Location:	**The Public Right of Way across from 6387 Fairlane Drive. (See map reverse)**
Assessors Parcel Numbers:	**Nearest lot adjacent to the project site (048E-7566-020-00)**
Proposal:	The project involves the installation of a new wireless Telecommunications facility (AT&T Wireless) on a new 30' metal pole located in the public right-of-way; installation of two panel antennas (2' long and 10" wide) mounted at 30 feet above the ground; the equipment cabinet housing battery backup and radio units within a 5'-3" tall and 2' wide shroud mounted on the metal pole at 7' above the ground.
Applicant:	Extenet Systems Inc./AT&T Mobility
Contact Person/	Matthew Yergovich
Phone Number:	(415) 596-3474
Owner:	City of Oakland
Case File Number:	PLN14-049
Planning Permits	Major Conditional Use Permit and Design Review to install a new
Required:	Monopole Telecommunication Facility within a residential zone, and a Minor Variance to waive the 1:1 ratio height to setback requirement from the adjacent residential property line.
General Plan:	Hillside Residential
Zoning:	RH-3 Zone
Environmental	Exempt, Section 15303 of the State CEQA Guidelines; New
Determination:	construction of small structures. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, General Plan or zoning.
Historic Status:	Not a Potential Designated Historic Property; Survey Rating: N/A
Service Delivery District:	2
City Council District:	1
Date Filed:	07/21/2015
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Jason Madani at **(510) 238-4790** or jmadani@oaklandnet.com

SUMMARY

The proposal is to install a new wireless Telecommunications Facility on a new 30 foot tall metal pole designed to resemble a light pole located in the public right-of-way across from 6387 Fairlane Drive and adjacent to an up-sloped parcel which contains a single family dwelling with frontage on Serramar Drive. ExteNet Systems Inc. for (AT&T Mobility) is proposing to install two panel antennas (two-feet long and ten inches wide) mounted at a 30' height; an associated equipment cabinet housing one battery backup and radio units within a 5'-3'tall, 2' wide located inside shroud mounted on the metal pole at 7 feet above the ground. Because this installation is a stand-alone telecommunication pole and not a joint-use utility

pole, it is considered a Monopole by City of Oakland regulations. A Major Conditional Use Permit and Design Review is required for the installation of a new Monopole Telecommunication Facility in a residential zone and a Minor Variance is required to waive the 1:1 ratio setback requirement from the adjacent residential property line. Staff believes, given the topography, mature tall trees and the monopole facility location. (set back approximately 48' from the nearest residential building which is located on up- slope parcel) will not have significant impacts. As detailed below, the project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions of approval.

BACKGROUND

This project was originally scheduled for a public hearing for November 4th, 2015. Staff received many opposition letters from the adjacent neighboring property owners and subsequently requested a community outreach meeting regarding this proposal. The applicant (AT&T) decided to install a 30' tall pole with attached shroud as a mock up model within the 5' wide sidewalk. A community meeting was held on February 9th, 2016. Many community members expressed concerns that the proposed installation of the monopole facility within close proximity of their homes located on Serramar Drive and Fairlane Drive will have significant negative visual impacts on their neighborhood. Also a few neighbors supported the proposal, primarily because they do not have cell phone coverage in this area. In addition, the alternative site analysis references 8 locations with varying degrees of suitability. The neighbors want to be sure that all viable sites in this area have been vetted.

TELECOMMUNICATIONS BACKGROUND

Limitations on Local Government Zoning Authority under the Telecommunications Act of 1996
Section 704 of the Telecommunications Act of 1996 (TCA) provides federal standards for the siting of "Personal Wireless Services Facilities." "Personal Wireless Services" include all commercial mobile services (including personal communications services (PCS), cellular radio mobile services, and paging); unlicensed wireless services; and common carrier wireless exchange access services. Under Section 704, local zoning authority over personal wireless services is preserved such that the FCC is prevented from preempting local land use decisions; however, local government zoning decisions are still restricted by several provisions of federal law. 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 FCC standards in this regard. See, 47 U.S.C. 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.
47 U.S.C.332 (c) (7) (B) (ii). See 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, contact Steve Markendorff, Chief of the Broadband Branch, Commercial Wireless Division, Wireless Telecommunications Bureau, at (202) 418-0640 or e-mail "smarkend@fcc.gov".

PROJECT DESCRIPTION

The applicant (Extenet Systems Inc. for AT&T Mobility) is proposing to install a new 30-foot tall metal pole located in the City of Oakland public right-of-way. The project involves installation of two panel antennas (two-feet long and ten inches wide) mounted at 30' above the ground; an associated equipment cabinet housing one battery backup and radio units within a 5'-3' tall, 2' wide located inside shroud, mounted on the metal pole at 7 feet above the ground. (**See Attachment A**)

PROPERTY DESCRIPTION

The project site is located in the City of Oakland public right-of-way (within 5' wide side walk) across from 6387 Fairlane Drive. The proposed metal pole/equipment box is setback 48' away from an up-sloped residential property located on Serramar Drive. The proposed metal pole is bounded by mature tall trees and is located near to the intersection of Swainland Road.

GENERAL PLAN ANALYSIS

The site is located in a Hillside Residential area under the General Plan's Land Use and Transportation Element (LUTE). The intent of the Hillside Residential area is: "to create, maintain, and enhance residential areas characterized by detached, single unit structures." Telecommunications constitute an Essential Service Civic Activity under the Planning Code. This proposed telecom installation is within an area where all utilities are under-grounded pursuant to the City's underground utility program, and lack existing PG&E poles within the City of Oakland public right-of-way for a possible co-location. In addition, the proposed project is not located in a scenic view corridor zone. The proposed 30' tall monopole facility located in the public right-of-way will be camouflaged to a certain extent by the existing mature tall trees, therefore, the proposal will conform to this intent and to the following LUTE Policy and the Hillside Residential General Plan designation:

"Policy N12.4 Undergrounding Utility Lines.
Electrical, telephone, and related distribution lines should be undergrounded in commercial and residential areas, except where special local conditions such as limited visibility of the poles and wires makes this unneeded. They should also be underground in appropriate institutional, industrial, and other areas, and generally along freeways, scenic routes, and heavily traveled streets. Programs should lead systematically toward the eventual undergrounding of all existing lines in such places. Where significant utility extensions are taking place in these areas, such as in new subdivisions utilities should be installed underground from the start".

ZONING ANALYSIS

The project site is located in RH-3 Hillside Residential Zone. The intent of the RH-3 Zone is: "to create, preserve, and enhance areas for single-family estate living at very low densities in spacious environments and is typically appropriate to portions of the Oakland hill areas". The proposal for a new unmanned

wireless telecommunication facility on a new monopole telecommunication facility requires a Major Conditional Use Permit and Design Review because the project is located within a residential zone. Given the topography, and existing mature tall trees located on the adjacent up-slope lot and lack of viable alternative sites within this vicinity, Staff finds that the proposal meets the applicable RH-3 zoning and City of Oakland Telecommunication regulations.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines list the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Section 15303, New Construction of Small Structures, and 15183, Projects Consistent with a Community Plan, General Plan or Zoning.

KEY ISSUES AND IMPACTS

These hillside neighborhoods have a large and increasing demand for wireless telecommunications service. Utilities are undergrounded in this district, therefore there are few viable sites for monopoles to be located in the north Oakland hill area. AT&T wireless telecommunication has significant service coverage gaps due to blockage of AT&T's signal by terrain and or interference with other factors within this vicinity. Staff believes, given the topography, mature tall trees and the proposed monopole facility will provide a 48' setback from the nearest residential building which is located on an up-slope parcel and will not have significant impacts. As detailed below, the project meets all of the required findings for approval.

1. Conditional Use Permit and Design Review and Minor Variance

Section 17.17.040 and 17.128.080 and 17.148.050 of the City of Oakland Planning Code requires a Conditional Use Permit and Design Review to install a Monopole Telecommunication facility in the RH-3 zone and a Minor Variance to waive the 1:1 ratio setback requirements for the 30' tall monopole facility to be located from the adjacent residential property line. Furthermore, Section 17.134.020 defines a major and minor conditional use permit. Subsections (A) (3) (i) lists a major conditional use permit: "Any telecommunication facility within any residential zone". The required findings for a Major Conditional Use Permit, Design Review, and Minor Variance are listed and included in staff's evaluation as part of this report.

2. Project Site

Section 17.128.110 of the City of Oakland Telecommunication Regulations indicate that new wireless facilities shall generally be located on designated properties or facilities in the following 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 non-residential zones (excluding all HBX Zones and the D-CE3 and D-C-4 Zones).

D. Existing commercial or industrial structures in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
E. Other non-residential uses in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
F. Residential uses in non-residential zones. (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).
G. Residential uses in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.

*Facilities locating on an A, B or C ranked preference do not require a site alternatives analysis. Facilities proposing to locate on a D through G ranked preference, inclusive, must submit a site alternatives analysis as part of the required application materials.

Since the proposed project involves installation of a new monopole facility with new antennas and associated equipment cabinets on a site, the proposed project meets (B); hence a site alternatives analysis is not required, although the applicant did provide one.

Alternative Site Analysis:

ExteNet considered alternative sites on other utility poles in this area but none of these sites are as desirable from a coverage perspective or from an aesthetics perspective to minimize visual impact. The proposed location is approximately equidistant from other DAS nodes proposed in the surrounding area so that service coverage can be evenly distributed.

Staff has reviewed the applicant's written evidence of an alternative sites analysis (see Attachment C) and determined that the site selected conforms to the telecommunication regulation requirements. In addition, staff agrees that no other sites are more suitable. The project has met design criteria (B and G); the proposed two (2) new antennas are mounted on a new monopole facility 30' above ground, an associated equipment box within shroud mounted on the pole at 7' above the ground.

3. Project Design

Section 17.128.120 of the City of Oakland Telecommunications Regulations indicates that 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 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).

City of Oakland Planning staff has reviewed and determined that the site selected conforms to all other telecommunication regulation requirements. The project has met design criteria (C) since the antennas will be mounted on a new metal pole resembling existing light poles and is adjacent to an up-sloped parcel with mature tall trees, the metal pole will be camouflaged partially within the existing mature trees and an associated equipment cabinet will be within a singular equipment box (shroud) attached to the pole and painted to match the color of metal pole to minimize potential visual impacts from public view. (**See Attachment C**)

4. Project Radio Frequency Emissions Standards

Section 17.128.130 of the City of Oakland Telecommunication Regulations require that the applicant submit the following verifications including requests for modifications to existing facilities:
a. The telecommunications regulations require that the applicant submit written documentation demonstrating that the emission from the proposed project are within the limits set by the Federal Communications Commission. In the document (attachment B) prepared by Hammett & Edison RF Compliance Experts, Inc. Inc. Registered Professional Engineer, the proposed project was evaluated for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. According to the report on the proposal, the project will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, the proposed site will operate within the current acceptable thresholds as established by the Federal government or any such agency that may be subsequently authorized to establish such standards.
b. Prior to final building permit sign off, an RF emissions report indicating that the site is actually operating within the acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.

The RF emissions report, states that the proposed project will not cause a significant impact on the environment. Additionally, staff recommends that prior to the final building permit sign off;
the applicant submits a certified RF emissions report stating that the facility is operating within acceptable thresholds established by the regulatory federal agency.

CONCLUSION

Hillside neighborhoods have a large and increasing demand for wireless telecommunications service. Utilities are undergrounded in this district, and there are few viable sites for monopoles to be located. AT&T has significant service coverage gaps due to blockage of AT&T's signal by terrain and/ or interference with other site or other factors. The proposed project meets all of the required findings for approval. The proposal will provide an essential telecommunication service to the community and the City of Oakland at large. It will also be available to emergency services such as Police, Fire and Health response teams. Staff believes that the findings for approval can be made to support the Conditional Use Permit and Design Review and Minor Variance.

RECOMMENDATIONS:

1. Affirm staff's environmental determination

2. Approve Major Conditional Use Permit, and Design Review and Minor Variance application PLN14-049 subject to the attached findings and conditions of approval.

Prepared by:

Jason Madani
Planner II

Reviewed by:

Scott Miller
Zoning Manager

Reviewed by:

Darin Ranelletti, Deputy Director
Bureau of Planning and Building

Approved for forwarding to the
City Planning Commission

Rachel Flynn, Director
Bureau of Planning and Building

ATTACHMENTS:

A. Project Plans & Photo simulations
B. Site Safe RE Compliance Experts RF Emissions Report
C. Site Alternative Analysis and Coverage Maps
D. Correspondence

FINDINGS FOR APPROVAL

FINDINGS FOR APPROVAL:

This proposal meets all the required findings under Section 17.134.050, of the General Use Permit criteria; all the required findings under Section 17.136.050. (B), of the Non-Residential Design Review criteria; all the required findings under Section 17.128.080 (B), of the telecommunication facilities (Monopole) Design Review criteria; and all the required findings under Section 17.128.080. (C), of the telecommunication facilities (Monopole) Conditional Use Permit criteria; and 17.148.050 (Variance Findings) and as set forth below and which are required to approve the application. Required findings are shown in **bold** type; reasons the proposal satisfies them are shown in normal type.

SECTION 17.134.050 – GENERAL USE PERMIT FINDINGS:

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 purpose of the project is to enhance wireless telecommunications in the area along Fairlane Drive and the vicinity. The new monopole is designed to resemble light poles found in the area and is located next to the up-sloped parcel with mature tall trees. The proposed monopole is situated on a 5' wide sidewalk and is setback more than 48 feet from the adjacent home located on uphill parcel. The proposed 30' tall monopole will be partially camouflaged by the existing mature trees and will not obstruct the bay view as seen from the living room of the residence located on Serramar Drive, because the existing house is located at the top of the ridge and there is sufficient separation from the proposed monopole facility which is located at the street level of Fairlane Drive. The facility will be unmanned and will not create additional vehicular traffic in the area and will not adversely affect the operating characteristics or livability of the hillside 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 proposed unmanned wireless telecommunication facility will not adversely affect or detract from the residential characteristic of this neighborhood, because the antennas will be mounted on a monopole telecommunication facility to provide coverage for cell phone and internet usage for this underground utility hillside district. The proposed 30' tall monopole will be partially camouflaged by the existing mature trees and will not obstruct the bay view as seen from the living room of the residence located on Serramar Drive, because the existing house is located at the top of ridge on an up-sloped parcel, and enough separation (48') will be provided to the proposed monopole facility located within public right - of- way at the street level of Fairlane Drive.

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 proposed development will enhance the successful operation of the surrounding area in its basic community function and will provide an essential service to the community or region. This will be achieved by improving the functional use of the site by providing a regional telecommunication facility for the community, which will be available to police, fire, public safety organizations and the general public.

D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.

The proposal conforms with all significant aspects of the design review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined below.

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

The subject property is located within the Hillside Residential General Plan designation. The Hillside Residential Land Use Classification is intended "to identify, create, maintain and enhance neighborhood residential areas that are characterized by detached, single unit structures on hillside lot. This proposed telecom installation is within an area where all utilities are under-grounded pursuant to the City's underground utility program. There are limited viable sites for monopoles to be located in north Oakland hill area. The proposed 30' tall monopole facility located in public right-of-away will be partially camouflaged by the existing mature tall trees located on the adjacent residential parcel; therefore, the proposal will not adversely affect or detract from the residential characteristics of this neighborhood.

17.136.050(B) – NONRESIDENTIAL DESIGN REVIEW CRITERIA:

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

The proposal is to install a new 30' tall metal pole located in the public right-of-way. The project involves the installation of two panel antennas mounted at 30' above the ground; an associated equipment box, one battery backup and radio units within a shroud mounted painted to match the metal pole and is attached to the pole at 7 feet above the ground and located within the City of Oakland public right–of-way. It is partially camouflaged with mature tall trees.

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

The design will be appropriate and compatible with current zoning and General Plan Land use designations. The antennas will be located on a monopole designed to resemble a light pole and will be camouflaged to a certain extent by existing mature trees to reduce visual impacts to adjacent residential homes and as seen from the roadway.

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 map which have been adopted by the Planning Commission or City Council.

The proposal conforms with the City of Oakland General Plan and meets specific General Plan policies and the Supplemental Report and Recommendations on Revisions to the Citywide Telecommunications Regulations. The proposal will conform to performance standards for noise set forth in Section 17.120.050 for decibels levels in residential areas for both day and nighttime use. The Project conforms to all monopole-facility definitions set forth in Section 17.128.080 and meets all design review criteria to minimize all impacts throughout the neighborhood.

17.128.080(B) DESIGN REVIEW CRITERIA FOR MONOPOLE FACILITIES

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 proposed design will not significantly obstruct views as seen from residences located on up sloped properties located on Serramar Drive, because the proposed monopole is set back 48' or more from the adjacent home, and will be partially screened with the existing mature tall trees, therefore, the proposal will have minimal visual impacts as seen from the roadway

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

The proposed 30' tall monopole is located within public right-of-way and is abutting the rear portion of an up-sloped parcel, and is partially screened by mature tall trees. Given the topography, and providing a 48'separation from the adjacent home located on the ridge of an up sloped parcel, the project will have minimal visual impacts in the hillside area.

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

The monopole will be visible from a minimal number of vantage points in the immediate area. However, it will essentially have the appearance of a telephone pole or light pole, of which there are many in the area, except without visible wires and cables.

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:

The associated equipment box, one battery backup and radio units will be within a shroud attached to the light pole and painted to match the metal pole. The equipment will be placed where it will not be accessed by the public.

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 antennas will be located on a monopole and is located next to an up-sloped parcel and is screened partially by existing mature trees. Based on the location of the site the proposed monopole facility will not result in a visual impact and will blend in with the existing characteristics of the site.

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 antennas will be mounted to a monopole and will not be accessible to the public due to their location. The equipment cabinet will be located in a service area which is only accessible to maintenance workers and not to the public.

Section 17.128.080(C) CONDITIONAL USE PERMIT (CUP) FINDINGS FOR MONOPOLE FACILITIES

1. The project must meet the special design review criteria listed in subsection B of this section (17.128.080C):

The proposed project meets the special design review criteria listed in section 17.128.080B. (see Staff's findings in the preceding Section).

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:

No known monopoles exist within 1,500 feet of the site; nonetheless, this location is technologically required given minimal viable alternative sites, and, visually preferable given, it is not located in a scenic view corridor zone and is adjacent to several large trees.

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

The proposed 30' tall monopole facility would not significantly obstruct private views as seen from living room of the adjacent house, because it is located at a higher elevation and provides a 48'set back from the proposed monopole which is located at Fairlane Drive at a lower elevation, and the presence of existing mature tall trees would serve as a camouflaging background when viewed from the roadway. Utilities are undergrounded in this district and there are few viable sites for monopoles. Thus, it will not disrupt the overall community character of the site.

