABLE-
- (I) - 24" MIN. FROM CENTER OF POLE
  -NOT APPLICABLE-
- (J) - 24" MIN. CLEARANCE REQ'D.
- (K) - 7' MIN. / 8' MAX. REQ'D.
- (L) - 4" MIN. CLEARANCE BETWEEN EQUIPMENT AND POLE.



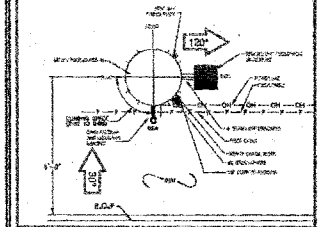
NEXTG TO PLACE NEW CL4 40' POLE

SCALE: N.T.S.	UTILITY POLE DETAIL	POLE# NEW POLE	LOOKING NORTH	B



SCALE: N.T.S.	SITE POLE PICTURE	C

POLE WILL BE STEPPED IN ACCORDANCE TO GO95 STANDARDS IN RESPECT TO CLIMBING SPACE
REMOTE / NEXTG EQUIPMENT @ 2:00
1-3/4" SCH 80 PWR RISER @ 1:30
1-2" SCH 80 NEXTG RISER @ 4:30



SCALE: N.T.S.	POLE# NEW POLE RISER POLE DETAIL	D

Call Before you Dig!

811

Know what's below.
Call before you dig.
Call 811 Before you Dig!

NextG Networks Inc.
2216 GOODE AVE.
SAN JOSE, CA 95128
PHONE: (408) 934-1580

PROJECT INFORMATION:
2950 SKYLINE BLVD.
OAKLAND, CA, 94619

CURRENT ISSUE DATE: 2/25/10

PERMIT SUBMISSION:

REV.	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
HP COMMUNICATIONS INC.
13511 Temescal Cyn. Rd.
Corona, CA. 92883
PHONE: (951) 471-1319

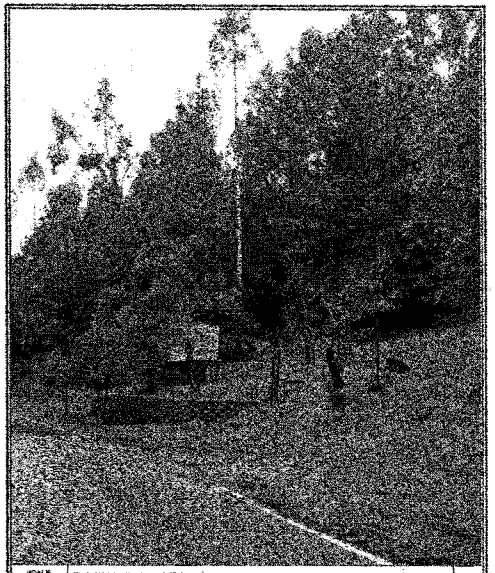
PLANS APPROVED BY:
NextG Networks Inc.
REP:

COMMENTS:

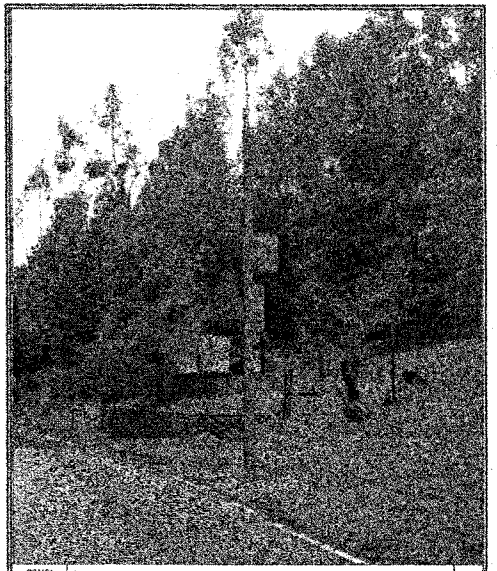
SHEET TITLE:
NEXTG NETWORKS
OAKLAND HILLS PROJECT
POLE PROFILE VRZ10130-OHNE0

SHEET NUMBER: 2 | REVISION: 2 OF 4

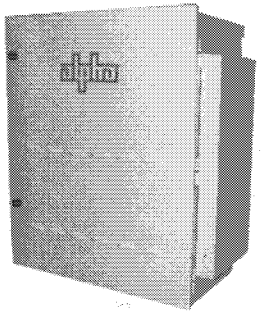
UTILITY NODE / REPEATER POLE EQUIPMENT PROFILES



SCALE: N.T.S. EXISTING PHOTO / EQUIPMENT REPRESENTATION E



SCALE: N.T.S. PROPOSED PHOTO / EQUIPMENT REPRESENTATION F



Dimensions	4 Battery	6 Battery
Width (inches):	24/610	31/788
Height (inches):	36/914	37/939
Depth (inches):	14/356	16/407
Weight (lbs)*:	350/159	512/232
Finish:	Powder coat white over aluminum	

