Oakland City Planning Commission STAFF REPORT

Case File Number CMD 09272 **July 21, 2010**

Location:	**2220 Mountain Boulevard**
Assessor's Parcel Number:	**048D-7244-021-05**
Proposal:	To co-locate 2 new panel antennas on an existing Monopole Telecommunications Facility.
Contact Person/ Phone Number:	Jason Osborne / Crown Castle (415) 559-2121
Owner:	Montclair Village LLC
Planning Permits Required:	Major Conditional Use Permit and Design Review to co-locate two new panel antennas on an existing Monopole Telecommunications Facility located within 300' of a residential zone.
General Plan:	Neighborhood Center
Zoning:	C-30
Environmental Determination:	Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (Additions to existing 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 Ratings: X
Service Delivery District:	2
City Council District:	4
Date Filed:	December 14, 2009
Staff Recommendation:	Approve with the attached conditions
Finality of Decision:	*Appealable to City Council within 10 days*
For Further Information:	Contact case planner **Moe Hackett, Planner II** at **(510) 238-3973** or mhackett@oaklandnet.com

SUMMARY

The applicant Jason Osborn/Crown Castle (for Verizon Wireless), on behalf of the property owner Montclair Village LLC , requests Planning Commission approval of a Major Conditional Use Permit and Regular Design Review to expand an existing Monopole Telecommunications Facility located at a shopping and office center. The project would involve attaching 2 new panel antennas to the top Monopole, and installing a total of 8 coaxial conduits and associated equipment to be located within an existing concealed shelter at ground-level. The request requires Planning Commission review, pursuant to the Planning Code, as it involves the expansion of a Telecommunications Facility located within 300 feet of a Residential Zone.

Staff recommends approval of the requested permits, subject to the attached Findings and Conditions of Approval.

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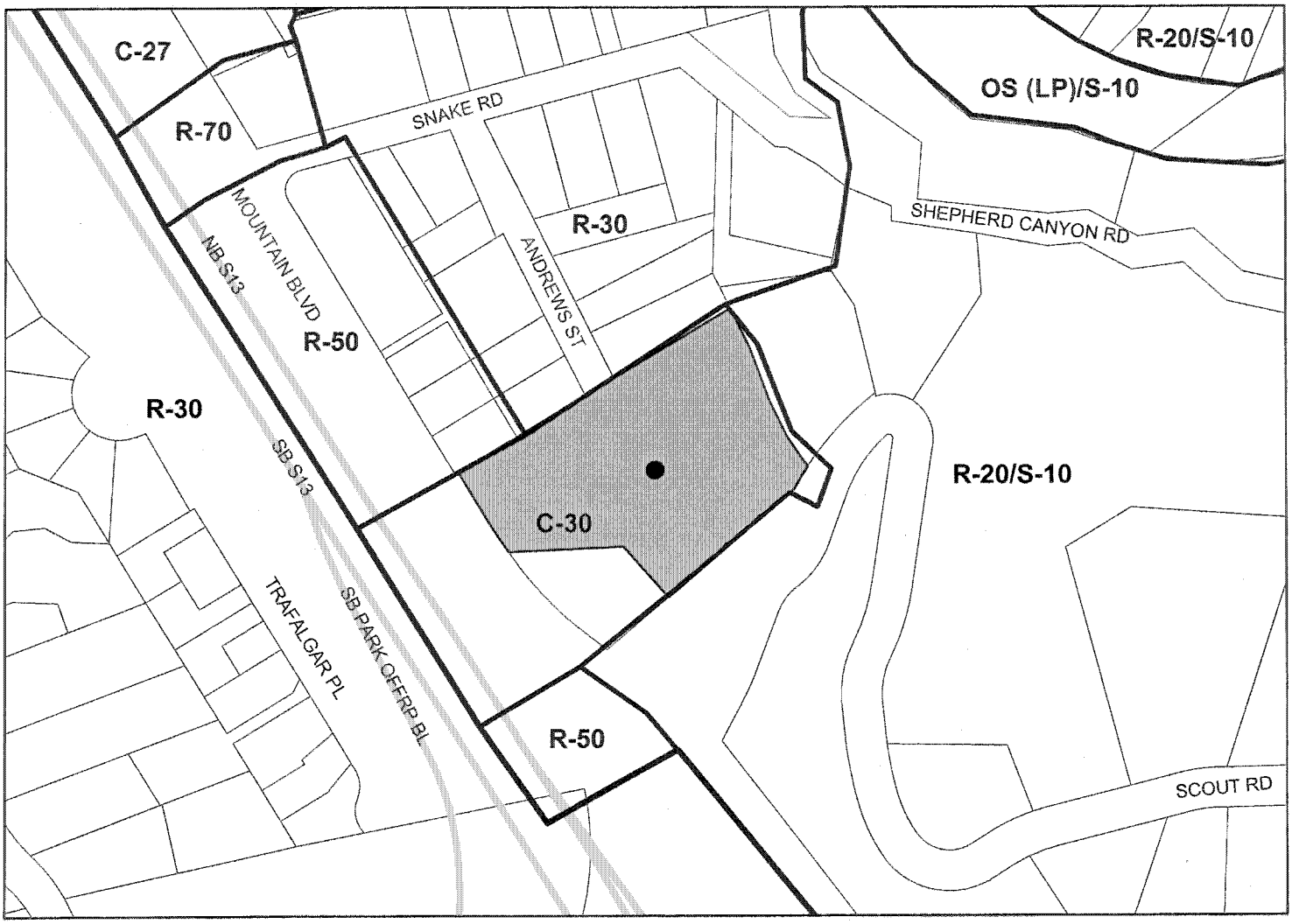
CITY OF OAKLAND PLANNING COMMISSION



Case File: CMD09-272
Applicant: Jason Osborne/Crown Castle
Address: 2220 Mountain Boulevard
Zone: C-30

PROPERTY DESCRIPTION

The property is a 1.86-acre up-slope parcel. The site contains a variety of commercial uses, two large parking lots, and the existing 35' tall monopole and it associated equipment enclosure. The monopole is over 130' from the nearest public roadway (Mountain Boulevard).

PROJECT DESCRIPTION

The proposal would involve attaching 2 new antennas to the upper most section of the existing monopole which currently supports 4 antennas. The new configuration will not alter the overall height of the pole and will not drastically alter the poles configuration. The poles appearance will be altered in color from its current unpainted grey/ metal tones to a deep forest green color (see Specific Condition # 33). This alteration would reduce the visual impacts of the existing pole by "stealthing" its appearance as seen from both near and far away. The proposal also includes minor alterations to the conduit bundles and on site equipment. These changes would not represent any appreciable change to the exterior appearance of the existing pole.

GENERAL PLAN ANALYSIS

The project site is located within a Neighborhood Center Mixed Use area under the General Plan's Land Use & Transportation Element (LUTE) adopted 1998. The Conformity Guidelines are silent on Telecommunications Facilities. The 'Intent' of the area is: *"to create, maintain, and enhance mixed use neighborhood commercial centers"* and the 'Desired Character and Uses' is that *"Future development within this classification should be commercial or mixed uses that are pedestrian-oriented and serve nearby neighborhoods."* The project would meet these descriptions: the changes at the site, located at a shopping center within a commercial district would increase telecommunications service at an ideal hilltop location. Features would be camouflaged or concealed and the proposal is backed by a satisfactory emissions report.

