| | |
|---|---|
| **Location:** | **8824 International Boulevard (See map on reverse)** |
| **Assessors Parcel Numbers:** | **(043-4579-011-03)** |
| **Proposal:** | To remove 9 existing wall mounted antennas, install one (1) new antenna and 2 Radio Remote Units (RRU's) within a new roof top penthouse screening device, two (2) new Antennas and four (4) RRU's inside an existing roof top parapet /penthouse screening device, and new ground level equipment . The existing macro-telecommunication includes eighteen (18) previously existing antennas and associated equipment on the Food King market |
| **Applicant:** | Christopher Matthews for Sprint |
| **Contact Person/ Phone Number:** | Michelle Weller /Cortel (925)997-1312 |
| **Owner:** | Alex Preiger |
| **Case File Number:** | CMD11-146 |
| **Planning Permits Required:** | Major Conditional Use Permit and Regular Design Review for macro-telecommunication facilities in a residential zone. |
| **General Plan:** | Neighborhood Center & Detached Unit Residential |
| **Zoning:** | RU-5, Urban Residential Zone 5 and RD-1 Detached Unit Residential Zone 1 |
| **Environmental Determination:** | Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing facility<br>Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, General Plan or zoning. |
| **Historic Status:** | PDHP, post-1945 or modernized, potential secondary importance; rating, approximately Dc2+ |
| **Service Delivery District:** | 6 |
| **City Council District:** | 7 |
| **Date Filed:** | 7/28/11 and revised 9/28/12 |
| **Finality of Decision:** | Appealable to City Council within 10 days |
| **For Further Information:** | Contact case planner **Moe Hackett** at **(510) 238-3973** or mhackett@oaklandnet.com |

## SUMMARY

The staff report addresses the proposal for additional wireless telecommunication facilities located on an existing commercial structure (Food King Market), with associated equipment cabinets located in a ground level. The project site already contains a total of 18 telecommunication antennas and associated equipment shelters. This project would remove nine (9) existing telecommunication antennas and replace them with three (3) new telecommunication antennas and the installation of six (6) new Remote Radio Units (RRU's). The new total number panel style telecommunication antennas would be twelve (12), and would also include 6 RRU's. Given the number of antennas and the type of structure, this would be considered a "Macro"

# CITY OF OAKLAND PLANNING COMMISSION


Case File: CMD12-146
Applicant: Christopher Matthews for Sprint
Address: 8818-8824 International Boulevard
Zone: RU-5 & RD-1

Telecommunications Facility. The site is located within a residential area, on a generally commercial portion of International Boulevard between the Elmhurst and Woodland districts. Staff is recommending the Planning Commission approve the project.

## PROJECT DESCRIPTION

The applicant (Sprint) is proposing to replace nine (9) telecommunication antennas with three (3) new telecommunication antennas and the installation of six (6) new RRU's at a site which currently has 18 existing antennas, for a new total of 12 panel antennas and 6 RRU's. The proposal for the equipment cabinets is to locate the new cabinet with other existing cabinets in an existing ground level equipment area. All proposed antennas and associated equipment will not be accessible to the public. (Note: Due to the business merger of Sprint and Metro PCS the project will result in the reduction of antenna facility duplication.)
(**See Attachment A**)

## PROPERTY DESCRIPTION

The subject property is a lot of approximately 0.92 acres, with frontage on 88th Avenue and International Boulevard. The property was developed in 1928 as a movie theater and currently operates as a supermarket. Currently there is a Macro telecommunications facility with three (3) other separate telecommunication providers (AT&T, Metro PCS, and Sprint) on the property including 18 antennas (many of which are unscreened) and multiple equipment cabinets in the ground level area.

## GENERAL PLAN ANALYSIS

The subject property is predominantly located within the Neighborhood Center General Plan designation, with less than a third of the site area located within the Detached Unit Residential General Plan designation. The Neighborhood Center land use classification is intended to create, maintain, and enhance mixed use neighborhood commercial centers ideally with smaller scale pedestrian-oriented continuous street frontages. The proposed unmanned wireless telecommunication facility will not adversely affect or detract from the civic, commercial or residential characteristics of the neighborhood, because the antennas will be mounted within screening elements and will not be plainly visible from surrounding areas. General Plan Policy I/C1.8 states that the amenities designed to serve the needs of workers and provide such amenities within close proximity of employment centers. The proposed project will have major positive effect on the International Boulevard facing façade of the existing building by removing numerous unscreened antennas and relocation them within screened rooftop enclosures. The facilities will proved expanded and reliable telecommunications access for existing and future commercial, civic and residential uses and workers within the context of the International commercial corridor.

