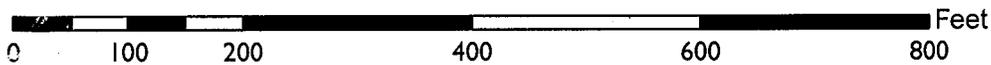


Location:	The Public Right -of-Way near 2018 San Pablo Avenue
Assessor's Parcel Numbers:	Adjacent to: 008-0714-005-00
Proposal:	Installation of a wireless "small cell site" telecommunication facility on an existing 28' tall City street light pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within shroud at a height of 31'-6" and two radio units (12.05" wide and 27.17" tall and 7.01" deep) mounted at a height of 17'-9" and 21' above ground; a fiber splice box measuring 6 3/4" tall, 4 3/4" wide and 2 1/8" deep mounted on the pole at 3'-4".
Applicant :	Ana Gomez/Black & Veatch & Extenet (for: Verizon Wireless)
Phone Number:	(913) 458-9148
Owner:	City of Oakland
Case File Number:	PLN17-135
Planning Permits Required:	Major Conditional Use Permit and Design Review to install a wireless Monopole Telecommunications Facility on a City light pole located in the public right -of- way within 100' of residential zone.
General Plan:	Central Business District
Zoning:	CBD-X Central Business District Mixed Commercial Zone.
Environmental Determination:	Exempt per Sections 15301 of the State CEQA Guidelines, minor additions and alterations to an existing city light pole; Section 15303, new construction or conversion of small structures; and Section 15183, projects consistent with a community plan, general plan or zoning.
Historic Status:	Non historic property
City Council District:	3
Date Filed:	May 8, 2017
Action to be Taken:	Decision based on staff report
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Jason Madani, Planner II at (510) 238-4790 or jmadani@oaklandnet.com

SUMMARY

The project applicant (Extenet Systems) is proposing to install a wireless telecommunication facility on an existing 28' tall City street light pole located near 2018 San Pablo Avenue in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within shroud at a height of 27'-10" and two (2) radio units (12.05" wide and 27.17" tall and 7.01" deep) mounted at a height of 17'-9" and 21' above ground; a fiber splice box measuring 6 3/4" tall, 4 3/4" wide and 2 1/8" deep will be mounted on the pole at 3'-4". The purpose of this application is to enhance existing wireless services within downtown area. A Major Conditional Use Permit and Design Review is required for the installation of a new Monopole Telecommunications Facility within 100' of a residential zone. The antenna shroud and associated equipment will be painted green to match the city light pole. As result, the proposed telecommunication facility is an appropriate location and would not significantly increase negative visual impacts to adjacent neighboring properties. The project meets all the required findings for approval of the project.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17135

Applicant: Black & Veatch for Extenet Systems/Verizon Wireless

Address: The Public Right of Way near 2018 San Pablo Avenue
on a City Light Pole

Zone: CBD-X

BACKGROUND

For several years, telecommunication (telecom) carriers have proposed facility installations within the City of Oakland's public right-of-way, instead of private property. These facilities typically consist of antennas and associated equipment attached to utility poles or street light poles. Poles are often replaced with replicas due to conduit constraints within the existing poles. The main purpose of these new facilities is to enhance existing service, given increasing demands for bandwidth, through new technology and as well as service coverage advantages.

The City exercises zoning jurisdiction over such projects in response to a 2009 State Supreme Court case decision (*Sprint v. Palos Verdes Estates*). Pursuant to the Planning Code, utility or joint pole authority (JPA) sites are classified by staff as "Macro Facilities," and street light pole sites (lamps, not traffic signals) as "Monopole Facilities." For JPA poles, only Design Review approval may be required. For non-JPA poles, Design Review and a Conditional Use Permit are required if located in or within 100' of a residential zone. For non-JPA pole sites, projects also require review by the City's Public Works Agency (PWA) and Real Estate Division, and involve other considerations such as impacts to historic or decorative light poles. In either case (JPA or non-JPA), the practice has been to refer all such projects to the Planning Commission for decision when located in or near a residential zone.

Previously proposed telecom facilities that have been reviewed by the Planning Commission have been installed throughout the Oakland Hills. Some applications have been denied due to view obstructions or proximity to residences. As a result of these projects, staff has incorporated Planning Commission direction to add a Condition of Approval regarding painting and texturing of the components to more closely match utility poles in appearance. As with sites located on private property, the Federal Government precludes cities from denying an application on the basis of radio frequency (RF) emissions and health concerns if a satisfactory RF emissions report is submitted. More recently, Federal changes have streamlined the process regarding existing facilities.

Currently, telecom carriers are in the process of submitting applications to deploy "small cell sites." These projects involve attachment of antennas and equipment on public right-of-way facilities such as poles or lights for further enhancement of services. These components are now somewhat smaller in size than in the past and less obtrusive. These sites tend to be located in flat-land neighborhoods and Downtown where view obstructions are less likely an issue. Good design and placement is given full consideration nonetheless, especially with the greater presence of historic structures and historic light poles in Downtown.

TELECOMMUNICATIONS BACKGROUND

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

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

Under Section 253 of the TCA, no state or local regulation or other legal requirement can prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service.

- Further, Section 704 of the TCA imposes limitations on what local and state governments can do. Section 704 prohibits any state and local government action which unreasonably discriminates among personal wireless providers. Local governments must ensure that its wireless ordinance does not

contain requirements in the form of regulatory terms or fees which may have the “effect” of prohibiting the placement, construction, or modification of personal wireless services.

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

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

Competition & Infrastructure Policy Division (CIPD) of the Wireless Telecommunications Bureau, main division number: **(202) 418-1310**. <https://www.fcc.gov/general/competition-infrastructure-policy-division-wireless-telecommunications-bureau>

SITE DESCRIPTION

The project site consists of an existing non-decorative City street light pole located in the sidewalk on Thomas L Berkeley Way between the Alameda County Social Services Building at 2018 San Pablo Avenue and a mid-rise residential building. The Uptown residential buildings are located across the street. The pole measures 28 feet in height.

PROJECT DESCRIPTION

The proposal is to establish a Monopole Telecommunications Facility (“small cell site”) on an existing 28’ tall City street light pole located in the public right-of-way. The project (*Attachment A*) involves the following:

- Installation of one (1) antenna measuring 24” long and 14.6” in diameter located within shroud at a height of 31’-6”;
- Two (2) radio units (12.05” wide and 27.17” tall and 7.01” deep) will be mounted at a height of 17’-9” and 21’ above ground; and
- A fiber splice box measuring 6 3/4” tall, 4 3/4” wide and 2 1/8” deep mounted on the pole at 3’-4”.

GENERAL PLAN ANALYSIS

The site is located in the Central Business District (CBD) area under the General Plan’s Land Use and Transportation Element (LUTE). The intent of the area is intended to encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in

Northern California. Given increasing reliance upon cellular service for phone and internet, the proposal for a Monopole Telecommunications Facility will not adversely affect and detract from the characteristics of the neighborhood. Staff, therefore, finds the proposal, as conditioned, to conform to the General Plan.

ZONING ANALYSIS

The site is located in the CBD-X Central Business District Mixed Commercial Zone and within 100' of residential zone. The intent of the CBD-X Zone is: "to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities." Monopole Telecommunications Facilities on City light poles require a Major Conditional Use Permit and a Regular Design Review with additional findings; these permits are decided by the Planning Commission for sites located in or within 100' of a residential zone. In this case, the project site is located within 100' of a residential zone.

New wireless telecommunications facilities may also be subject to a Site Alternatives Analysis, Site Design Alternatives Analysis, and a satisfactory RF emissions report. Staff analyzes the proposal in consideration of these requirements in the 'Key Issues and Impacts' section of this report. Staff finds the proposal, as conditioned, to conform to the Planning Code.

Additionally, attachment to City infrastructure requires review by the City's Real Estate Department, Public Works Agency's Electrical Division, and Information Technology Department. Given customers increasing reliance upon cellular service for phone and Wi-Fi, the proposal for a Monopole Telecommunications Facility conforms to this intent.

ENVIRONMENTAL DETERMINATION

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

KEY ISSUES AND IMPACTS

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

17.128.080 Monopole Telecommunications Facilities.

A. General Development Standards for Monopole Telecommunications Facilities.

1. Applicant and owner shall allow other future wireless communications companies including public and quasi-public agencies using similar technology to collocate antenna equipment and facilities on the monopole unless specific technical or other constraints, subject to independent verification, at the applicant's expense, at the discretion of the City of Oakland Zoning Manager, prohibit said collocation. Applicant and other wireless carriers shall provide a mechanism for the construction and maintenance of shared facilities and infrastructure and shall provide for equitable sharing of cost in

accordance with industry standards. Construction of future facilities shall not interrupt or interfere with the continuous operation of applicant's facilities.

The proposal involves use of an existing City of Oakland metal street light pole that would remain available for future collocation purposes as practicable.

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

Recommended Conditions of Approval require painting and texturing the antenna and equipment to match the appearance of the metal pole. There is no equipment shelter or cabinet proposed.

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

The existing 28' tall City light pole is located within the wide sidewalk adjacent to open space area between civic and residential buildings with residential buildings across street.

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

This requirement does not apply. The subject property is not located in any of the described zoning districts. Nonetheless, the facility would not exceed 31'-6".

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

This requirement does not apply. The subject property is not located in any of the described zoning districts. Nonetheless, the facility would not exceed the height of 31'-6".

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

This requirement does not apply. The subject property is not located in the described zoning district. Nonetheless, the facility would not exceed the height of 31'-6".

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

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

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

The proposed antenna would project less than fifteen feet (approximately 4') above the City light pole.

17.128.110 Site location preferences.

Section 17.128.110 of the City of Oakland Telecommunication Regulations requires that new wireless facilities shall generally be located on designated properties or facilities in the following ranked order of preference:

- A. Co-located on an existing structure or facility with existing wireless antennas.
- B. City-owned properties or other public or quasi-public facilities.
- C. Existing commercial or industrial structures in Nonresidential Zones (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).
- D. Existing commercial or industrial structures in Residential Zones, HBX Zones, or the DCE-3 or D-CE-4 Zones.
- E. Other Nonresidential uses in Residential Zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
- F. Residential uses in Nonresidential Zones (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).
- G. Residential uses in Residential Zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.

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

A site alternatives analysis shall, at a minimum, consist of:

- a. The identification of all A, B and C ranked preference sites within one thousand (1,000) feet of the proposed location. If more than three (3) sites in each preference order exist, the three such closest to the proposed location shall be required.
- b. Written evidence indicating why each such identified alternative cannot be used. Such evidence shall be in sufficient detail that independent verification, at the applicant's expense, could be obtained if required by the City of Oakland Zoning Manager. Evidence should indicate if the reason an alternative was rejected was technical (e.g. incorrect height, interference from existing RF sources, inability to cover required area) or for other concerns (e.g. refusal to lease, inability to provide utilities).

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

17.128.120 Site design preferences.

Section 17.128.120 of the City of Oakland Telecommunications Regulations requires 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 such higher preference design alternative cannot be used. Such evidence shall be in sufficient detail that independent verification could be obtained if required by the City of Oakland Zoning Manager. Evidence should indicate if the reason an alternative was rejected was technical (e.g. incorrect height, interference from existing RF sources, inability to cover required area) or for other concerns (e.g. inability to provide utilities, construction or structural impediments).

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

17.128.130 Radio frequency emissions standards.

Section 17.128.130 of the City of Oakland Telecommunication Regulations requires that the applicant submit the following verifications including requests for modifications to existing facilities:

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

A satisfactory report is attached to this report (*Attachment B*).

Analysis

The proposed site design would not be situated on an historic or decorative pole or structure, would not create a view obstruction. Staff, therefore, finds the proposal to provide an essential service with a least-intrusive possible design. Draft Conditions of Approval stipulate that the components be painted and textured to match the metal pole in appearance for camouflaging.

Outreach

The applicant held a community meeting open to the public to introduce the technology in Downtown Oakland on February 24, 2017.

CONCLUSION

The proposed project meets all 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 department and emergency response teams. Staff believes that the

proposal is designed to meet the established zoning and telecommunication regulations and recommends supporting the Major Conditional Use Permit and Design Review application.

RECOMMENDATIONS:

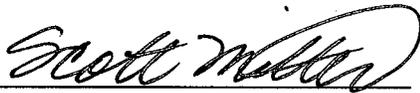
1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit, Regular Design Review subject to the attached Findings and Conditions of Approval.

Prepared by:



Jason Madani
Planner II

Approved by:



SCOTT MILLER
Zoning Manager

Approved for forwarding to the
City Planning Commission:



DARIN RANELLETTI, Interim Director
Department of Planning and Building

ATTACHMENTS:

- A. Project Plans & Photo simulations
- B. Hammett & Edison, Inc., Consulting Engineering RF Emissions Report
- C. Site & Design Alternative Analysis

ATTACHMENT A: FINDINGS

This proposal meets the required findings under General Use Permit Criteria (OMC Sec. 17.134.050), Conditional Use Permit Criteria for Monopole Facilities (OMC Sec. 17.136.040 (A)), Regular Design Review Criteria for Nonresidential Facilities (OMC Sec. 17.136.050(B)), Design Review Criteria for Monopole Telecommunications Facilities (OMC Sec. 17.128.070(B)), as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

GENERAL USE PERMIT CRITERIA (OMC SEC. 17.134.050):

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

The proposal is to establish a Monopole Telecommunications Facility in a Central Business District Mixed Commercial Zone by attaching a telecommunication facility to an existing City light pole. Attachment to an existing structure with the smallest possible components, painted and texturized to match the pole, will be the least intrusive design. The project will enhance existing service for merchants, shoppers, residents, and visitors in the area.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

The least intrusive design will be to attach the equipment to the structure with the smallest possible components and paint and texturize them to match the light pole.

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 project will enhance existing service for merchants, shoppers, residents, and visitors in the area.

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 below.

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

The site is located in the Central Business District (CBD) pursuant to the General Plan's Land Use and Transportation Element (LUTE). The intent of the area is intended to encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California. Given increasing reliance upon cellular service for phone and internet, the proposal

for a Monopole Telecommunications Facility will not adversely affect and detract from the characteristics of the neighborhood. Staff, therefore, finds the proposal, as conditioned, to conform to the General Plan. The project also meets the following LUTE Objectives and Policies.

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

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

CONDITIONAL USE PERMIT CRITERIA FOR MONOPOLE FACILITIES (OMC SEC. 17.128.070(C))

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

The proposal conforms to Design Review findings which are included below.

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.

Use of this existing pole precludes the placement of a new pole with the facility viewable from the mixed use buildings, and is therefore, "visually preferable."

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

The least intrusive design will be to attach the equipment to the structure with the smallest possible components and paint and texturize them to match the light pole. The project will enhance existing service for merchants, shoppers, residents, and visitors in the area.

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 (10) 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.

A Major Conditional Use Permit is required and the Planning Director or Planning Commission may, therefore, require independent expert review in addition to that which is attached to this report. The Planning Director has not required an independent peer review of the site location, collocation and facility configuration. The project is located in Downtown; The project includes small components; painted and texturized to match the existing pole; and is not located on a historic pole. However, the Planning Commission may require an independent expert review in addition to that which is attached to this report.

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

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

The least intrusive design will be to attach the equipment to the structure with the smallest possible components and paint and texturize them to match the light pole. The proposed telecommunication facility located on the City street light provides enough separation from the residential building, therefore, the proposal will not significant view impacts to the adjacent neighboring properties in this area

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

The proposed telecommunication facility located on the City street light provides enough separation from both commercial and residential buildings, and will not be located on an historic or decorative structure therefore, the proposal will not significant view impact to the adjacent neighboring properties in this area.

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

The proposal will enhance essential services in Downtown, will not negatively affect the landscaping area located near; it is also not located in a hillside area.

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

The proposal will not be ground mounted. The proposal does not include grading or street tree removal.

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

This finding is inapplicable because the site is level.

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

The site is located in the Central Business District (CBD) area under the General Plan's Land Use and Transportation Element (LUTE). The intent of the area is intended to encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California. Given increasing reliance upon cellular service for phone and internet, the proposal for a Monopole Telecommunications Facility will not adversely affect and detract from the characteristics of the neighborhood. Staff, therefore finds the proposal, as conditioned, to conform to the General Plan.

DESIGN REVIEW CRITERIA FOR MONOPOLE TELECOMMUNICATIONS FACILITIES
(OMC SEC. 17.128.070(B))

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

The project does not involve collocation. It is the establishment of a new telecommunications facility on an existing pole. However, the project should not preclude any future collocation proposals at the site.

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

The Monopole Facility is sited on existing City infrastructure where it will not create visual clutter as the facility is located off the ground and above head height. The view of the City street light from the adjacent residential buildings will be minimal as the site is flat and the components are small and unobtrusive. Furthermore, the facility blends in with the street light.

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

The Monopole Facility will be camouflaged and texturized to match the appearance of the existing light pole that will host it.

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 proposed antennas will be placed above head height. Furthermore, the recommended Conditions of Approval require painting and texturing the antenna and equipment to match the appearance of the metal pole. There is no equipment shelter or cabinet proposed.

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

The proposed Monopole Facility will be placed on an existing non-historic City light pole. The facility will not pose a negative visual impact as the proposal will be camouflaged to match the pole. There is no adjacent vegetation or topography.

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 proposed screened antenna will be mounted at a height of 30' and will not be accessible to the public due to its location. The radio unit equipment will be attached to the pole more than 12'-9" above the ground.

Attachment B: Conditions of Approval

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **staff report** and the approved plans **dated April 17, 2017 and submitted May 8, 2017**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

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

3. Compliance with Other Requirements

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

4. Minor and Major Changes

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

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

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

9. Severability

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

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

10. Job Site Plans

Ongoing throughout demolition, grading, and/or construction

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

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

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

12. Public Improvements

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

13. Construction Days/Hours

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

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

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

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

project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

PROJECT-SPECIFIC CONDITIONS

14. Emissions Report

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

Requirement: Prior to a final inspection

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

Initial Approval: N/A

Monitoring/Inspection: N/A

15. Camouflage

Requirement: The antenna and equipment shall be painted, texturized, and maintained the same color and finish of the City light pole.