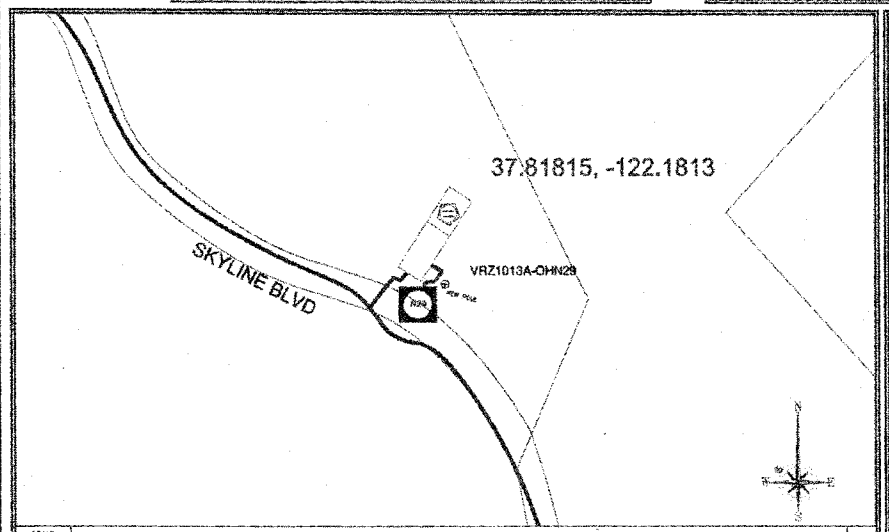
* Weight dependent upon internal battery choice.

Note: The Wavemaster is resistant to the harshest weather conditions including wind driven rain.

Options: line disconnect (vertical), battery, and operating temperature.

Optional DC Generator provides up to 168hr backup.

SCALE: N.T.S. POWER SUPPLY ENCLOSURE G



SCALE: N.T.S. AERIAL STRAND OVERVIEW H

LEGEND

POLE MOUNTED POWER SUPPLY | NODE LOCATION | FIBER OPTIC CABLE | .625PF COAXIAL CABLE | JOINT POLE | STREETLIGHT POLE

SCALE: N.T.S. AERIAL/ POLE LOCATION REPRESENTATION I

SYSTEM OVERVIEWS

NextG Networks Inc.

PROJECT INFORMATION:

OAKLAND, CA 94619
(POWER SUPPLY LOCATION)

CURRENT ISSUE DATE: 2/25/10

PERMIT SUBMISSION:

REV.	DATE	DESCRIPTION	BY

PLANS PREPARED BY:

HP COMMUNICATIONS INC.

PLANS APPROVED BY:

NextG Networks Inc.

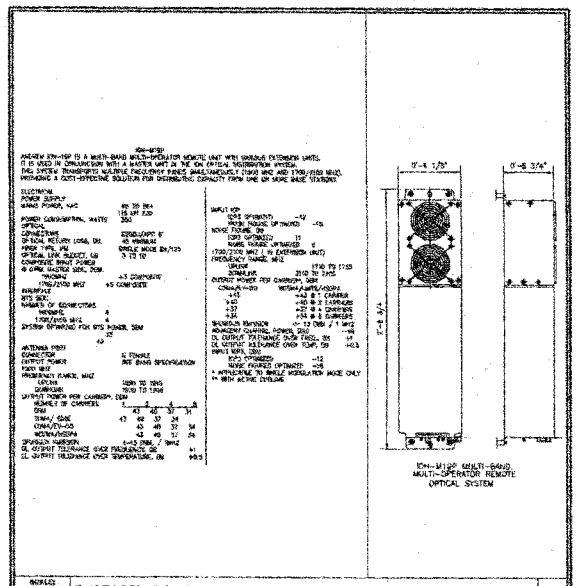
REP.:

COMMENTS:

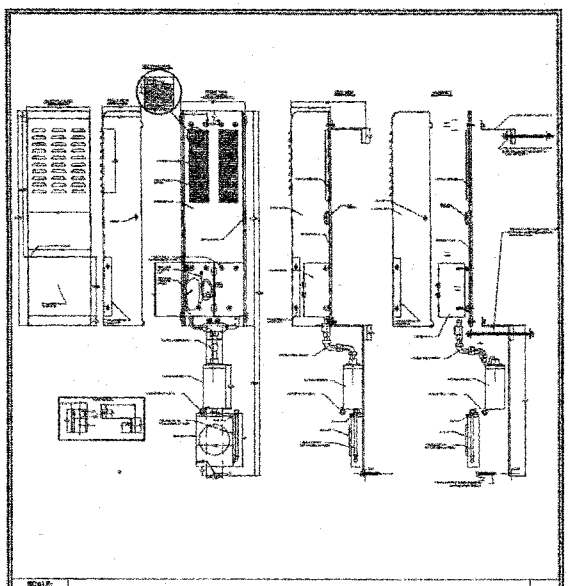
SHEET TITLE:

NEXTG NETWORKS
OAKLAND HILLS PROJECT
POLE PROFILE VRZ1013A-OHN29
(POWER SUPPLY LOCATION)

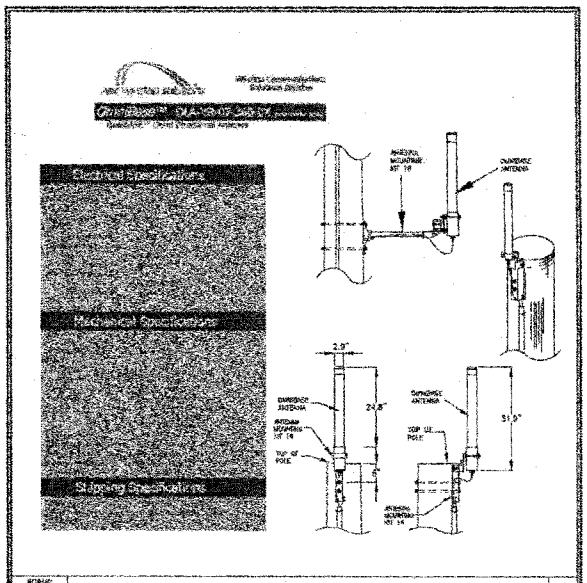
SHEET NUMBER: 3 | REVISION: | 3 OF 4



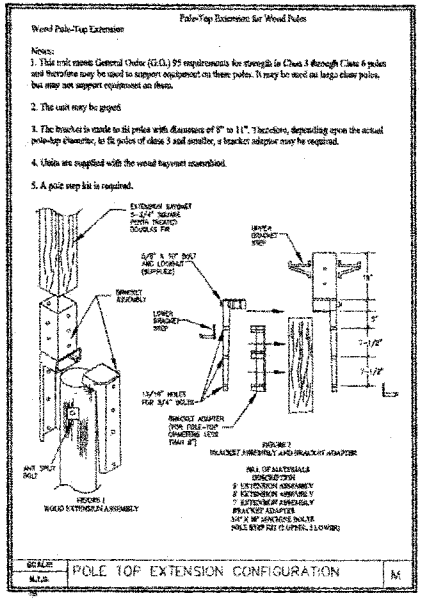
SCALE: N.T.S. — REPEATER EQUIPMENT DIMENSIONS — J



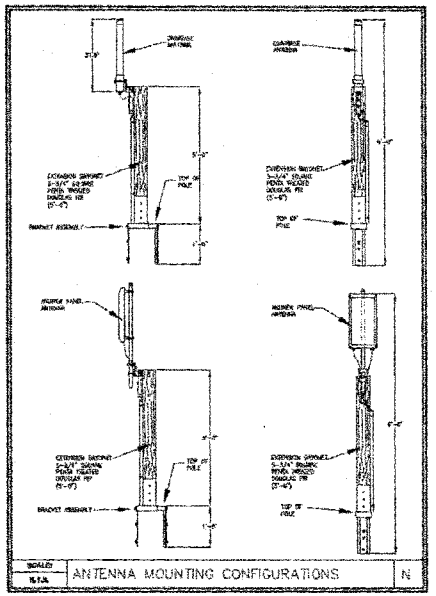
SCALE: N.T.S. — SHROUD SPECIFICATIONS (SH007) — K