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.
a. If there is any objection to the appointment of an independent expert engineer, the applicant must notify the Planning Director within ten days of the Commission request. The Commission will hear arguments regarding the need for the independent expert and the applicant's objection to having one appointed. The Commission will rule as to whether an independent expert should be appointed.

b. Should the Commission appoint an independent expert, the Commission will direct the Planning Director to pick an expert from a panel of licensed engineers, a list of which will be compiled, updated and maintained by the Planning Department.
c. No expert on the panel will be allowed to review any materials or investigate any application without first signing an agreement under penalty of perjury that the expert will keep confidential any and all information learned during the investigation of the application. No personnel currently employed by a telecommunication company are eligible for inclusion on the list.
d. An applicant may elect to keep confidential any proprietary information during the expert's investigation. However, if an applicant does so elect to keep confidential various items of proprietary information, that applicant may not introduce the confidential proprietary information for the first time before the Commission in support of the application.
e. The Commission shall require that the independent expert prepare the report in a timely fashion so that it will be available to the public prior to any public hearing on the application.
f. Should the Commission appoint an independent expert, the expert's fees will be paid by the applicant through the application fee, imposed by the city.

The Zoning Manager has not made such a request; this is however an option available to the Planning Commission.

VARIANCE PROCEDURE/FINDINGS REQUIRED (OMC SEC. 17.148.050(A))

1. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.

Zoning regulation 17.128.080(A)(3) requires: "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 of the pole". The proposed monopole facility is located 3' from adjacent rear property line, therefore it requires a Minor Variance. The purposes of the requirement are to create a "fall zone" between a monopole facility and a residence, to avoid a looming effect, and a view obstruction. Strict compliance would preclude an effective design solution improving livability and operational efficiency. Staff feels that this variance is justified for the following reasons: The proposed 30' tall monopole is located within public right-of- way adjacent to the rear portion of residential up-sloped parcel and provide more than 48' setback from the building foot print which is situated on an upslope parcel located on Serramar Drive. The adjacent house is situated at higher elevation and provides enough separation to the proposed monopole structure, and is surrounded with mature tall trees, as result the proposal will not have significant impacts on the adjacent residential structure. In addition, the construction of the monopole will satisfy engineering and construction standards to ensure it would not fall.

2. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.

Other existing poles in the hillside area do not meet the 1:1 height/setback ratio requirement. The design will not obstruct bay views as seen from living room of the adjacent residence or create a looming effect.

3. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.

The monopole will be subject to building permits, will maintain and enhance service without overhead lines, and will be relatively camouflaged by the existing vegetation on the site.

4. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.

Other nonconformities and variances to the regulation exist or have been granted.

5. That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the regular design review criteria set forth in the design review procedure at Section 17.136.050.

The proposed 30' tall monopole facility which will be located in an area that is partially screened by mature tall trees. Given the topography, and the location of metal pole in relationship to adjacent home, the project will have minimal visual impacts in the hillside area.

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

The subject property is located within the Hillside Residential General Plan designation. The Hillside Residential Land Use Classification is intended "to identify, create, maintain and enhance neighborhood residential areas that are characterized by detached, single unit structures on hillside lot. This proposed telecom installation is within an area where all utilities are under-grounded pursuant to the City's underground utility program. There are limited viable sites for monopoles to be located in north Oakland hill area. The proposed 30' tall monopole facility located in public right-of-away will be partially camouflaged by the existing mature tall trees located on the adjacent residential parcel; therefore, the proposal will not adversely affect or detract from the residential characteristic of this neighborhood.

CONDITIONS OF APPROVAL
PLN14-049

STANDARD CONDITIONS:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **PLN14-049** and the approved plans **dated July 21, 2015**, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two 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.

PROJECT SPECIFIC CONDTIONS:

10. Construction Activity in the Public Right-of-Way

a. Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

c. Repair of City Streets

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

11. Radio Frequency Emissions

Prior to the final building permit sign off.

The applicant shall submit a certified RF emissions report stating the facility is operating within the acceptable standards established by the regulatory Federal Communications Commission.

12. Operational

Ongoing.

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.

13. Equipment cabinets

Prior to building permit Issuances.

The applicant shall submit revised elevations showing associated equipment cabinets are concealed within a single equipment box that is painted to match the utility pole, to the Oakland Planning Department for review and approval.

14. Radio Frequency Emissions

Prior to the final building permit sign off

The applicant shall submit a certified RF emissions report stating the facility is operating within the acceptable standards established by the regulatory Federal Communications Commission.

15. Operational

Ongoing

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.

16. Height limitation

Ongoing

The Planning Bureau recommended approval, and the City Planning Commission approved, a monopole height of 30'. Any modifications to the monopole, including an increase in height or addition of any equipment, could compromise this consistency and therefore must be stealthed.

ATTACHMENT A

OAKHILLS AT&T SOUTH NETWORK

OAKS-044B

(PROW) ACROSS FROM 6387 FAIRLANE DR
OAKLAND, CA 94611

USA NORTH
OF CENTRAL/NORTHERN CALIFORNIA AND NEVADA
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG

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.

1. 2013 CALIFORNIA ADMINISTRATIVE CODE
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA ELECTRIC CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA FIRE CODE
7. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

PROJECT DESCRIPTION

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR AT&T WIRELESS CONSISTING OF THE INSTALLATION OF THE FOLLOWING:

1. NEW TWO (2) PANEL ANTENNAS
2. NEW ONE (1) AT&T METAL POLE
3. NEW ONE (1) EQUIPMENT SHROUD MOUNTED TO NEW POLE
4. NEW ONE (1) SAFTETY SWITCH MOUNTED TO NEW POLE
5. NEW ONE (1) METER CAN MOUNTED TO NEW POLE

DRIVING DIRECTIONS

FROM AT&T OFFICE - SAN RAMON , CA

1. GET ON I-680 N FROM CAMINO RAMON AND BOLLINGER CANYON RD
2. USE THE RIGHT 2 LANES TO TAKE EXIT 46A FOR STATE ROUTE 24 TOWARD OAKLAND/LAFAYETTE
3. CONTINUE ON CA-24W
4. KEEP LEFT AT THE FORK TO STAY ON CA-24W
5. TAKE EXIT 5A TOWARD HAYWARD/CALIFORNIA 13S
6. MERGE ONTO CA-13S
7. TAKE EXIT BROADWAY TERRACE
8. TURN LEFT ONTO BROADWAY TERRACE
9. TURN LEFT ONTO PINEWOOD RD
10. SLIGHT RIGHT ONTO RUTHLAND RD
11. TURN LEFT ONTO SWAINLAND RD
12. TURN RIGHT ONTO FAIRLANE DR
13. DESTINATION WILL BE ON THE LEFT

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:

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

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP	0
T-2	GENERAL NOTES, LEGEND AND ABBREVIATIONS	0
A-1	OVERALL SITE PLAN	0
A-2	EXISTING AND NEW ELEVATIONS	0
A-3	EQUIPMENT AND CONSTRUCTION DETAILS	0
A-4	METAL POLE DETAILS	0
A-5	METAL POLE DETAILS	0
S-1	POWER AND RF SAFETY PROTOCOLS	0

PROJECT TEAM

ENGINEER:
PDC CORPORATION
4555 LAS POSITAS RD,
BLDG. A, STE. B
LIVERMORE, CA 94551
ENGR. OF RECORD: SOHAIL A. SHAH. P.E.
CONTACT: PAULO PUELIU
OFFICE: (925) 606-5868
MOBILE: (510) 385-5541
EMAIL: paulo@pdccorp.net

APPLICANT/LESSEE:
2600 CAMINO RAMON
SAN RAMON, CA 94518
CONTACT: VANI MULLER
PHONE: (510) 258-1703

APPLICANT AGENT:
MATTHEW YERGOVICH
EXTENET SYSTEMS REAL ESTATE
CONTRACTOR FOR AT&T MOBILITY
1826 WEBSTER ST
SAN FRANCISCO, CA 94115
PHONE: (415) 596-3474
EMAIL: myergo@gmail.com

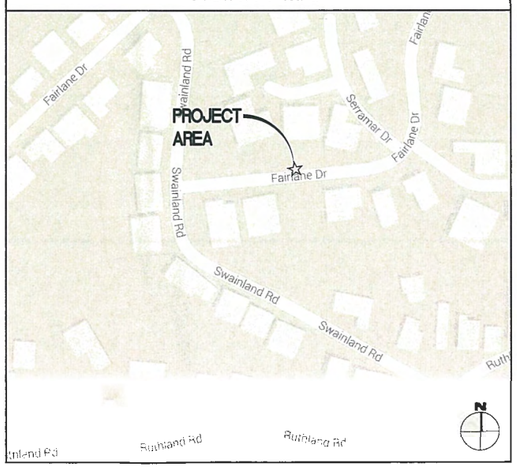
MUNICIPAL AFFAIRS:
EXTENET SYSTEMS CA, LLC.
CONTACT: BILL STEPHENS
PHONE: (510) 612-2511

CONSTRUCTION MANAGER:
EXTENET SYSTEMS CA, LLC.
CONTACT: KEN BOOKER
PHONE: (510) 406-0829

PROJECT INFORMATION

SITE ADDRESS:	ACROSS FROM 6387 FAIRLANE DR OAKLAND, CA 94611
APN:	48H756603500
PROPERTY OWNER:	PUBLIC RIGHT OF WAY ACROSS 6387 FAIRLANE DR OAKLAND, CA 94611
LATITUDE:	37.845155
LONGITUDE:	-122.218430
GROUND ELEVATION:	N/A
HEIGHT OF STRUCTURE:	N/A
TYPE OF CONSTRUCTION:	ATTACHMENTS TO NEW METAL POLE
JURISDICTION:	CITY OF OAKLAND
TELEPHONE:	AT&T
POWER:	PG&E

VICINITY MAP



APPROVALS

LANDLORD: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION MANAGER: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
PROGRAM REGIONAL MANAGER: _____
NETWORK OPERATIONS MANAGER: _____

at&t
2600 CAMINO RAMON
SAN RAMON, CA 94518

PROJECT INFORMATION:
OAKHILLS AT&T SOUTH NETWORK NODE 044B
ACROSS FROM 6387 FAIRLANE DR
OAKLAND, CA 94611

CURRENT ISSUE DATE:
10/20/15

ISSUED FOR:
100% CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
A	10/20/15	90% CD's	JMC
0	10/22/15	100% CD's	JMC

PLANS PREPARED BY:
PDC CORPORATION
4555 LAS POSITAS RD, BLDG. A, STE. B
LIVERMORE, CA 94551
TEL: (925) 606-5868

CONSULTANT:
extenet SYSTEMS YOUR NETWORK. EVERYWHERE.
3030 WARRENVILLE RD, SUITE 340
LISLE, IL 60532

DRAWN BY:	CHK.:	APV.:
JMC	PP	SAS

LICENSER:

SHEET TITLE:
TITLE SHEET, SITE INFORMATION AND VICINITY MAP

SHEET NUMBER:
T-1

NEW ANTENNA

EXISTING ANTENNA

GROUND ROD

GROUND BUS BAR

MECHANICAL GRND. CONN.

CADWELD

GROUND ACCESS WELL

ELECTRIC BOX

TELEPHONE BOX

LIGHT POLE

FND. MONUMENT

SPOT ELEVATION

SET POINT

REVISION

GRID REFERENCE

DETAIL REFERENCE

ELEVATION REFERENCE

SECTION REFERENCE

GROUT OR PLASTER

(E) BRICK

(E) MASONRY

CONCRETE

EARTH

GRAVEL

PLYWOOD

SAND

WOOD CONT.

WOOD BLOCKING

STEEL

CENTERLINE

PROPERTY/LEASE LINE

MATCH LINE

WORK POINT

GROUND CONDUCTOR

T — TELEPHONE CONDUIT

E — ELECTRICAL CONDUIT

A — COAXIAL CABLE

ou — OVERHEAD SERVICE CONDUCTORS

X — CHAIN LINK FENCING

LEGEND | 1

A.B.	ANCHOR BOLT	GRND.	GROUND
ABV.	ABOVE	HDR.	HEADER
ACCA	ANTENNA CABLE COVER ASSEMBLY	HGR.	HANGER
ADD'L	ADDITIONAL	HT.	HEIGHT
A.F.F.	ABOVE FINISHED FLOOR	ICGB.	ISOLATED COPPER GROUND BUS
A.F.G.	ABOVE FINISHED GRADE	IN.(")	INCH(ES)
ALUM.	ALUMINUM	INT.	INTERIOR
ALT.	ALTERNATE	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET (FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONG(ITUDINAL)
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG.	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BTCW.	BARE TINNED COPPER WIRE	MISC.	MISCELLANEOUS
B.O.F.	BOTTOM OF FOOTING	MTL.	METAL
B/U	BACK-UP CABINET	(N)	NEW
CAB.	CABINET	NO.(#)	NUMBER
CANT.	CANTILEVER(ED)	N.T.S.	NOT TO SCALE
C.I.P.	CAST IN PLACE	O.C.	ON CENTER
CLG.	CEILING	OPNG.	OPENING
CLR.	CLEAR	P/C	PRECAST CONCRETE
COL.	COLUMN	PCS	PERSONAL COMMUNICATION SERVICES
CONC.	CONCRETE	PLY.	PLYWOOD
CONN.	CONNECTION(OR)	PPC	POWER PROTECTION CABINET
CONST.	CONSTRUCTION	PRC	PRIMARY RADIO CABINET
CONT.	CONTINUOUS	P.S.F.	POUNDS PER SQUARE FOOT
d	PENNY (NAILS)	P.S.I.	POUNDS PER SQUARE INCH
DBL.	DOUBLE	P.T.	PRESSURE TREATED
DEPT.	DEPARTMENT	PWR.	POWER (CABINET)
D.F.	DOUGLAS FIR	QTY.	QUANTITY
DIA.	DIAMETER	RAD.(R)	RADIUS
DIAG.	DIAGONAL	REF.	REFERENCE
DIM.	DIMENSION	REINF.	REINFORCEMENT(ING)
DWG.	DRAWING(S)	REQ'D.	REQUIRED
DWL.	DOWEL(S)	RGS.	RIGID GALVANIZED STEEL
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICK(NESS)
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE (PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITERS LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT (FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH (CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT
GLB. (GLU-LAM)	GLUE LAMINATED BEAM	℄	CENTERLINE
GPS	GLOBAL POSITIONING SYSTEM	℘	PLATE, PROPERTY LINE

ABBREVIATIONS | 2

WIND LOADING INFORMATION	
ANTENNA/WOOD ARM AREA TOTAL	1.8 SQ FT.
TOP GRADE	29'-1"
BOTTOM GRADE	–
METER/BREAKER AREA TOTAL	–
TOP GRADE	–
BOTTOM GRADE	–
BATTERY BACKUP AREA TOTAL	–
TOP GRADE	–
BOTTOM GRADE	–
PRISM DECK AREA TOTAL	–
TOP GRADE	–
BOTTOM GRADE	–
PRISM DECK (FUT.) AREA TOTAL	–
TOP GRADE	–
BOTTOM GRADE	–
COAX RISER SIZE	INTERNAL
COAX RISE TOP GRADE	INTERNAL
COAX RISER BTM GRADE	INTERNAL
PWR RISER SIZE	–
PWR RISER TOP GRADE	–
PWR RISER BTM GRADE	–

LOADING AND ANTENNA CABLE SCHEDULES | 3

ANTENNA AND CABLE SCHEDULE					
ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL LENGTH	CABLES PER SECTOR	CABLE SIZE
ALPHA	110°	KATHREIN 840-10525	40'/3'	4/6	1/2"
BETA	32°	KATHREIN 840-10525			
GAMMA					

GENERAL CONSTRUCTION NOTES | 4

GENERAL CONSTRUCTION NOTES:

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. NOT USED.
11. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
12. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LS1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
13. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF AT&T.
14. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
15. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
16. BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
17. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
18. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCES BEFORE STARTING ANY WORK.
19. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
20. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
21. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK. AS SPECIFIED ON SITE PLAN.
22. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
23. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.

at&t
2600 CAMINO RAMON
SAN RAMON, CA 94518

PROJECT INFORMATION:

OAKHILLS AT&T SOUTH NETWORK NODE 044B

ACROSS FROM 6387 FAIRLANE DR
OAKLAND, CA 94611

CURRENT ISSUE DATE:

10/20/15

ISSUED FOR:

100% CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
A	10/20/15	90% CD's	JMC
0	10/22/15	100% CD's	JMC

PLANS PREPARED BY:

PDC CORPORATION
4555 LAS POSITAS RD, BLDG. A, STE. B
LIVERMORE, CA 94551
TEL: (925) 606-5868

CONSULTANT:

net SYSTEMS YOUR NETWORK. EVERYWHERE.
3030 WARRENVILLE RD, SUITE 340
LISLE, IL 60532

DRAWN BY:	CHK.:	APV.:
JMC	PP	SAS

LICENSER:

SHEET TITLE:

GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET NUMBER:

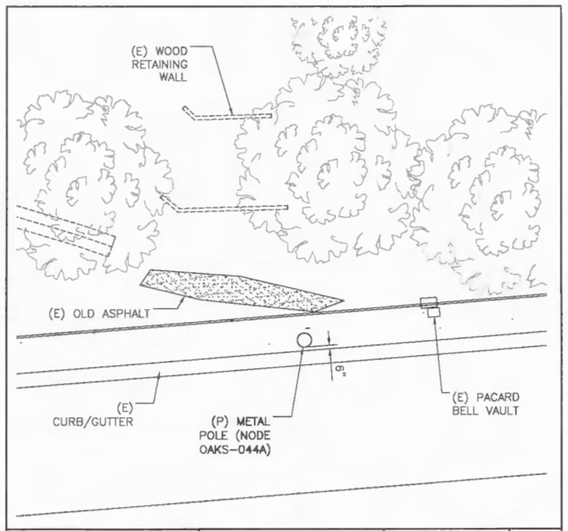
T-2

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

GENERAL NOTES:

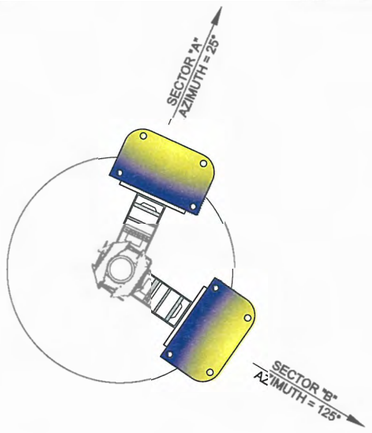
1. THIS PROPOSAL IS FOR THE MODIFICATION OF AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF INSTALLATION OF THE FOLLOWING: .
2. THE EXISTING FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
3. THE EXISTING FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED).
4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
5. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL.
6. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT NEW.
7. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
9. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.
10. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
11. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND DRAWINGS PROVIDED BY THE SITE OWNER. SUBCONTRACTOR SHALL NOTIFY AT&T OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.