When Required: Prior to a final inspection

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Operational

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Possible District Undergrounding PG&E Pole

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

18. Graffiti Control

Requirement:

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

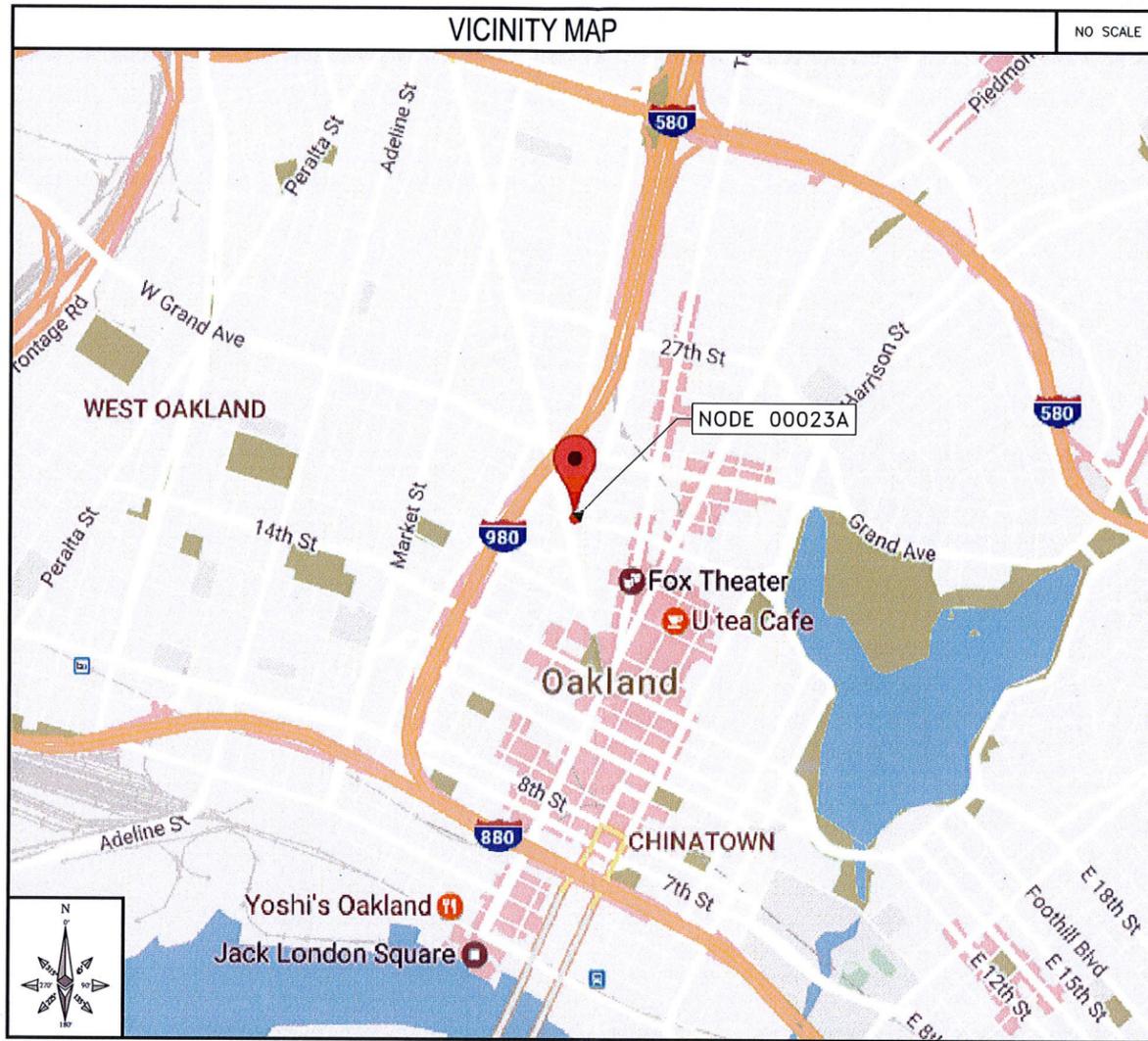
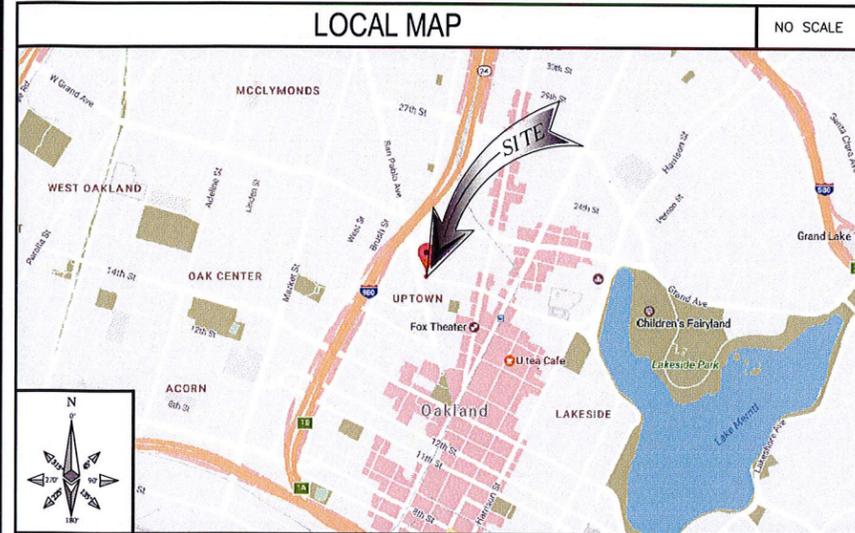
When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

NW-CA-DTOAKLAN 00023A

ADJACENT TO (IN PROW)
2018 SAN PABLO AVE.
OAKLAND, CA 94612



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 (AS APPLICABLE). NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 1: IBC - 2012
- 2: CALIFORNIA BUILDING STANDARDS CODE - 2013
- 3: CALIFORNIA GENERAL ORDER 95
- 4: CALIFORNIA MECHANICAL CODE 2013
- 5: CALIFORNIA PLUMBING CODE 2013
- 6: CALIFORNIA ELECTRICAL CODE 2013
- 7: CITY AND/OR COUNTY ORDINANCES
- 8: 2012 INTERNATIONAL FIRE CODE
- 9: BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
*EFFECTIVE UNTIL JANUARY 1ST, 2017

PROJECT DESCRIPTION

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

HARDWARE AND ANCILLARY EQUIPMENT TO BE INSTALLED AS DESCRIBED HEREIN.

GENERAL PROJECT NOTES

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY AN EXTENET SYSTEMS REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5. NOTIFY EXTENET SYSTEMS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM AN EXTENET SYSTEMS REPRESENTATIVE, AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF AN EXTENET SYSTEMS REPRESENTATIVE.
8. CONTRACTOR PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY EXTENET, THE CONTRACTOR SHALL PROVIDE EXTENET SYSTEMS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH AN EXTENET SYSTEMS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY EXTENET SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.



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

BLACK & VEATCH

BLACK & VEATCH CORPORATION
2999 OAK ROAD
SUITE 490
WALNUT CREEK, CA 94597

THESE DRAWINGS ARE COPYRIGHTED AND ARE THE PROPERTY OF BLACK & VEATCH. PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BLACK & VEATCH.

PROJECT NO.	DRAWN BY	CHECKED BY
192417.5781	KDA	XXX

REV	DATE	DESCRIPTION
A	03/24/17	ISSUED FOR REVIEW

PRELIMINARY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

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

SITE ADDRESS
00023A
ADJACENT TO (IN PROW)
2018 SAN PABLO AVE.
OAKLAND, CA 94612

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

PROJECT INFORMATION

POLE OWNER	APPLICANT
OWNER: CITY OF OAKLAND	COMPANY: EXTENET SYSTEMS CALIFORNIA, LLC.
ADDRESS: 7101 EDGEWATER DRIVE OAKLAND, CA 94621	CONTACT: MATTHEW YERGOVICH
PHONE: -	ADDRESS: 2000 CROW CANYON PLACE, SUITE 210 SAN RAMON, CA 94583
	PHONE: (415) 596-3474
	E-MAIL: MYERGOVICH@EXTENETSYSTEMS.COM

AGENT	ENGINEER	PROJECT DATA
COMPANY: BLACK & VEATCH	COMPANY: BLACK & VEATCH	LATITUDE: 37.810156
CONTACT: ANA GOMEZ	ENGINEER: AARON EVANS	LONGITUDE: -122.272691
ADDRESS: 2999 OAK ROAD, SUITE 490 WALNUT CREEK, CA 94597	PHONE: (952) 896-0751	POLE #: NA
PHONE: (913) 458-9148	E-MAIL: EVANSRA@BV.COM	ELEVATION: NA AMSL
E-MAIL: GOMEZABARCAA@BV.COM		ZONING JURISDICTION: CITY OF OAKLAND
		ZONING DISTRICT: CBD-X
		NEAREST A.P.N.: 008-071400500
		OCCUPANCY: U, UNMANNED
		CONSTRUCTION TYPE: ATTACHMENTS TO A METAL/STREET LIGHT POLE
		TITLE 24 REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. THIS PROJECT IS EXEMPT.

SHEET INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES AND LEGEND
C-1	OVERALL SITE PLAN
C-2	POLE ELEVATIONS
C-2.1	RISER DETAILS
C-3	EQUIPMENT DETAILS
C-4	EQUIPMENT DETAILS
C-5	CONCEPTUAL WIRING DIAGRAMS

Attachment A

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

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

UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811
48 HOURS BEFORE YOU DIG

GENERAL NOTES

1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS, CONTRACT AND CONSTRUCTION DOCUMENTS.
2. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THESE PLANS AND IN THE CONTRACT DOCUMENTS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR(S) SHALL VISIT THE JOB SITE(S) AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED PER THE CONTRACT DOCUMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO BID SUBMITTAL.
4. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED ON ANY WORK NOT CLEARLY DEFINED OR IDENTIFIED IN THE CONTRACT AND CONSTRUCTION DOCUMENTS BEFORE STARTING ANY WORK.
5. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES, INCLUDING APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. IF THESE RECOMMENDATIONS ARE IN CONFLICT WITH THE CONTRACT AND CONSTRUCTION DOCUMENTS AND/OR APPLICABLE CODES OR REGULATIONS, REVIEW AND RESOLVE THE CONFLICT WITH DIRECTION FROM THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE AUTHORIZED REPRESENTATIVE OF ANY OUTSIDE POLE OR PROPERTY OWNER.
8. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVING, CURBS, VEGETATION, GALVANIZED SURFACE OR OTHER EXISTING ELEMENTS AND UPON COMPLETION OF THE WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF EXTENET.
9. CONTRACTOR IS TO KEEP THE 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 DAILY.
10. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED UNLESS OTHERWISE NOTED. RELY ONLY ON ANNOTATED DIMENSIONS AND REQUEST INFORMATION IF ADDITIONAL DIMENSIONS ARE REQUIRED.
11. THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCY'S FACILITIES WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO START OF CONSTRUCTION AND USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF UTILITIES OR OTHER AGENCY'S FACILITIES WITHIN THE LIMITS OF THE WORK, WHETHER THEY ARE IDENTIFIED IN THE CONTRACT DOCUMENTS OR NOT.
12. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2600, AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.

DEFINITIONS

1. "TYPICAL" OR "TYP" MEANS THAT THIS ITEM IS SUBSTANTIALLY THE SAME ACROSS SIMILAR CONDITIONS. "TYP." SHALL BE UNDERSTOOD TO MEAN "TYPICAL WHERE OCCURS" AND SHALL NOT BE CONSIDERED AS WITHOUT EXCEPTION OR CONSIDERATION OF SPECIFIC CONDITIONS.
2. "SIMILAR" MEANS COMPARABLE TO CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
3. "AS REQUIRED" MEANS AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
4. "ALIGN" MEANS ACCURATELY LOCATE FINISH FACES OF MATERIALS IN THE SAME PLANE.
5. THE TERM "VERIFY" OR "V.I.F." SHALL BE UNDERSTOOD TO MEAN "VERIFY IN FIELD WITH ENGINEER" AND REQUIRES THAT THE CONTRACTOR CONFIRM INTENTION REGARDING NOTED CONDITION AND PROCEED ONLY AFTER RECEIVING DIRECTION.
6. WHERE THE WORDS "OR EQUAL" OR WORDS OF SIMILAR INTENT FOLLOW A MATERIAL SPECIFICATION, THEY SHALL BE UNDERSTOOD TO REQUIRE SIGNED APPROVAL OF ANY DEVIATION TO SAID SPECIFICATION PRIOR TO CONTRACTOR'S ORDERING OR INSTALLATION OF SUCH PROPOSED EQUAL PRODUCT.
7. FURNISH : SUPPLY ONLY, OTHERS TO INSTALL. INSTALL: INSTALL ITEMS FURNISHED BY OTHERS. PROVIDE: FURNISH AND INSTALL.

FIELD WELDING NOTES:

1. WELDING TO BE PERFORMED BY AWS CERTIFIED WELDER FOR THE TYPE OF AND POSITION INDICATED. ALL WORK MUST BE IN CONFORMANCE WITH LATEST EDITION OF AWS D1.1.
2. GRIND SURFACES TO BE WELDED WITH A SILICON CARBIDE WHEEL PRIOR TO WELDING TO REMOVE ALL GALVANIZING WHICH MAY OTHERWISE BE CONSUMED IN THE WELD METAL. APPLY ANTI-SPATTER COMPOUND AFTER GRINDING.
3. WELDING TECHNIQUE MUST MINIMIZE TEMPERATURE RISE ON THE INSIDE SURFACE OF THE POLE AND ALSO VOLATIZE ANY REMAINING ZINC WITHIN THE BASE METAL WITH MINIMUM SPATTER. USE AN E70 (LOW HYDROGEN) ELECTRODE. USE LARGEST DIAMETER ELECTRODE COMPATIBLE WITH WELDING POSITION AND MATERIAL THICKNESS. STRICTLY FOLLOW ALL MANUFACTURE'S INSTRUCTIONS FOR STORAGE AND USE OF ELECTRODES. AVOID REMOVING ELECTRODES FROM MANUFACTURE'S PACKAGING UNTIL READY FOR IMMEDIATE USE.
4. WELDING MAY PRODUCE TOXIC FUMES. REFER TO ANSI STANDARD Z49.1 "SAFETY IN WELDING AND CUTTING" FOR PROPER PRECAUTIONS.
5. UPON COMPLETION OF WELDING, APPLY GALV-A-STICK ZINC COATING TO ALL UNPROTECTED SURFACES. APPLY A SECOND LAYER OF COLD GALVANIZING SPRAY COMPOUND CONTAINING A MINIMUM ZINC CONTENT OF 95%. IF NECESSARY, APPLY A FINAL COAT OF COMPATIBLE PAINT TO MATCH SURROUNDING SURFACES.

ANTENNA MOUNTING

1. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA-222 OR APPLICABLE LOCAL CODES.
2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
3. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
5. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
7. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/- 5% AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/- 0.5% AS DEFINED BY THE RFDS.

TORQUE REQUIREMENTS

1. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
2. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
 - A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
 - B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
3. ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB-FT (12 NM).
4. ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB-FT (58 NM).
5. ALL GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
6. ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18-22 LB-FT (24.4 - 29.8 NM).
7. ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15-20 LB-IN (1.7 - 2.3 NM).