ZONING ANALYSIS

The existing monopole is consistent with the provisions of a monopole facility, and can support the new wireless antenna additions. New or expanded Telecommunications Facilities located within 300 feet and not fully concealed from view from a Residential Zone require Planning Commission review. The project site is located within 300' of the R-30 Single Family Residential Zone and the monopole is not fully concealed from some views. The proposal would minimally alter the existing Monopole facility. The proposed color change would better camouflage the new and existing facilities as viewed against a back-drop of trees. The proposed equipment cabinet would not be visible from the public right of way. Proposed conditions of approval would require that the monopole and existing and proposed antennas be painted a dark green to match the surrounding hillsides. The addition of 2 new antennas, painted green to blend with the green of the trees on the surrounding tree lines, and which contain a satisfactory emissions report, are consistent with the Findings required for approval. The project would improve telecommunications to residents, consumers, and freeway users without being located directly adjacent to residential uses, and is within a commercial zone.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301(e) of the State CEQA Guidelines exempts project involving additions to existing facilities or structures. The proposal to attach 2 new antennas to a monopole containing 4 antennas and to establish other minor equipment upgrades (coaxial conduits) at ground-level

adjacent to and connecting to the existing shelters meets this description: the project would constitute a minor addition only. The project is therefore exempt from Environmental Review.

KEY ISSUES AND IMPACTS

In addition to ensuring this type of request meets required legal findings, proposed wireless telecommunications facilities must meet specific development standards, and site location and design preferences, and possesses a satisfactory radio frequency emissions report.

Following are the standards met by this proposal from these areas of consideration:

Site Location Preferences (OMC Sec. 17.128.110)
The proposal adheres to the following Site Location Preferences:
A. Co-located on an existing structure or facility with existing wireless antennas.
E. Other non-residential uses in residential zones.
Facilities locating on an A, B or C ranked preference do not require a site alternatives analysis.

The 2 new antennas would be collocated on a monopole hosting various wireless carriers totaling 4 antennas in total at present.

Site Design Preferences (OMC Sec. 17.128.120)
The proposal adheres to the following Site Design Preferences:
C. Building or structure mounted antennas below roof line (façade 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.
Facilities designed to meet a C through F ranked preference, inclusive, must submit a site design alternatives analysis as part of the required application materials. A site design alternatives analysis shall, at a minimum, consist of:
a. Written evidence indicating why each such higher preference design alternative cannot be used. Such evidence shall be in sufficient detail that independent verification could be obtained if required by the City of Oakland Zoning Manager. Evidence should indicate if the reason an alternative was rejected was technical (e.g. incorrect height, interference from existing RF sources, inability to cover required area) or for other concerns (e.g. inability to provide utilities, construction or structural impediments).

The new antennas would be located on an existing monopole facility. The site would normally require a site design alternative analysis because the creation of a new monopole and antennas would not be concealed from view from the public right-of-way. However, due to the fact that the site is a collocation site with existing antennas on an existing pole, and the request merely features the addition of 2 new antennas, staff has waived the requirement of the applicant to provide this study.

Radio Frequency Emissions Standards (OMC Sec. 17.128.130)
The proposal adheres to the following requirement that safe emissions levels be demonstrated prior to and during operation of the facility:
a. With the initial application, a RF emissions report, prepared by a licensed professional engineer or other expert, indicating that the proposed site will operate within the current acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.
b. Prior to commencement of construction, a RF emissions report indicating the baseline RF emissions condition at the proposed site.
c. Prior to final building permit sign off, an RF emissions report indicating that the site is actually operating within the acceptable thresholds as established by the Federal government or any such agency who may be subsequently authorized to establish such standards.

The applicant has submitted a satisfactory emissions report.
CONCLUSION

The proposed project has been designed to reduce the visual impacts of the existing Monopole. Therefore, staff recommends approval of the requested Major Conditional Use Permit and Regular Design Review to allow the expansion of an existing Monopole.

RECOMMENDATIONS:

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

Prepared by:

Moe Hackett
Planner II

Approved by:

SCOTT MILLER
Zoning Manager

Approved for forwarding to the
City Planning Commission:

ERIC ANGSTADT
Deputy Director
Community and Economic Development Agency

ATTACHMENTS:

A. Findings for Approval
B. Conditions of Approval
C. Plans & Antenna Details
D. Applicant's Site Photo-Simulations
E. Radio Frequency Analysis

Attachment A: Findings for Approval

This proposal meets the required findings under Section 17.134.050, General Use Permit Criteria; Section 17.128.070(C), Conditional Use Permit Criteria for Monopole Facilities; Section 17.136.040(A), Regular Design Review; and Section 17.128.070(B), Design Review Criteria for Monopole Facilities, as set forth below. Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

SECTION 17.134.050 – GENERAL USE PERMIT CRITERIA:

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

The proposal involves the expansion of a wireless telecommunications monopole facility located at a shopping center located less than 300 feet from a residential zone. Specifically, it would provide for two new antennas to the upper portion of an existing pole and camouflaging the entire monopole. The proposal would result in a total of 6 antennas, create new concealed equipment (within an existing shelter) at ground level, and add new coaxial conduits. The project will be compatible with the neighborhood: it meets special findings and will not pose a hazard to the public.

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 expansion/ collocation of a wireless telecommunications facility in a commercial zone, at a location surrounding by a parking lot, trees, and open space and in the vicinity of a freeway would increase service without generating negative aesthetic impacts to the area. The inclusion of camouflaging paint will lessen the impacts of the existing and proposed facilities.

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

The expansion / collocation of a wireless telecommunications site will increase service for resident, commercial patrons, and visitors.

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

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

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

ATTACHMENT A ***FINDINGS FOR APPROVAL***

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

> ***Policy N1.5 Designing Commercial Development***
> *Commercial development should be designed in a manner that is sensitive to surrounding residential uses.*

The proposal to expand a wireless telecommunications facility at a commercial site located within a Commercial Zone by attaching/ collocating 2 new antennas and associated equipment will not create functional issues for the area and the project possesses a satisfactory emissions report.

SECTION 17.128.070(C) – CONDITIONAL USE PERMIT CRITERIA FOR MONOPOLE FACILITIES.

In addition to the conditional use criteria listed in Chapter 17.134, the following specific additional criteria must be met before a conditional use permit can be granted:

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

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

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

The request to expand an existing wireless telecommunications facility (Monopole) by collocation of additional antennas will not require the creation of a new monopole. The proposal will not substantially alter the existing facility.

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

The addition of 2 additional antenna panels will not alter or disrupt the current overall character of the community.

SECTION 17.136.050.A - REGULAR DESIGN REVIEW CRITERIA:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures:

The proposed design consists of attaching / collocating 2 new antennas to an existing monopole would result in a minimal amount of change to the surrounding area (As compared with the creation of a new additional monopole.). The antennas and existing monopole (and antennas) will be camouflaged by forest green paint. The new color scheme is designed to capitalize on the surrounding tall evergreen tree line that is both above and below the shopping centers main plateau. The design is compatible with the existing pole and site. Changing the color of the monopole so that it would be less visible as viewed from scenic Highway 13 and the surrounding residential neighborhoods will ensure a compatible design.

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

The proposed design will protect the desirable neighborhood characteristics by utilizing camouflaging (paint) and concealment (existing enclosure)so that the project will not be noticeable.

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

The proposed design will would be painted to blend in with the existing surrounding tree lines.

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

The project site is at a building located at a previously graded hilltop plateau and would not alter existing topography.

5. 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 adheres to all site design requirements under the Telecommunications Regulation of the Planning Code.

SECTION 17.128.080(B) – DESIGN REVIEW CRITERIA FOR MONOPOLE FACILITIES

In addition to the design review criteria listed in Chapter 17.136, the following specific additional criteria must be met when design review is required before an application can be granted:

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 2 new antennas will be collocated on an existing monopole. The entire facility would be painted green to match in color the surrounding tree line.

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

The antennas would be attached to an existing Monopole and the entire Facility would be painted to fade into the surrounding hillside when viewed from the surrounding area.