## ZONING ANALYSIS

The subject property is located in the RU-5 Urban Residential and RD-1 Detached Unit Residential Zones. The proposal is for a new wireless telecommunication facility on an existing Macro telecommunication facility and requires a Major Conditional Use Permit since the project

is within a residential zone. Staff finds that the proposed application meets applicable RU-5 and RD-1 zoning and City of Oakland Telecommunication regulations.

## ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Section 15301, additions and alterations to existing facilities, and 15183, projects consistent with a community plan, general plan or zoning.

## KEY ISSUES AND IMPACTS

### 1. Conditional Use Permit

Section 17.17.040 of the City of Oakland Planning Code requires a conditional use permit to install a Macro Telecommunication facility in the RU-5 zone. Furthermore, Section 17.134.020 defines a major and minor conditional use permit. Subsections (A)(3)(i) lists a major conditional use permit: "Any telecommunication facility in or within one hundred (100) feet of the boundary of any residential zone. The proposed project is consistent with the required Conditional Use Permit criteria, which are included in Attachment A.

### 2. Project Site

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

A. Co-located on an existing structure or facility with existing wireless antennas.
B. City owned properties or other public or quasi-public facilities.
C. Existing commercial or industrial structures in non-residential zones.
D. Existing commercial or industrial structures in residential zones.
E. Other non-residential uses in residential zones.
F. Residential uses in non-residential zones.
G. Residential uses in residential zones.

*Facilities locating on an A, C or D ranked preference do not require a site alternatives analysis.

Since the proposed project involves co-locating the installation of new antennas and associated equipment cabinets on an existing facility, the proposed project meets (A) co-locating on an existing structure or facility with existing wireless antennas.

### 3. Project Design

Section 17.128.120 of the City of Oakland Telecommunications Regulations indicates that new wireless facilities shall generally be designed in the following order of preference:

A. Building or structure mounted antennas completely concealed from view.
B. Building or structure mounted antennas set back from roof edge, not visible from public right-of way.
C. Building or structure mounted antennas below roof line (facade mount, pole mount) visible from public right-of-way, painted to match existing structure.
D. Building or structure mounted antennas above roof line visible from public right of-way.
E. Monopoles.
F. Towers.

* Facilities designed to meet an A or B ranked preference do not require a site design alternatives analysis. Facilities designed to meet a C through F ranked preference, inclusive, must submit a site design alternatives analysis as part of the required application materials. A site design alternatives analysis shall, at a minimum, consist of:

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

City of Oakland Planning staff has reviewed and determined that the site selected is conforming to all other telecommunication regulation requirements. The project location is appropriate because the existing wall mounted screens already house telecommunication antennas and the replacement of nine (9) telecommunication antennas with three (3) new telecommunication antennas and the installation of six (6) new RRU's will not create a negative visual change, and will greatly enhance the appearance of the building as seen from International Boulevard. Further, the proposal is to co-locate on an existing building at a height that is above the street level line of sight while protruding above the structures parapet at the rear and also within an existing rooftop screening feature will not create a noticeable visual impact as seen from different directions. The existing structure currently has numerous roof top projecting that are consistent with its previous historic use as a movie house/ theater. This is an appropriate location for the antennas to provide service to the adjacent residential and commercial zones while removing much of the visual clutter from the front of the building. The new penthouse projection will be partly obscured from the residential neighborhood by the rear of the existing building due to a 1:1 setback from the uppermost parapet. The applicant has looked at other sites and in order to co-locate the antennas on an existing telecommunication facility, and has redesigned an original proposal to add total screening of the antennas. This is the most suitable site for the proposed antennas. (**See Attachment C**)

**4. Project Radio Frequency Emissions Standards**

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

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

The applicant states that the proposed project meets the radio frequency (RF) emissions standards as required by the regulatory agency. Submitted with the initial application was a RF emissions report, prepared by EBI Consulting, (**Attachment B**). The report states that the proposed project will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not cause a significant impact on the environment. Additionally, staff recommends that prior to the final building permit sign off, the applicant submits certified RF emissions report stating that the facility is operating within acceptable thresholds established by the regulatory federal agency.