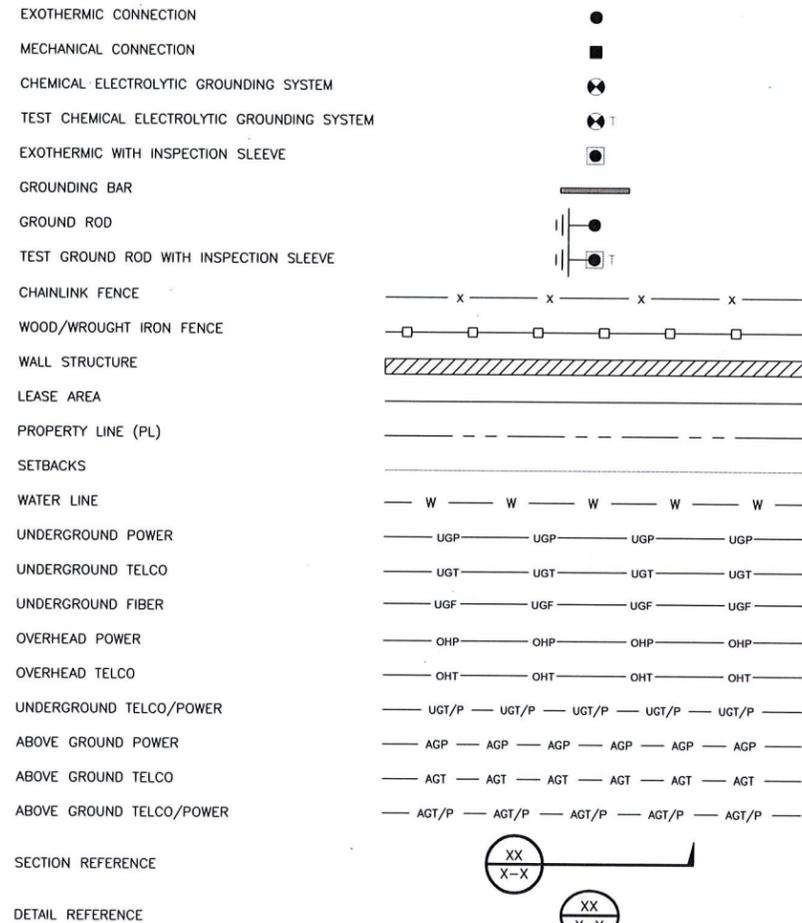
ROW UTILITY POLE CONSTRUCTION NOTES

1. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2" [.038M].
2. FILL ALL HOLES LEFT IN POLE FROM REARRANGEMENT OF CLIMBERS.
3. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
4. CABLE NOT TO IMPEDE 15" [.381M] CLEAR SPACE OFF POLE FACE (12:00).
5. 90 SHORT SWEEPS UNDER ANTENNA ARM. ALL CABLES MUST ONLY TRANSITION ON THE INSIDE OR BOTTOM OF ARMS (NO CABLE ON TOP OF ARMS).
6. USE 90 CONNECTOR AT CABLE CONNECTION TO ANTENNAS.
7. USE 1/2" [.013M] CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
8. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

NODE SITE POWER SHUT DOWN PROCEDURES

1. FOR NON EMERGENCY/SCHEDULED POWER SHUT DOWN
 - A. CALL EXTENET SYSTEMS NOC (NETWORK OPERATIONS CENTER) (866)892-5327
 - B. 24 HOURS PRIOR TO SCHEDULED POWER SHUT OFF
 - C. PROVIDE THE FOLLOWING INFORMATION
 - NOC SITE NUMBER IDENTIFIED ON SITE NUMBERING STICKER
 - YOUR NAME AND REASON FOR POWER SHUTOFF
 - PROVIDE DURATION OF OUTAGE
 - D. UNLOCK DISCONNECT BOX, FLIP BOTH BREAKERS TO THE OFF POSITION
 - E. POWER SHUT OFF VERIFICATION WITH APPROVED PG&E PROCEDURES
 - F. NOTIFY EXTENET NOC UPON COMPLETION OF WORK
 - G. REINSTALL LOCK ON DISCONNECT BOX
2. EMERGENCY POWER SHUT OFF
 - A. CALL EXTENET SYSTEMS NOC (NETWORK OPERATIONS CENTER) (866)892-5327
 - B. PROVIDE THE FOLLOWING INFORMATION
 - NOC SITE NUMBER IDENTIFIED ON SITE NUMBERING STICKER
 - YOUR NAME AND REASON FOR POWER SHUTOFF
 - PROVIDE DURATION OF OUTAGE
 - D. UNLOCK DISCONNECT BOX, FLIP BOTH BREAKERS TO THE OFF POSITION
 - E. POWER SHUT OFF VERIFICATION WITH APPROVED PG&E PROCEDURES
 - F. NOTIFY EXTENET NOC UPON COMPLETION OF WORK
 - G. REINSTALL LOCK ON DISCONNECT BOX

LEGEND



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

BLACK & VEATCH CORPORATION
2999 OAK ROAD
SUITE 490
WALNUT CREEK, CA 94597

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PROJECT NO.	DRAWN BY	CHECKED BY
192417.5781	KDA	XXX

REV	DATE	DESCRIPTION
A	03/24/17	ISSUED FOR REVIEW

PRELIMINARY

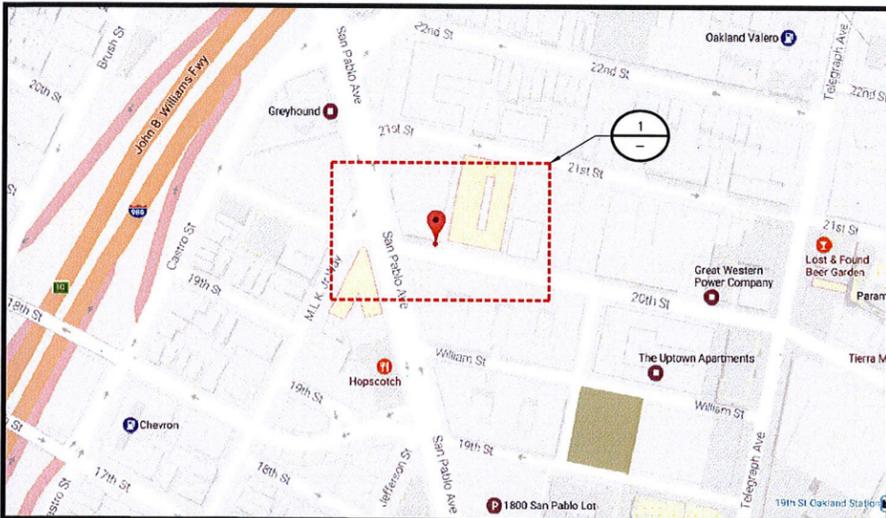
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EXTENET SYSTEMS (CA) LLC
2000 CROW CANYON PLACE
SUITE 210
SAN RAMON, CA 94583

SITE ADDRESS
00023A
ADJACENT TO (IN PROW)
2018 SAN PABLO AVE.
OAKLAND, CA 94612

SHEET TITLE
GENERAL NOTES
AND LEGEND

SHEET NUMBER
GN-1



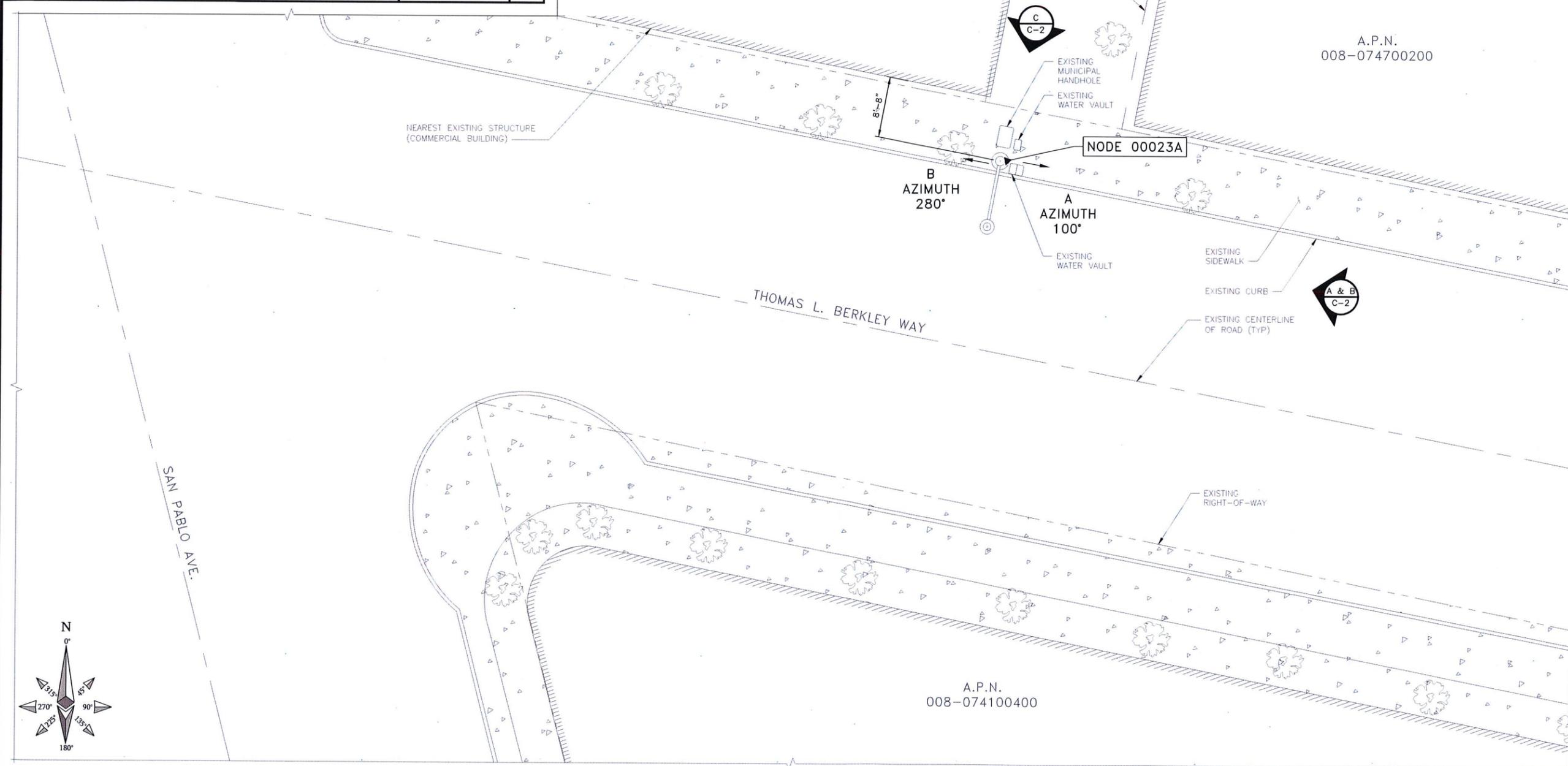
SITE PLAN MAP

NO SCALE

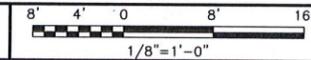
A

THIS DRAWING IS NOT A SITE SURVEY
 THE PURPOSE OF THIS DRAWING IS TO SHOW HOW THE DEVELOPED SITE RELATES TO THE PARENT PARCEL AND ADJACENT PROPERTIES. R.O.W. MEASUREMENTS ARE APPROXIMATIONS.

- NOTES**
1. EXTENET TO UTILIZE EXISTING CITY OF OAKLAND STREETLIGHT ELECTRICAL DUCT STRUCTURE TO NEAREST COMMERCIAL POWER CONNECTION POINT.
- OR
2. EXTENET TO BRING COMMERCIAL POWER AND FIBER OPTIC CABLE TO CITY OF OAKLAND STREETLIGHT ELECTRICAL BOX SERVING SPECIFIED EXISTING CITY OF OAKLAND STREETLIGHT AND UTILIZE EXISTING CONDUIT CONNECTION BETWEEN THE ELECTRIC BOX AND STREETLIGHT.



OVERALL SITE PLAN



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



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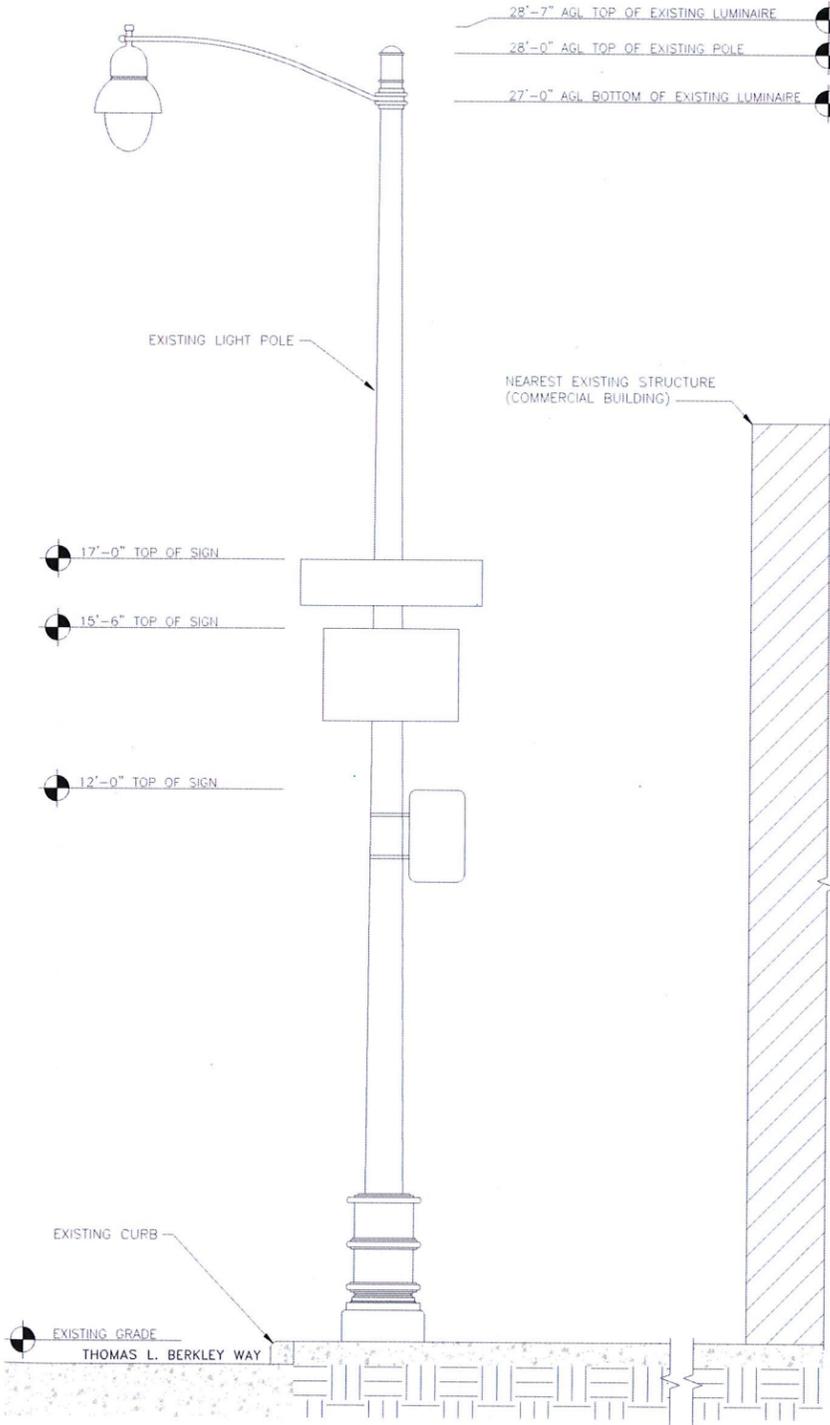
SITE ADDRESS
 00023A
 ADJACENT TO (IN PROW)
 2018 SAN PABLO AVE.
 OAKLAND, CA 94612

SHEET TITLE
 OVERALL SITE PLAN

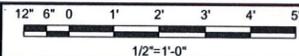
SHEET NUMBER
C-1

NOTE

THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURE HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED LOADING. IT IS THE RESPONSIBILITY OF THE POLE OWNER TO CONFIRM THAT THE PROPOSED LOADING IS WITHIN THE ORIGINAL DESIGN CAPACITY OF THE STRUCTURE.