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

The antennas would be attached to an existing Monopole and the entire Facility would be painted to fade into the surrounding hillside when viewed from the surrounding area. The existing monopole represents an established visual element at this location.

4. 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 Equipment shelter is existing, and sufficiently screened with landscaping, and chain-link fencing. Cabinets and equipment will be concealed within this existing shelter. Per Specific Condition # 34 the facilities will be maintained in good condition.

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

The proposal calls for no alterations to an existing equipment shelter and only minor alterations to the monopole. The shelter provided is consistent with the general character of the area (a parking lot). A new equipment cabinet would be located within the existing shelter which is sufficiently screened. The proposed change in color will help to visually integrate the monopole into its surroundings.

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.

Antennas will be attached an existing monopole, out of reach to the public.

Attachment B: Conditions of Approval

1. **Approved Use**
   Ongoing
   a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report , and the plans dated June 21, 2010 and submitted on July 9, 2010, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

   b) This action by the City Planning Commission ("this Approval") includes the approvals set forth below.
   To co-locate 2 new panel antennas on an existing Monopole Telecommunications Facility

2. **Effective Date, Expiration, Extensions and Extinguishment**
   Ongoing
   Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the approval date, 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 permit, 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 for this project may invalidate this Approval if the said extension period has also expired.

3. **Scope of This Approval; Major and Minor Changes**
   Ongoing
   The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. **Conformance with other Requirements**
   Prior to issuance of a demolition, grading, P-job, or other construction related permit
   a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. 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 of Approval 3.

   b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

CONDITIONS OF APPROVAL

ATTACHMENT B

5. **Conformance to Approved Plans; Modification of Conditions or Revocation**
   Ongoing
   a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.

   b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.

   c) Violation of any term, **Conditions** or project description relating to the Approvals 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 Approvals 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 Conditions of Approval.

6. **Signed Copy of the Conditions**
   With submittal of a demolition, grading, and building permit
   A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. **Indemnification**
   Ongoing
   a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (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, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the 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 applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

8. Compliance with Conditions of Approval

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. Severability

Ongoing

Approval of the project would not have been granted but for the applicability and validity of each and every one of the specified conditions, and if one or more of such conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid conditions consistent with achieving the same purpose and intent of such Approval.

10. Job Site Plans

Ongoing throughout demolition, grading, and/or construction

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

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

Prior to issuance of a demolition, grading, and/or construction permit

The project applicant may be required to pay for on-call third-party special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review or construction. The project applicant may also be required to cover the full costs of independent technical review and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee.

12. Dust Control

Prior to issuance of a demolition, grading or building permit

During construction, the project applicant shall require the construction contractor to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic and enhanced dust control procedures required for construction sites. These include:

a) Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.
e) Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
f) Limit the amount of the disturbed area at any one time, where feasible.

g) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.

h) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

i) Replant vegetation in disturbed areas as quickly as feasible.

j) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).

k) Limit traffic speeds on unpaved roads to 15 miles per hour.

l) Clean off the tires or tracks of all trucks and equipment leaving any unpaved construction areas.

13. <u>Construction Emissions</u>

Prior to issuance of a demolition, grading or building permit

To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to:

a) Demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (e.g., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.

b) Perform low- NOx tune-ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune-ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

14. <u>Days/Hours of Construction Operation</u>

Ongoing throughout demolition, grading, and/or construction

The project applicant shall require construction contractors to limit standard construction activities as follows:

a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.

b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.

c) Construction activity shall not occur on Saturdays, with the following possible exceptions:

i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses

and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.

ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.

d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.

e) No construction activity shall take place on Sundays or Federal holidays.

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

g) Applicant shall use temporary power poles instead of generators where feasible.

15. Noise Control
Ongoing throughout demolition, grading, and/or construction
To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:

a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).

b) Except as provided herein, Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.

c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.

d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

16. Noise Complaint Procedures
Ongoing throughout demolition, grading, and/or construction

Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:

a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);

b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);

c) The designation of an on-site construction complaint and enforcement manager for the project;

d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and

e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

17. <u>Interior Noise</u>

Prior to issuance of a building permit and Certificate of Occupancy

If necessary to comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, shall be incorporated into project building design, based upon recommendations of a qualified acoustical engineer and submitted to the Building Services Division for review and approval prior to issuance of building permit. Final recommendations for sound-rated assemblies, and/or other appropriate features/measures, will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases. Written confirmation by the acoustical consultant, HVAC or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that:

(a) Quality control was exercised during construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed; and

(b) Demonstrates compliance with interior noise standards based upon performance testing of a sample unit.

(c) Inclusion of a Statement of Disclosure Notice in the CC&R's on the lease or title to all new tenants or owners of the units acknowledging the noise generating activity. Potential features/measures to reduce interior noise could include, but are not limited to, the following:

a) Installation of an alternative form of ventilation in all units identified in the acoustical analysis as not being able to meet the interior noise requirements due to adjacency to a noise generating activity, filtration of ambient make-up air in each unit and analysis of ventilation noise if ventilation is included in the recommendations by the acoustical analysis.

b) Prohibition of Z-duct construction.

18. <u>Operational Noise-General</u>

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.

19. Construction Traffic and Parking

Prior to the issuance of a demolition, grading or building permit

The project applicant and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project applicant shall develop a construction management plan for review and approval by the Planning and Zoning Division, the Building Services Division, and the Transportation Services Division. The plan shall include at least the following items and requirements:

a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.

b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.

c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.

d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.

e) Provision for accommodation of pedestrian flow.

20. Erosion and Sedimentation Control

Ongoing throughout demolition grading, and/or construction activities

The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. Plans demonstrating the Best Management Practices shall be submitted for review and approval by the Planning and Zoning Division and the Building Services Division. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

21. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

a) Follow manufacture's recommendations on use, storage, and disposal of chemical products used in construction;

b) Avoid overtopping construction equipment fuel gas tanks;

c) During routine maintenance of construction equipment, properly contain and remove grease and oils;

d) Properly dispose of discarded containers of fuels and other chemicals.

e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.

f) If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

22. Waste Reduction and Recycling

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

Prior to issuance of demolition, grading, or building permit

Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of $50,000 or more (except R-3), and all demolition (including soft demo).The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at **www.oaklandpw.com/Page39.aspx** or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

Ongoing

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be in implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

23. Lighting Plan

Prior to the issuance of an electrical or building permit

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

24. Archaeological Resources

Ongoing throughout demolition, grading, and/or construction

a) Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.

c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

25. Human Remains

Ongoing throughout demolition, grading, and/or construction

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

26. Paleontological Resources

Ongoing throughout demolition, grading, and/or construction

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

27. Erosion and Sedimentation Control Plan

Prior to any grading activities

a) The project applicant shall obtain a grading permit if required by the Oakland Grading Regulations pursuant to Section 15.04.660 of the Oakland Municipal Code. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Building Services Division. The erosion and sedimentation control plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading operations. The plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the Director of Development or designee. The plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

Ongoing throughout grading and construction activities

b) The project applicant shall implement the approved erosion and sedimentation plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Building Services Division.

28. Vegetation Management Plan

http://www.oaklandnet.com/wildfirePrevention/WildfirePreventionAssessmentDistrictMap.pdf

Prior to issuance of a demolition, grading, and/or construction and Ongoing

a) The project applicant shall submit a vegetation management plan to the Planning and Zoning Division and Fire Services Division that includes if deemed appropriate, but not limited to the, following measures:
   i. Removal of dead vegetation overhanging roof and chimney areas;
   ii. Removal of leaves and needles from roofs;

iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation;
iv. Trimming back vegetation around windows;
v. Removal of flammable vegetation on hillside slopes greater than 20%;
vi. Pruning the lower branches of tall trees;
vii. Clearing out ground-level brush and debris;
viii. Stacking woodpiles away from structures.

b) The project applicant shall enter into a maintenance agreement with the City that ensures that landscaping will be maintained and adhere to measures listed above.