SITE CLOSEUP | 0 2' 4' 8' | SCALE 1/4" = 1'-0" | 3

SITE WORK GENERAL NOTES:

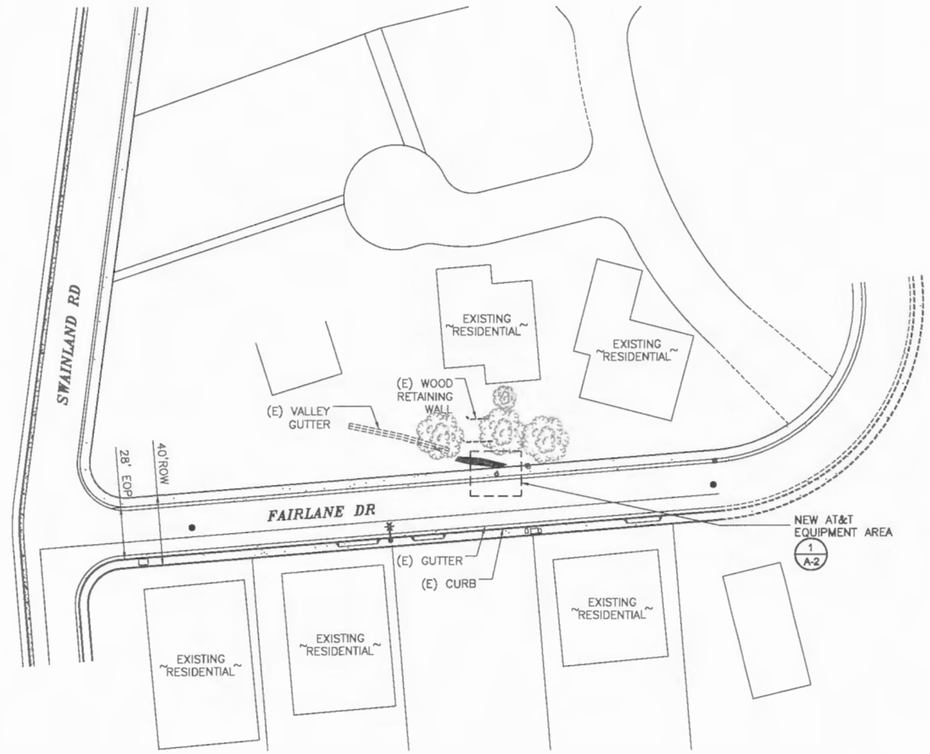
1. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
2. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
4. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
5. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
6. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
8. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
9. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
10. ADD ELECTRICAL CONNECTIONS IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED UNDERGROUND TO THE NEAREST UTILITY POLE.
11. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT - ADMINISTRATIVE SERVICES.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGED OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.
13. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
14. NO RUNOFF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
15. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST POLE.
16. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.



ANTENNA AZIMUTHS | 0 6" 1'-0" | SCALE 1" = 1'-0" | 3

DISCLAIMER NOTE:

PDC HAS GENERATED A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. PROPERTY LINES, POWER/TELCO UTILITY POINT OF CONNECTIONS/ROUTES AND EASEMENT SHOWN ON THIS PLANS ARE ESTIMATED. PDC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



OVERALL SITE PLAN | SCALE NTS | 1

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NO RAMON
SAN RAMON, CA 94518

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0	10/22/15	100% CD's	JMC

PLANS PREPARED BY:

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DRAWN BY:	CHK.:	APV.:
JMC	PP	SAS

LICENSER:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

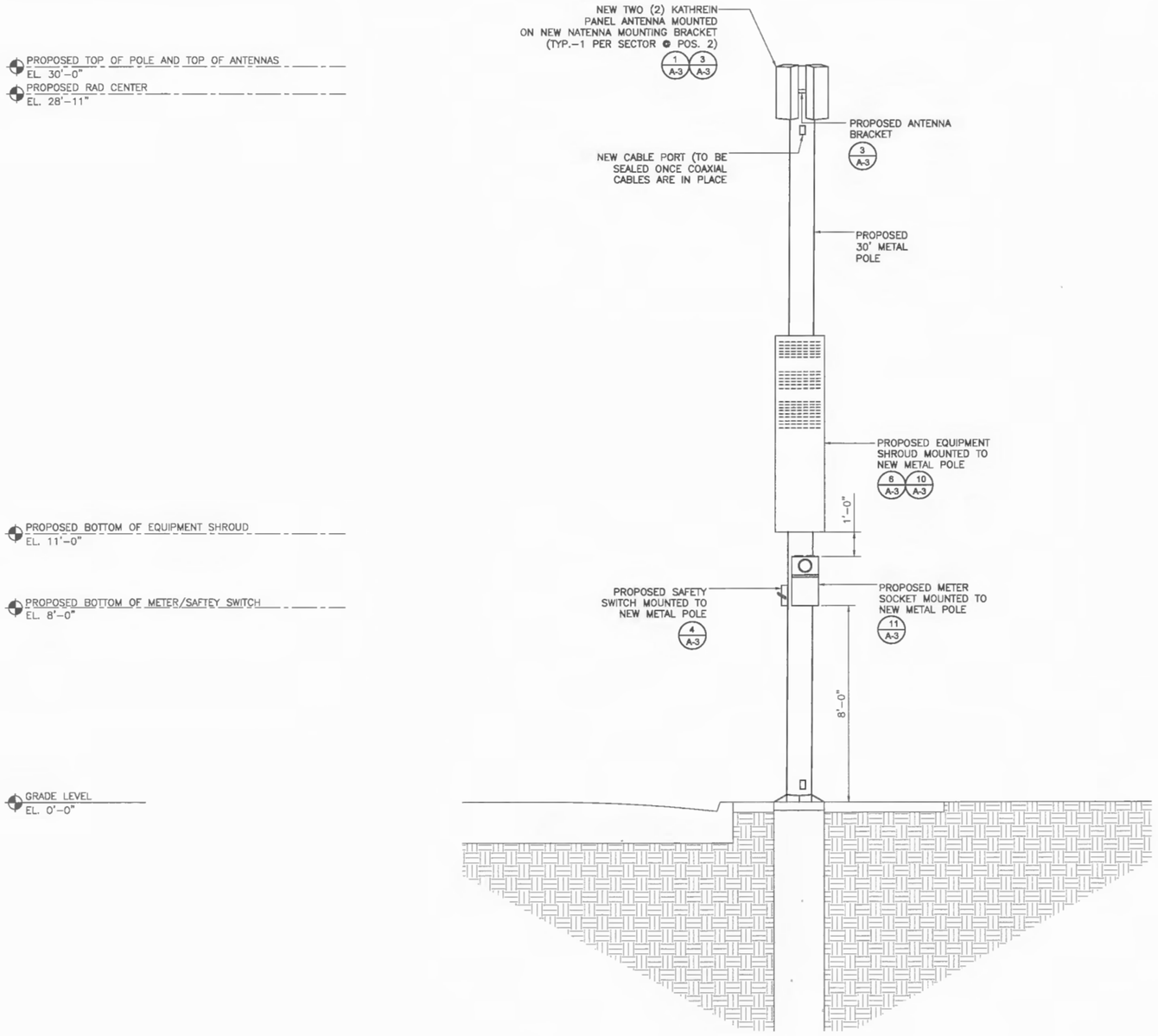
A-1

SCALE NOTE:

IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

DISCLAIMER NOTE:

PDC GENERATED THESE ELEVATIONS WITHOUT USING A TOPOGRAPHIC SURVEY. BUILDING STRUCTURE AND POLE HEIGHTS SHOWN ON THE PLANS ARE ESTIMATED. PDC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



NEW EAST ELEVATION

0 1' 3' 5'

SCALE 3/8" = 1'-0"

2

at&t

8600 ALAMO NO RAMON
SAN RAMON, CA 94518

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DRAWN BY:	CHK.:	APV.:
JMC	PP	SAS

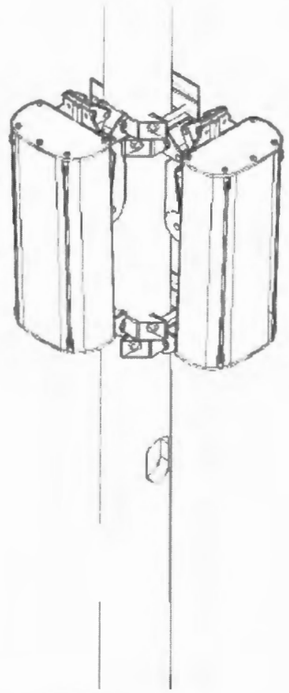
LICENSER:

SHEET TITLE:

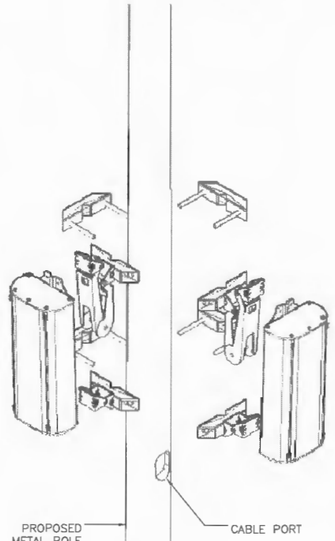
NEW EAST ELEVATIONS

SHEET NUMBER:

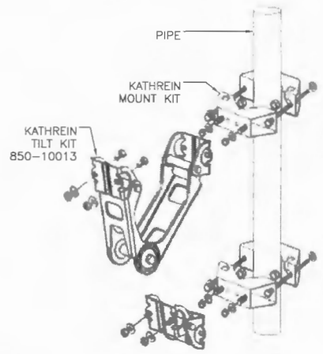
A-2



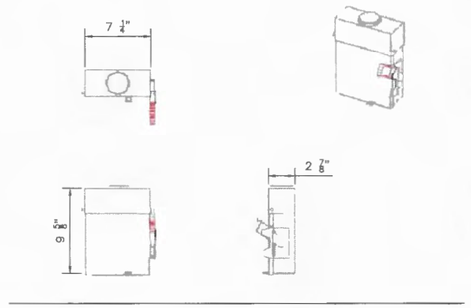
ANTENNA CONFIGURATION | 1



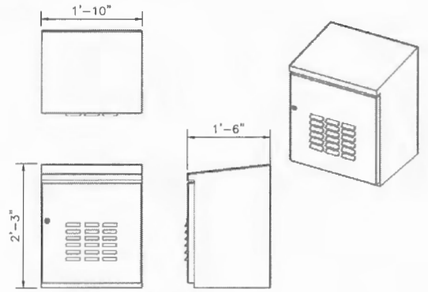
POLE TOP ANTENNA ASSEMBLY | 2



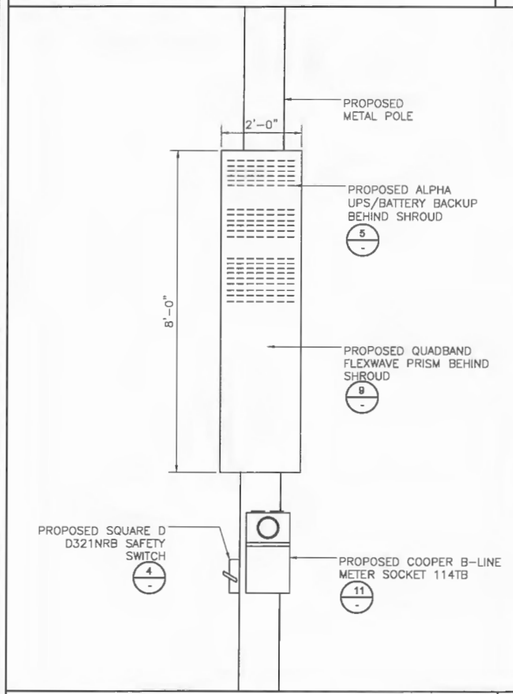
ANTENNA MOUNTING BRACKET | 3



SQUARE D D321NRB SAFTEY SWITCH | 4

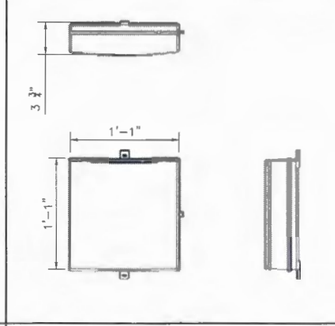


ALPHA MMOE UPS/BATTERY BACKUP | 5

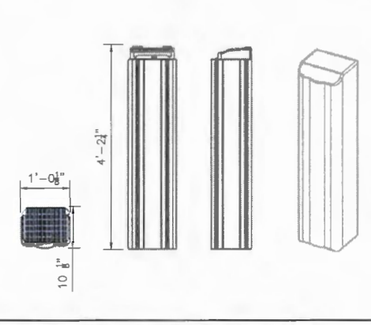


EQUIPMENT CONFIG. | 6

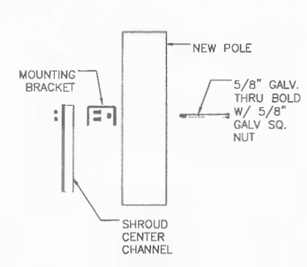
RF WARNING SIGNAGE | 7



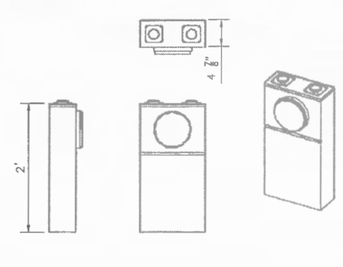
AFL OPTINID 760 XL | 8



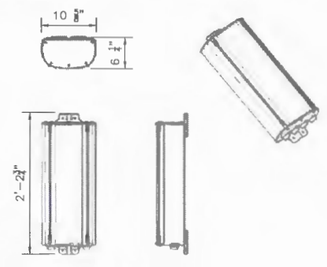
QUADBAND FLEXWAVE PRISM | 9



SHROUD MOUNTING DETAIL | 10



COOPER B-LINE METER SOCKET 114TB | 11



KATHREIN PANEL ANTENNA | 12

at&t
2600 CAMINO RAMON
SAN RAMON, CA 94518

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TEL: (925) 606-5868

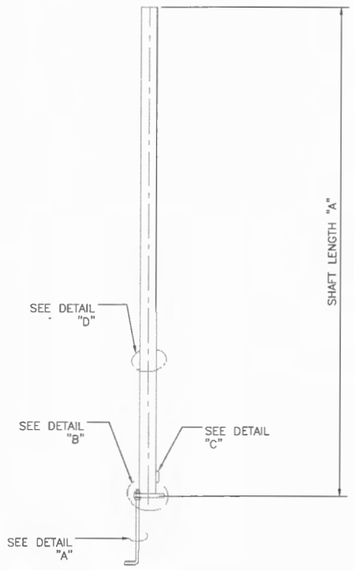
CONSULTANT:
fnet YOUR NETWORK. EVERYWHERE. SYSTEMS
3030 WARRENVILLE RD, SUITE 340
LISLE, IL 60532

DRAWN BY:	CHK.:	APV.:
JMC	PP	SAS

LICENSER:

SHEET TITLE:
EQUIPMENT AND CONSTRUCTION DETAILS

SHEET NUMBER:
A-3



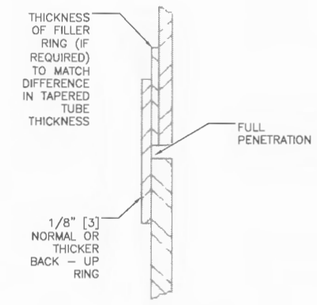
ELEVATION | 1

NOTES:
1.) CATALOG NUMBER

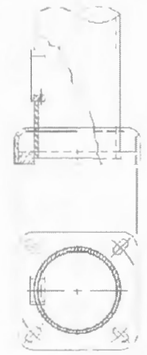
SHAFT LENGTH — ADD LETTER "D" FOR DOUBLE ARM
PL–266D
POLE TYPE — LUM. ARM

2.) DIMENSIONS IN BRANCKETS ARE METRIC. FEET CONVERT TO METERS, INCHES TO MILLIMETERS.
3.) IF SECOND LUM ARM IS ORDERED, CUSTOMER MUST VERIFY ORIENTAITION

ORDERING EXAMPLE | 2

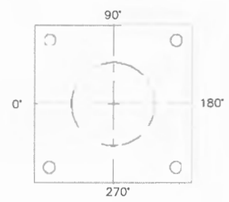


DETAIL D - SPLICE DETAILS | 3

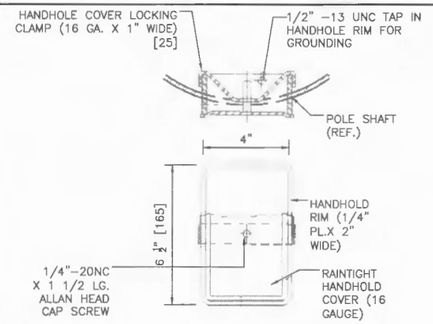


DETAIL B - BASE PLATE DETAIL | 4

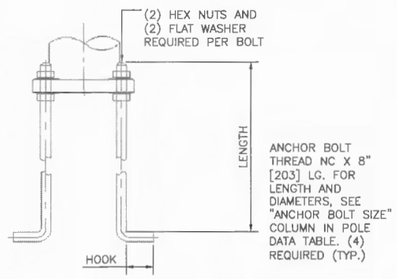
NOT USED | 5



DETAIL F - ORIENTATION TOP VIEW | 7



DETAIL C - HAND HOLE DETAILS | 8



ANCHOR BOLT DETAIL | 9

at&t
2600 CAMINO RAMON
SAN RAMON, CA 94518

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CONSULTANT:

tenet SYSTEMS YOUR NETWORK. EVERYWHERE.
3030 WARRENVILLE RD, SUITE 340
LISLE, IL 60532

DRAWN BY:	CHK.:	APV.:
JMC	PP	SAS

LICENSER:

SHEET TITLE:
METAL POLE DETAILS

SHEET NUMBER:
A-4

at&t

AT&T oDAS Shutdown Procedure

PROCEDURE TO DE-ENERGIZE RADIO FREQUENCY (RF) SIGNAL EMERGENCY and NON-EMERGENCY WORK REQUIRING RF SIGNAL SHUTDOWN

(A) PG&E personnel SHALL contact AT&T Mobility Switch Center to notify them of an emergency shutdown 800-638-2822. Dial option 9 for cell site "Related" emergency's then option 1. Provide the following information when calling or leave a voicemail:

(1) Identify yourself and give callback phone number.
(2) Site number and if applicable site name (located on the shutdown box)
(3) Site address and location
(4) Nature of emergency and site condition

(B) Pull Disconnect Handle down to the Open or "OFF" Position. The RF signal will shut down within a few seconds. A visual inspection of the interior blade will confirm that both incoming AC Lead and Battery Backup are disconnected.