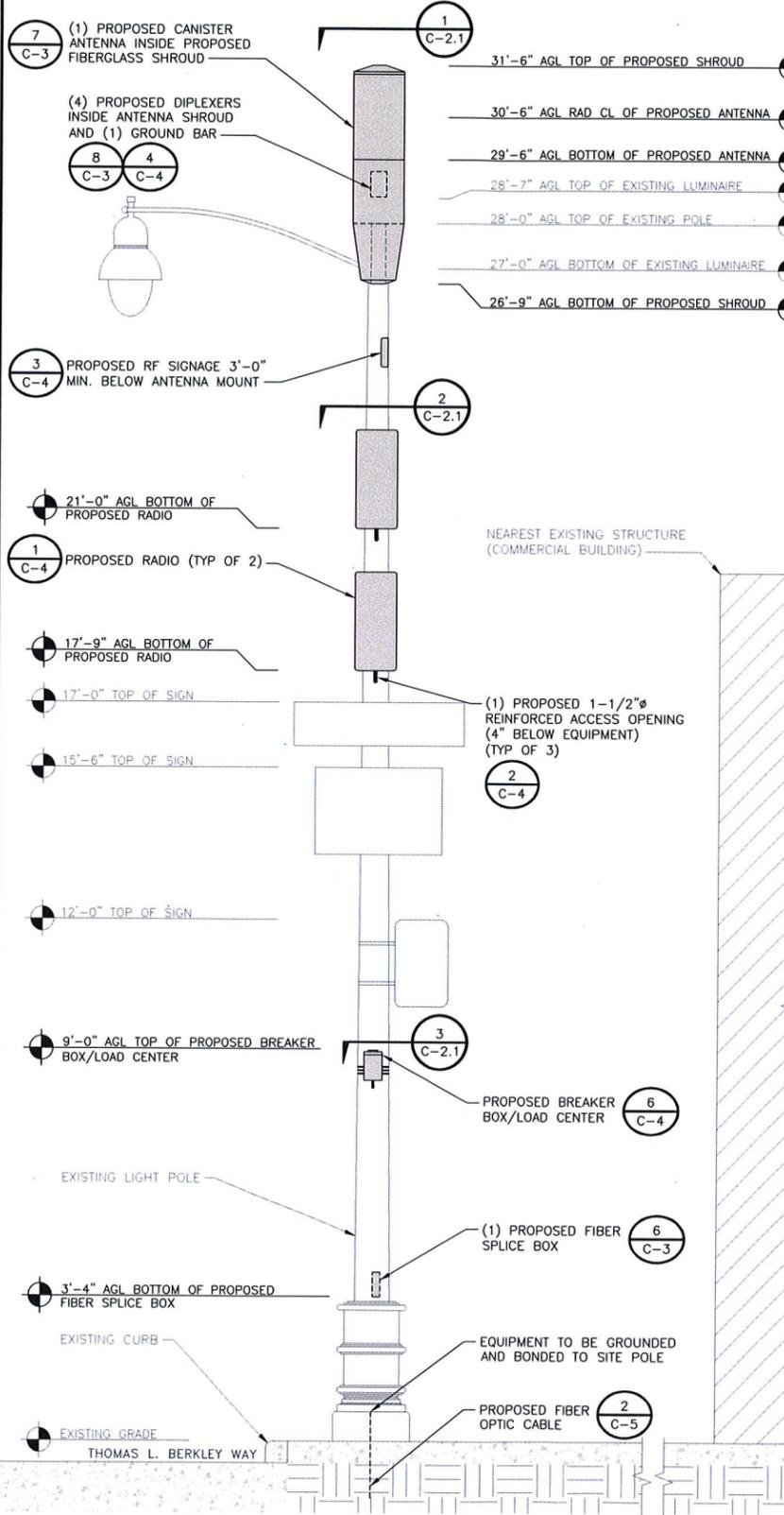
EXISTING SOUTHEAST ELEVATION



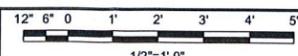
A

NOTES

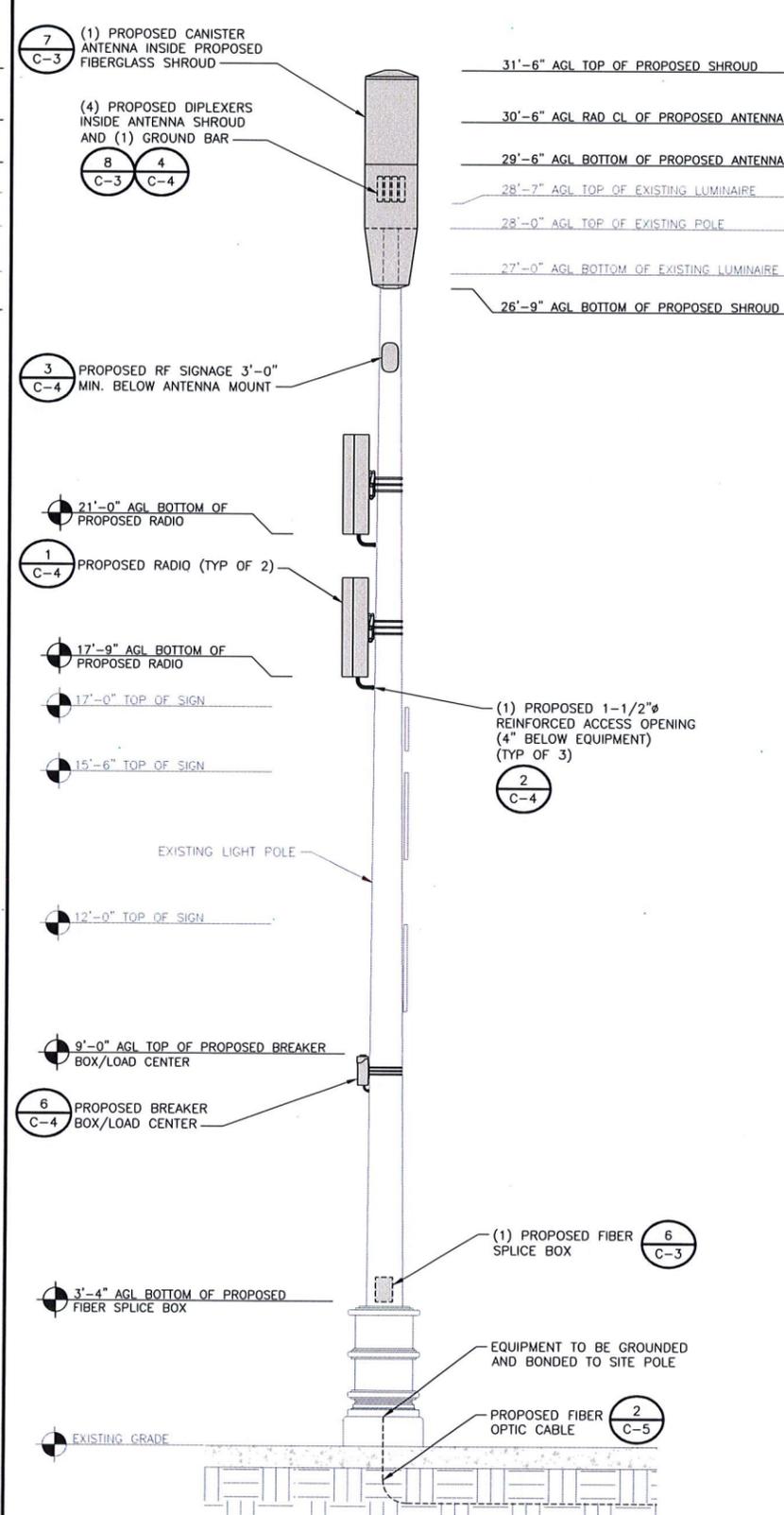
1. ALL PROPOSED EQUIPMENT TO BE PAINTED TO MATCH EXISTING CONDITIONS.
2. DISTANCE FROM ANTENNA FACE TO NEAREST BUILDING (2018 SAN PABLO AVE.). SEE SHEET C-1 FOR ORIENTATION.



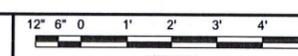
PROPOSED SOUTHEAST ELEVATION



B



PROPOSED NORTHEAST ELEVATION



C



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



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PRELIMINARY

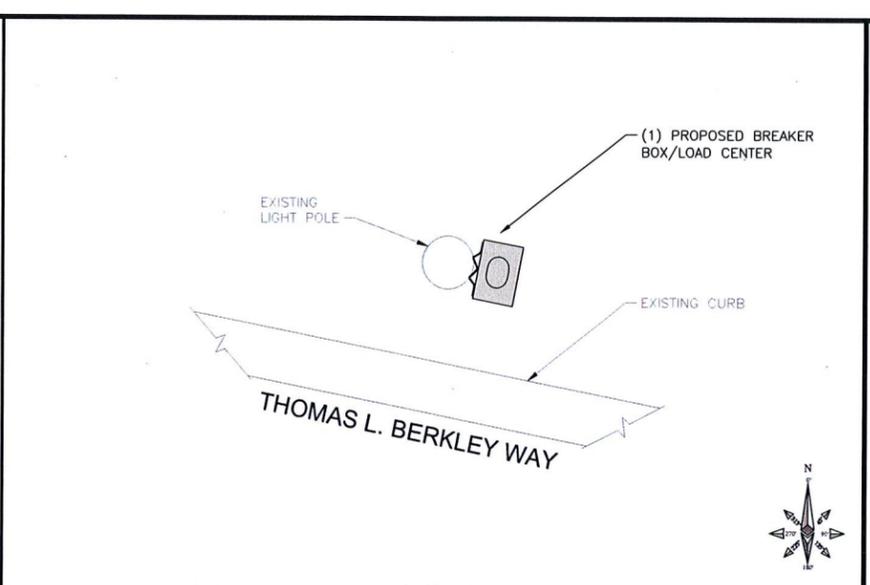
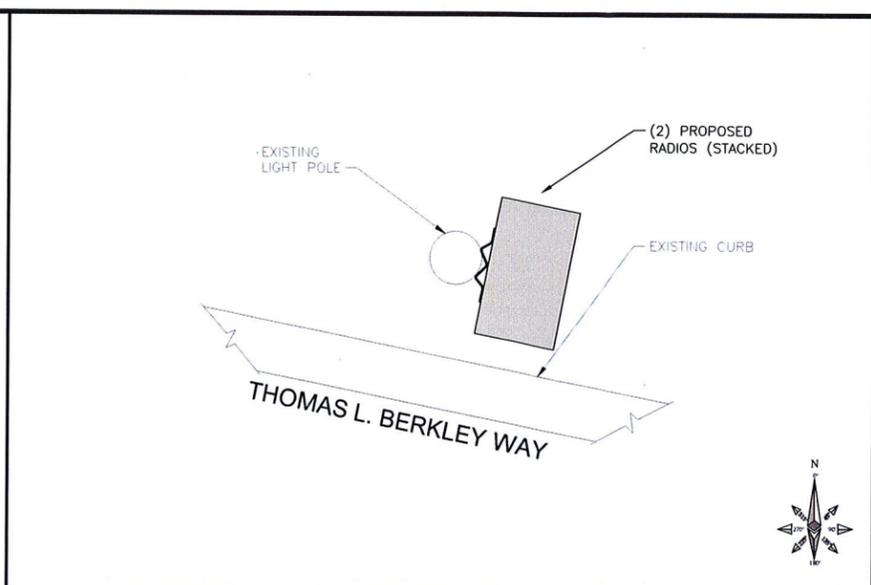
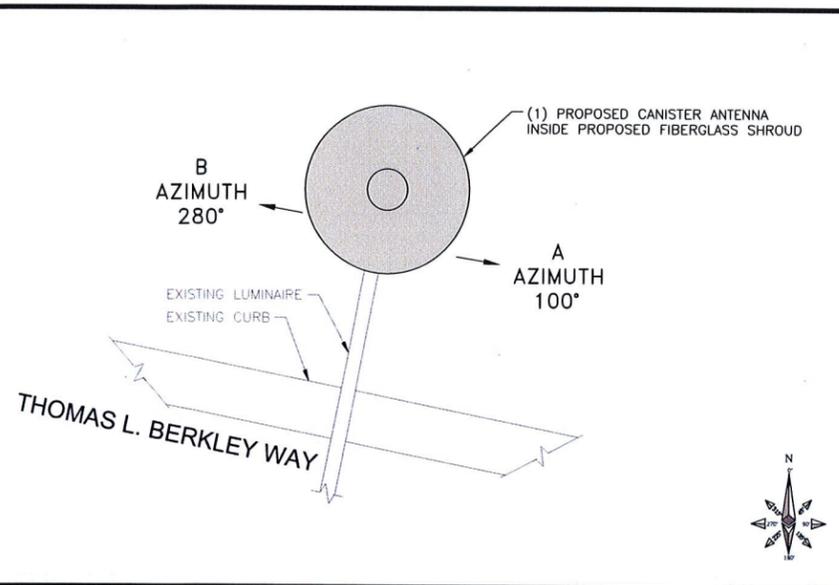
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2000 CROW CANYON PLACE
SUITE 210
SAN RAMON, CA 94583

SITE ADDRESS
00023A
ADJACENT TO (IN PROW)
2018 SAN PABLO AVE.
OAKLAND, CA 94612

SHEET TITLE
UTILITY POLE ELEVATIONS

SHEET NUMBER
C-2



ANTENNA SPACE PLAN VIEW

NO SCALE 1

RADIO SPACE PLAN VIEW

NO SCALE 2

EQUIPMENT PLAN VIEW

NO SCALE 3



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

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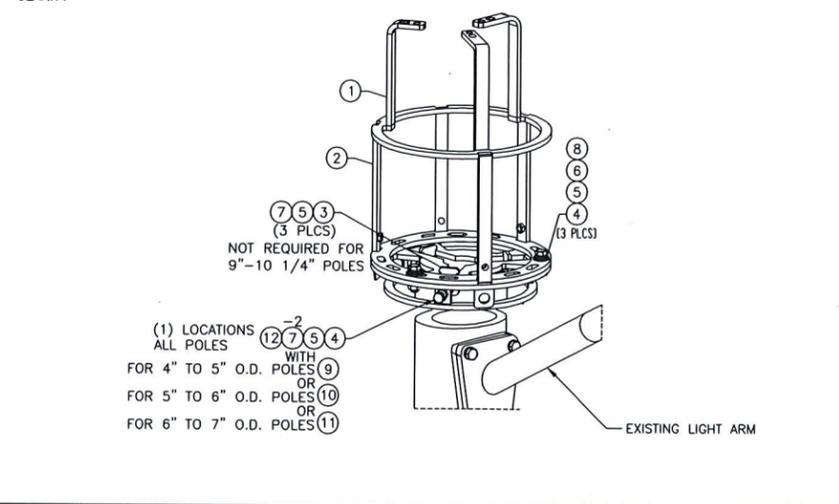
EXTENET SYSTEMS (CA) LLC
2000 CROW CANYON PLACE
SUITE 210
SAN RAMON, CA 94583

SITE ADDRESS
00023A
ADJACENT TO (IN PROW)
2018 SAN PABLO AVE.
OAKLAND, CA 94612

SHEET TITLE
RISER DETAILS

SHEET NUMBER
C-2.1

NOTE
ANTENNA NOT SHOWN FOR CLARITY

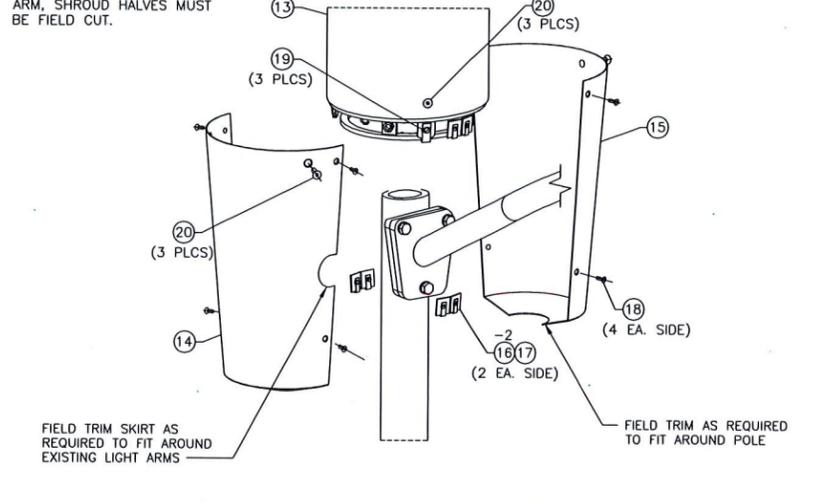


ITEM #	PART #	DESCRIPTION	QTY.	UNIT WT. (LBS)
CLAMP-ON BRACKET PARTS				
1	WA-1185	3/8" x 1-1 7/8" O.D. A36, TOP MOUNT WLDMNT	1	18.1
2	WA-1194	3/8" x 13 7/8" O.D. A36, TOP CAP WLDMNT	1	13.9
3	PL-1655	1/4" x 1 5/8" x 2 1/8" A36, PLATE	3	0.2
SHROUD PARTS				
4	WA-1193	14GA. x 14 1/4" TD x 4 1/4" BD x 15 9/16" A569, SKIRT	2	7.6
5	14.25R17.625	14 1/4" O.D. x 17 5/8" FIBERGLASS SHROUD HALF	2	2
6	14209-4	11GA. x 1 1/2" x 2 15/16" A36, FORMED PLATE	4	0.1
HARDWARE				
7	70399	1/4" x 3/4" SS, CNTR SUNK SCKET HD SCREW	8	0.01
8	55500	1/4-20 U-STYLE SPEED NUT	8	0.02
9	91137	3/8" x 1" ROUND HEAD SLOTTED NYLON SCREW	4	0.01
10	70428	3/8" x 1 1/4" S.S. COUNTERSUNK SCKET HD SCREW	12	0.01
11	55510	3/8-16 SPEED NUT	4	0.04
12	71011	1/2" x 1 1/2" S.S. BOLT	2	0.1
13	71012F	1/2" x 1 3/4" S.S. FULLY TH'D BOLT	3	0.1
14	71013F	1/2" x 2" S.S. FULLY TH'D BOLT	2	0.2
15	71015F	1/2" x 2 1/2" S.S. FULLY TH'D BOLT	2	0.2
16	71052F	1/2" x 3" S.S. FULLY TH'D BOLT	2	0.2
17	71051F	1/2" x 3 1/2" S.S. FULLY TH'D BOLT	2	0.2
18	71053F	1/2" x 4" S.S. FULLY TH'D BOLT	2	0.3
19	80333	1/2" x 6" S.S. THREADED ROD	1	0.3
20	44005	1/2" NYLON FLAT WASHER	3	0.01
21	40027	1/2" x 1.032" O.D. x .121" S.S. FLAT WASHER	4	0.02
22	43020	1/2" S.S. LOCK WASHER	7	0.01
23	52005	1/2" S.S. JAM NUT	5	0.04
TOTAL GALV. WT.			126	

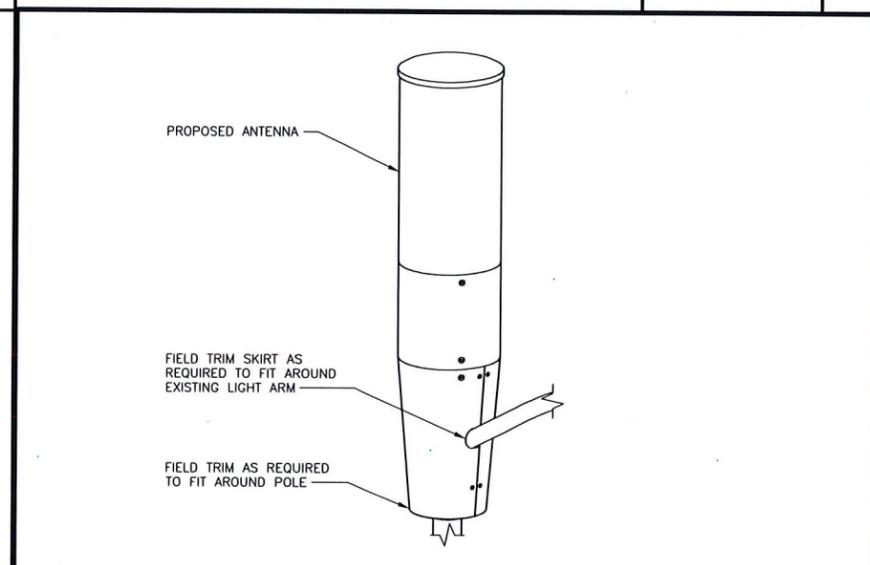
CLAMP-ON BRACKET NO SCALE 2

EQUIPMENT TABLE NO SCALE 3

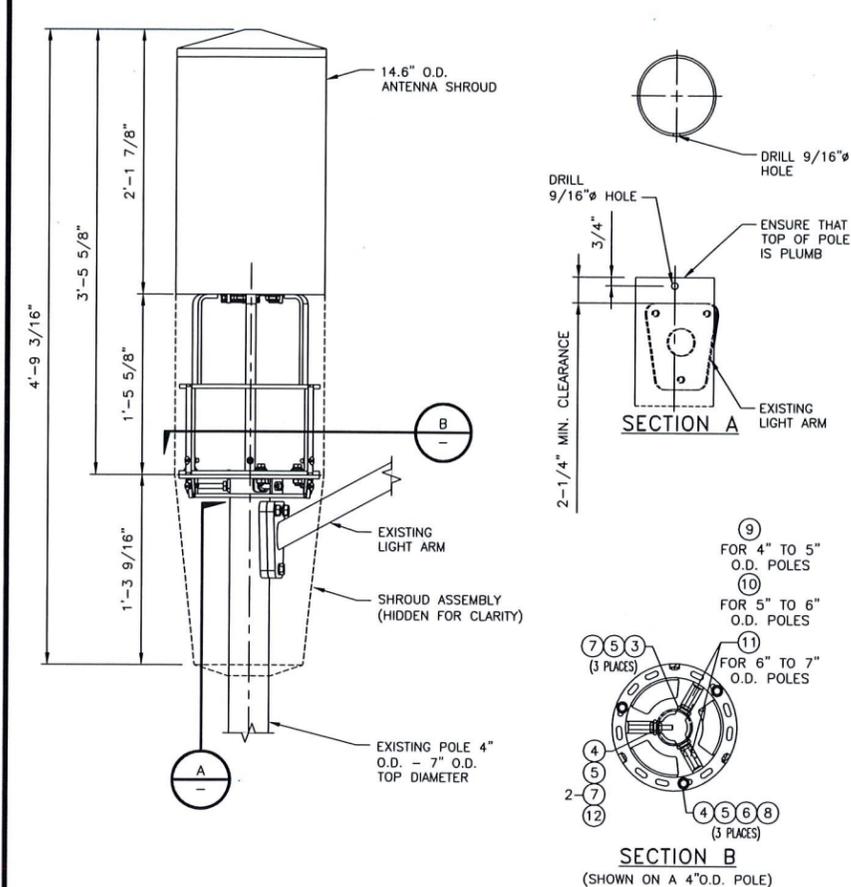
NOTE
IF EXISTING POLE HAS A LIGHT ARM, SHROUD HALVES MUST BE FIELD CUT.