**CONCLUSION**

City of Oakland planning staff believes that the proposed project and subject property can be developed to meet the established zoning and telecommunication regulations that were created and adopted to set certain criteria minimums and maximums for similar types of developments. Staff believes that the findings for approval can be made to support the Conditional Use Permit and Design Review.

**RECOMMENDATIONS:**

1. Affirm staff's environmental determination

2. Approve Conditional Use Permit and Design Review application CMD11-146 subject to the attached findings and conditions of approval.

Prepared by:

Moe Hackett
Planner II

Approved by:

Robert Merkamp
Acting Zoning Manager

Approved for forwarding to the

City Planning Commission

for

Scott Miller, Interim Director
Department of Planning, Building and Neighborhood Preservation

**ATTACHMENTS:**

A. Findings
B. Conditions of Approval
C. Project Plans

## FINDINGS FOR APPROVAL

**FINDINGS FOR APPROVAL:**
This proposal meets all the required findings under Section 17.134.050, of the General Use Permit criteria; all the required findings under Section 17.136.050.(B), of the Non-Residential Design Review criteria; all the required findings under Section 17.128.070(B), of the telecommunication facilities (Macro Facilities) Design Review criteria; and all the required findings under Section 17.128.070.(C), of the telecommunication facilities (Macro Facilities) Conditional Use Permit criteria; and as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

### SECTION 17.134.050 – GENERAL USE PERMIT FINDINGS:

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

. The proposed replacement telecommunications antennas (reducing from eighteen total antennas to twelve total on site), and will be located within new and existing roof mounted screening structures at the Food King market. It will not adversely affect the operating characteristic or livability of the existing area. The facility will be unmanned and will not create additional vehicular traffic in the area.

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

The proposal will result in a reduction of the number of existing antennas and will remove 6 unscreened wall mounted antennas and enclose them in screening devices. The proposal will preserve a convenient and functional working and living environment; therefore it would not affect the general quality and character of the neighborhood.

**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 proposal will enhance the successful operation of the surrounding area in its basic community function and will provide an essential service to the community by improving the telecommunication facility in the community which will be available to police, fire, public safety organizations and the general public.

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

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

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

The proposal conforms in all significant aspects with the Oakland General Plan and with any other applicable plan or zoning maps adopted by the City of Oakland. The proposed macro telecommunication facility expansion in the Urban Residential General Plan designation will enhance and improve communication service for a mixture of civic, commercial, residential and institutional uses in the area.

**17.136.050(B) – NONRESIDENTIAL DESIGN REVIEW CRITERIA:**

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

The proposal is the addition to a macro telecommunications facility with 18 existing telecommunication antennas which includes the replacement of nine (9) Sprint telecommunication antennas with three (3) new telecommunication antennas and the installation of six (6) new RRU's . The three (3) replacement antennas, six (6) RRU's shall be placed in existing rooftop parapet screening devices, and within a new 7-foot tall penthouse screening device on the roof of the building. The new screening device will match the materials and textures of the existing building and will be located on top of the rear stage /scenery loft. (Note: per Section 17.128.070(A); the over all height of the Macro Facility may exceed the height limitation for all zones. The proposal meets this provision and measures 57 feet to the top of the screening device. As proposed this design will reduce the number of sprint antennas on the structure from nine (9) panels to three (3). The addition of 6 much smaller RRU's will not represent any increase of visual clutter. The proposal will also remove all sprint antennas from the front of the Food King market (as seen from International Boulevard), thus greatly enhancing to street front appearance of a structure that is considered by the City Historic Survey as having a potential secondary importance to the Elmhurst District. The design will therefore be consistent and well related to the surrounding area in scale, bulk, height. Through the design and conditions of approval the proposed screening devices and all associated equipment conduit and antennas will be painted to match the color of the subject structure.

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

The design will be appropriate and compatible with current zoning and general plan land use designations. The proposal protects and preserves the surrounding neighborhood context by adding additional wireless telecommunication antennas to a primarily residential, commercial, and institutional area. The antennas will be located in new and existing screening elements that are designed to resemble roof top structures that are common to a structure that was formerly a movie theater (circa 1945), and will have minimal visual impact on the adjacent neighborhood.