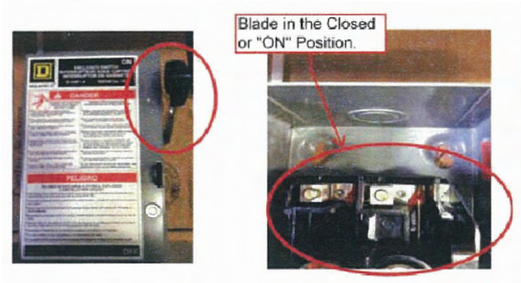
(C) Notify AT&T (New Cingular) Switch Center when the emergency work is completed.

See reverse side to view photo of the "on" and "off" position

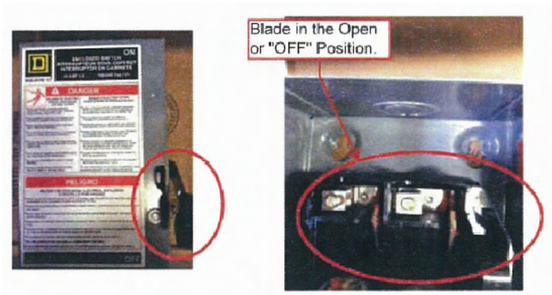
FRONT

at&t

Switch in the Closed Position ("ON")



Switch in the Open Position ("Off")



BACK

at&t
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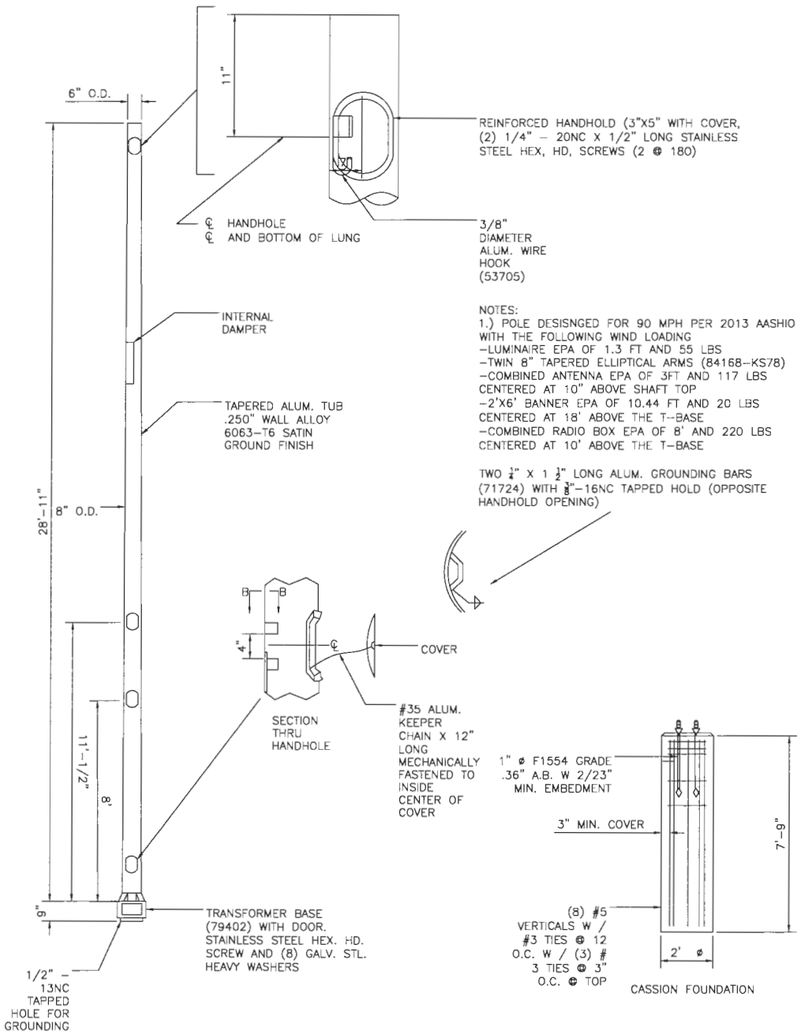
3030 WARRENVILLE RD, SUITE 340
LISLE, IL 60532

DRAWN BY:	CHK.:	APV.:
JMC	PP	SAS

LICENSER:

SHEET TITLE:
POWER & RF SAFETY PROTOCOLS

SHEET NUMBER:
S1



LIGHT/ANTENNA POLE DETAILS | 1

at&t
2600 CAMINO RAMON
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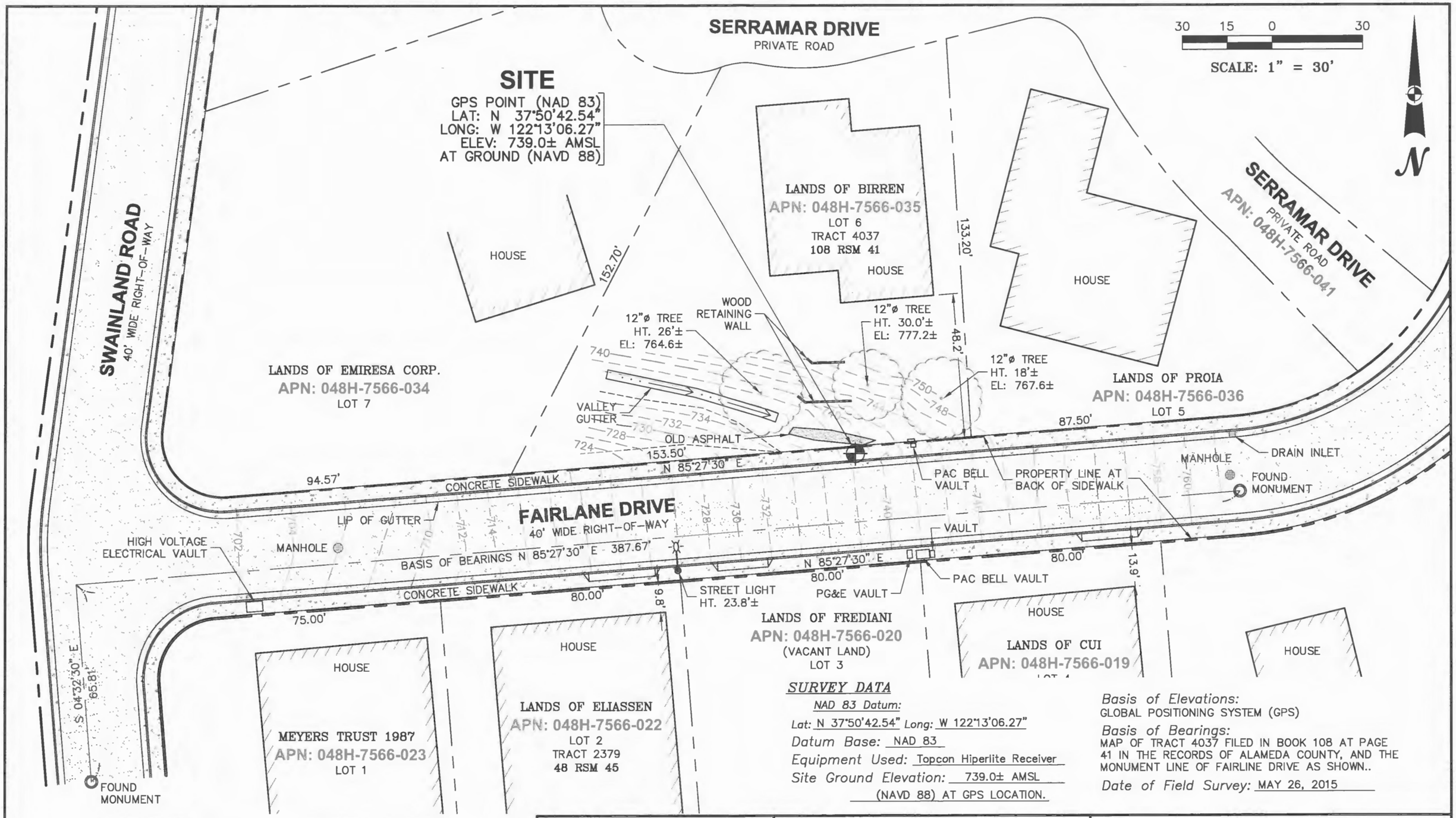
JMC	PP	SAS

LICENSER:

SHEET TITLE:
METAL POLE DETAILS

SHEET NUMBER:
A-5



THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY, THIS IS TOPOGRAPHY MAP. NO PROPERTY CORNER MONUMENTS WERE SET FOR THIS PROJECT. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS.

SURVEY DATA

NAD 83 Datum:

Lat: N 37°50'42.54" *Long:* W 122°13'06.27"

Datum Base: NAD 83

Equipment Used: Topcon Hiperlite Receiver

Site Ground Elevation: 739.0± AMSL (NAVD 88) AT GPS LOCATION.

Basis of Elevations:
GLOBAL POSITIONING SYSTEM (GPS)

Basis of Bearings:
MAP OF TRACT 4037 FILED IN BOOK 108 AT PAGE 41 IN THE RECORDS OF ALAMEDA COUNTY, AND THE MONUMENT LINE OF FAIRLINE DRIVE AS SHOWN..

Date of Field Survey: MAY 26, 2015

at&t
AT&T MOBILITY
5001 Executive Parkway
San Ramon, CA 94583

QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone

SITE SURVEY PLAN VIEW

SW-CA-OAKHILLS-ATT NODE 044A
FAIRLANE DRIVE
OAKLAND | ALAMEDA COUNTY | CALIFORNIA

EXNT1514	DRN. BY: MAS	CHK. BY: KMM	DATE: 6/12/15

ATTACHMENT A

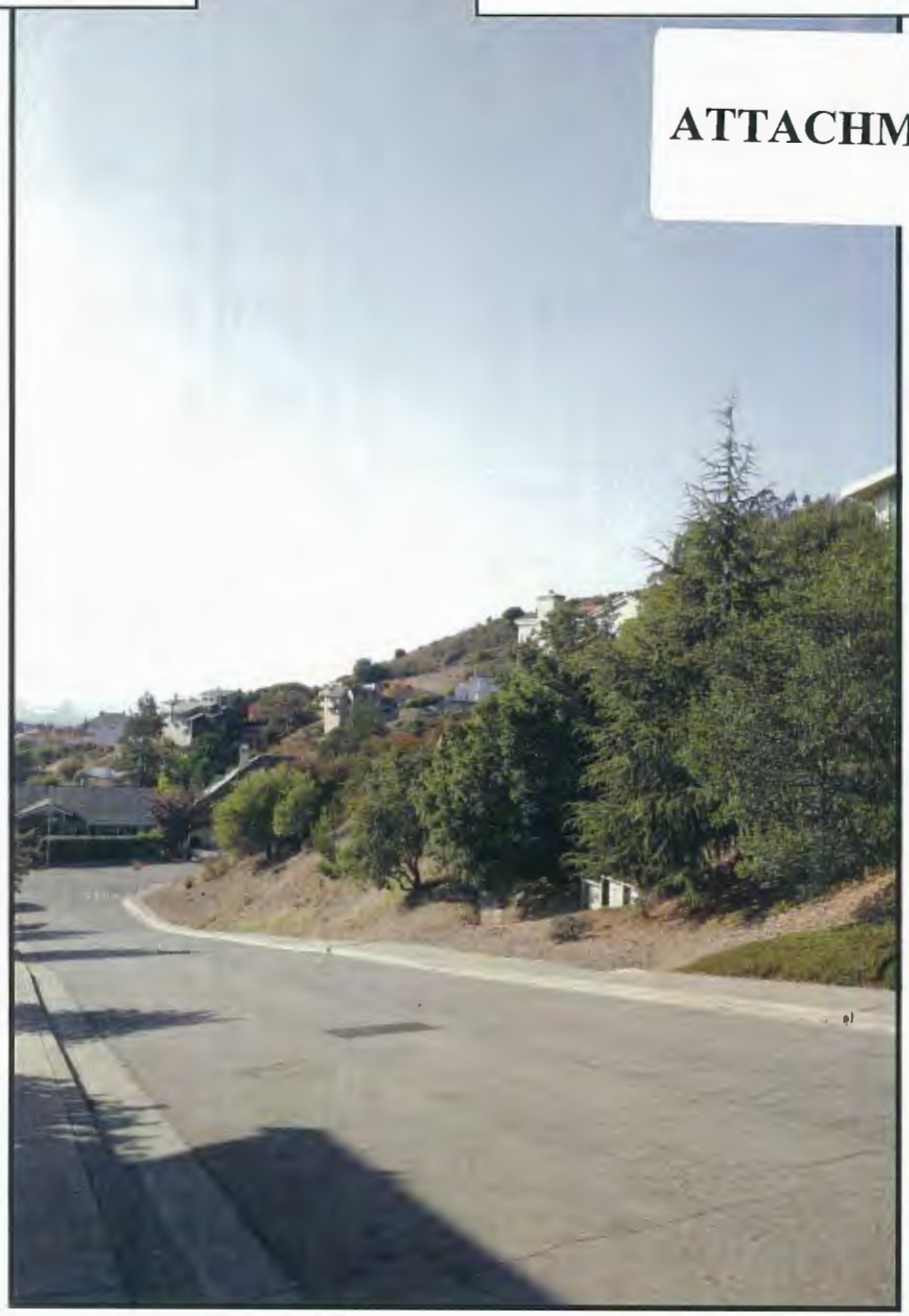
view from Fairlane Drive looking west at site

AT&T Wireless

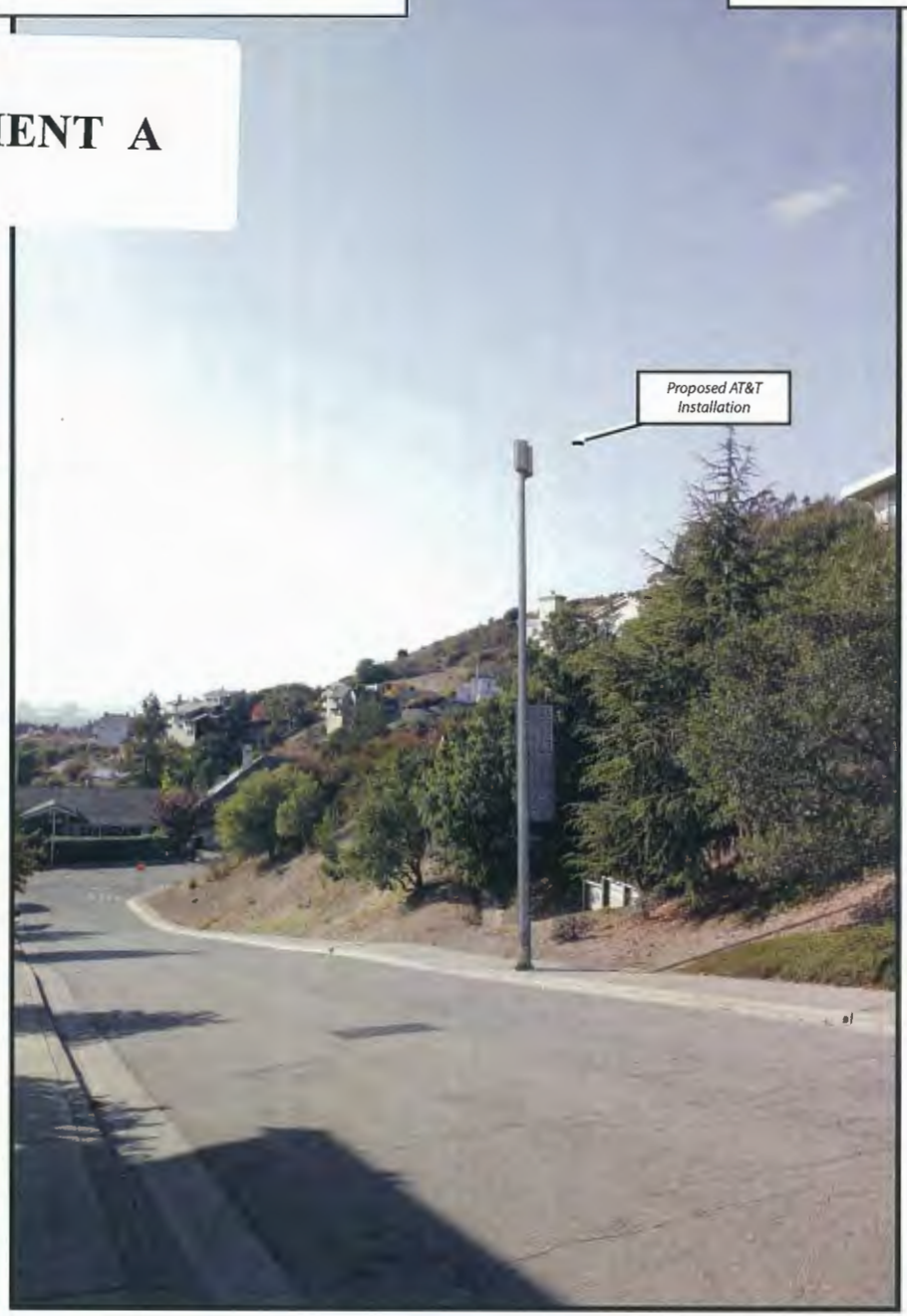
6391 Fairlane Drive, Oakland , CA
Oakhills AT&T South Network Node 044A

ATTACHMENT A

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T, a wireless telecommunications service provider, to evaluate a distributed antenna system (DAS) node proposed to be located near 6387 Fairlane Drive in Oakland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

AT&T proposes to install two directional panel antennas on a tall pole to be located near 6387 Fairlane Drive 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

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") 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 often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, 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 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 zoning drawings by Aero Communications, Inc., dated June 25, 2015, that carrier proposes to install a new DAS node on top a tall pole to be sited on the north side of Fairlane Drive, across the street from the vacant lot at 6387 Fairlane Drive, in Oakland. Two Kathrein Model 840-10525 directional panel antennas would be mounted with no downtilt at an effective height of about 29 feet above ground and would be oriented toward 25°T and 125°T. The maximum effective radiated power in any direction would be 219 watts, representing simultaneous operation at 104 watts for PCS, 61 watts for cellular, and 54 watts for 700 MHz service.