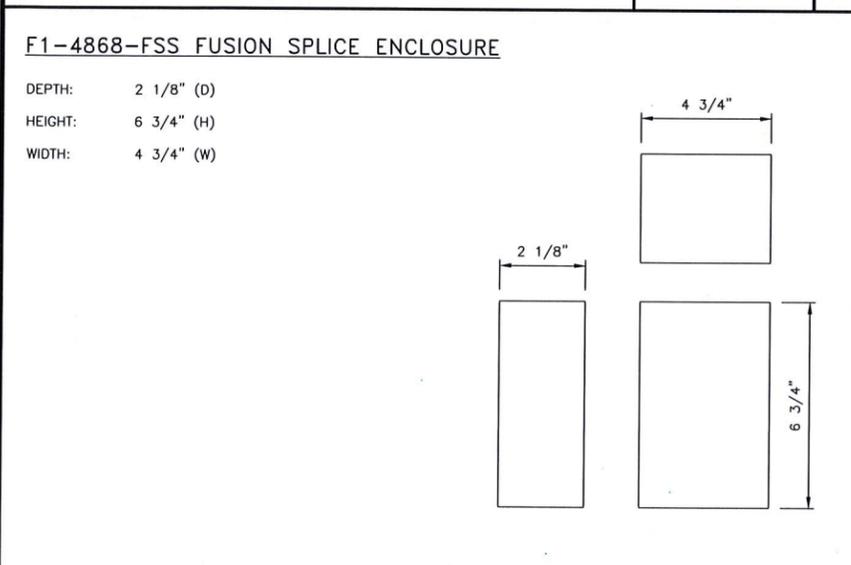
SHROUD ASSEMBLY NO SCALE 4



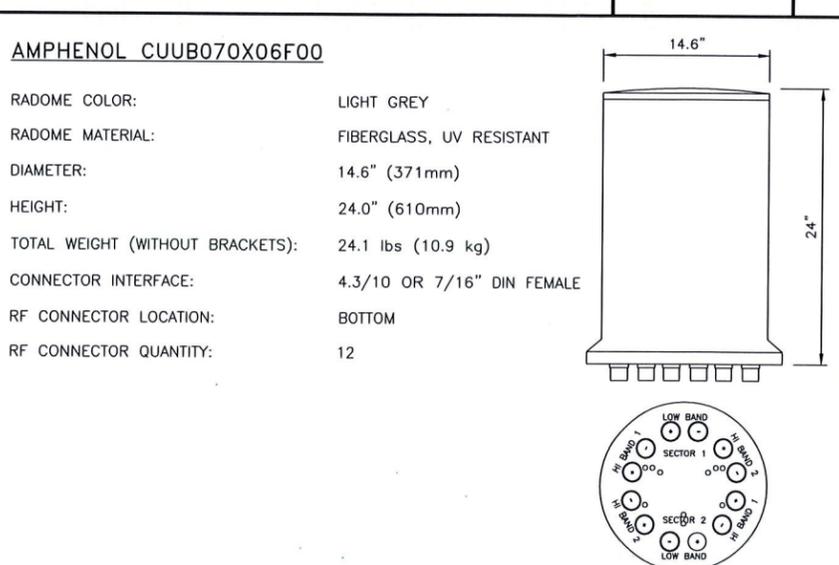
SHROUD ASSEMBLY (AS ASSEMBLED) NO SCALE 5



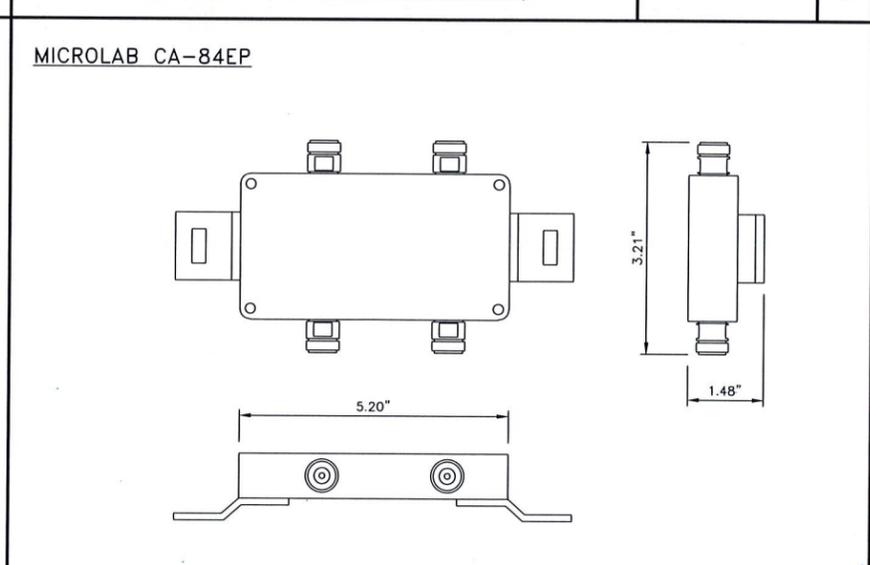
SHROUD/ANTENNA ELEVATION VIEW NO SCALE 1



FIBER SPLICE BOX SPECIFICATIONS NO SCALE 6



ANTENNA SPECIFICATIONS NO SCALE 7



DIPLEXER SPECIFICATIONS NO SCALE 8



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



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192417.5781	KDA	XXX

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

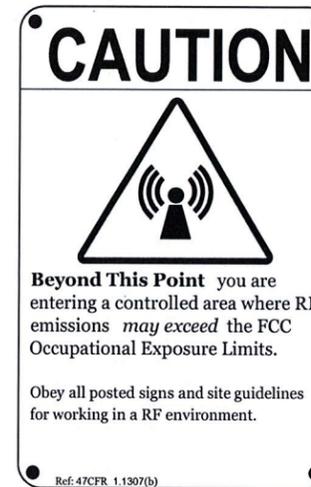
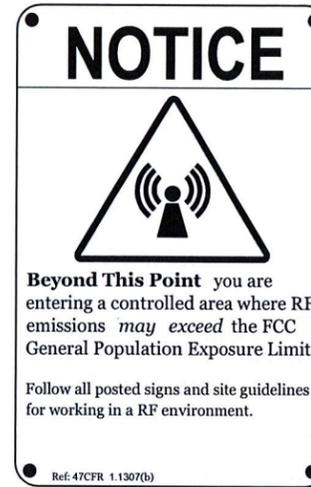
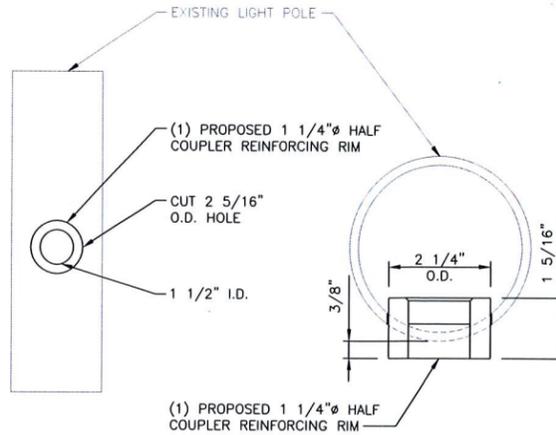
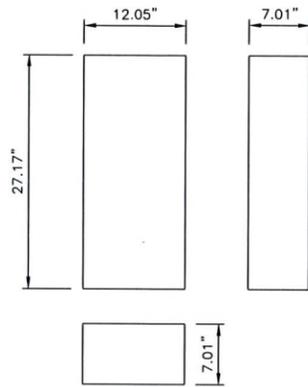
SITE ADDRESS
00023A
ADJACENT TO (IN PROW)
2018 SAN PABLO AVE.
OAKLAND, CA 94612

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
C-3

ERICSSON RRUS-32

LENGTH: 27.17" (690MM)
 WIDTH: 12.05" (306MM)
 DEPTH: 7.01" (178MM)
 TOTAL WEIGHT (WITHOUT BRACKETS): <23 Kg



NOTE: SPECIFIC EME PLACARD WILL BE PLACED AFTER EME REPORT



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



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 SAN RAMON, CA 94583

SITE ADDRESS
 00023A
 ADJACENT TO (IN PROW)
 2018 SAN PABLO AVE.
 OAKLAND, CA 94612

SHEET TITLE
 EQUIPMENT DETAILS

SHEET NUMBER
C-4

RADIO SPECIFICATIONS

NO SCALE

1

VERTICAL ACCESS PORT DETAIL

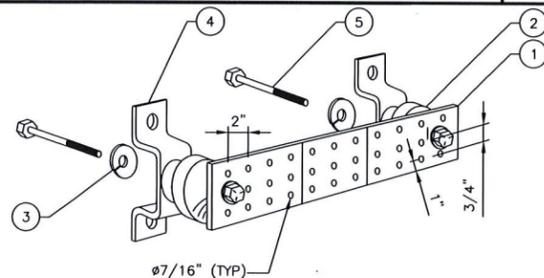
NO SCALE

2

RF SIGNAGE DETAILS

NO SCALE

3



LEGEND

1. COPPER TINNED GROUND BAR HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
2. INSULATORS
3. 5/8" LOCKWASHERS
4. WALL MOUNTING BRACKETS
5. 5/8"-11 X 1" H.H.C.S. BOLTS

GROUND BAR

NO SCALE

4

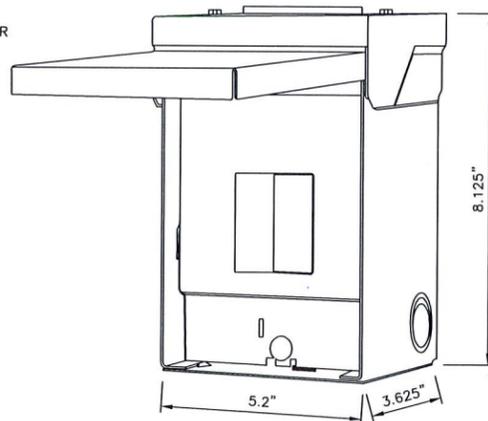
NOT USED

NO SCALE

5

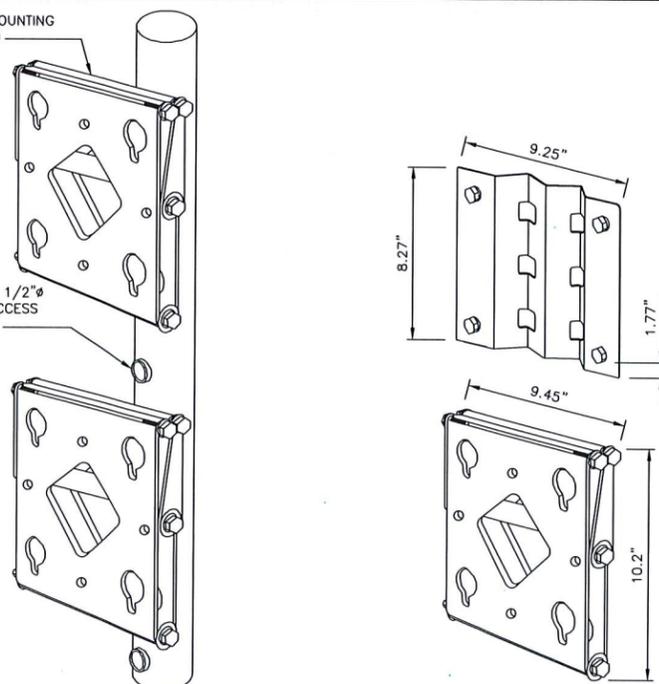
MURRAY LWO02GRU SPECIFICATIONS

LOAD CENTER DEPTH: 3.625"
 LOAD CENTER WIDTH: 5.2"
 LOAD CENTER HEIGHT: 8.125"
 WEIGHT: 4.55 LB
 LOAD CENTER TYPE: MAIN LUG
 MAX AMPERAGE: 60
 MOUNTING TYPE: PLUG IN
 NUMBER OF PHASES: 1
 NUMBER OF SPACES: 2
 VOLTAGE (VOLTS): 120/240
 INDOOR/OUTDOOR: OUTDOOR
 ELECTRICAL PRODUCT TYPE: LOAD CENTER



PROPOSED MOUNTING BRACKET (TYP)

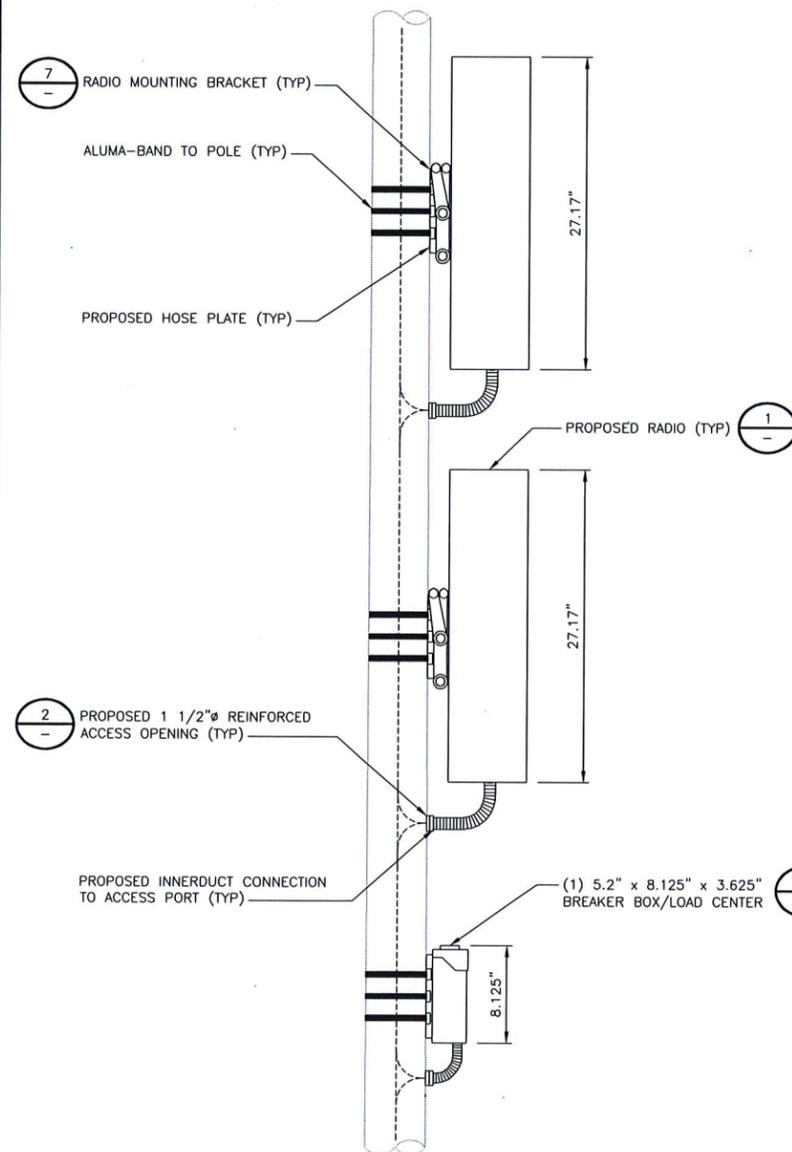
PROPOSED 1 1/2" REINFORCED ACCESS OPENING (TYP)