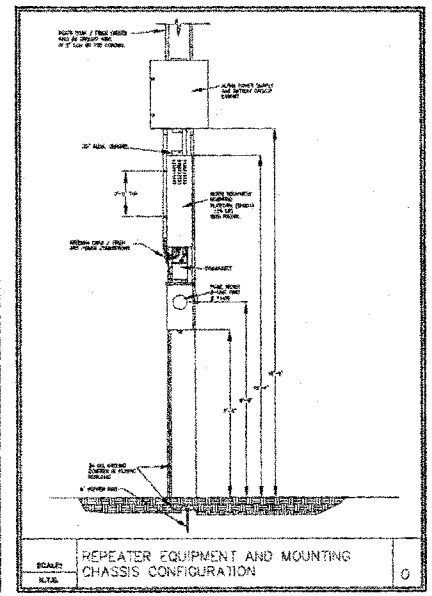
SCALE: N.T.S. — ANTENNA SPECIFICATIONS — L



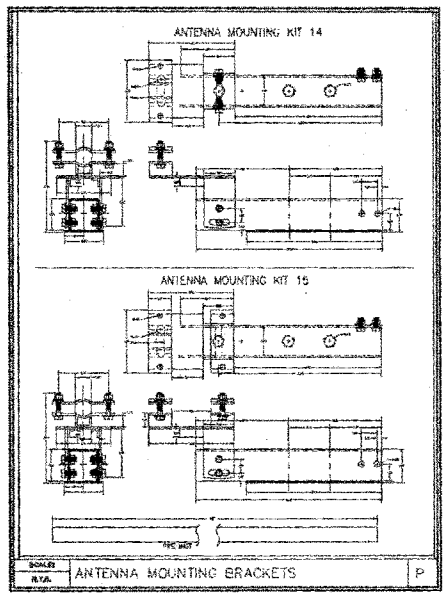
SCALE: N.T.S. — POLE TOP EXTENSION CONFIGURATION — M



SCALE: N.T.S. — ANTENNA MOUNTING CONFIGURATIONS — N



SCALE: N.T.S. — REPEATER EQUIPMENT AND MOUNTING CHASSIS CONFIGURATION — O



SCALE: N.T.S. — ANTENNA MOUNTING BRACKETS — P

UTILITY POLE EQUIPMENT TYPICALS

NextG Networks Inc.
2216 O'Toole Ave.
San Jose, California 95131
Phone: (408) 954-1940

PROJECT INFORMATION:
[illegible] ACTUS BLVD.
OAKLAND, CA. 94619

CURRENT ISSUE DATE: 2/25/10

PERMIT SUBMISSION:

REV.	DATE:	DESCRIPTION:	BY:

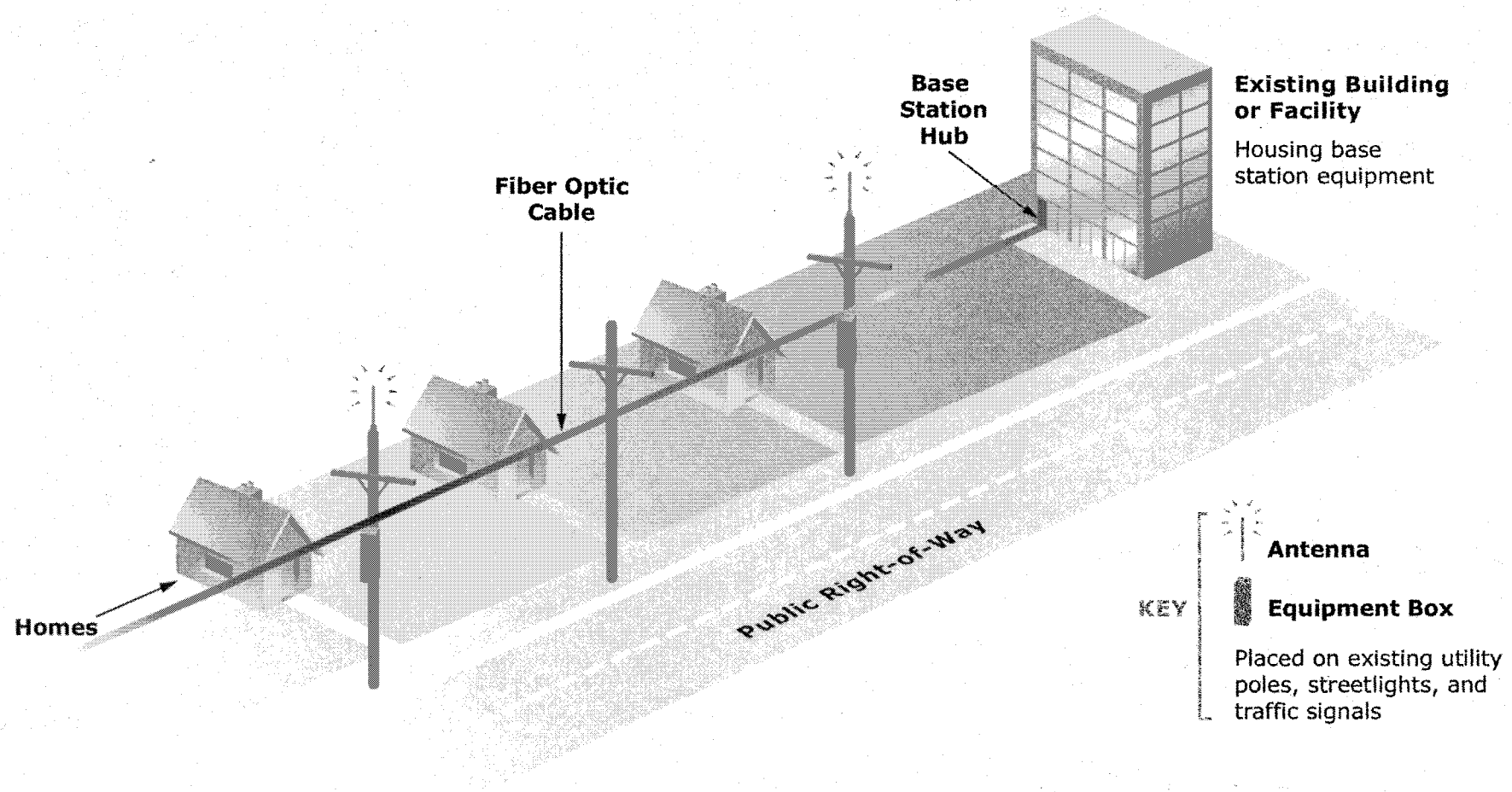
PLANS PREPARED BY:
HP COMMUNICATIONS INC.
13341 Tomscott Cyn. Rd.
Corona, CA 92883
PHONE: (951) 471-1919

PLANS APPROVED BY: NextG Networks Inc.
REP:

COMMENTS:

SHEET TITLE:
NEXTG NETWORKS
OAKLAND HILLS PROJECT
POLE PROFILE VRX1013A-OHH29

SHEET NUMBER: 4 — REVISION: 4 OF 4


Base Station Hub
Existing Building or Facility
Housing base station equipment
Fiber Optic Cable
Homes
Public Right-of-Way
KEY
Antenna
Equipment Box
Placed on existing utility poles, streetlights, and traffic signals

Alternative Analysis

Project Address: **Public Right-of-way at approximately 9950 Skyline Boulevard**

From the Oakland City Municipal Code 17.128.120, NextG reviewed each of the criteria listed for alternative analysis.

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

A. Building or structure mounted antennas completely concealed from view.
- Not Applicable. The NextG design proposes to install a new wood utility pole in the Public right-of-way and does not propose to attach to buildings. The wood pole can not be concealed from view.

B. Building or structure mounted antennas set back from roof edge, not visible from public right-of way.
- Not Applicable. The NextG design does not include roof tops and utilizes the public right-of-way almost exclusively.

C. Building or structure mounted antennas below roof line (façade mount, pole mount) visible from public right-of-way, painted to match existing structure.
- Not Applicable. The NextG design does not include buildings or structures in its deployment.

D. Building or structure mounted antennas above roof line visible from public right-of-way.
- Not Applicable. The NextG design does not include buildings or structures in its deployment.

E. Monopoles.
- We need to install a new wood utility pole. City of Oakland Planning defines our installation a Monopole, however, there are none in the PROW where we need coverage and the traditional "monopole" does not fit our business model which only allows for attachment to utility poles.

F. Towers.
- We need to install a new wood utility pole. Our proposed design is defined as a "monopole" by the City of Oakland Planning department. NextG's business model only allows for attachment to utility poles in the PROW. There are no Towers that fit our business model or are in the PROW.