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation is calculated to be 0.027 mW/cm^2, which is 4.3% of the applicable public exposure limit. The maximum calculated level at any nearby residence is 0.024 mW/cm^2, which is 3.6% of the applicable public limit.

Recommended Mitigation Measures

Due to their mounting locations and height, the AT&T antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antennas, including employees and contractors of AT&T and of the utility company. No access within 4 feet

directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs* be posted on the pole at or below the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the proposed operation of this AT&T node near 6387 Fairlane Drive in Oakland, 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 base stations. Training authorized personnel and posting explanatory signs is recommended to establish compliance with occupational exposure limits.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-20309, which expires on March 31, 2017. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.

Andrea L. Bright, P.E.
707/996-5200

July 15, 2015

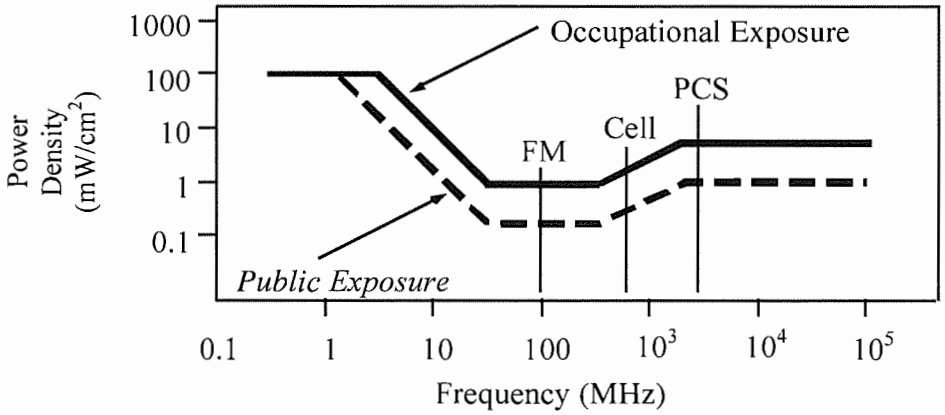
* Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

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



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/cm^2,

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/cm^2,

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:

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

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.

ATTACHMENT B

AT&T Mobility Radio Frequency Statement
DAS Node 44: New Utility Pole in Public Right-of-Way
Across from 6387 Fairlane Dr., Oakland, CA

I am the AT&T radio frequency engineer assigned to the proposed wireless telecommunications facility ("Node 44"), which is a distributed antenna system ("DAS") node to be located on a new utility pole in the public right-of-way across from 6387 Fairlane Dr., Oakland (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a service coverage gap in the area immediately surrounding the Property.

The service coverage gap is caused by inadequate infrastructure in the area. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Moreover, 4G LTE service coverage has not yet been fully deployed in this area. To remedy this service coverage gap, AT&T needs to construct a new wireless telecommunications facility.

AT&T uses industry standard propagation tools to identify the areas in its network where signal strength is too weak to provide reliable in-building service quality. This information is developed from many sources including terrain and clutter databases, which simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. AT&T designs and builds its network to ensure customers receive reliable in-building service quality.

Exhibit 2 to this Statement is a map of the existing service coverage (without Node 44) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a signal strength range that provide acceptable in-building service coverage. In-building coverage means customers are able to place or receive a call on the ground floor of a building. The yellow shaded areas depict areas within a signal strength range that provide acceptable in-vehicle coverage. In this area, an AT&T customer should be able to successfully place or receive a call within a vehicle. The blue shading depicts areas within a signal strength range in which a customer might have difficulty receiving a consistently acceptable level of service. The quality of service experienced by any individual can differ greatly depending on whether that customer is indoors, outdoors, stationary, or in transit. Any area in the blue or yellow category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 3 predicts service coverage in the vicinity of the Property if the Node 44 antennas are placed as proposed in the application. As shown by this map, placement of Node 44 closes the significant 3G service coverage gap in the area immediately surrounding the Property.

In addition to these 3G wireless service gap issues; AT&T is in the process of deploying its 4G LTE service in Oakland with the goal of providing the most advanced personal wireless experience available to residents of the City. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once a customer has sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience.

Exhibit 4 is a map that depicts 4G LTE service in the area surrounding the Property, and it shows a significant 4G LTE service coverage gap in the area. Exhibit 5 shows that after Node 44 is on air, 4G LTE service is available both indoors and outdoors in the area. This is important not only to bring 4G LTE to residents of Oakland but also because as existing customers migrate to 4G LTE, the LTE technology will provide the added benefit of reducing 3G data traffic, which can cause capacity issues on the UMTS (3G) network during peak usage periods, especially in light of the forecasted increase in usage noted in Exhibit 1.

I have a Bachelor's Degree in Electrical Engineering from Ain Shams University, and I have worked as a radio frequency design engineer in the wireless communications industry for over 14 years.

_____

Amr Kharaba

July 20th , 2015

EXHIBIT 1

Prepared by AT&T Mobility

AT&T's digital wireless technology converts voice or data signals into a stream of digits to allow a single radio channel to carry multiple simultaneous signal transmissions. This technology allows AT&T to offer services such as secured transmissions and enhanced voice, high-speed data, texting, video conferencing, paging and imaging capabilities, as well as voicemail, visual voicemail, call forwarding and call waiting that are unavailable in analog-based systems. With consumers' strong adoption of smartphones, customers now have access to wireless broadband applications, which consumers utilize at a growing number.

Mobile data traffic in the United States grew by 75,000 percent over a six-year span, from 2001-2006. And in the eight years that followed, mobile data traffic on AT&T's national wireless network increased 100,000 percent (from 2007-2014). The FCC noted that U.S. mobile data traffic grew almost 300% in 2011, and driven by 4G LTE smartphones and tablets, traffic is projected to grow an additional 16-fold by 2016.

Mobile devices using AT&T's technology transmit a radio signal to antennas mounted on a tower, pole, building, or other structure. The antenna feeds the signal to electronic devices housed in a small equipment cabinet, or base station. The base station is connected by microwave, fiber optic cable, or ordinary copper telephone wire to the Radio Network Controller, subsequently routing the calls and data throughout the world.

The operation of AT&T's wireless network depends upon a network of wireless communications facilities. The range between wireless facilities varies based on a number of factors. The range between AT&T mobile telephones and the antennas in and nearby Oakland,

for example, is particularly limited as a result of topographical challenges, blockage from buildings, trees, and other obstructions as well as the limited capacity of existing facilities.

To provide effective, reliable, and uninterrupted service to AT&T customers in their cars, public transportation, home, and office, without interruption or lack of access, coverage must overlap in a grid pattern resembling a honeycomb.

In the event that AT&T is unable to construct or upgrade a wireless communications facility within a specific geographic area, so that each site's coverage reliably overlaps with at least one adjacent facility, AT&T will not be able to provide adequate personal wireless service to its customers within that area. Some consumers will experience an abrupt loss of service. Others will be unable to obtain reliable service, particularly if they are placing a call inside a building.

Service problems occur for customers even in locations where the coverage maps on AT&T's "Coverage Viewer" website appear to indicate that coverage is available. As the legend to the Coverage Viewer maps indicates, these maps depict a high-level *approximation* of coverage, which may not show gaps in coverage; *actual* coverage in an area may differ substantially from map graphics, and may be affected by such things as terrain, foliage, buildings and other construction, motion, customer equipment, and network traffic. The legend states that AT&T does not guarantee coverage and its coverage maps are not intended to show actual customer performance on the network, nor are they intended to show future network needs or build requirements inside or outside of AT&T's existing coverage areas.

It is also important to note that the signal losses and service problems described above can and do occur for customers even at times when certain other customers in the same vicinity

may be able to initiate and complete calls on AT&T's network (or other networks) on their wireless phones. These problems also can and do occur even when certain customers' wireless phones indicate "all bars" of signal strength on the handset.

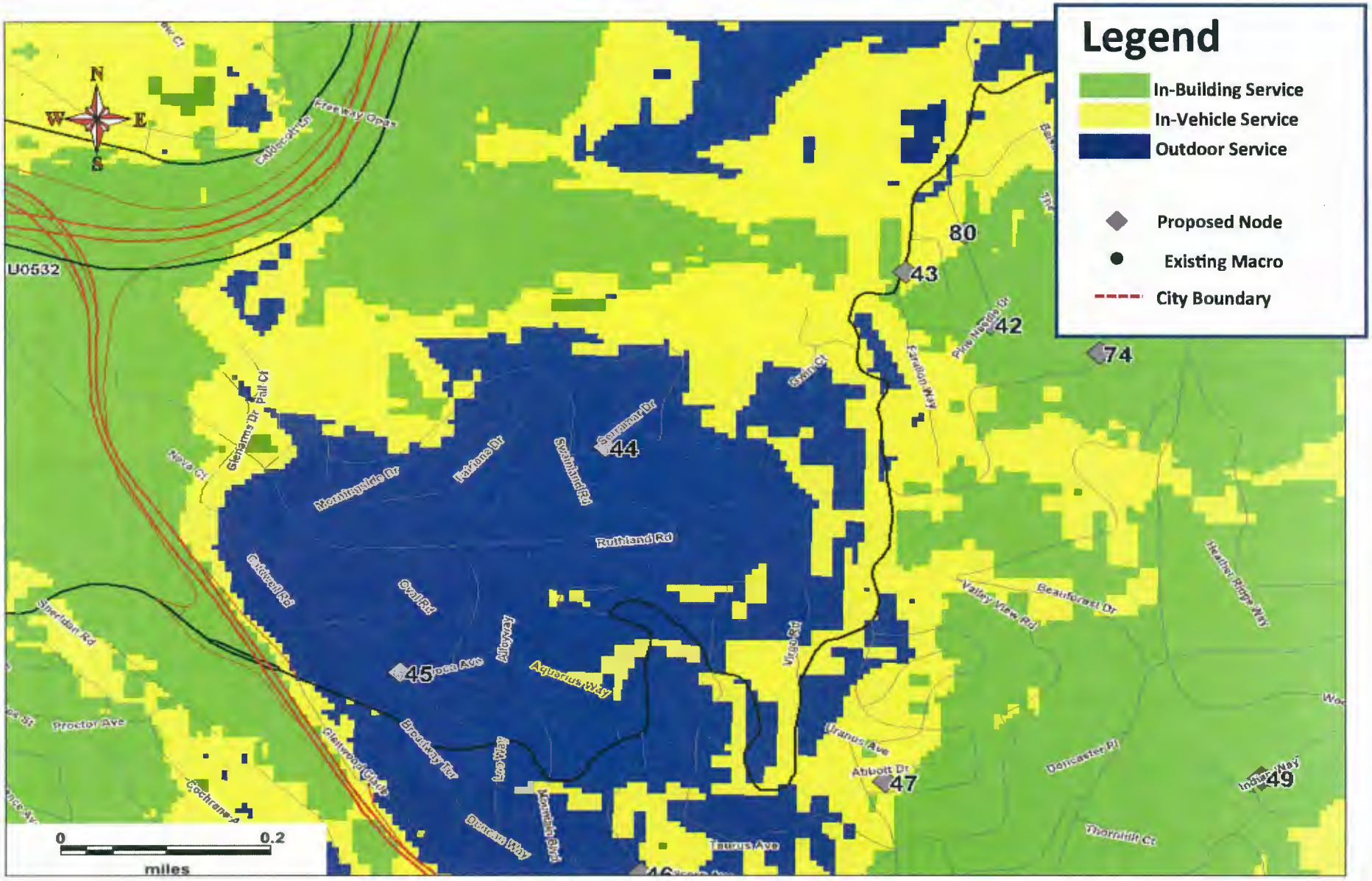
The bars of signal strength that individual customers can see on their wireless phones are an imprecise and slow-to-update estimate of service quality. In other words, a customer's wireless phone can show "four bars" of signal strength, but that customer can still, at times, be unable to initiate voice calls, complete calls, or download data reliably and without service interruptions.

To determine where new or upgraded telecommunications facilities need to be located for the provision of reliable service in any area, AT&T's radio frequency engineers rely on far more complete tools and data sources than just signal strength from individual phones. AT&T creates maps incorporating signal strength that depict existing service coverage and service coverage gaps in a given area.

To rectify this significant gap in its service coverage, AT&T needs to locate a wireless facility in the immediate vicinity of the Property.

Existing UMTS 850 Coverage

Exhibit 2

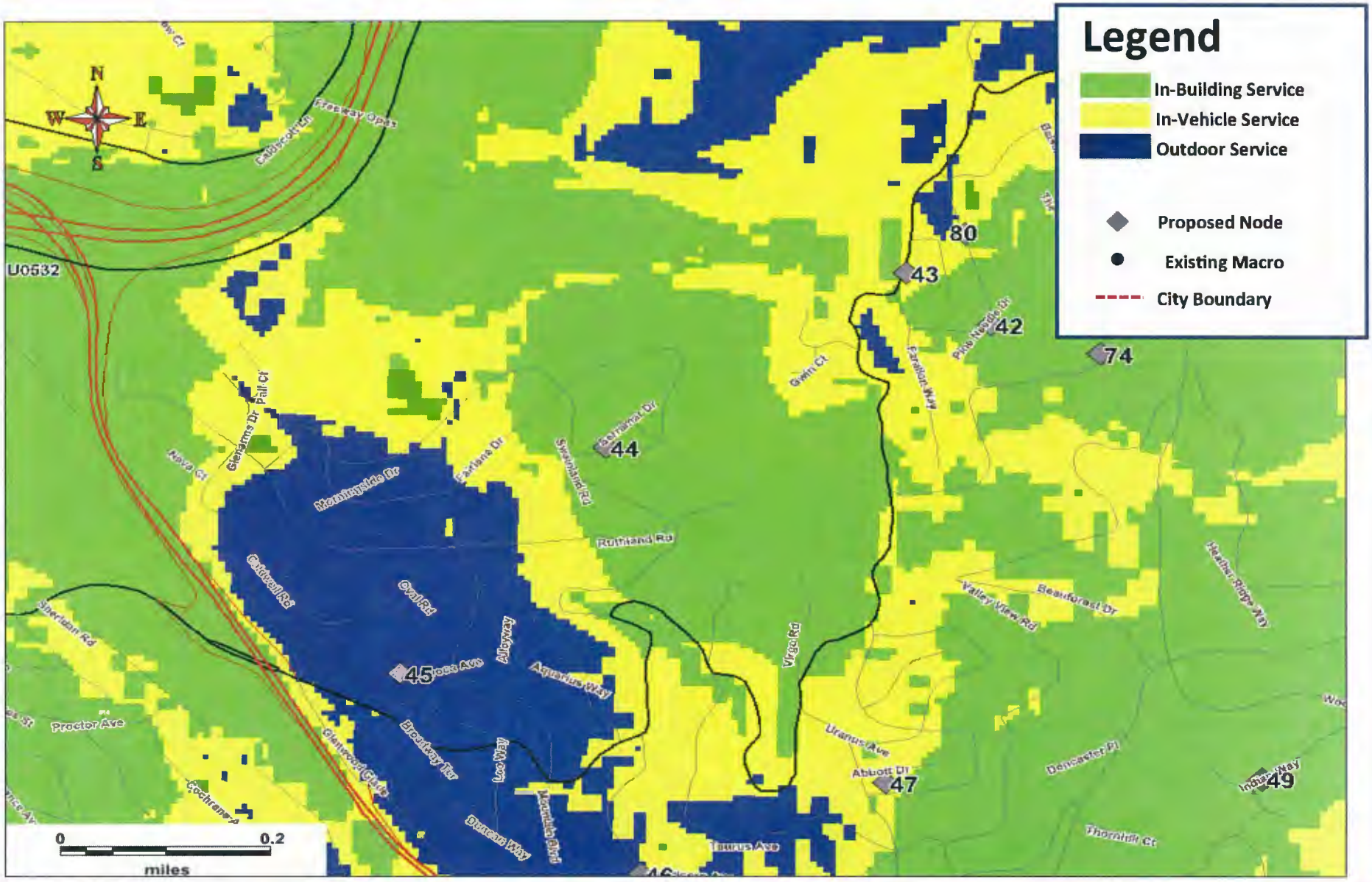


July 20th , 2015

at&t

Proposed UMTS 850 Coverage (With Node 44)