29. <u>Drainage Plan for Projects on Slopes Greater than 20%</u>
Prior to issuance of building permit (or other construction-related permit)
The project drawings submitted for a building permit (or other construction-related permit) shall contain a drainage plan to be reviewed and approved by the Building Services Division. The drainage plan shall include measures to reduce the post-construction volume and velocity of stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties or creeks. The drainage plan shall include and identify the following:
i. All proposed impervious surface on the site;
ii. Anticipated directional flows of on-site stormwater runoff;
iii. Site design measures to reduce the amount of impervious surface area and directly connected impervious surfaces;
iv. Source control measures to limit the potential for stormwater pollution; and
v. Stormwater treatment measures to remove pollutants from stormwater runoff.

30. <u>Erosion, Sedimentation, and Debris Control Measures</u>
Prior to issuance of demolition, grading, or construction-related permit
The project applicant shall submit an erosion and sedimentation control plan for review and approval by the Building Services Division. All work shall incorporate all applicable "Best Management Practices (BMPs) for the construction industry, and as outlined in the Alameda Countywide Clean Water Program pamphlets, including BMP's for dust, erosion and sedimentation abatement per Chapter Section 15.04 of the Oakland Municipal Code. The measures shall include, but are not limited to, the following:

a) On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the street, gutters, stormdrains.
b) In accordance with an approved erosion control plan, the project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent degradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
c) Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.

d) Install filter materials acceptable to the Engineering Division at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.

e) Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.

f) Direct and locate tool and equipment cleaning so that wash water does not discharge into the street, gutters, or stormdrains.

g) Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.

h) Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.

i) Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.

j) Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the street, gutter, stormdrains.

k) All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Board (RWQB).

l) All erosion and sedimentation control measures shall be monitored regularly by the project applicant. The City may require erosion and sedimentation control measures to be inspected by a qualified environmental consultant (paid for by the project applicant) during or after rain events. If measures are insufficient to control sedimentation and erosion then the project applicant shall develop and implement additional and more effective measures immediately

SPECIFIC CONDITIONS

31. Telecommunications Facility Removal Agreement ("Sinking Fund")

Prior to issuance of a building permit

The applicant shall file a Telecommunications Facility Removal Agreement and bond with the City as is standard practice to ensure that the facility be removed from the site should it cease to be operated.

32. Emissions Report

Prior to a final inspection

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 that may be subsequently authorized to establish such standards.

33. Antenna and Monopole Camouflaging

Prior to a final inspection

Paint new and existing antennas and Monopole an appropriate forest green color to match the surrounding (evergreen) tree line. The color shall be shown on plans. The painted pole and antennas shall be maintained in good condition and partially or wholly repainted at the Zoning Managers discretion or request.

34. Equipment Cabinet Shelter

Prior to a final inspection

The equipment cabinet shelter shall be maintained in good condition and partially or wholly repainted (different colors) at the Zoning Managers discretion or request.

APPROVED BY:

City Planning Commission:_____(July 21, 2010)_____(vote)

CROWN CASTLE

verizon wireless

SITE NAME:
HWY 13 (REVISED)

SITE NUMBER:

CCIC BUN# 815026

2220 MOUNTAIN BLVD.
OAKLAND, CA 94611

VERIZON LOCATION
123520
VERIZON PROJECT
2008316350

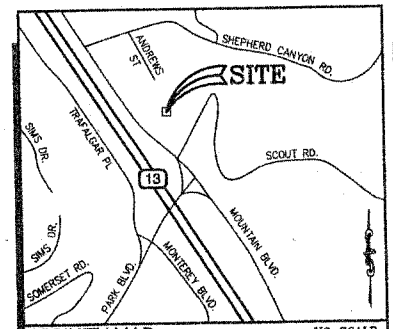
GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING CONDITIONS, AND DIMENSIONS OF THE JOB SITE PRIOR TO STARTING WORK, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR THE SAME.
2. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORK PROCEEDING IN A SAFE AND ORDERLY MANNER IN ACCORDANCE WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. CONTRACTOR AND/OR THEIR EMPLOYEES MUST IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY NECESSARY CHANGES TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
4. 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 MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. THE SCOPE OF WORK SHALL INCLUDE THE FURNISHING OF ALL MISC. MATERIALS, EQUIPMENT, ALL LABOR DEEMED NECESSARY TO COMPLETE THE WORK / PROJECT AS DESCRIBED HEREIN.
6. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
7. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. 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 CCIC REPRESENTATIVE AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE ALL EQUIPMENT NOT SPECIFIED REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
9. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC., DURING CONSTRUCTION. UPON COMPLETION OF WORK CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION OR OR ABOUT THE PROPERTY.
10. THESE DRAWINGS ARE FORMATTED FOR 11"x 17" (SIZE B). DO NOT SCALE OTHER SIZED VERSIONS OF THESE DRAWINGS.
11. **THE FACILITY IS AN EXISTING TELECOMMUNICATIONS FACILITY WITH A 35' MONOPOLE.**
12. 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 TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
13. PRIOR TO THE SUBMISSION OF BIDS, 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 CCIC REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
14. CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED FROM CCIC REPRESENTATIVE BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
15. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA), 1-800-642-2444 BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
16. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
17. 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.
18. 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.
19. 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 CCIC REPRESENTATIVE, IF NECESSARY, BEFORE PROCEEDING.
20. CCIC REPRESENTATIVE SHALL BE THE CROWN CASTLE MANAGER OR THEIR DESIGNEE.
21. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

UNIFORM BUILDING CODE	2005
CALIFORNIA BUILDING CODE	2007
CALIFORNIA FIRE CODE	2007
CALIFORNIA PLUMBING CODE	2007
CALIFORNIA MECHANICAL CODE	2007
CALIFORNIA ELECTRICAL CODE	2007

ALL LOCAL BUILDING CODES AND ORDINANCES

VICINITY MAP



NO SCALE

DRIVING DIRECTIONS: FROM PLEASANTON TAKE I-580 WEST TO HWY 13, TAKE HWY 13 NORTH TO THE PARK AVE EXIT. AT THE END OF THE EXIT RAMP TURN LEFT ONTO MOUNTAIN BLVD FOLLOW MOUNTAIN TO VILLAGE SQUARE (A TRAFFIC LIGHT) AND TURN RIGHT, AND GO UP THE RAMP AT THE TOP OF THE RAMP TURN RIGHT AND THE TOWER IS APPROX. 40'.

PROJECT SUMMARY

SITE NAME: HWY 13 (REVISED)
CCIC BUN#: 815026

SITE ADDRESS: 2220 MOUNTAIN BLVD.
OAKLAND, CA 94611

PROPERTY OWNER: CROWN CASTLE

*LATITUDE: 37° 49' 23.73" (NAD 83)
LONGITUDE: 122° 12' 26.29" (NAD 83)
ELEVATION: 562.0' (NAVD 88)

APPLICANT: CROWN CASTLE
5820 STONERIDGE MALL RD.
SUITE 300
PLEASANTON, CA 94588

CONTACT PERSON: CROWN CASTLE
TED CONGER
CONSTRUCTION MANAGER
(925) 980-0098

CROWN CASTLE
VICTORIA PETERS
PROPERTY SPECIALIST
(925) 737-1005

JURISDICTION: COUNTY OF ALAMEDA
*NOTE: LATITUDE AND LONGITUDE PROVIDED BY CROWN CASTLE

VERIZON SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
PROPERTY		
CONSTRUCTION		
RADIO		
MICROWAVE		
TELCO		
EQUIPMENT		
PROJECT ADMIN		
WO ADMIN		

CROWN SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
PROJECT MANAGER		
UTILITY MANAGER		
LANDLORD		

PROJECT DESCRIPTION

EXISTING CONFIGURATION:
ANTENNAS – 4 (2 PER SECTOR) TO REMAIN.
COAX – 4 (2 PER SECTOR) TO REMAIN.