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

The proposal conforms with the City of Oakland Comprehensive General Plan meeting specific General Plan policies and the Supplemental Report and Recommendations on Revisions to the Citywide Telecommunications Regulations. The proposal will conform to performance standards for noise set forth in Section 17.120.050 for decibels levels in residential areas for both day and nighttime use. The Project conforms to all macro telecommunication-facility definitions set forth in Section 17.128.070 and meets all design review criteria to minimize all impacts throughout the neighborhood.

## 17.128.070(B) DESIGN REVIEW CRITERIA FOR MACRO FACILITIES

**1. Antennas should be painted and/or textured to match the existing structure:**

The proposed project entails the replacement of nine (9) telecommunication antennas with three (3) new telecommunication antennas and the installation of six (6) new RRU's within one new and one existing roof mounted screening devices. The rear portion (north-east facing) of the lower marquee screening wall will (**Per Specific Condition #15**) be fully enclosed /screened so as to obscure the interior of the screens and its antennas as viewed from 88$^{th}$ Avenue and the parking lot (i.e. at pedestrian level). All other access doors and openings shall be closed or sealed in a like fashion. All screening elements, existing and proposed, will be painted and textured to match the building's exterior. As so conditioned the antennas, associated equipment, and wall mounted screening devices will not increase negative visual impacts and will improve the amount of screening as seen from the pedestrian level.

**2. Antennas mounted on architecturally significant structures or significant architectural details of the building should be covered by appropriate casing which are manufactured to match existing architectural features found on the building.**

The proposed antennae panels and RRU's will be placed on existing building behind new and existing screening devices with major modifications and improvements to the front of the structure (facing International Boulevard). The associated equipment cabinets will be located within an existing ground level area/ enclosure and will not greatly alter the exterior appearance. The antennas would be screened by roof mounted screening walls/ devices (parapet and penthouse) painted to fade into the existing building when viewed from the surrounding area.

**3. Where feasible, antennas can be placed directly above, below or incorporated with vertical elements of a building to help in camouflaging.:**

The antennas would be sited on an existing building and would be screened to fade into the streetscape when viewed from the surrounding area. The proposed macro facility, with Conditions of Approval incorporated, will represent a vast improvement over the existing telecom facilities that are unscreened from the front of the building.

**4. Equipment shelters or cabinets shall be screened from the view by using landscaping, or materials and colors consistent with surrounding backdrop or placed underground or inside existing facilities or behind screening fences.:**

The Equipment cabinets are located within an existing ground level area outside of the building. The area is currently unscreened and made up of chain link with barbed or razor wire. **Per Specific Condition #16** the existing fencing will be replaced with heavy duty wrought iron fencing with no barbed or razor wire allowed.

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

See finding #4 (above). The proposal calls for alterations to the exterior with regard to fencing surrounding the equipment cabinets. **(See Specific Condition #16)**

**6. For antennas attached to the roof, maintain a 1:1 ratio (example: ten feet high antenna requires ten feet setback from façade) for equipment setback unless an alternative placement would reduce visual impact; treat or screen the antennas to match existing air conditioning units, stairs, elevator towers, or other background; avoid placing roof mounted antennas in direct line with significant view corridors.:**

The proposed antennas will be completely screened by roof top mounted parapets and penthouse screening devices.

**7. 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 antennas will not be accessible to the public. The equipment is located within an existing enclosed area at ground level and will not be accessible to the general public.

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

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

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

The proposal conforms to Design Review findings (see above).

**2. The proposed project must not disrupt the overall community character.**

The replacement of 9 antennas (and the 6 new smaller RRU Units) will not alter or disrupt the current overall character of the community.

## CONDITIONS OF APPROVAL

## STANDARD CONDITIONS:

### 1. Approved Use

***Ongoing***

a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, **CMDV11-146**, and the plans dated **August 30, 2012** and submitted on **September 28, 2012** and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

b) This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes: **to replacement of nine (9) telecommunication antennas with three (3) new telecommunication antennas and the installation of six (6) new RRU's at 8824 International Blvd. (APN: 043-4579-011-03), under Oakland Zoning /Municipal Code 17.128, 17.136, and 17.134.**

### 2. Effective Date, Expiration, Extensions and Extinguishment

***Ongoing***

Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

### 3. Scope of This Approval; Major and Minor Changes

***Ongoing***

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

### 4. Conformance with other Requirements

***Prior to issuance of a demolition, grading, P-job, or other construction related permit***

**a)** The project applicant shall comply with all other applicable federal, state, regional and/or local codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency.

b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not

limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

**5. Conformance to Approved Plans; Modification of Conditions or Revocation**
***Ongoing***

a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.