Exhibit 3

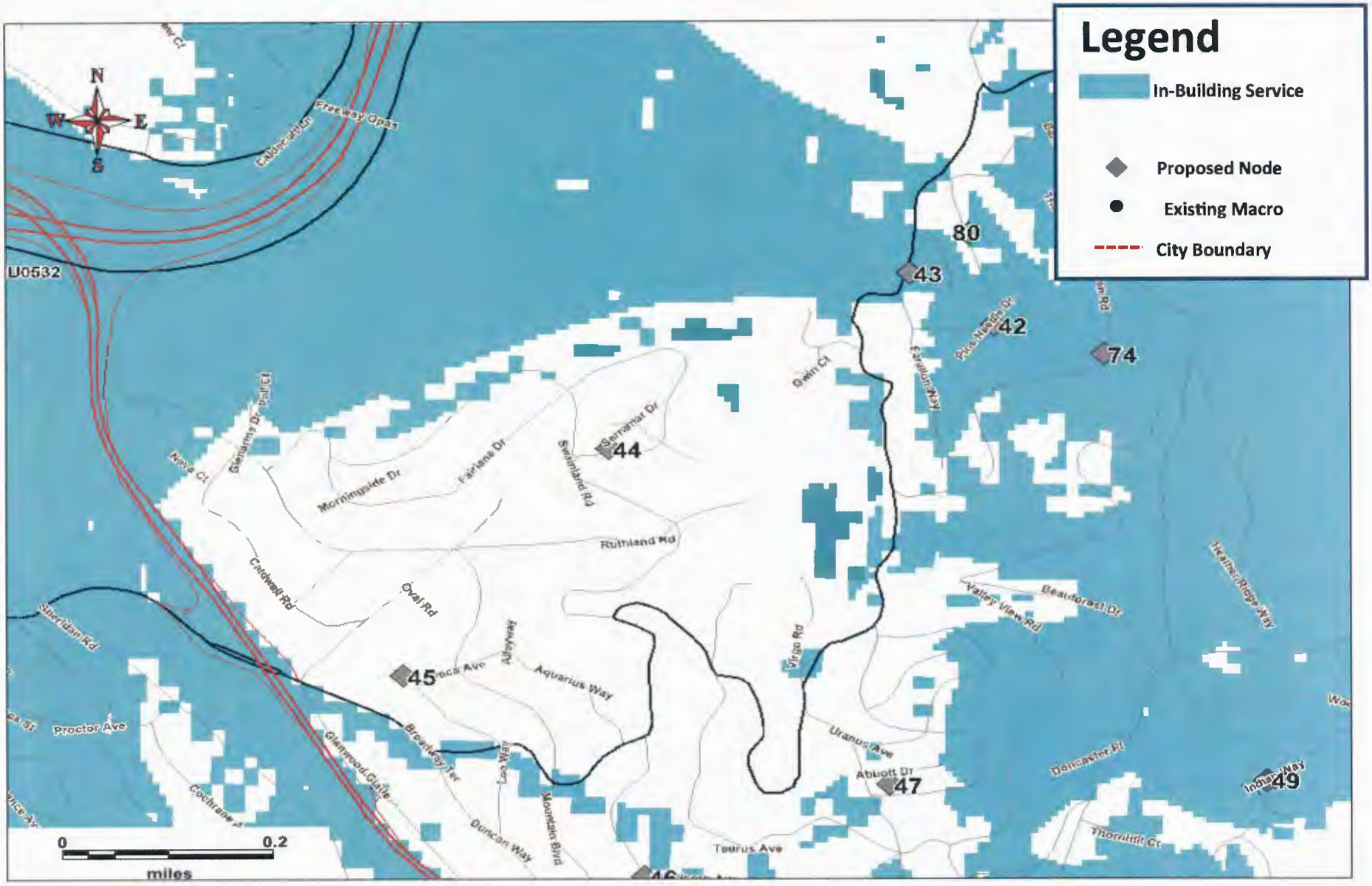


July 20th , 2015

at&t

Existing LTE 700 Coverage

Exhibit 4

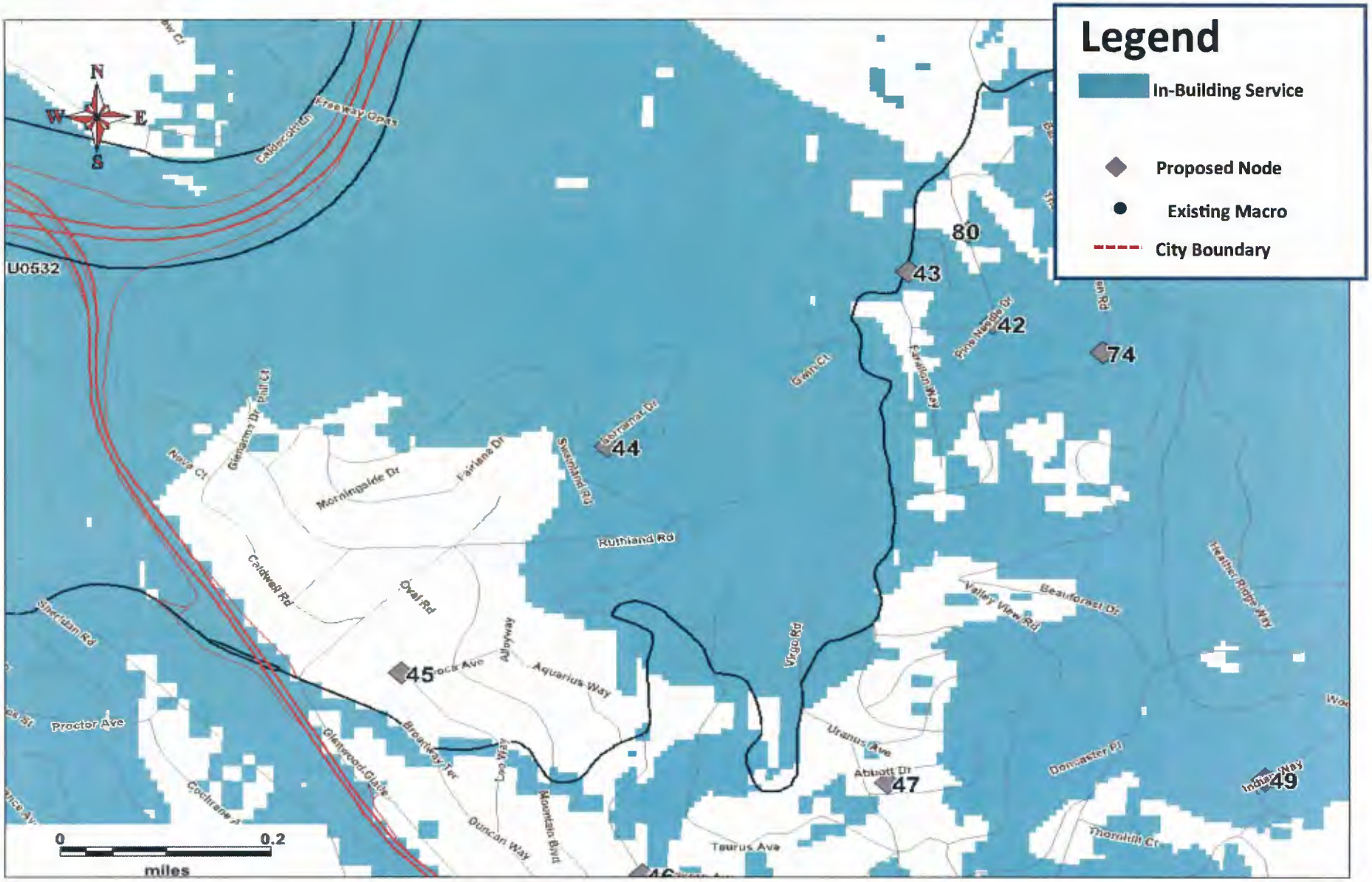


July 20th , 2015

at&t

Proposed LTE 700 Coverage (With Node 44)

Exhibit 5



July 20th , 2015

at&t

Rethink Possible®

ATTACHMENT C

Node 44B – Across from 6387 Fairlane Dr. Oakland, California Alternative Site Analysis

On the map above, the proposed AT&T wireless facility in the public right-of-way across the street from 6387 Fairlane Drive (37.845155, -122.218430) is indicated as Node "44B." The 7 alternative locations that AT&T analyzed are marked by pins 44A-1, 44A, 44C, 44D, 44E, 44F and 44G.

44 B: 37.845155, -122.218430 (Present Proposal)

44 A-1: 37.845151, -122.218669

44 A: 37.845043, -122.218609

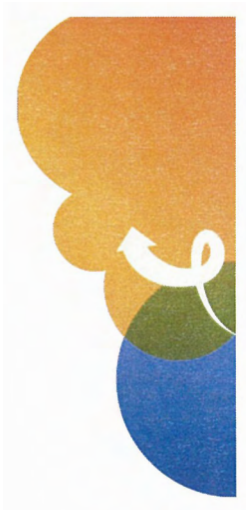
44 C: 37.845127, -122.217833

44 D: 37.847541, -122.216990

44 E: 37.847456, -122.219372

44 F: 37.846546, -122.217104

44 G: 37.845024, -122.219368



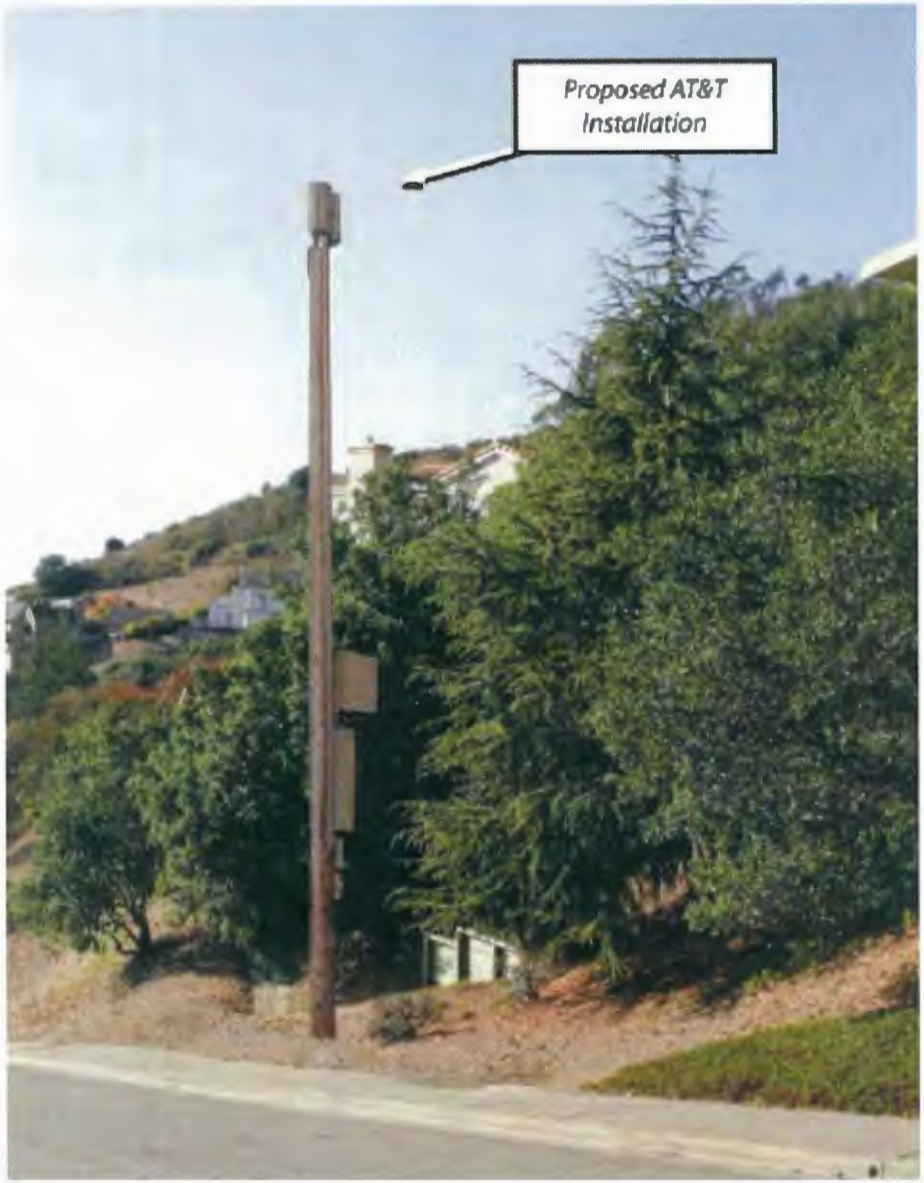
Node 44B – Present Proposal

- The location for AT&T's proposed wireless facility (Node 44B) is in the public right-of-way across the street from 6387 Fairlane Drive (37.845155, -122.218430).
- This photographic simulation shows the metal pole that AT&T proposes to install with antennas on top and pole-mounted equipment.
- After submitting application number PLN14-049 on March 6, 2014, AT&T relocated east to this location based on feedback from Planning Staff that this would be less intrusive because nearby trees obscure the pole from sight by houses to the north.
- AT&T re-evaluated this site and nearby alternatives to verify that the selected site is the least intrusive means to close AT&T's significant service coverage gap in the area.

Node 44B – Alternative Design

- This photographic simulation shows an alternative design evaluated by AT&T, with ground-mounted equipment at the base of the pole instead of pole-mounted equipment.
- This alternative design is still viable but is less preferred for aesthetic reasons and because it occupies more space in the sidewalk.

Alternative Node 44A-1



- Node 44A-1 is in the public right-of-way at a joint utility pole across the street from 6391 Fairlane Drive (37.845151, -122.218669).
- This location is a viable alternative that AT&T initially proposed to the City on March 6, 2014 in its land use application number PLN14-049. Planning Staff recommended the currently proposed Node 44B location because they considered it less intrusive than this 44A-1 location.
- AT&T's alternative design depicted in this photographic simulation was to install a new wooden pole with pole-mounted equipment. This is a viable alternative design.

Alternative Node 44A

- Node 44A is in the public right-of-way at a street light pole near 6387 Fairlane Drive (37.845043, -122.218609).
- This location is a viable alternative that AT&T initially considered but ruled out because it is more intrusive than the present proposal. There are no nearby evergreen trees concealing the pole from view.

Alternative Node 44C

- Node 44C is in the public right-of-way at a street light pole near 6361 Fairlane Drive (37.845127, -122.217833).
- This location is a viable alternative that AT&T ruled out because it is more intrusive than the present proposal. There are no nearby evergreen trees concealing the pole from view.

Alternative Node 44D

- Node 44D is at the Swainland Reservoir near 6264 Fairlane Drive (37.847541, -122.216990).
- This location does not close AT&T's significant service coverage gap due to blockage of AT&T's signal by terrain and interference with other AT&T sites.

Alternative Node 44E

- Node 44E is located at the PG&E transmission towers near 6221 Fairlane Drive, in the hills south of the North Regional Oakland Sports Center (37.847456, -122.219372).
- This location does not close AT&T's significant service coverage gap because there would be interference with other AT&T sites.

Alternative Node 44F

- Node 44F would consist of a new pole hosting AT&T's wireless facility at the Swainland Reservoir entrance near 6264 Fairlane Drive (37.846546, -122.217104).
- This location does not close AT&T's significant service coverage gap due to blockage of AT&T's signal by terrain and interference with other AT&T sites.

Alternative Node 44G

- Node 44G is in the public right-of-way at a street light pole located at 6361 Swainland Road (37.845024, -122.219368).
- This location is a viable alternative that AT&T ruled out because it is more intrusive than the present proposal. There are no nearby trees concealing the pole from view.

Node 44B – Alternative Site Analysis Conclusion

Based on AT&T's analysis of alternative sites, the currently proposed location across the street from 6387 Fairlane Drive (Node 44B) is the least intrusive means to fill AT&T's significant wireless coverage gap.

Madani, Jason

ATTACHMENT D

From: jebirren1@comcast.net
Sent: Monday, May 02, 2016 2:22 AM
To: DAREN L CHAN
Cc: Miller, Scott; daren l chan; Bolotina, Olga; Madani, Jason; myergovich@extenetsystems.com
Subject: Re: Suggested alternative for Node 44 (Fairlane)

Hi Daren,

A few of the neighbors, primarily those closest to the proposed facility, met on Saturday, April 16, to express opinions and exchange ideas about the facility. In the spirit of working together with all parties concerned to find appropriate solutions, I wanted to share the fruits of our discussion with you. It was my intention to send this communication to you sooner, but, unfortunately, I was knee deep in a time-intensive fundraiser for at-risk kids in the East Bay.

While there continues to be divergent opinions, we made considerable progress toward a convergence point. I believe that this common ground serves as a good a platform for problem resolution going forward. In a nutshell, we recognized the need for improving coverage gap yet also acknowledged the stumbling blocks that are preventing us from fully embracing the proposed facility. We narrowed down our key concerns and questions as follows:

- We would like to have a high level of confidence in AT&T's Alternative Site Analysis and need sufficient details to reach that bar.
    - The Alternate Site Analysis concludes that the area at the Swainland Reservoir and the hills south of the North Regional Oakland Sports Center are not viable sites. Further, the report states the rejected sites do not close AT&T's significant service coverage gap due to blockage of AT&T's signal by terrain and/or interference with other AT&T sites. No data, however, was provided to corroborate these conclusions. My neighbors are generally data driven. Consequently, they respectfully request a copy of the detailed report showing the data AT&T used to substantiate its conclusions.
    - The Alternate Site Analysis references 8 locations with varying degrees of suitability. The neighbors want to be sure that all viable sites in our area have been vetted. We appreciate your following up on one recommended alternate site and look forward to hearing about the outcome of your investigation. The group identified 2 other possible feasible locations where the terrain and vegetation are comparable to that of Fairlane. We thought the empty lot on Taurus and the dead-end on Virgo warrant consideration.
- As we understand it, the antennas would be placed at 29' above ground and positioned at 25 and 125 degrees.
    - We are under the assumption that the size, height and placement of the story pole, equipment and antenna are intended to be an accurate representation of the proposed facility. The mock-up antennas currently face south. We are, therefore, confused about

antenna placement, direction of the radio emissions and the projected coverage given the story pole's configuration. Please clarify intended antenna direction.

- The Statement of Hammett & Edison dated 7/15/15 indicates that no access within 4 feet directly in front of the antennas should be allowed while the base station is in operation. There are trees on my property at 17 Serramar that would be near to the facility. These trees may need to be pruned periodically. Will antennas be an occupational hazard for the tree service providers? What can AT&T do to ensure their safety?

- We understand that AT&T ruled out the possibility of putting the equipment underground (reference letter from Extenet Systems dated 7/21/15). The reason: "Insufficient right-of-way space for the necessary equipment access and the equipment would be compromised from saturation by rainwater." Given the choice of ground-mounted, pole-mounted and underground, the latter would be in keeping with our neighborhood where all utilities are underground. Could AT&T make the equipment watertight? What conditions would be necessary to make the underground option possible? Can the size of the equipment box be reduced so it is less of an eyesore?

Daren, we truly appreciate your efforts to balance AT&T's goal to close its coverage service gaps and the particular circumstances of our hillside community. To that end, we look forward to collaborating with you.

Sincerely,

Jocelyne Birren

Madani, Jason

From:	jebirren1@comcast.net
Sent:	Monday, October 26, 2015 10:57 PM
To:	daren.l.chan@att.com
Cc:	myergovich@extenetsystems.com; Madani, Jason
Subject:	Summary of discussion - Proposed Tower on Fairlane Drive

Hi Daren,

Re: Case File #: PLN14-049

Thank you for returning my call today. Below is a summary of our conversation:

- I was very pleased to hear of your willingness to meet with my neighbors and me to answer questions we have regarding the proposed installation of a 30' wireless telecommunications equipment across from 6387 Fairlane (on the sidewalk that runs along my hillside property).
- You were not ready to schedule such a meeting. You wanted to wait until you contacted the Planning Department before setting a time/date.
- You wanted to erect a story pole so that residents can visualize the proposed tower in relation to the surroundings -- height, aesthetic, distance to nearby homes, etc. I thought the story pole was an excellent idea.
- I requested a postponement as there's a lot of technical/procedural information to absorb. More importantly, the extra time would help facilitate the scheduling of a meeting with the neighbors and you.
- You mentioned that there was high probability for the postponement. AT&T as the Applicant would play a key role in such a postponement. You plan to work with city officials "to continue the item" which you explained was synonymous to a postponement.
- You would do your best to keep me advised of the status of the postponement. Ultimately, it is Jason Madani's responsibility to inform me of any postponement. For this reason, Jason is cc'd in this email.
- If there is no postponement, I do not want to miss out on the opportunity to convey my concerns prior to the 11/4/15 hearing. I will check to see if a Staff Report or other announcement has been published at the end of the week.
- I mentioned that I would be happy to serve as the point person and offered to host the meeting at my house.

I appreciate your openness to meet with us and look forward to hearing from you soon.