PROPOSED:
ADD 2 ANTENNAS (1 PER SECTOR) AND 8 NEW RUNS OF COAX (4 PER SECTOR). ADD NEW MOUNTING BRACKET. REMOVE DIPLEXERS. ANTENNAS AND MONOPOLE WILL BE PAINTED TO MATCH EXISTING SURROUNDINGS.

FINAL CONFIGURATION:
ANTENNAS – 6 (3 PER SECTOR)
COAX – 12 (6 PER SECTOR)

SHEET INDEX

SHT. NO.	DESCRIPTION	REV
T-1	TITLE SHEET	2
A-1	EXISTING SITE PLAN	2
A-2	PROPOSED SITE PLAN	2
A-3	EXISTING ELEVATION VIEW	2
A-4	PROPOSED ELEVATION VIEW	2

CROWN CASTLE
WESTERN REGIONAL OFFICE
5820 STONERIDGE MALL ROAD, SUITE 300
PLEASANTON, CA 94588
TEL: (925) 251-2422

verizon wireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598
(925) 278-6000

SMITHCO
SURVEYING & ENGINEERING
P.O. BOX 8365 BAKERSFIELD, CA 93389
PHONE: (661) 393-0217 FAX: (661) 393-1258

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SPACE RESERVED FOR PROFESSIONAL SEAL

SMITHCO JOB #: 47-308

REVISION NO.	DESCRIPTION	BY	DATE
1	ORIGINAL CD RELEASE	DA	03/23/09
2	REVISE PROJECT DESC	DA	05/18/09
3	REVISE PROJECT DESC	DA	08/21/10
4			
5			
6			

SITE NAME
HWY 13 (REVISED)

SITE #
CCIC# 815026

SITE ADDRESS
2220 MOUNTAIN BLVD.
OAKLAND, CA 94611

COUNTY OF ALAMEDA

SHEET TITLE
TITLE SHEET

SHEET
T-1

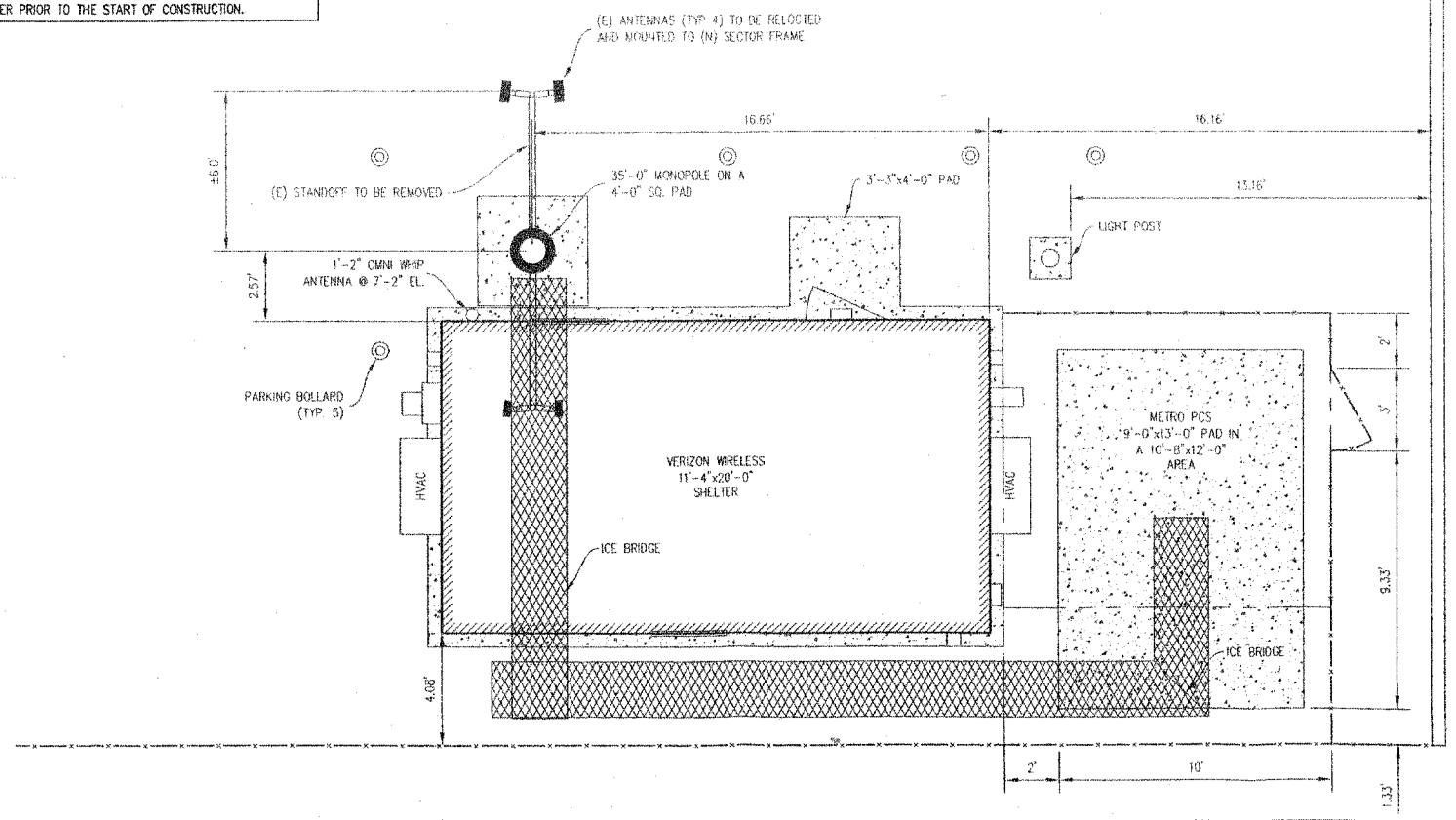
ATTACHMENT C

NOTE:
CONTRACTOR TO MAKE USE OF EXISTING COAX AND ANTENNA MOUNTING HARDWARE IF POSSIBLE.

NOTE:
1. ALL AZIMUTHS ARE TRUE NORTH, ALL ELEVATIONS REFERENCE ADJACENT GRADE.
2. AZIMUTH SHOWN IS PRELIMINARY. CONTRACTOR SHALL INSTALL ANTENNAS TO CONFORM TO THE SITE BUILD FORM PROVIDED BY VERIZON WIRELESS.
3. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER SHOULD ANY VARIATION IN AZIMUTH, BETWEEN THAT INDICATED HEREIN AND THAT SPECIFIED ON THE SITE BUILD FORM, CREATE POSSIBLE IMPACT OR DEGRADATION OF SITE PERFORMANCE.
4. VERIFY ANTENNA MAKE AND MODEL NUMBER WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.