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

c) Violation of any term, conditions or project description relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these conditions if it is found that there is violation of any of the conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

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

**7. Indemnification**
***Ongoing***

a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect)action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

b) Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the applicant shall execute a Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter of Agreement does not relieve the applicant of

any of the obligations contained in this condition or other requirements or Conditions of Approval that may be imposed by the City.

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

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

**10. Job Site Plans**
***Ongoing throughout demolition, grading, and/or construction***
At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

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

**12. Days/Hours of Construction Operation**
***Ongoing throughout demolition, grading, and/or construction***
The project applicant shall require construction contractors to limit standard construction activities as follows:

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

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

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

i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.

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

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

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

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

**13. Operational Noise-General**

***Ongoing***

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

**PROJECT SPECIFIC CONDTIONS:**

**14. Radio Frequency Emissions**

***Prior to the final building permit sign off***

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

**15. Architectural Detailing and Painting**

***Prior to the final building permit sign off and Ongoing***

The applicant shall create visual screening on all sides of all existing and proposed screening devices as seen from street level or from upper stories of neighboring structures. Specifically, the rear facing wall of the existing or roof top marquee parapet screening walls (FRP screen) shall be enclosed so as to obscure the antennas and other associated equipment as viewed from below (i.e. at pedestrian level, from 88$^{th}$ Avenue, from the parking lot, and from the windows of nearby upper story structures). All screening elements (existing and proposed will be painted and textured to match the buildings exterior. Additional screening (i.e. the creation of a screening roof) shall be constructed as needed for screening views from future higher story developments on International Boulevard. All other access doors and openings shall be closed or

sealed in a like fashion to obscure open views of the sky as seen from street level. All screening devices shall be painted and textured in appropriate color and maintained in good condition. Screening devices shall be, repainted, replaced with a new design at the discretion of the Zoning Manager

**16. Equipment Enclosure Area Fencing Design**
***Prior to issuance of building permits and ongoing***
The applicant shall submit to the Zoning Manager for approval revised plans for the equipment enclosure area fencing that removes all barbed wire and razor wire for the entire ground level equipment enclosure areas (Approximately 77' X 15') that are dedicated (or leased to ) Sprint PCS, AT & T (mobility), and/ or Metro PCS as shown on plans and that screens the equipment from public views.

Sprint

SITE NAME: OAKLAND-FOOD KING MARKET

SITE NUMBER: FN03XC060-B
MARKET NAME: SF BAY
NETWORK VISION MM LAUNCH

SITE ADDRESS: 8824 INTERNATIONAL BLVD
OAKLAND, CA 94621
ALAMEDA COUNTY

SITE TYPE: EQUIPMENT AT GRADE
ROOFTOP ANTENNAS

## SITE INFORMATION

SITE ADDRESS:
8824 INTERNATIONAL BLVD
OAKLAND, CA 94621

PROPERTY OWNER:
MARK AND ALEX PREIGER
8824 E 14th STREET
OAKLAND, CA 94621
PHONE (925) 209-5364

APPLICANT REPRESENTATIVE:
MICHELLE MELLER
CORTEL, LLC
EMAIL michelle.meller@cortel-llc.com
PHONE (925) 997-1312

CONSTRUCTION MANAGER:
STEVE WEBB
OVERLAND CONTRACTING
2999 OAK ROAD SUITE 910
WALNUT CREEK, CA 94597
EMAIL WEBBS@OVERLANDCONTRACTING.COM
PHONE (925) 344-2005

EQUIPMENT SUPPLIER:
SAMSUNG TELECOMMUNICATIONS AMERICA (STA)
1301 EAST LOOKOUT DRIVE
RICHARDSON, TX 75082-4124
PHONE (972) 761-7000

COUNTY:
ALAMEDA

APN
43-4574-11-4

ZONING
COMMERCIAL

ELEVATION:
33' A.M.S.L.