Sincerely,

Jocelyne Birren
17 Serramar Drive
Oakland, CA 94611
H 510-654-4347
C 510-326-1340 (preferred number)

Madani, Jason

From: Jim Burgardt <jim@burgardt.net>
Sent: Friday, October 23, 2015 7:15 PM
To: Madani, Jason
Subject: Instllation of proposed Wireless Communication Equipment

Hello, Jason:

I have recently been made aware of the proposed installation of a wireless communications facility/tower in our neighborhood on Fairlane Drive. I am very concerned about this installation and its effect on our local community. If possible, I would like to receive any information that is available for public review.

If possible, I would also like to be able to review the vendor's proposal, and discussion points attendant thereto, as well as any federal, state, or city laws, ordinances, rules, guidelines, or specifications regarding the installation and operation of such facilities. We would like to review such available materials prior to a meeting with a representative from AT&T proposed for next week

Here are some points that should be considered prior to granting such a permit:

1. New towers should be considered only upon a finding, based upon reasonable proof, that existing or approved towers cannot accommodate the wireless communication equipment planned for the proposed tower
2. To the extent feasible, all service providers should be required co-locate on a single tower. No permit should be approved for a single service provider without reasonable proof that other service providers are not available or willing to participate in such sharing. In the event that other service providers are not in a position to share the facility, the tower needs to be constructed to allow the addition of other providers at later dates.

3. The required distance from such a tower should be not less than 300 feet from the base of the tower to the nearest residential property line.

4. Existing vegetation, scenic, and civic values shall be preserved to the maximum possible.
5. Towers shall be protected against unauthorized access by the public without downgrading the scenic character of the neighborhood.
6. Towers shall be sited in such a manner that the view of the facility from adjacent residential property, close neighborhood, and other areas of the City of Oakland shall be as limited as possible.

7. Towers shall be painted or otherwise screened or colored to minimize their visibility to occupants or residents of surrounding homes.
8. No tower or accessory structure shall contain any signs or other devices for advertising.
9. Except as required by the Federal Aviation Administration (FAA) towers shall not be artificially lighted.
10. All wireless communication facilities and/or towers which have not been used for a period of twelve (12) consecutive months shall be considered to be abandoned and will be dismantled and removed at the owner's expense. The applicant should be required to post a site restoration bond in an amount suitable to cover demolition, removal and disposal of such towers towers, including the restoration of any vegetation or other civic or scenic improvements. Any restoration costs beyond the posted bond amount shall be paid by the original owner of the wireless communication facility to whom a permit was issued.

Madani, Jason

From: Gmail <anthonyscottvolpe@gmail.com>
Sent: Thursday, March 17, 2016 9:43 AM
To: Madani, Jason; Miller, Scott
Subject: SUPPORT FOR Proposed AT&T Mobility DAS Node Installation - SW-CA-OAKHILLS-ATT Node 44B

Hi Jason and Scott,

I certainly hope this finds you both doing well.

As residents of Montclair in the zone affected, my wife and I just wanted to voice our ***strong support for*** the proposed AT&T Mobility DAS Node Installation here in our neighborhood. I suppose it's otherwise known as "SW-CA-OAKHILLS-ATT Node 44B" and is scheduled to be located in the public right of way across from 6387 Fairlane Drive.

Please, please, please don't let some of our neighbors who oppose the installation get their way. We can't believe what a fuss they're making over a ***damned pole.*** It's ridiculous. Nobody in this neighborhood can get phone or texting service with AT&T right now, and only with installation can this be remedied. And we desperately need the situation to be fixed.

Please let us know if there is anything we can do to help make this installation a reality, and get beyond the neighborhood nonsense about this.

Best Regards,
Anthony Volpe and Karin Marke
Oakland Taxpayers and Owners of the Home at 6208 Ruthland Road in Oakland
(510) 450-0699

Madani, Jason

From: Kris Black <kris.blk@gmail.com>
Sent: Monday, October 26, 2015 10:23 AM
To: Madani, Jason
Subject: strong support of new cell towers

Hello Jason,
I understand that AT&T is proposing to add cell towers in the area, and in my neighborhood (I live on Swainland Rd). I just want to voice my firm support of this project. THANK YOU! Attempting to use cell phones in our home is extremely frustrating. Most of us rely on cell phones exclusively, and so needing proper cell phone support equipment is crucial. My neighborhood has a huge population of retired people which I suspect do not use cell phones - I anticipate that you will get a lot of negative comments from this group protesting the move forward with the towers, but rest assured, not all of us are so constrained and many of us do support more cell towers in our area. Thank you for addressing this need in our community!

Regards,

Kristeen Black, Ph.D.

Sapere Aude!

Madani, Jason

From: Gary Khederian <gary.khederian@gmail.com>
Sent: Thursday, December 03, 2015 9:52 AM
To: Madani, Jason
Cc: mike merriman
Subject: Re: In Support of Proposed Cell Tower on Fairlane Drive, Oakland

Hi Jason,

I want to drop you a note as well and let you know I am in support of the proposed cell tower on Fairlane Dr. in Oakland.

Thanks,
Gary Khederian
6106 Fairlane Dr
cell - 415-531-1843

On Thu, Dec 3, 2015 at 9:49 AM, Gary Khederian <gary.khederian@gmail.com> wrote:

Hi Darren,

I want to drop you a note to let you know that I am in support of the installation of a cell tower on Fairlane Drive in Oakland.

We live at 6106 Fairlane Drive and have ATT for our cell service. Our service is terrible. We look forward to having good cell service in the area.

Thanks,

Gary Khederian

6106 Fairlane Dr

Oakland, CA 94611

Madani, Jason

From: Gmail <anthonyscottvolpe@gmail.com>
Sent: Thursday, December 03, 2015 9:30 AM
To: Madani, Jason; daren.l.chan@att.com
Cc: 'Karin Marke'
Subject: FW: [GANC] fellow cell phone users [1 Attachment]

Hi Jason and Daren,

I own the house at 6208 Ruthland Road in Oakland and I support the AT&T cell towers. AT&T is my service but I can hardly use my cell phone in our home.

Let me know who else I need to write to to make a difference in this discussion.

Anthony Volpe

----- Forwarded Message -----
From: "Kris Black kris.blk@gmail.com [ganc]" <ganc@yahoogroups.com>
To: ganc@yahoogroups.com
Sent: Thursday, December 3, 2015 9:14 AM
Subject: [GANC] fellow cell phone users [1 Attachment]

[Attachment(s) from Kris Black included below]

Hello Neighbors,

We have been hearing from a few people who are attempting to block a much needed service in our area (installation of new cell towers) and I thought it would be helpful to provide a different perspective and additional useful information. I strongly suspect I am not the only resident here who has attempted to use a cell phone in our neighborhood and who has, as a result of that frustrating experience, complained to a cell phone service provider about lack of coverage. The fact that AT&T is looking at adding more cell towers in the area demonstrates the fact that many like me have made complaints which they are trying to address.

If you are concerned about your view

The moniker "tower" is a bit of a misnomer - the "towers" actually look quite a bit like street lights. If your view of the bay is not affected by the street lights in the area, chances are the "towers" will not block your view either. The Attached is a photo of what the installed tower will look like on the street.

If you are concerned about possible health risks:

The towers will emit ambient radio frequency (or microwave) of .027 mW/cm2.
To put this in perspective, pacemakers emit ambient radio frequency of 10mW/cm2 and natural sunlight emits a whopping 100mW/cm2. In other words, walking your dog on a sunny day puts you over 3000 times the risk of harmful ambient RF exposure than living next to a cell phone tower.

Other more serious health risks to consider:

Having home services or deliveries (including medications) delayed or cancelled due to drivers unable to call from their cell phones to verify your address.

Inability to install modern and more efficient home security systems that rely on cell phone service which includes ability to monitor your home from inside the home or outside of the country. Lastly there is the sheer frustration of not being able to make or receive phone calls from family and friends, and having computer and tv connections flake out during use. Not being able to communicate with family and friends contributes to stress levels which is actually more of a health concern than ambient RF exposure.

If you too are frustrated by not having proper cell phone service please consider contacting Oakland city and AT&T to voice your support in writing so we can get these much needed towers erected ASAP.

Jason Madani, Oakland city.
Jason Madani, Planner II | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510) 238-4790 | Fax:(510) 238-4730 | Email: jmadani@oaklandnet.com | Website: www.oaklandnet.com/planning

Darren Chan AT&T daren.l.chan@att.com or dc016g@att.com 510-334-5839

Thanks!
Kris

Kristeen Black, Ph.D.

Sapere Aude!

Attachment(s) from Kris Black | View attachments on the web
1 of 1 File(s)
SW-CA-OAKHILLS-ATT Node 44B Photosim (2).pdf

Posted by: Kris Black <kris.blk@gmail.com>

6260 Fairlane Drive
Oakland CA 94611
October 19, 2015

James Madani
Bureau of Planning
City of Oakland
250 Frank H. Ogawa Plaza 2nd Floor
Oakland CA 94612-2031

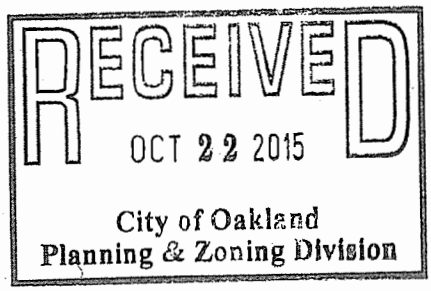
Subject: Formal opposition to the Cell Tower on residential street Fairlane Drive

Dear Mr. Madani,

I am formally submitting my opposition to the proposed cell phone tower for Fairlane Drive. My neighborhood, my neighbors, and others would clearly be negatively impacted by such a tower. ATT could do further analysis to find better locations elsewhere. Alternative locations in a less residential area should be proposed by ATT.

It is my understanding that wireless carriers are required to list all the adverse effects an antenna might have in a certain location, including negative aesthetic and visual effects, effects on neighboring homes or buildings, etc. Further, it is my understanding is wireless carriers are required to prove that there are no other places where the tower can be located. If the Oakland City Council approves this location without having the proper due diligence performed by ATT that reviews other alternative sites, the City of Oakland could be seen as negligent. We do not want Oakland to have to pay for ATT's lack of analysis of alternatives.

Keep in mind that there is confirmation among real estate professionals that cell towers in neighborhoods reduce property values. A recent article from Realtor Magazine titled "Cell Towers, Antennas Problematic for Buyers" confirmed that "An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna." Further " of the 1,000 survey respondents, 79 percent said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90 percent said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood."



Bureau of Planning, please do your job and reject this application from ATT. There are better locations out there and ATT can find one or more that do not do harm to property values and neighborhoods.

Sincerely,

Dale Benveniste

Madani, Jason

From: Gary Khederian <gary.khederian@gmail.com>
Sent: Sunday, February 07, 2016 11:58 AM
To: CHAN, DAREN L
Cc: daren.l.chan@att.com; mike merriman; Madani, Jason
Subject: Re: In Support of Proposed Cell Tower on Fairlane Drive, Oakland

Hi Daren

I will try to make the meeting. However, as much as I would like better service, the pole that is up looks like it belongs on the highway. Not in a neighborhood. I would not want that in front of my house and think it should move to a different location away from houses.

Gary

Sent from my iPad

On Feb 1, 2016, at 6:19 PM, CHAN, DAREN L <dc016g@att.com> wrote:

> Dear Gary,
>
> I wanted to inform you that AT&T will be meeting next Tuesday, 2/9, 5-6:30pm to discuss its proposal. Another resident is hosting the meeting at her home and sent out an invitation on a neighborhood list serve recently, see below. I hope you will be able to join the meeting as well.
>
> Sincerely,
>
> Daren Chan
> AT&T External Affairs
>
> **FYI, below is the announcement that was emailed on 1/17/16 to the residents via our neighborhood list serve:**
>
> *As some of you are aware the temporary story pole was installed on the proposed site on the Fairlane Drive sidewalk across from 6391 Fairlane and up the hill this past Thursday, January 14. Please note it is only the pole so no cell phone antenna equipment is presently attached at the top, along the length of the pole or adjacent on the sidewalk.*
>
> *We ask that those interested come by to see the placement and height of the temporary story pole.*
>
> *A neighborhood meeting with Daren Chan (AT&T's External Affairs), Scott Miller (Zoning Manager, Bureau of Planning, City of Oakland) and perhaps others is set for Tuesday, February 9 at 5pm. This meeting will be held at the home of Jocelyne Birren at 17 Serramar Drive (the home directly adjacent to/north of the temporary story pole). All interested neighbors are encouraged to attend.*

The purpose of the meeting is not to discuss opposition to or support of the proposed cell phone pole/equipment. Residents who wish to express their views about the merits of the proposed cell phone pole/equipment will have an opportunity to present their case in front of the Planning Commission whenever the proposed site is put on the Commission's agenda. This neighborhood meeting is strictly a means for us to get information about the proposed cell phone pole/equipment directly from AT&T and other relevant sources. AT&T will give an overview of the application and answer questions about design issues, selected location, alternative site analysis and coverage maps, cell phone antenna operation and such.

We anticipate that this meeting will be informative for all who attend. It would be helpful to know the number of neighbors who plan to attend. We ask that you please RSVP to:

Jocelyne Birren
17 Serramar Drive
510-326-1340
jocelynebirren@comcast.net

Meanwhile, if you have any questions about this announcement, please feel free to contact Jocelyne

From: Gary Khederian [mailto:gary.khederian@gmail.com]
Sent: Thursday, December 03, 2015 9:50 AM
To: daren.l.chan@att.com
Cc: mike merriman <jmerjmer@yahoo.com>; jmadani@oaklandnet.com
Subject: In Support of Proposed Cell Tower on Fairlane Drive, Oakland

Hi Darren,

I want to drop you a note to let you know that I am in support of the installation of a cell tower on Fairlane Drive in Oakland.

We live at 6106 Fairlane Drive and have ATT for our cell service. Our service is terrible. We look forward to having good cell service in the area.

Thanks,

Gary Khederian

6106 Fairlane Dr

Madani, Jason

From: CHAN, DAREN L <dc016g@att.com>
Sent: Thursday, May 12, 2016 11:50 AM
To: jebirren1@comcast.net
Cc: Miller, Scott; daren l chan; Bolotina, Olga; Madani, Jason; myergovich@extenetsystems.com
Subject: RE: Follow-up on Node 44 (Fairlane)
Attachments: SW-CA-OAKHILLS-ATT Node 44 Supplemental ASA Final_05-12-2016.pdf; ODAS44 -Bill Hammett Statement 5-12-16.pdf

Dear Jocelyne,

Thank you for your email and willingness to work with AT&T to find a solution to improve the wireless coverage in your neighborhood. Attached please find AT&T's Supplemental Alternative Sites Analysis which addresses the locations that you suggested AT&T consider. These sites are not feasible based on inability to provide in-building service coverage throughout the service coverage gap in this area. Wireless telecommunications is a line-of-sight technology, so many of the alternatives that AT&T considered will not work due to the terrain and elevation changes in this part of the city. In fact, the difficulty with terrain is a key reason why AT&T is committed to its DAS solution here.

The proposed facility will be constructed as illustrated in the application drawings. The story pole is only a mock representation of the actual proposal, and the antennas on the story pole serve as an approximate representation of antenna size for aesthetic purposes only. The antennas will be positioned at 25 and 125 degrees as stated in AT&T's application. As for your concern about the safety of workers, the attached letter from Hammett & Edison, Inc., Consulting Engineers, explains that workers are not expected within four feet of the antennas based on their height and location. The radio frequency (RF) issue is only with respect to the antennas, which will be placed at about 28 feet above ground per the drawings. Tree trimming, to use your example, would not take place so close to the antennas.

The proposed equipment box is the same design being used throughout the city, and the design is based on the city's preference for a single equipment box. Undergrounding is not a feasible option here. A typical underground vault would need to be 8 feet x 6 feet x 5 feet at a minimum to house the equipment. Such a solution also would be cost-prohibitive. In addition, the right of way may be too narrow here and there is no space between the road and the sidewalk. And, of course, the antennas cannot be undergrounded. In order to reduce the profile of the equipment on the pole, AT&T is willing to remove the battery backup equipment on the pole for this node, which would significantly reduce the size of the equipment cabinet.

Sincerely,

Daren Chan
AT&T External Affairs

From: jebirren1@comcast.net [mailto:jebirren1@comcast.net]
Sent: Tuesday, May 10, 2016 6:12 PM
To: CHAN, DAREN L <dc016g@att.com>

Cc: Scott Miller <SMiller@oaklandnet.com>; daren I chan <daren.l.chan@att.com>; Olga Bolotina <OBolotina@oaklandnet.com>; Jason Madani <JMadani@oaklandnet.com>; myergovich@extenetsystems.com
Subject: Follow-up on Node 44 (Fairlane)

Hi Daren,

I wanted to follow up on the questions raised in my May 2 e-mail. I don't know what the protocol are now that Node 44 is included in the City Planning Commission Agenda for May 18. Will I receive a response within a reasonable time before the Commission reviews the application for Node 44? Also, I provided the information you requested about 3 recommended alternative sites. Will I be receiving preliminary feedback about the feasibility of those locations before the Commission meets? I simply ask because these issues were pending.

Thanks for your guidance.

Jocelyne Birren

> **From:** Jocelyne Birren <jebirren1@comcast.net>
> **Date:** May 3, 2016 at 2:09:43 PM PDT
> **To:** "CHAN, DAREN L" <dc016g@att.com>
> **Cc:** Scott Miller <SMiller@oaklandnet.com>, daren I chan <daren.l.chan@att.com>, Olga Bolotina <OBolotina@oaklandnet.com>, Jason Madani <JMadani@oaklandnet.com>, "myergovich@extenetsystems.com" <myergovich@extenetsystems.com>
> **Subject: Re: Suggested alternative for Node 44 (Fairlane)**
>
> Hi Daren,
>
> The locations are north of 6279 Virgo and north of 5 and 8 Taurus. Both sites are at the end of a cul-de-sac and both locations have trees there. I am out-of-town this week and was not able to view the sites myself. The thinking is that a pole could be tall enough to go over the adjacent homes. Antennas would face away from the homes. It is assumed that none of the nearby homes would see the facility. Also, if the pole were to look like a tree it might blend well with the existing trees.
>
> Thank you for considering these two locations.
>
> Jocelyne Birren
>
> On May 2, 2016, at 7:00 PM, CHAN, DAREN L <dc016g@att.com> wrote:
>
> > Hi Jocelyn,
> > Can you provide me with specific locations (addresses if possible or a pin on Google Maps) for the alternative sites on Taurus and Virgo that you'd like AT&T to evaluate?
> > Sincerely,
> > Daren Chan
> > AT&T External Affairs
> >
> > **From:** jebirren1@comcast.net [mailto:jebirren1@comcast.net]
> > **Sent:** Monday, May 02, 2016 2:22 AM

To: CHAN, DAREN L <dc016g@att.com>
Cc: Scott Miller <SMiller@oaklandnet.com>; daren l chan <daren.l.chan@att.com>; Olga Bolotina <OBolotina@oaklandnet.com>; Jason Madani <JMadani@oaklandnet.com>; myergovich@extenetsystems.com
Subject: Re: Suggested alternative for Node 44 (Fairlane)

Hi Daren,

A few of the neighbors, primarily those closest to the proposed facility, met on Saturday, April 16, to express opinions and exchange ideas about the facility. In the spirit of working together with all parties concerned to find appropriate solutions, I wanted to share the fruits of our discussion with you. It was my intention to send this communication to you sooner, but, unfortunately, I was knee deep in a time-intensive fundraiser for at-risk kids in the East Bay.