SITE PLAN

1"=4' FOR 11"x17" PLOT
1"=2' FOR 22"x34" PLOT



CROWN CASTLE
WESTERN REGIONAL OFFICE
5820 STONERIDGE MALL ROAD, SUITE 300
PLEASANTON, CA 94588
TEL: (925) 251-0422

verizon wireless
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WALNUT CREEK, CA 94598
(925) 279-6000

SMITHCO
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SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION NO.	DESCRIPTION	BY	DATE
0	ORIGINAL CD RELEASE	DA	03/23/09
1	REVISE NOTES	DA	05/19/09
2	ADD SHEET	DA	08/21/10
3			
4			
5			

SMITHCO JOB #: 47-308

SITE NAME
HWY 13 (REVISED)

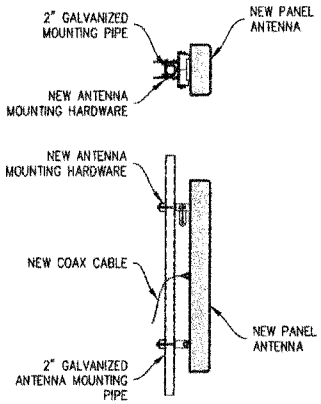
SITE #
CCIC# 815026

SITE ADDRESS
2220 MOUNTAIN BLVD.
OAKLAND, CA 94611

COUNTY OF ALAMEDA

SHEET TITLE
EXISTING SITE PLAN

SHEET
A-1

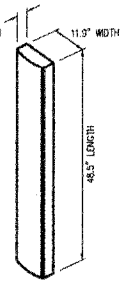


ANTENNA DETAIL
N.T.S.

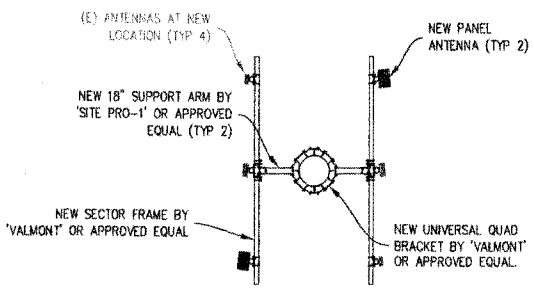
SITE PLAN
1"=4' FOR 11"x17" PLOT
1"=2' FOR 22"x34" PLOT

NOTE:
CONTRACTOR TO MAKE USE OF EXISTING COAX AND ANTENNA MOUNTING HARDWARE IF POSSIBLE

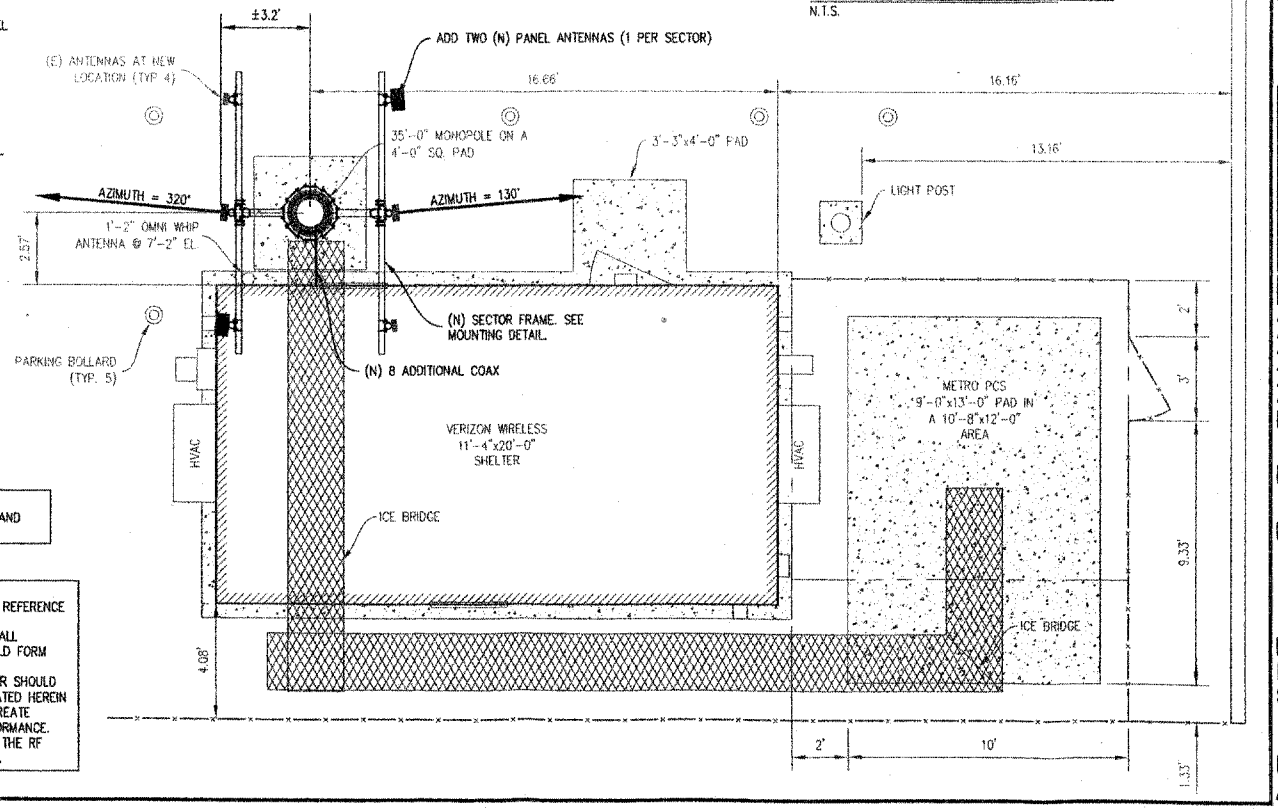
NOTE:
1. ALL AZIMUTHS ARE TRUE NORTH, ALL ELEVATIONS REFERENCE ADJACENT GRADE.
2. AZIMUTH SHOWN IS PRELIMINARY. CONTRACTOR SHALL INSTALL ANTENNAS TO CONFORM TO THE SITE BUILD FORM PROVIDED BY VERIZON WIRELESS.
3. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER SHOULD ANY VARIATION IN AZIMUTH, BETWEEN THAT INDICATED HEREIN AND THAT SPECIFIED ON THE SITE BUILD FORM, CREATE POSSIBLE IMPACT OR DEGRADATION OF SITE PERFORMANCE.
4. VERIFY ANTENNA MAKE AND MODEL NUMBER WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.



(N) ANTENNA DIMENSIONS
N.T.S.



MOUNTING DETAIL
N.T.S.



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REVISION	SMITHCO JOB #: 47-308		
NO.	DESCRIPTION	BY	DATE
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1	REVISE NOTES	DA	05/19/09
2	ADD SHEET	DA	08/21/10
3			
4			
5			

SITE NAME
HWY 13 (REVISED)

SITE #
CCIC# 815026

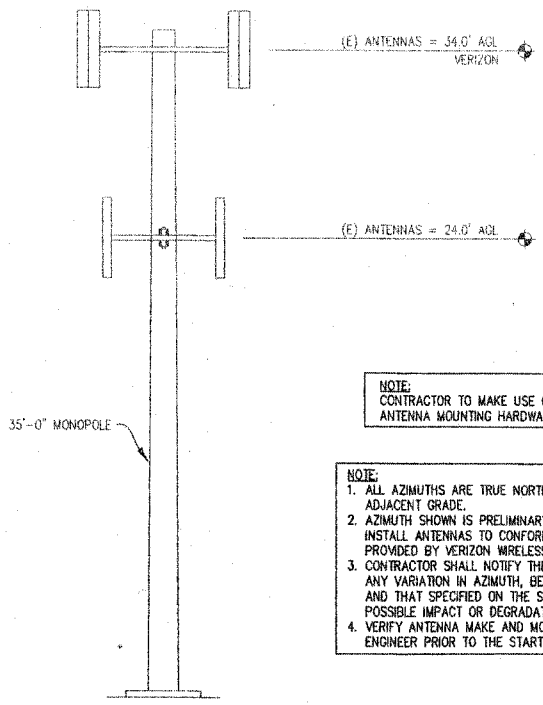
SITE ADDRESS
2220 MOUNTAIN BLVD.
OAKLAND, CA 94611