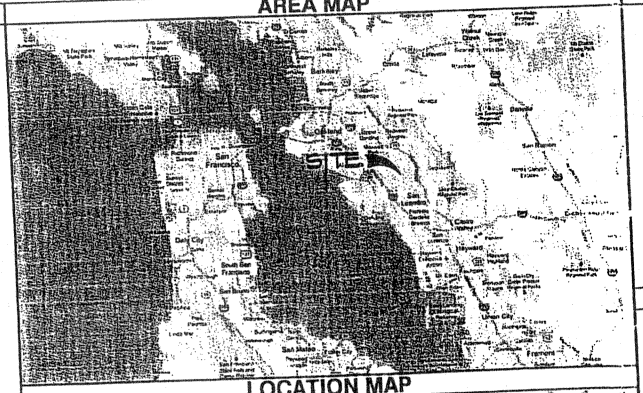
LATITUDE (NAD83):
37° 45' 2.45" N
37.750681

LONGITUDE (NAD83):
122° 10' 29.79" W
-122.174942

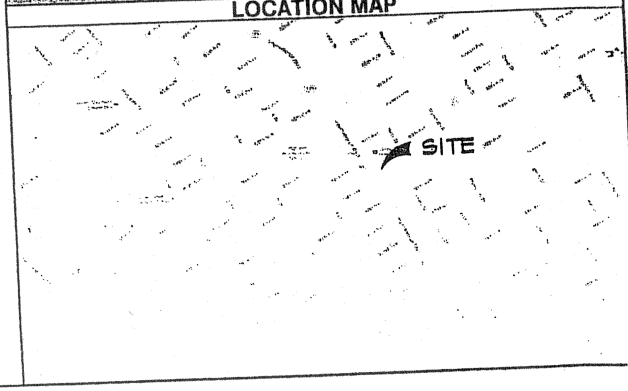
POWER COMPANY:
PG&E

TELCO COMPANY:
AT&T

## AREA MAP




## LOCATION MAP




## APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES.

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ELECTRICAL CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

## PROJECT DESCRIPTION

THE PROPOSED PROJECT SHALL INCLUDE:

REMOVAL AND NEW INSTALLATION OF EQUIPMENT WITHIN THE EXISTING EQUIPMENT AREA:

REMOVE (3) EXISTING EQUIPMENT CABINETS & (1) EXISTING GPS ANTENNA
INSTALL (2) NEW SPRINT EQUIPMENT CABINETS

REMOVAL AND NEW INSTALLATION OF ANTENNAS TO BE MOUNTED ON EXISTING ROOFTOP BEHIND EXISITING AND PROPOSED FRP TRANSPARENT CUPOLA:

REMOVE (9) EXISTING PANEL ANTENNAS
INSTALL (3) NEW SPRINT PANEL ANTENNAS ON (E) AND NEW MASTS

INSTALLATION OF ASSOCIATED EQUIPMENT/CABLING ON THE PROPOSED SECTOR FRAMES:

INSTALL (1) NEW GPS ANTENNA
INSTALL (6) NEW RRUS BEHIND PROPOSED ANTENNAS
INSTALL (3) NEW FILTERS ON THE PROPOSED RRUS

INSTALL NEW HYBRID ANTENNA CABLING WITHIN NEW CONDUITS FROM NEW EQUIPMENT TO THE ANTENNAS ALONG THE EXISTING COAX PATH

## DRAWING INDEX



## ENGINEER OF RECORD

ZALZALI & ASSOCIATES INC.
2070 BUSINESS CENTER DR STE 200
IRVINE, CA 92612
ENGINEER: WISSAM ZALZALI (P.E.# C71655)
PHONE (949) 609-9559
PM: DEAN WALKER
PHONE (714) 230-5714
www.zalzali.com

## DRIVING DIRECTIONS FROM NEAREST AIRPORT

FROM SFO AIRPORT:

TAKE THE RAMP ON THE LEFT ONTO US-101 S. TAKE EXIT 414B FOR FASHION ISLAND BLVD TOWARD HAYWARD. FOLLOW SIGNS FOR CA-92 E/HAYWARD AND MERGE ONTO CA-92 E. TAKE EXIT 21B FOR INTERSTATE 880 N TOWARD OAKLAND. MERGE ONTO I-880 N/INTERSTATE 880. TAKE EXIT 34 FOR DAVIS STREET. TURN RIGHT ONTO DAVIS ST. TURN LEFT ONTO E 14TH ST. SITE WILL BE ON THE RIGHT.