RADIO POLE MOUNTING DETAILS

NO SCALE

7



EQUIPMENT PLACEMENT DETAIL

NO SCALE

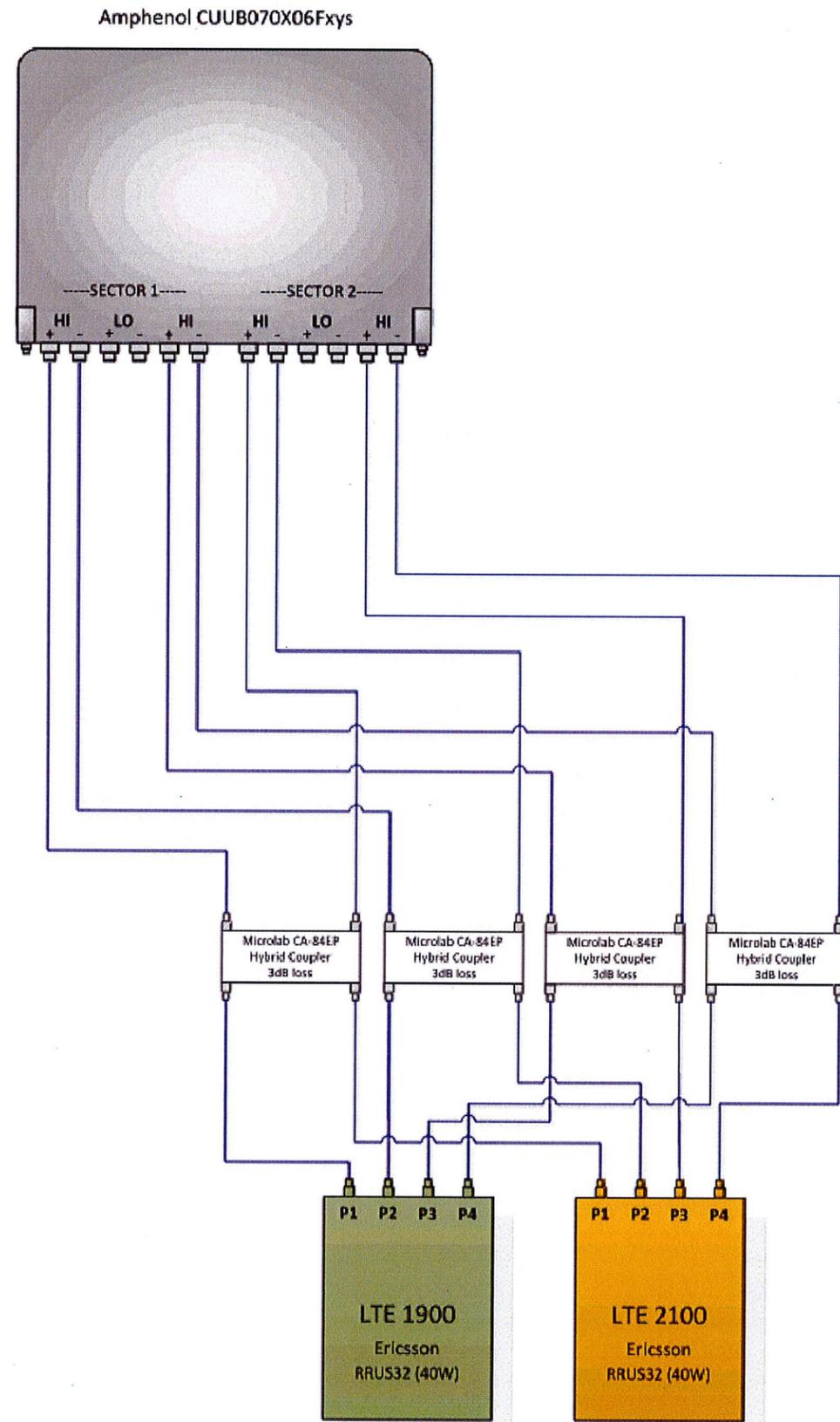
8

BREAKER BOX SPECIFICATIONS

NO SCALE

6

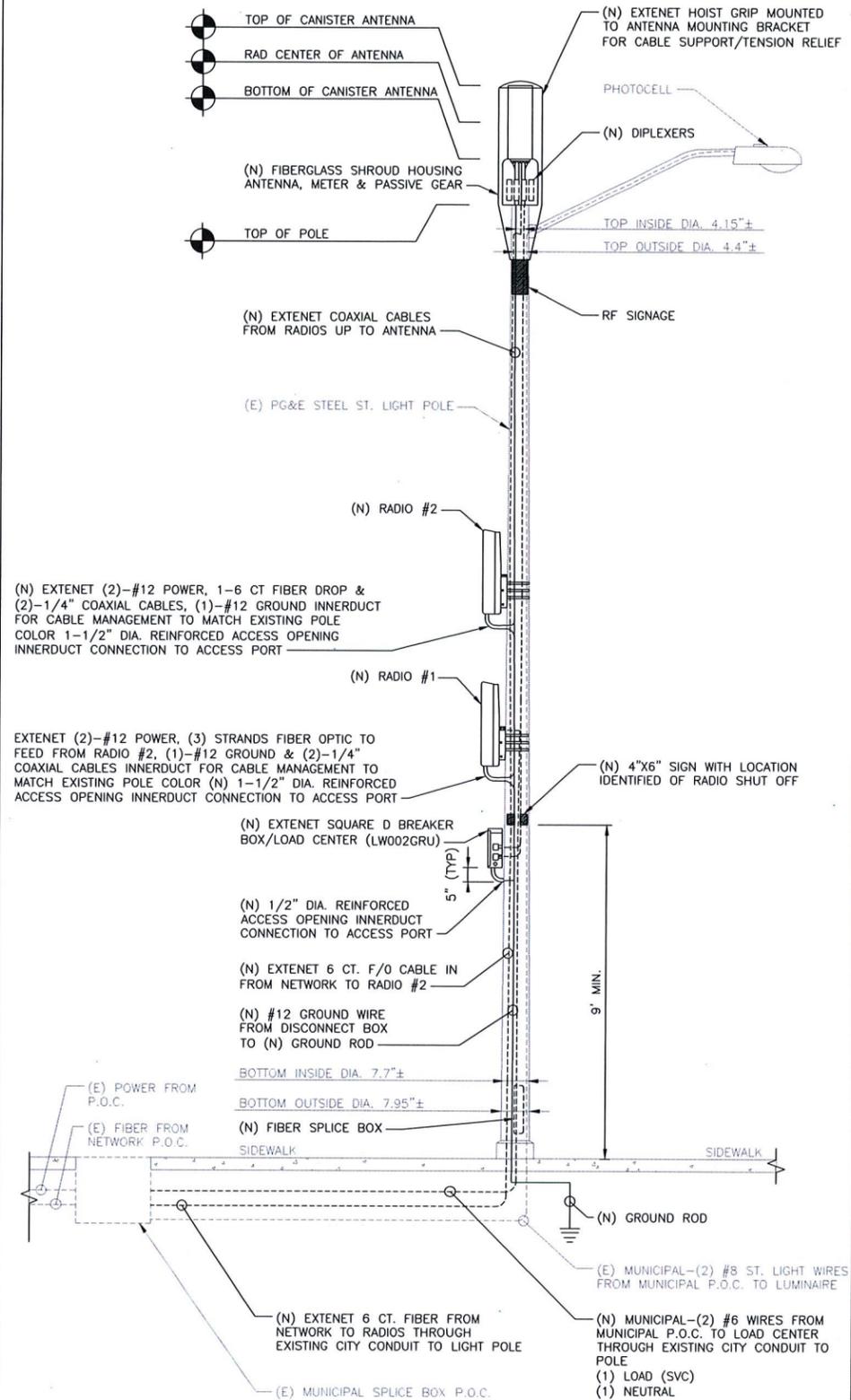
NW-CA-DTOAKLAN-VZW
(Option 2)



ANTENNA CONFIGURATION

NO SCALE

1



TYPICAL STEEL STREETLIGHT SITE TEMPLATE

NO SCALE

2



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

BLACK & VEATCH CORPORATION
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SUITE 490
WALNUT CREEK, CA 94597

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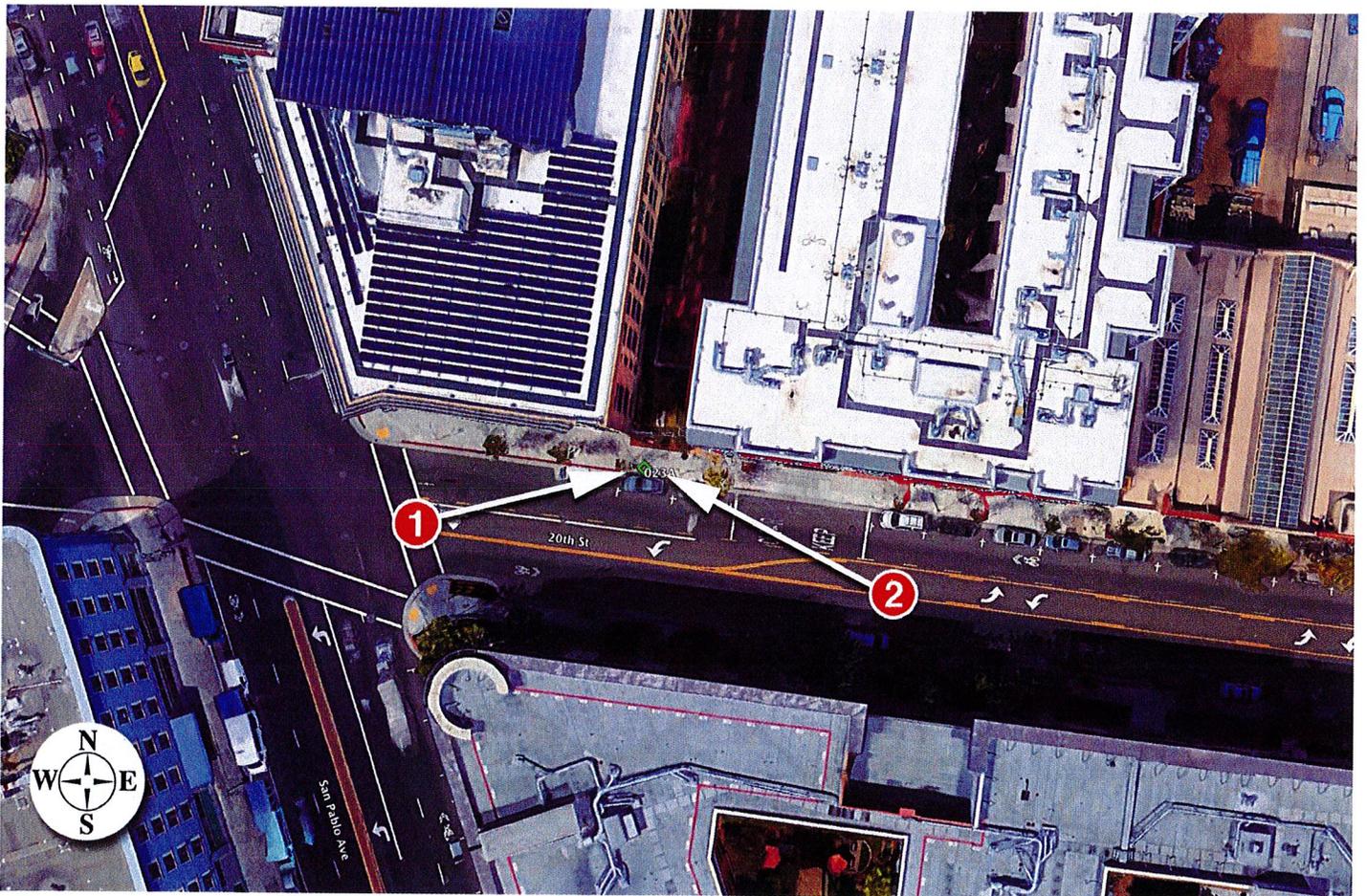
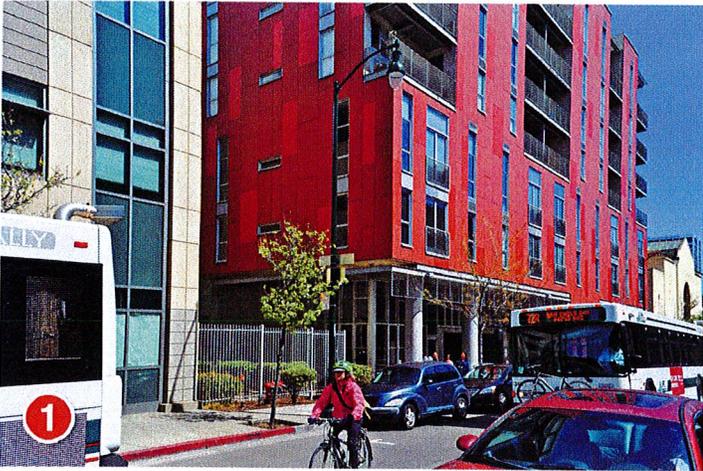
EXTENET SYSTEMS (CA) LLC
2000 CROW CANYON PLACE
SUITE 210
SAN RAMON, CA 94583

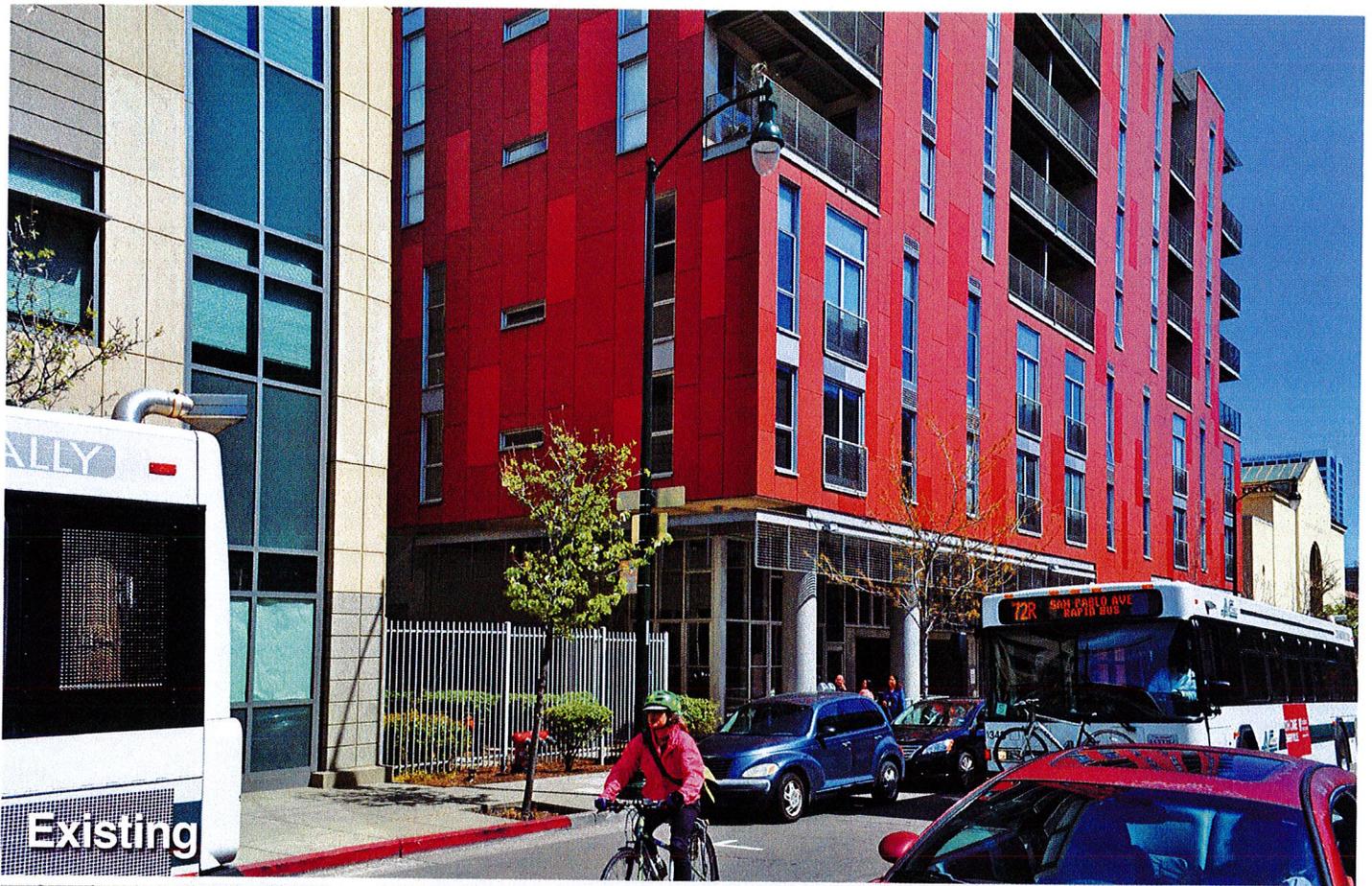
SITE ADDRESS
00023A
ADJACENT TO (IN PROW)
2018 SAN PABLO AVE.
OAKLAND, CA 94612

SHEET TITLE
CONCEPTUAL
WIRING DIAGRAMS

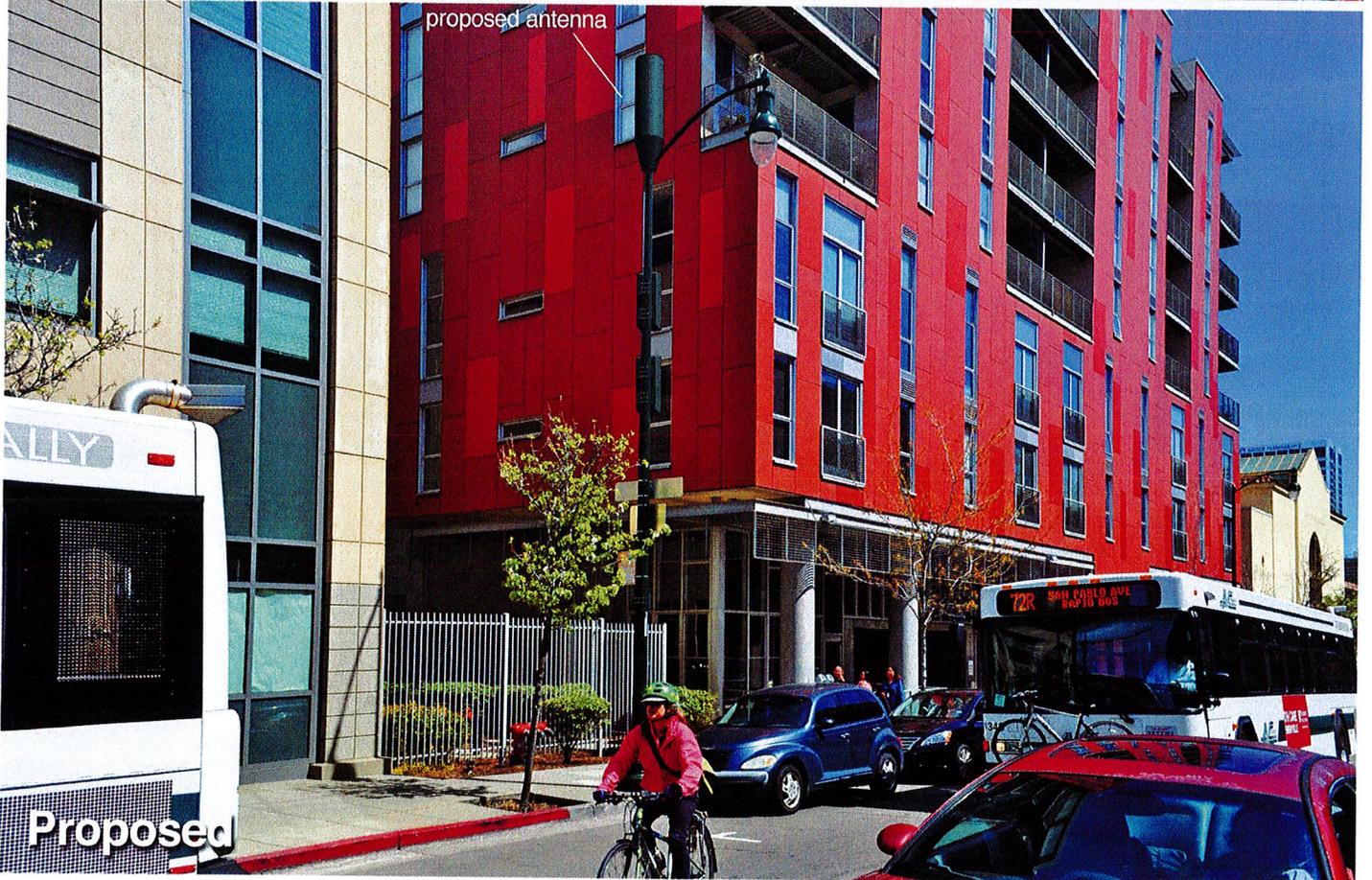
SHEET NUMBER
C-5

Attachment A





Existing



proposed antenna

Proposed





May 26, 2017

RE: Authorization to Submit Permit Applications
For: ExteNet Small Cell Node 00023A Facility on a Metal Street Light Pole
GPS Location: 37.810156, -122.272691
Nearest Address: 2018 San Pablo Avenue, Oakland, CA, 94612
Nearest APN: 008 071400500
Jurisdiction: City of Oakland
Applicant: ExteNet Systems (California) LLC

To Whom It May Concern:

This letter authorizes Ana Gomez as duly appointed representatives to obtain permits for the Applicant ExteNet Systems (California), LLC at the above-referenced site. The site is an existing non-standard (semi-decorative) metal street light pole.