COUNTY OF ALAMEDA

SHEET TITLE
PROPOSED SITE PLAN

SHEET
A-2

NOTE:
(E) ———— INDICATES EXISTING FACILITIES
(N) ———— INDICATES PROPOSED FACILITIES



NOTE:
CONTRACTOR TO MAKE USE OF EXISTING COAX AND ANTENNA MOUNTING HARDWARE IF POSSIBLE

NOTE:
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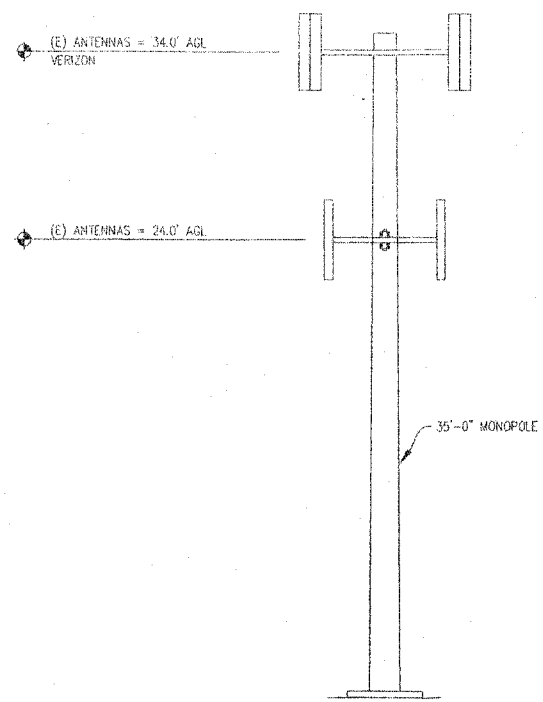
EXISTING NORTHWEST ELEVATION
N.T.S.



EXISTING SOUTHEAST ELEVATION
N.T.S.

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SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION — SMITHCO JOB #: 47-308

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3			
4			
5			

SITE NAME
HWY 13 (REVISED)

SITE #
CCIC# 815026

SITE ADDRESS
2220 MOUNTAIN BLVD.
OAKLAND, CA 94611

COUNTY OF ALAMEDA

SHEET TITLE
EXISTING ELEVATION VIEWS

SHEET
A-3

NOTE:
(E) ———— INDICATES EXISTING FACILITIES
(N) ———— INDICATES PROPOSED FACILITIES

NOTE:
CONTRACTOR TO MAKE USE OF EXISTING COAX AND ANTENNA MOUNTING HARDWARE IF POSSIBLE

NOTE:
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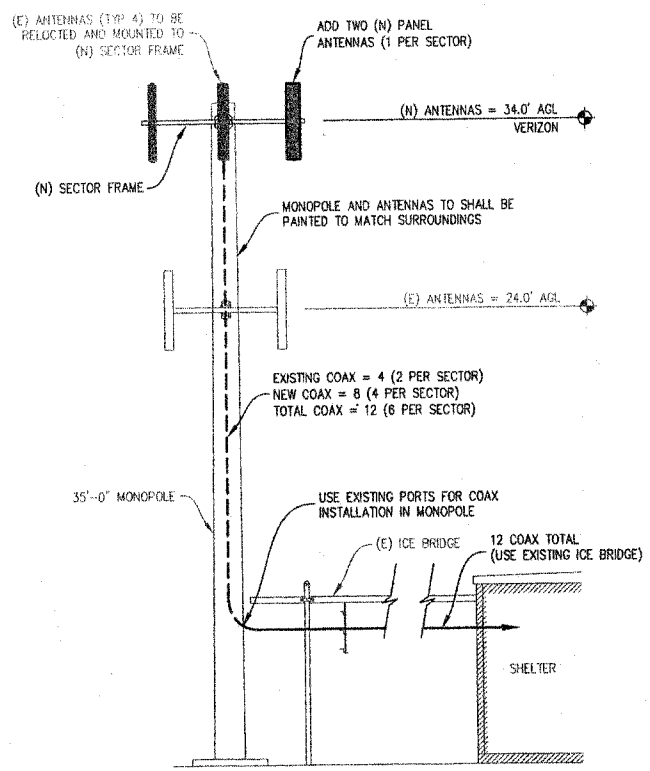
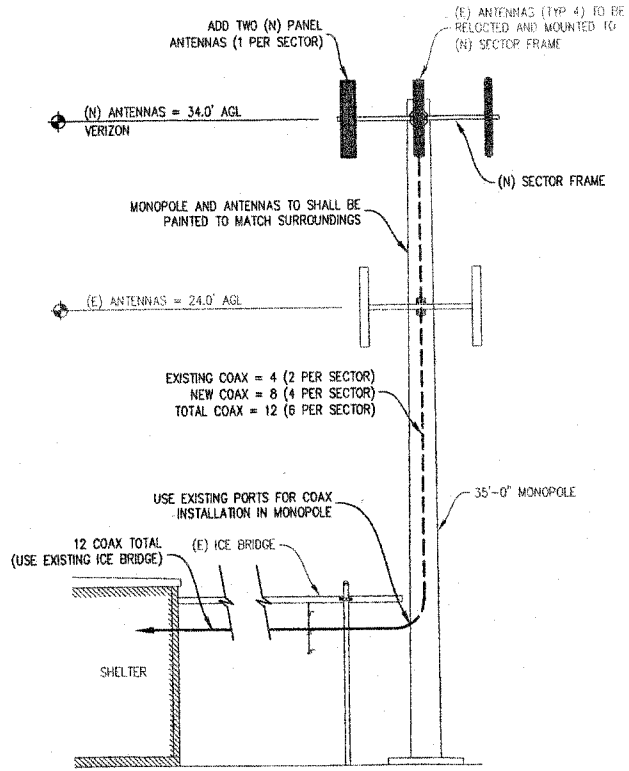


PROPOSED NORTHWEST ELEVATION
N.T.S.



PROPOSED SOUTHEAST ELEVATION
N.T.S.

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REVISION	SMITHCO JOB #: 47-308	
NO. DESCRIPTION	BY	DATE
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3 ADD SHEET	DA	08/21/10
4		
5		
6		

SITE NAME
HWY 13 (REVISED)