8824 E 14TH ST OAKLAND, CA 94603

Sprint
6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

SAMSUNG

BLACK & VEATCH

ZALZALI & ASSOCIATES INC.
2070 BUSINESS CENTER DR. SUITE 200
IRVINE, CA 92612

PROJECT NO:
DRAWN BY: SS
CHECKED BY: DN

| REV | DATE | DESCRIPTION |
|---|---|---|
| 0 | 08/30/2012 | 100% ZD'S FOR ZAP |
| B | 08/03/2012 | 100% ZD'S FOR REDLINE |
| A | 06/27/2012 | 90% ZD'S FOR REDLINE |

NOT TO BE USED FOR CONSTRUCTION

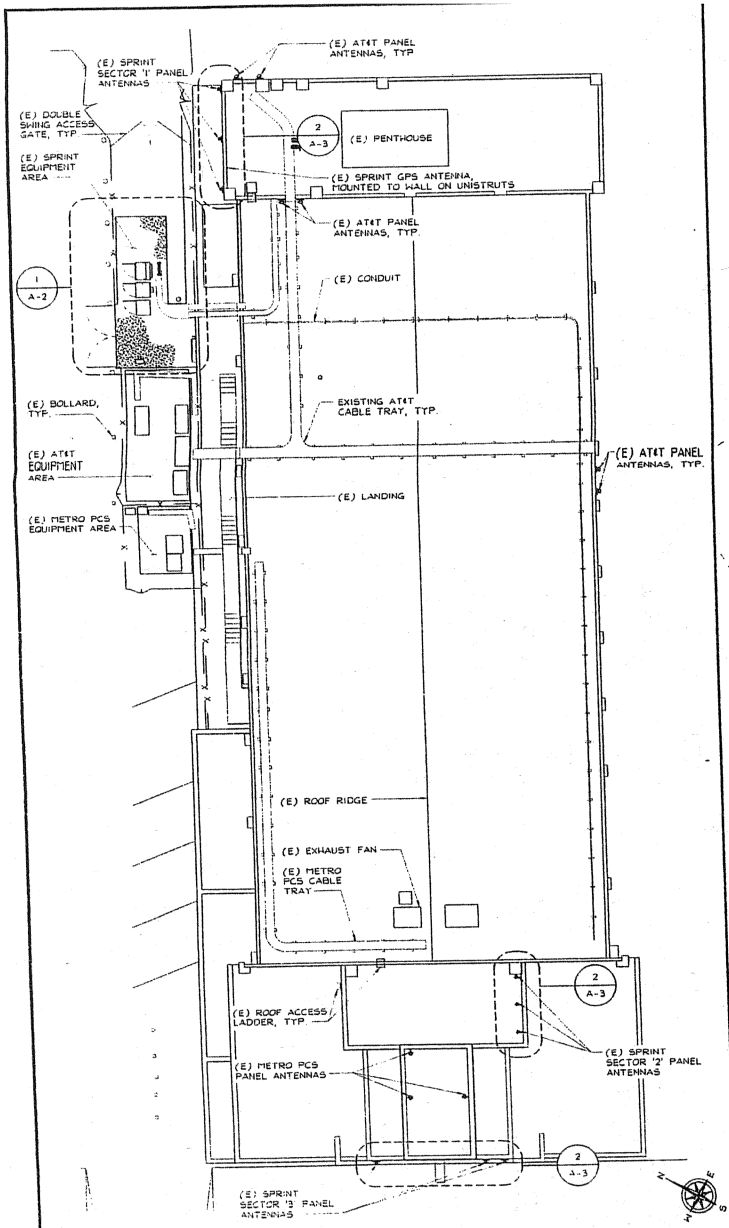
IT IS A VIOLATION OF LAW FOR A PERSON, UNLESS THEY'RE ACTIN UNDER THE DIRECTION OF A LICEN PROFESSIONAL ENGINEER, TO ALT THIS DOCUMENT.