The document does not authorize the construction of the proposed facility, and is strictly provided as a submittal requirement, as required by the City Planning Department and applicable City Ordinance. This document in no way authorizes ExteNet Systems (California), LLC to use City owned infrastructure and enter into a Site License Agreement. ExteNet Systems (California) fully understands that they are submitting the zoning review application at their own risk, and does so willingly.

Thank you.

Sincerely,



Attachment A

April 28, 2017

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

Re: Proposed ExteNet Small Cell Node Installation
Applicant: ExteNet Systems (California) LLC
Nearest Site Address: Public Right of Way near 2018 San Pablo Avenue
Site ID: NW-CA-DTOAKLAN Node 00023A
Latitude/Longitude: 37.810156, -122.272691

Dear City Planner,

On behalf of ExteNet Systems (California) LLC, this letter and attached materials are to apply for a design review permit to install a small cell node in the public right-of-way near 2018 San Pablo Avenue (“Node 00023A”).¹ The following is an explanation of the existing site, a project description of the designed facility, the project purpose and justifications in support of this proposal.

A. Project Description.

The proposed location for our facility currently consists of an approximate 28 foot tall metal pole in the public right-of-way on the east of San Pablo Avenue just east of the intersection with 20th Street, at about 2018 San Pablo Avenue.

ExteNet proposes to utilize an existing pole measuring 28 feet above ground and to affix one canister antenna within an antenna shroud on top of the pole. The antenna, measuring 24 inches long and 14.6 inches in diameter, will be placed on top of the pole, within the antenna shroud, at 29 feet 6 inches. The top of the antenna shroud will be at 31 feet 6 inches. Four proposed diplexers measuring 5.20 inches wide, 3.21 inches long and 1.48 inches deep will be placed inside the antenna shroud on top of the pole. Two MRRUs measuring 12.05 inches wide, 27.17 inches tall, and 7.01 inches deep will be placed on the pole at 17 feet 9 inches and 21 feet. A proposed fiber splice box measuring 6 ¾ inches tall, 4 ¾ inches wide and 2 1/8 inches deep will be placed on the pole at 3 feet 4 inches. All equipment will be painted to match the pole. Our proposal is depicted in the attached design drawings and photographic simulations.

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

B. Project Purpose.

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

The purpose of this project is to provide Verizon wireless voice and data coverage to the surrounding area where there is currently a significant gap in service coverage. These wireless services include mobile telephone, wireless broadband, emergency 911, data transfers, electronic mail, Internet, web browsing, wireless applications, wireless mapping and video streaming. The proposed node is part of a larger small cell providing coverage to areas of Oakland that are otherwise very difficult or impossible to cover using traditional macro wireless telecommunications facilities due to the local topography and mature vegetation. The attached radio frequency propagation maps depict Verizon's larger small cell project. Further radio frequency details are set forth in the attached Radio Frequency Statement, including propagation maps depicting existing and proposed coverage in the vicinity of Node 00023A.

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

C. Project Justification, Alternative Site and Design Analysis.

Node 00023A is an integral part of the overall small cell project, and it is located in a difficult coverage area near Telegraph Avenue. The coverage area consists of a primarily mixed-commercial neighborhood off of San Pablo Avenue, 20th Street, 21st Street, William Street, Telegraph Avenue, and surrounding areas. Node 00023A will cover transient traffic along the roadways and provide in-building service to the surrounding residences as depicted in the propagation maps, which are exhibits to the attached Radio Frequency Statement.

Based on ExteNet's analysis of alternative sites the currently proposed Node 00023A is the least intrusive means to close Verizon's significant service coverage gap in the area. Node 00023A best uses existing utility infrastructure, adding small equipment without disturbing the character of the neighborhoods served. Deploying a small cell node at an existing pole location minimizes any visual impact by utilizing an inconspicuous spot. By installing antennas and equipment at this existing pole location, Verizon does not need to propose any new infrastructure in this coverage area.

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

This proposed redesign is a viable design developed according to our discussions with the Planning Department. As discussed with City Planning, Node 00023A is the least intrusive option. Also the proposed location is a good coverage option because it sits at a spot from which point Verizon can adequately propagate its wireless signal.

ExteNet considered alternative sites on other poles in this area but none of these sites is as desirable from construction, coverage or aesthetics perspectives. The proposed location is approximately equidistant from other small cell nodes that ExteNet plans to place in surrounding hard-to-reach areas, so that service coverage can be evenly distributed. The proposed facility is not in the path of any protected view sheds. The other poles in the area are more conspicuous than the proposed pole. In addition to the pole proposed to host Node 00023A, ExteNet considered alternative sites set forth in the attached Alternative Site Analysis.

Alternative designs were considered including placing equipment inside of a ground-mounted cabinet. However, the pole-mounted equipment would better suit the area because it would blend in with the pole. We also evaluated whether equipment could be undergrounded but unfortunately this is not possible because there is insufficient right-of-way space for the necessary equipment access and the equipment would be compromised from saturation by

rainwater. The antennas cannot be undergrounded because they rely on a line-of-site in order to properly transmit a signal.

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

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

Thank you.

Best Regards,

Ana Gomez/bv for ExteNet
Ana Gomez
Permitting Agent for Extenet Systems

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

**ExteNet Systems CA, LLC • Proposed Small Cell (Node No. 00023A)
2018 San Pablo Avenue • Oakland, California**

Attachment B

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of ExteNet Systems CA, LLC, a wireless telecommunications facilities provider, to evaluate the addition of Node No. 00023A to be added to the ExteNet small cell network in Oakland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

ExteNet proposes to install a cylindrical antenna on top of a light pole sited in the public right-of-way at 2018 San Pablo Avenue 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

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to a central “hub” (which in turn are connected to the traditional wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the antennas and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed

ExteNet Systems CA, LLC • Proposed Small Cell (Node No. 00023A)
2018 San Pablo Avenue • Oakland, California

to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by ExteNet, including drawings by Black & Veatch Corporation, dated March 24, 2017, it is proposed to install one Amphenol Model CUUT070X06F00 2-foot tall, tri-directional cylindrical antenna, with two directions activated, on top of a light pole sited in the public right-of-way on 20th Street, adjacent to the four-story office building located at 2018 San Pablo Avenue in Oakland. The antenna would employ no downtilt, would be mounted at an effective height of about 30½ feet above ground, and its principal directions would be oriented toward 130°T and 250°T. Verizon proposes to operate from this facility with a maximum effective radiated power in any direction of 1,800 watts, representing simultaneous operation at 940 watts for AWS and 860 watts for PCS service. There are reported no other wireless telecommunications base stations at this site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.010 mW/cm², which is 1.0% of the applicable public exposure limit. The maximum calculated level at any nearby building is 40% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

Recommended Mitigation Measures

Due to its mounting location and height, the ExteNet antenna would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended



**ExteNet Systems CA, LLC • Proposed Small Cell (Node No. 00023A)
2018 San Pablo Avenue • Oakland, California**

that appropriate RF safety training be provided to all authorized personnel who have access to the antenna. No access within 12 feet directly in front of the antenna itself, such as might occur during certain maintenance activities, should be allowed while the node is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory signs* on the pole at or below the antenna, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the node proposed by ExteNet Systems CA, LLC, at 2018 San Pablo Avenue in Oakland, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating small cells. Training personnel and posting signs is recommended to establish compliance with occupational exposure limitations.

Authorship

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

June 15, 2017



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

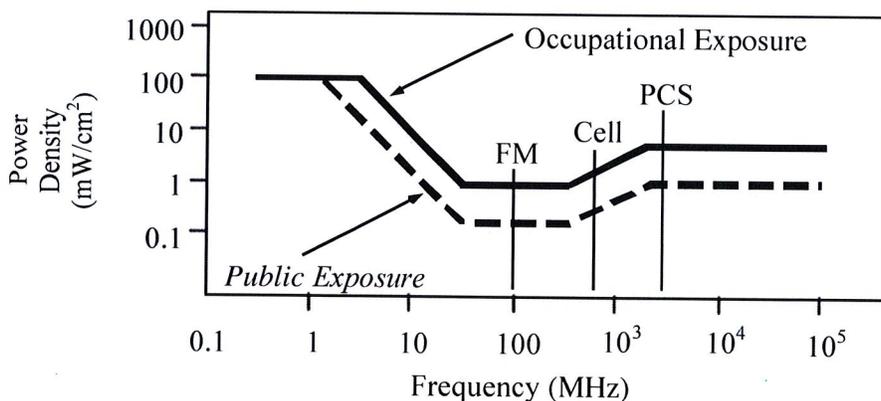
* Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health 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 Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



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



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

Near Field.

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

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

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

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

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

D = distance from antenna, in meters,

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

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

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

Far Field.

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

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

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

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

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

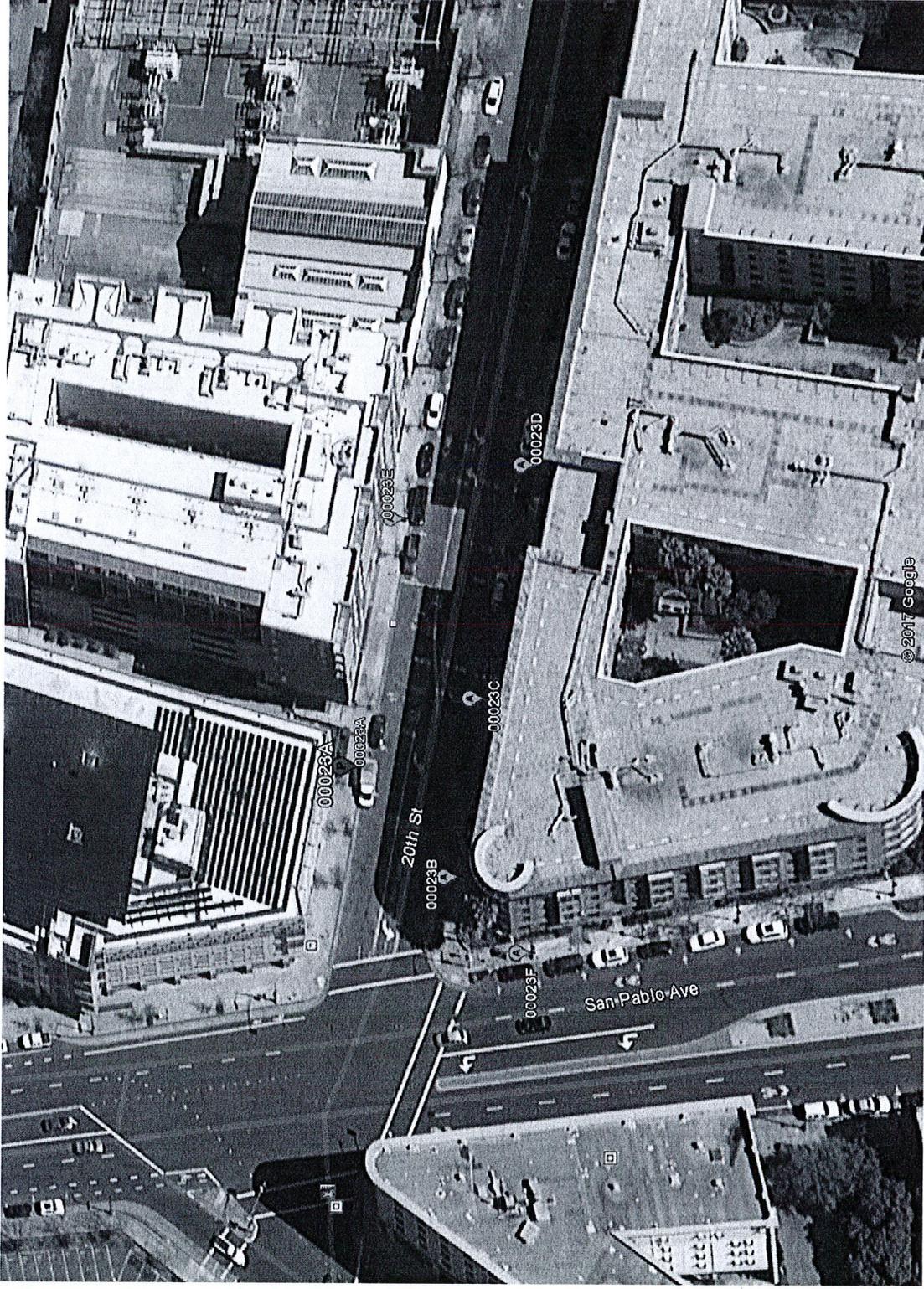
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units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





**EXTENET OAKLAND
NODE 023A
2018 SAN PABLO
ALTERNATIVE SITE ANALYSIS**

MAP OF ALTERNATIVE POLES EVALUATED FOR NODE 023A



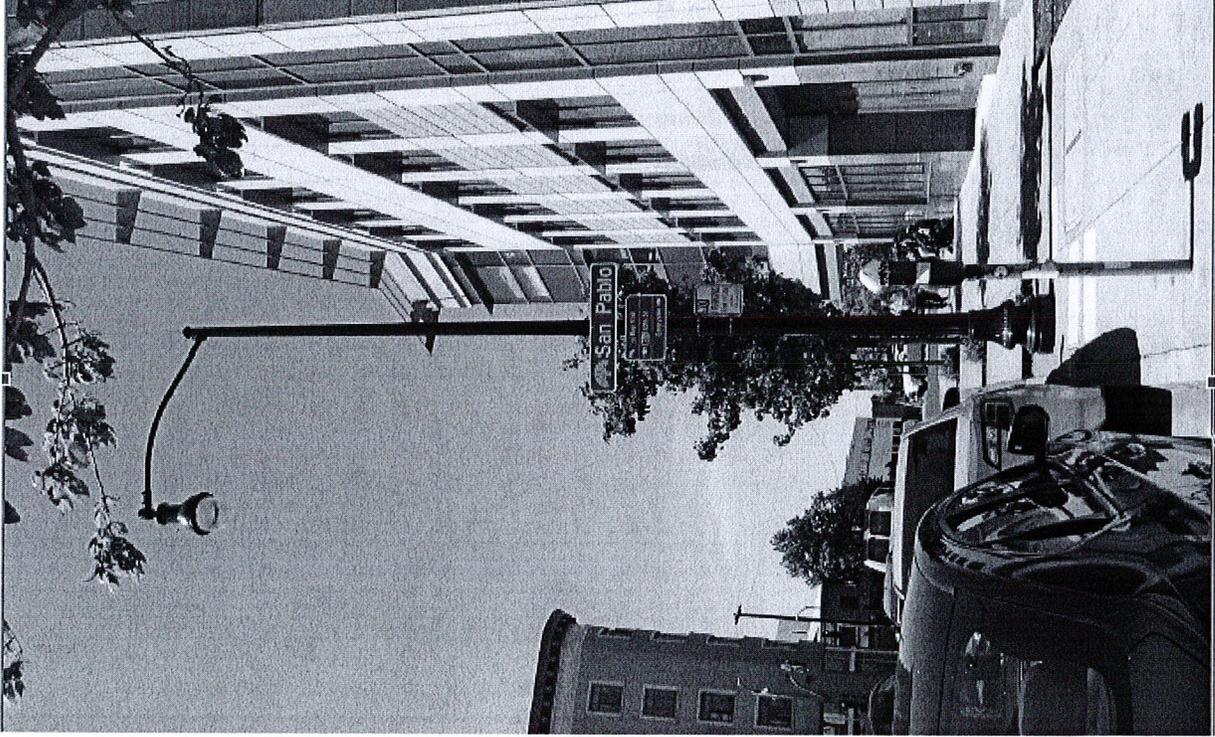
- The above maps depict ExteNet's proposed Node 023A in relation to other poles in the area that were evaluated as possibly being viable alternative candidates.
- The following is an analysis of each of those 5 alternative locations.