While there continues to be divergent opinions, we made considerable progress toward a convergence point. I believe that this common ground serves as a good a platform for problem resolution going forward. In a nutshell, we recognized the need for improving coverage gap yet also acknowledged the stumbling blocks that are preventing us from fully embracing the proposed facility. We narrowed down our key concerns and questions as follows:

- We would like to have a high level of confidence in AT&T's Alternative Site Analysis and need sufficient details to reach that bar.
    - The Alternate Site Analysis concludes that the area at the Swainland Reservoir and the hills south of the North Regional Oakland Sports Center are not viable sites. Further, the report states the rejected sites do not close AT&T's significant service coverage gap due to blockage of AT&T's signal by terrain and/or interference with other AT&T sites. No data, however, was provided to corroborate these conclusions. My neighbors are generally data driven. Consequently, they respectfully request a copy of the detailed report showing the data AT&T used to substantiate its conclusions.
    - The Alternate Site Analysis references 8 locations with varying degrees of suitability. The neighbors want to be sure that all viable sites in our area have been vetted. We appreciate your following up on one recommended alternate site and look forward to hearing about the outcome of your investigation. The group identified 2 other possible feasible locations where the terrain and vegetation are comparable to that of Fairlane. We thought the empty lot on Taurus and the dead-end on Virgo warrant consideration.

- As we understand it, the antennas would be placed at 29' above ground and positioned at 25 and 125 degrees.
    - We are under the assumption that the size, height and placement of the story pole, equipment and antenna are intended to be an accurate representation of the proposed facility. The mock-up antennas currently face south. We are, therefore, confused about antenna placement, direction of the radio emissions and the projected coverage given the story pole's configuration. Please clarify intended antenna direction.
    - The Statement of Hammett & Edison dated 7/15/15 indicates that no access within 4 feet directly in front of the antennas should be allowed while the base station is in operation. There are trees on my property at 17 Serramar that would be near to the facility. These trees may need to be pruned periodically. Will antennas be an occupational hazard for the tree service providers? What can AT&T do to ensure their safety?
- We understand that AT&T ruled out the possibility of putting the equipment underground (reference letter from Extenet Systems dated 7/21/15). The reason: "Insufficient right-of-way space for the necessary equipment access and the equipment would be compromised from saturation by rainwater." Given the choice of ground-mounted, pole-mounted and underground, the latter would be in keeping with our neighborhood where all utilities are underground. Could AT&T make the equipment watertight? What conditions would be necessary to make the underground option possible? Can the size of the equipment box be reduced so it is less of an eyesore?

Daren, we truly appreciate your efforts to balance AT&T's goal to close its coverage service gaps and the particular circumstances of our hillside community. To that end, we look forward to collaborating with you.

Sincerely,

Jocelyne Birren

Rethink Possible

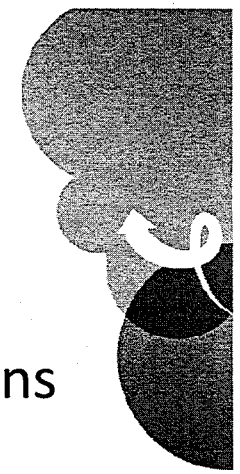
Node 44 – Fairlane Drive

Oakland, California

Supplemental Alternative Sites Analysis

5-12-2016

Node 44 – Fairlane Drive
Supplemental Alternative Sites Analysis

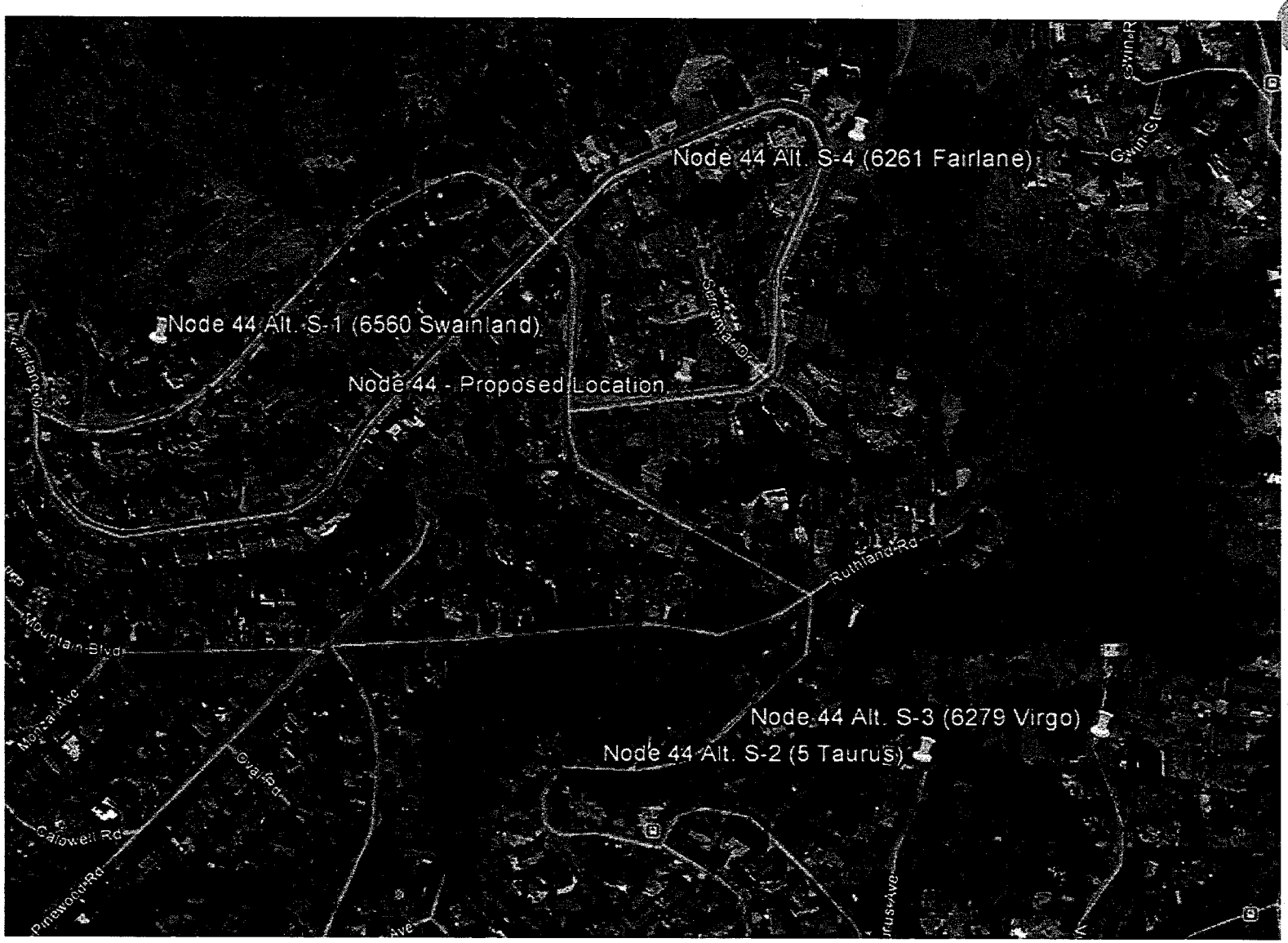


- Residents have suggested the following alternative locations for DAS Node 44:
  - 6560 Swainland Road (37.845384, -122.222447)
  - 5 Taurus Avenue (37.84288, -122.216618)
  - 6279 Virgo Road (37.843081, -122.215337)
  - 6261 Fairlane Drive (37.846546, -122.217104)

AT&T investigated the feasibility of propagating signals from these locations.

AT&T concludes that the proposed alternative sites will not meet AT&T's coverage objective for DAS Node 44.

Supplemental ASA Overview Map

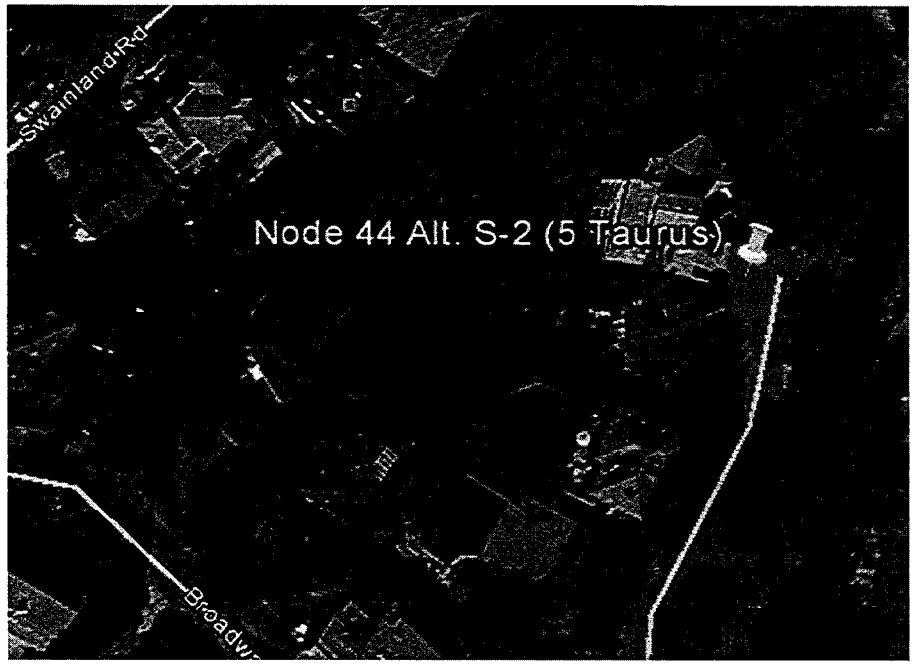


6560 Swainland Road (37.845384, -122.222447)

- This site is located approximately one quarter of a mile to the southeast from the Proposed Facility on Fairlane Drive.
- Service coverage from a facility at this alternative site would not close AT&T's coverage gap because it would leave a gap in coverage to the central and eastern portions of the gap area.

Conclusion: not feasible

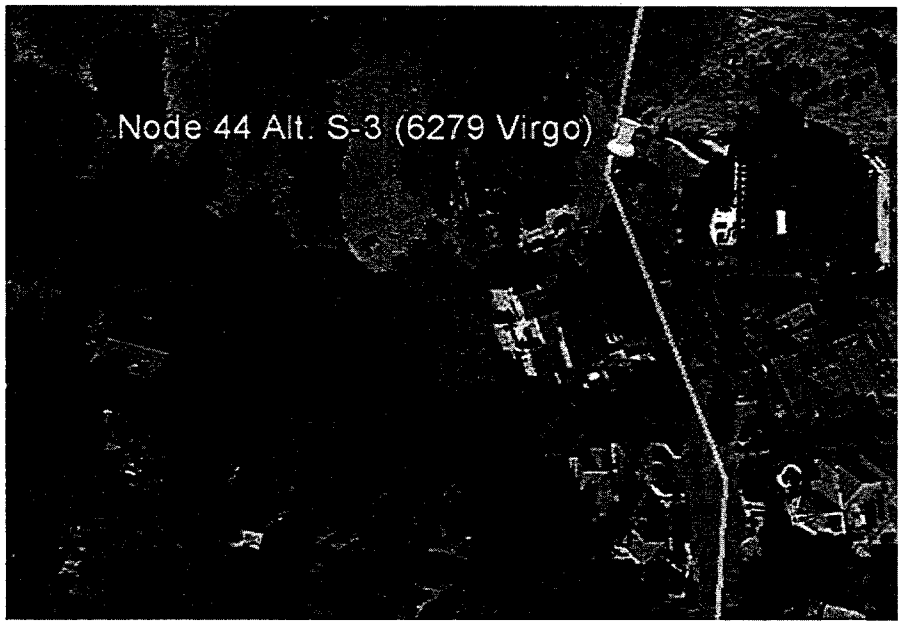
5 Taurus Avenue (37.84288, -122.216618)



- This site is located approximately two-tenths of a mile to the southeast from the Proposed Facility on Fairlane Drive, and it is approximately 100 feet higher in elevation than the Proposed Facility.
- Service coverage from a facility at this alternative site would not close AT&T's coverage gap because it would leave a gap in coverage to the west portion of the gap area.

Conclusion: not feasible

6279 Virgo Road (37.843081, -122.215337)

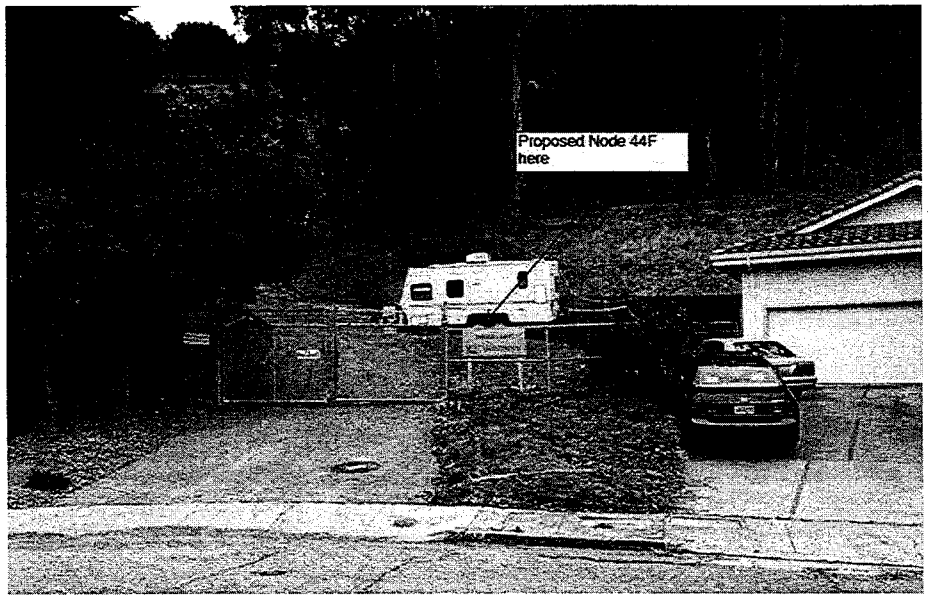


- This site is located approximately one quarter of a mile to the southeast from the Proposed Facility on Fairlane Drive, and it is approximately 150 feet higher in elevation that the Proposed Facility.
- Service coverage from a facility at this alternative site would not close AT&T's coverage gap because it would leave a gap in coverage to the west portion of the gap area.

Conclusion: not feasible

6261 Fairlane Drive (Alternative Node 44F)

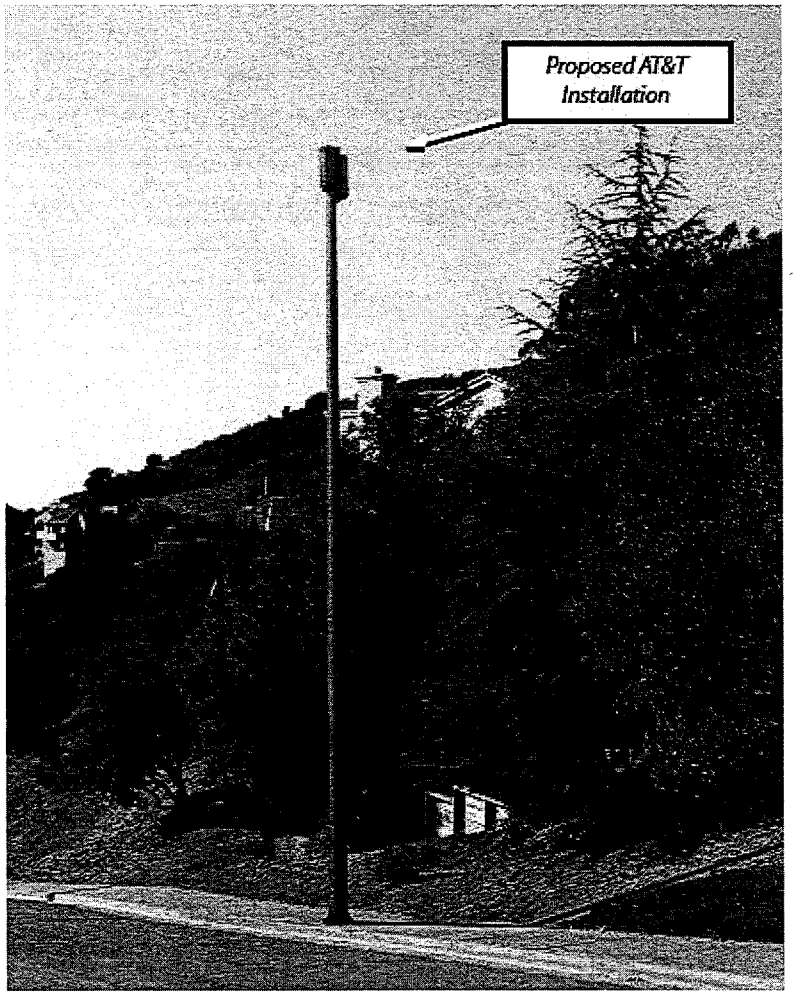
(37.846546, -122.217104)



Conclusion: not feasible

- This is the location that AT&T previously analyzed as Alternative Node 44F.
- This site is located approximately one tenth of a mile to the northeast from the Proposed Facility on Fairlane Drive, and it is approximately 150 feet higher in elevation than the Proposed Facility.
- Due to the terrain surrounding this alternative site, service coverage from a facility at this alternative site would not close AT&T's coverage gap because it would leave a gap in coverage to the south and west portions of the gap area.

Conclusion



Based on AT&T's supplemental analysis of alternative sites, AT&T confirms that the Proposed Facility across from 6391 Fairlane Drive remains the least intrusive means to close AT&T's significant service coverage gap in the area.