SITE #
CCIC# 815026

SITE ADDRESS
2220 MOUNTAIN BLVD.
OAKLAND, CA 94611

COUNTY OF ALAMEDA

SHEET TITLE
PROPOSED ELEVATION VIEWS

SHEET
A-4

AERIAL VIEW OF OVER ALL SITE PLAN

ATTACHMENT D

CROWN CASTLE INTERNATIONAL

Hwy 13 **Site # 815026** **Aerial Map**

2220 Mountain Blvd.
Oakland, CA 94611

4/28/10

Applied Imagination 510 914-0500

CROWN CASTLE

Hwy 13 **Site # 815026** **Looking Northeast from Mountain Blvd.**

2220 Mountain Blvd.
Oakland, CA 94611

6/21/10

Applied Imagination 510 914-0500

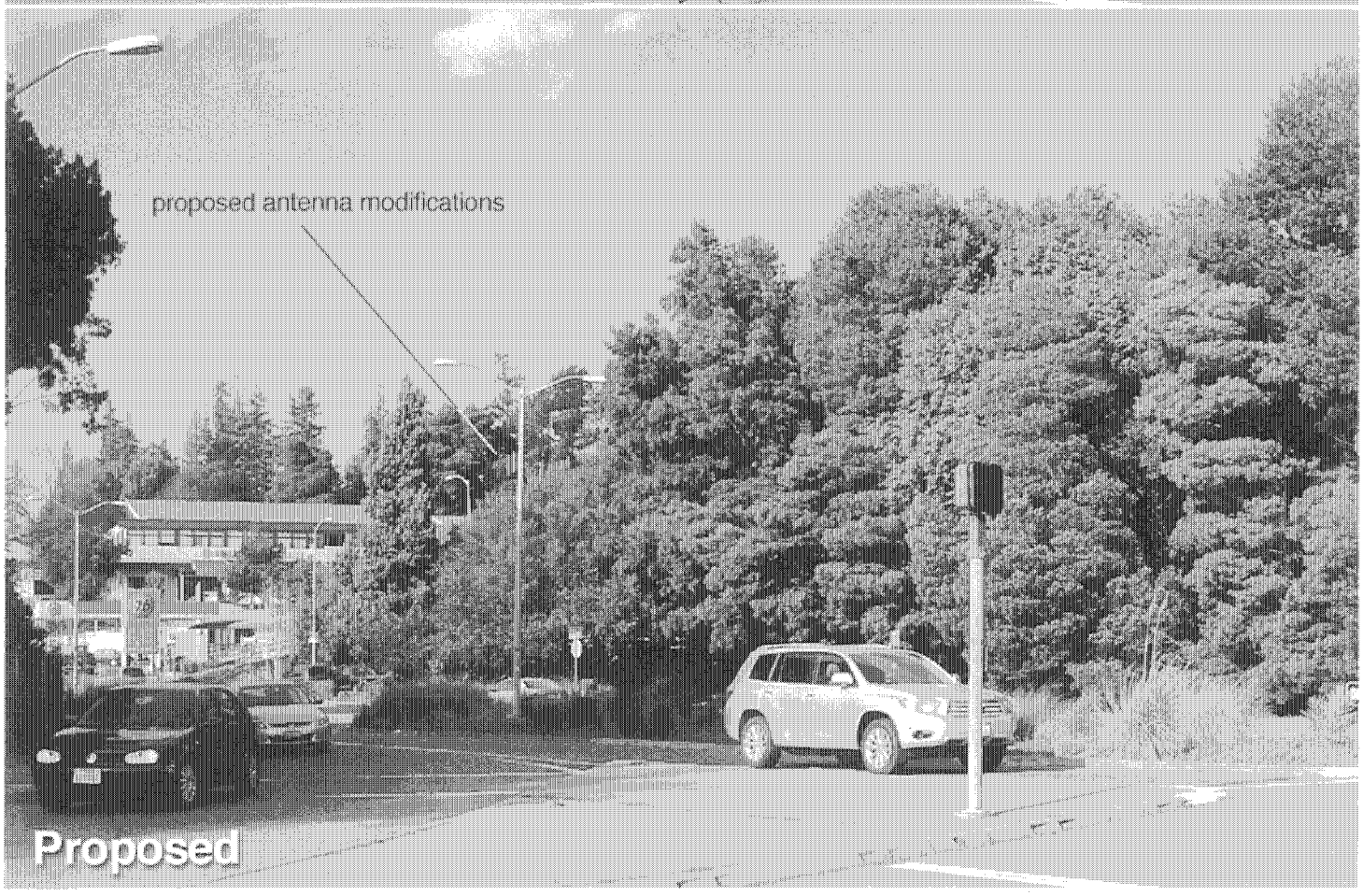
CROWN CASTLE

Hwy 13 **Site # 815026** **Looking North from Mountain Blvd.**

2220 Mountain Blvd.
Oakland, CA 94611

6/21/10

Applied Imagination 510 914-0500



CROWN CASTLE INTERNATIONAL

Hwy 13 **Site # 815026** **Looking North from Park Blvd.**

2220 Mountain Blvd.
Oakland, CA 94611

6/21/10

Applied Imagination 510 914-0500

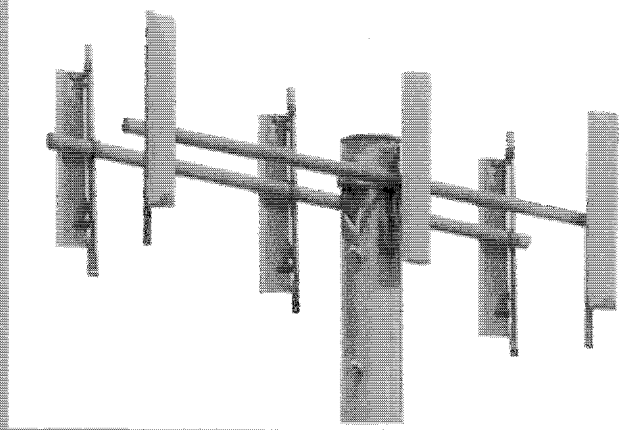
CROWN CASTLE INTERNATIONAL

Hwy 13 Site # 815026 Looking Northwest from Scout Road

2220 Mountain Blvd.
Oakland, CA 94611

6/21/10

Applied Imagination 510 914-0500



Kelly Moore KM432-D Lush Green RGB Value R107, G118, B76

CROWN CASTLE INTERNATIONAL

Hwy 13 **Site # 815026**

2220 Mountain Blvd.
Oakland, CA 94611

6/21/10

Applied Imagination 510 914-0500

Verizon Wireless • Base Station No. 123520 "Hwy 13"
Crown Castle Site No. 8150226 • 2220 Mountain Boulevard • Oakland, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. 123520 "Hwy 13," Crown Castle Site No. 8150226) located at 2220 Mountain Boulevard in Oakland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in 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 exposure limits. 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:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Broadband Radio ("BRS")	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless ("AWS")	2,100	5.00	1.00
Personal Communication ("PCS")	1,950	5.00	1.00
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio ("SMR")	855	2.85	0.57
Long Term Evolution ("LTE")	700	2.33	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 about 1 inch thick. 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 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including drawings by SmithCo Surveying and Engineering, dated May 19, 2009, that carrier presently has installed four directional panel antennas – two Andrew Model 931DG65T2E-M antennas for PCS service and two Andrew Model DB854DG85VTEXY antennas for cellular service – on a 35-foot pole sited behind the gas station located at 2220 Mountain Boulevard located in Oakland. It is proposed to add two Andrew Model LNX-6512DS-VTM antennas for LTE service to the same pole. The antennas would be mounted in groups of three (one of each model) at an effective height of about 34 feet above ground level and the groups would be oriented toward 130°T and 320°T. The maximum effective radiated power in any direction is assumed to be 2,240 watts, representing the simultaneous operation of two PCS channels at 320 watts each, six cellular channels at 200 watts each and one LTE channel at 400 watts.

Also installed on the pole are similar antennas for use by MetroPCS, another wireless telecommunications carrier. For the limited purposes of this study, it is assumed that MetroPCS has installed Kathrein Model 742-213 antennas for PCS service at an effective height of about 24 feet above ground level and operates at a maximum effective radiated power of 1,890 watts.

Study Results

For a person anywhere at ground, the maximum ambient level of RF exposure due to the proposed Verizon operation by itself would be 0.069 mW/cm^2, which is 13% of the applicable public limit. The maximum calculated cumulative level, for the simultaneous operation of both carriers, is also 13% of the applicable public limit.* The maximum calculated cumulative level of exposure at the second-floor elevation of any nearby building† is calculated to be 6.3% of the applicable public limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

No Recommended Mitigation Measures

Due to their mounting location, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon and MetroPCS, will as FCC licensees, take adequate steps to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the Verizon Wireless base station located at 2220 Mountain Boulevard in Oakland, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

---

* The individual maximum levels for the two carriers do not coincide.

† The nearest such building is 120 feet away, based on aerial photographs from Google Maps.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. HAMMETT
E-13026
M-20676
Exp. 6-30-2011
ELECTRICAL
MECHANICAL
STATE OF CALIFORNIA

William F. Hammett, P.E.

December 4, 2009