PROPAGATION MAP OF NODES 023A



This propagation map depicts the ExteNet proposed Node 023A in relation to surrounding proposed ExteNet small cell nodes.

023A - PROPOSED LOCATION



- The location for ExteNet's proposed Node 023A is a metal light pole located adjacent to PROW 2018 San Pablo Avenue (37.810156,- 122.272691).
- ExteNet's objective is to provide Verizon wireless coverage and capacity as well as high speed wireless internet to the Oakland area.
- ExteNet evaluated this site and nearby alternatives to verify that the selected site is the least intrusive means to close Verizon's significant service coverage gap.

ALTERNATIVE NODE 023B



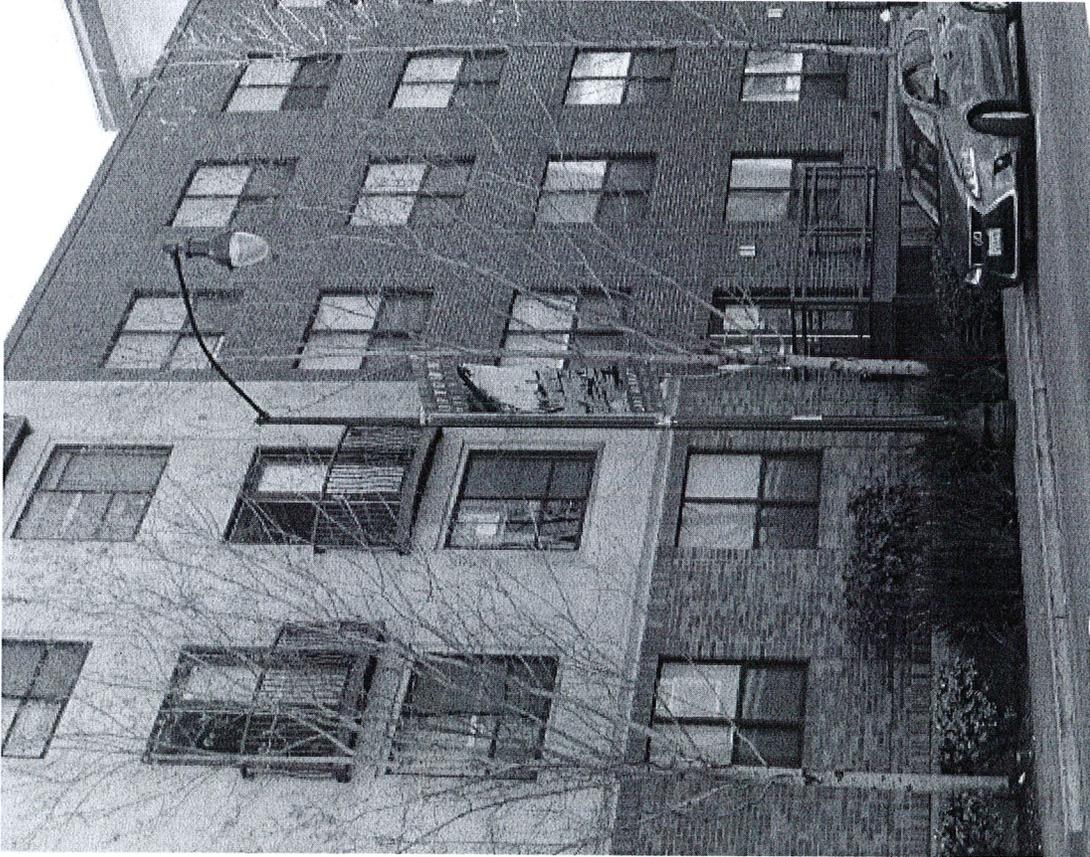
- Node 023B is a metal light pole located in front of 625-641 Thomas L Berkley Way (37.810023, - 122.272845)
- This pole is not a viable alternative because the signal will be blocked by a tall building.
- This pole is not a viable alternative candidate because this pole is located too far from primary Node 00021B.

ALTERNATIVE NODE 023C



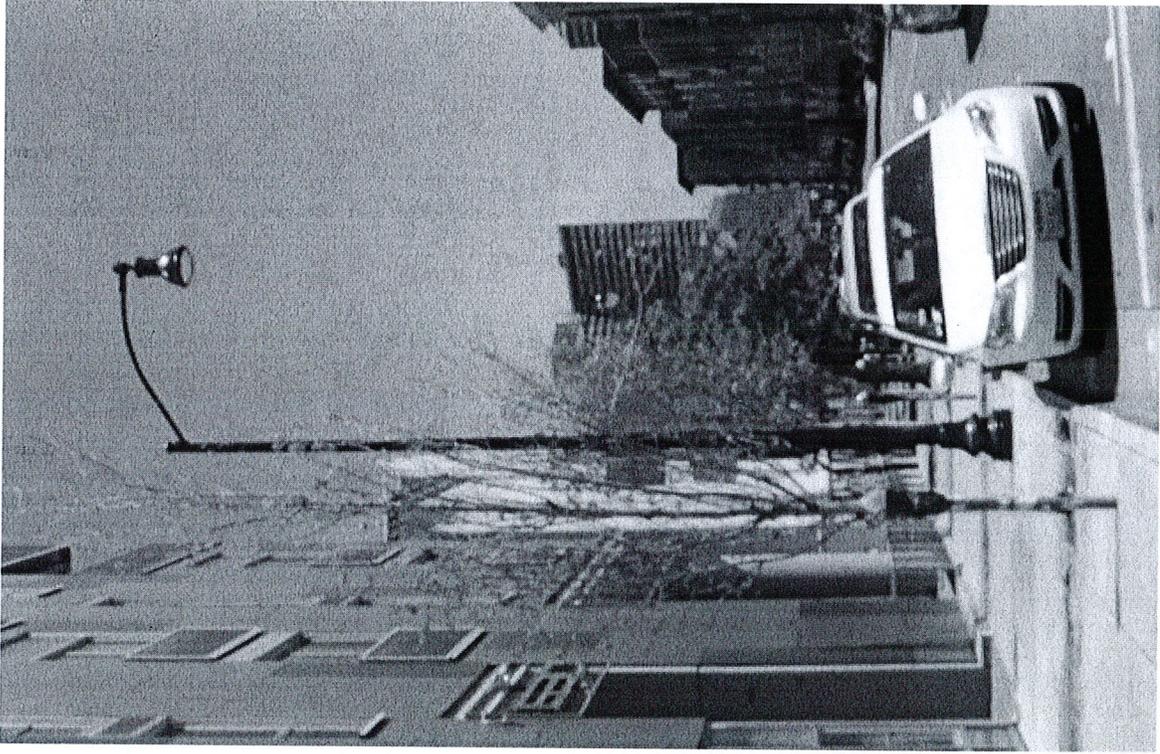
- Node 023C is a metal light pole located at 571-623 Thomas L Berkley Way (37.809992, - 122.272583).
- This pole is not a viable alternative because the signal will be blocked by a tall building.
- This pole is not a viable alternative candidate because this pole is located too close to the primary Node 00021B.

ALTERNATIVE NODE 023D



- Node 023D is a metal pole located at 571-623 Thomas L Berkley Way (37.809930, - 122.272248).
- This pole is not a viable alternative candidate because this pole is located too close to primary Node 00021B.
- This pole is not a viable alternative because it is in front of windows in a residential building.

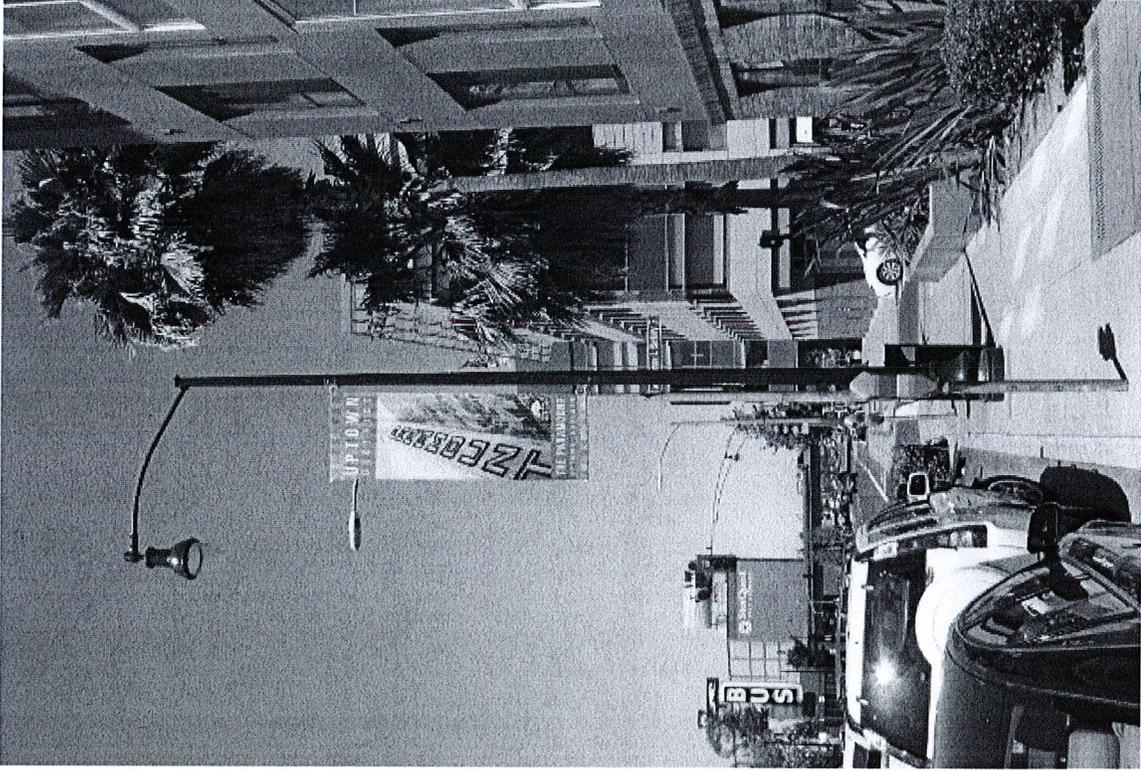
ALTERNATIVE NODE 023E



- Node 023E is a metal light located at 630 20th Street (37.810097, -122.272321)
- This pole is not a viable alternative because it is in front of windows in a tall residential building.
- This pole is not a viable alternative candidate because this pole is located too close to primary Node 0021B.

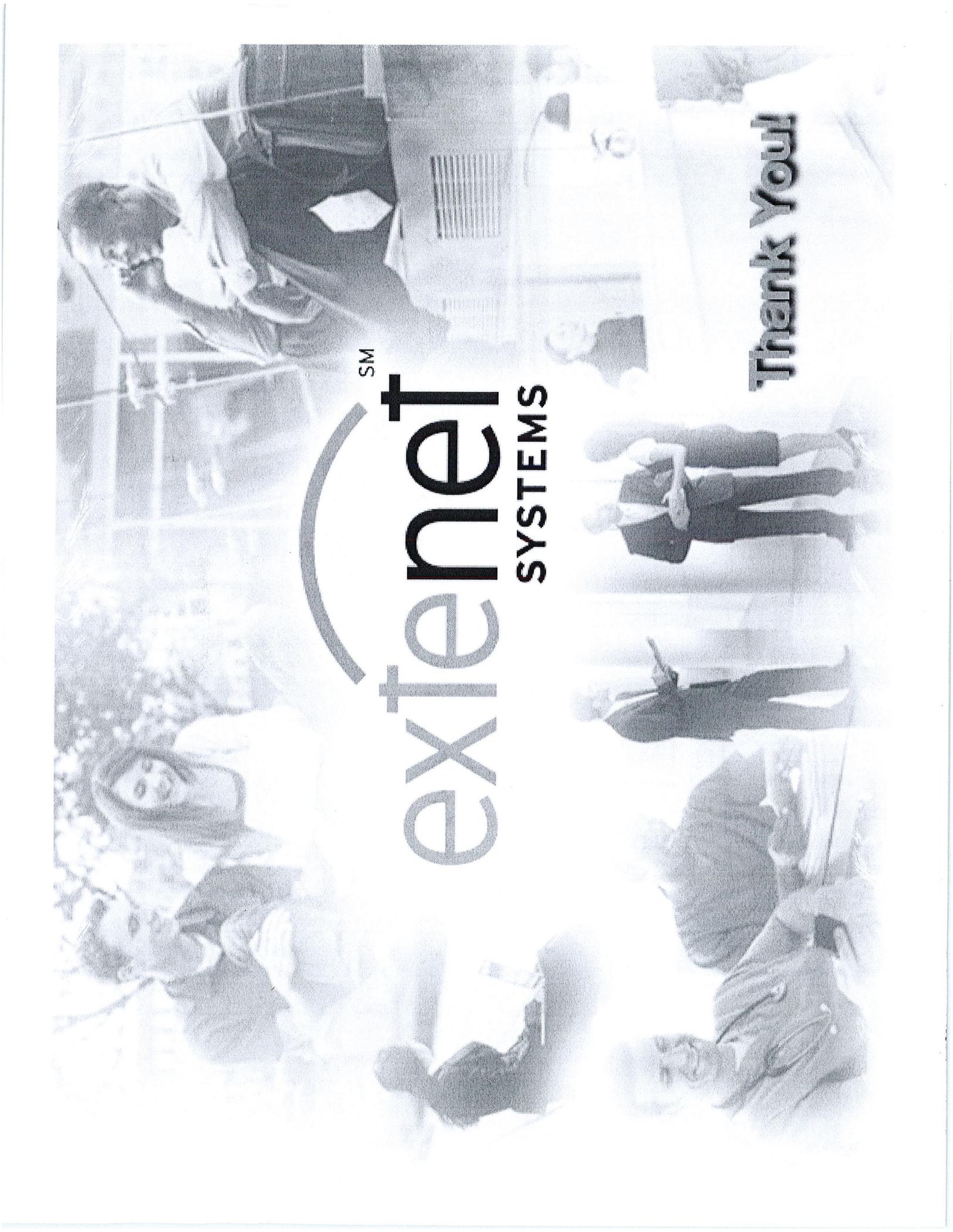
ALTERNATIVE NODE 023F

- Node 023F is a metal light pole located at 1932-1948 San Pablo Avenue (37.809932, - 122.272944).
- This pole is not a viable alternative because it is in front of windows in a tall residential building.
- This pole is not a viable alternative candidate because this pole is located too close to primary Node 00026B.



ALTERNATIVE SITE ANALYSIS CONCLUSION

Based on ExteNet's analysis of alternative sites, the currently proposed Node 023A is the least intrusive location from which to fill the surrounding significant wireless coverage gaps.



SM
extenet
SYSTEMS

Thank You!



NOTICE OF OAKLAND



CITY OF OAKLAND
BUREAU OF PLANNING
 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2011
 Phone: 510-238-3911 Fax: 510-231-4732
PLANNING COMMISSION PUBLIC NOTICE

Location:	The Public Right of Way near 2018 San Pablo Avenue on a City Light Pole
Assessor's Parcel Number(s):	Nearest adjacent lot: 008-0714-005-00
Proposal:	Installation of a wireless telecommunication facility on an existing City Light Pole located in the public right-of-way. The project involves installation of one (1) antenna measuring 24" long and 14.6" in diameter located within a shroud at a height of 31'-5" and two radio units (12.6" wide and 27.1" tall and 7.01" deep) will be mounted at a height of 17'-9" and 21" above ground, a fiber splice box measuring 6.34" tall, 4.4" wide and 2.18" deep mounted on the pole at 3'-4".
Applicant:	Black & Veatch for Extinet Systems/Verizon Wireless
Contact Person/ Phone Number:	Ana Gomez of Black & Veatch (913) 434-9148
Owner:	City of Oakland
Case File Number:	PLN17135
Planning Permits Required:	Major Conditional Use Permit and Design Review to install a wireless monopole telecommunication facility on an existing City light pole located in the public right-of-way within 150' of a residential zone.
General Plan:	Central Business District
Zoning:	CBD-X Central Business District Mixed Commercial Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing PG&E utility pole, Section 15301, new construction or conversion of small structures, Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status:	No Historic Record - City Light Pole
City Council District:	3
Date Filed:	May 3, 2017
Finality of Decision:	Appealable to City Council within 10 Days
For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com .

Your comments and questions, if any, should be directed to the Bureau of Planning, 250 Frank H. Ogawa Plaza, 243 Floor, Oakland, California 94612-2031 or prior to the public hearing to be held on **September 27, 2017**, at Oakland City Hall, Council Chambers, 1 Frank H. Ogawa Plaza, Oakland, California 94612. The public hearing will start at 6:00 p.m.

If you challenge the Planning Commission decision on appeal and/or in court, you will be limited to issues raised at the public hearing by a correspondence delivered to the Bureau of Planning, at or prior to, the public hearing on this case. If you wish to be notified of the decision of any of these cases, please provide the case planner with a physical mail or email address.

Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Planning Commission on these cases, they are appealable to the City Council. Such appeals must be filed within 10 calendar days of the date of decision by the Planning Commission and by 4:00 p.m. An appeal shall be on a form provided by the Bureau of Planning, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically whether it is claimed there was error of substance by the City of Oakland or whether the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Manual for Substantive Appeals. A timely appeal will preclude you from challenging the City's decision in court. The appeal itself must be on every issue that is contested along with all the arguments and evidence previously entered into the record prior to or at the public hearing mentioned above. Failure to do so will preclude you from raising such issues at a subsequent appeal or in court.

POSTING DATE: **September 8, 2017**

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

DAMAGED, PLEASE CALL ZONING AT (510) 238-3911. FOR BLIGHT NOTICES, PLEASE CALL (510) 238-6402