FN03XC060-B
OAKLAND-FOOD KING MARI
8824 INTERNATIONAL BL
OAKLAND, CA 9462

SHEET TITLE
TITLE SHEET

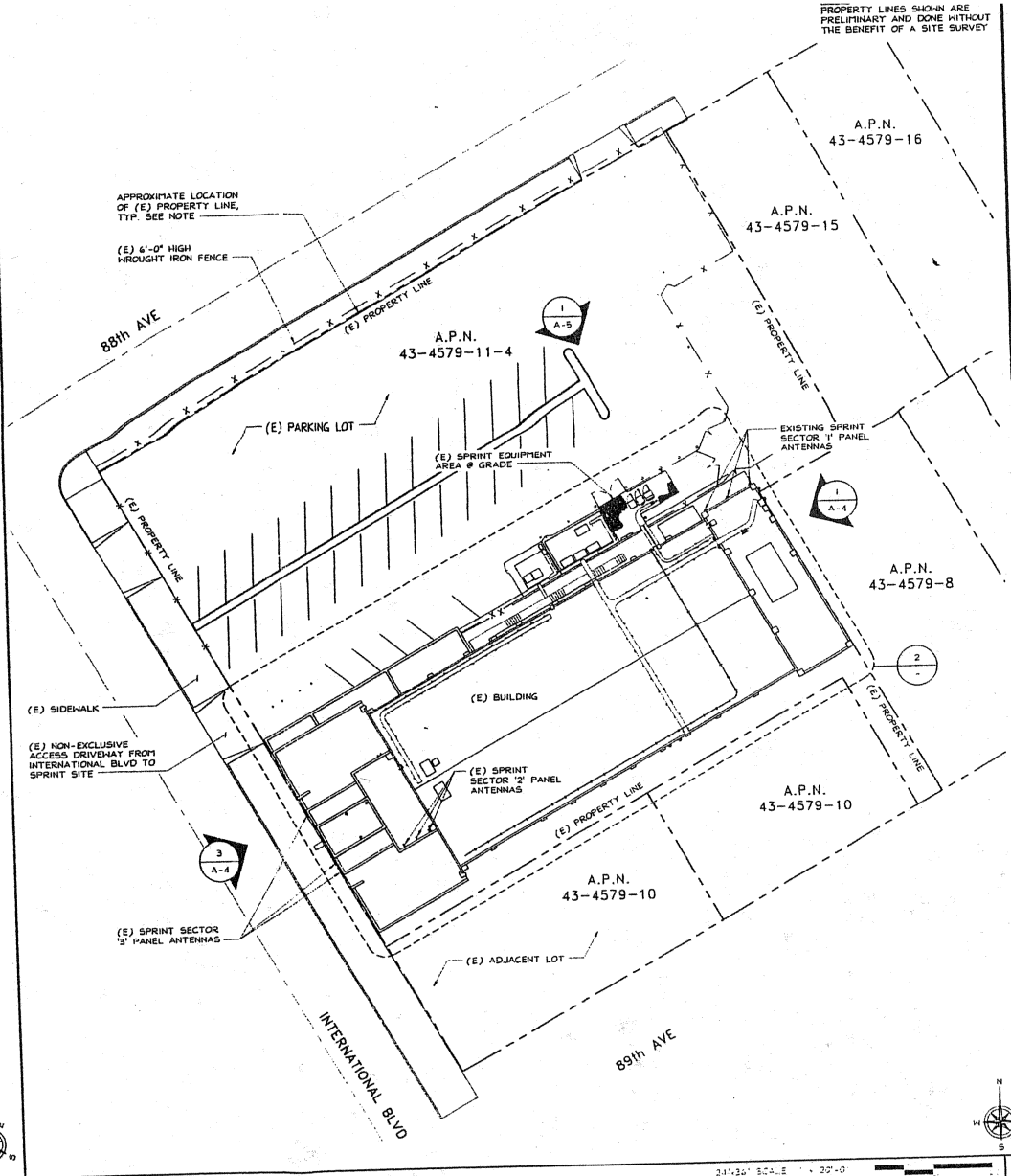
SHEET NUMBER
T-1

ATTACHMENT C




ENLARGED SITE PLAN

2




SITE PLAN

1

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

SAMSUNG

BLACK & VEATCH

ZALZALI & ASSOCIATES INC.
2070 BUSINESS CENTER DR. SUITE
IRVINE, CA 92612

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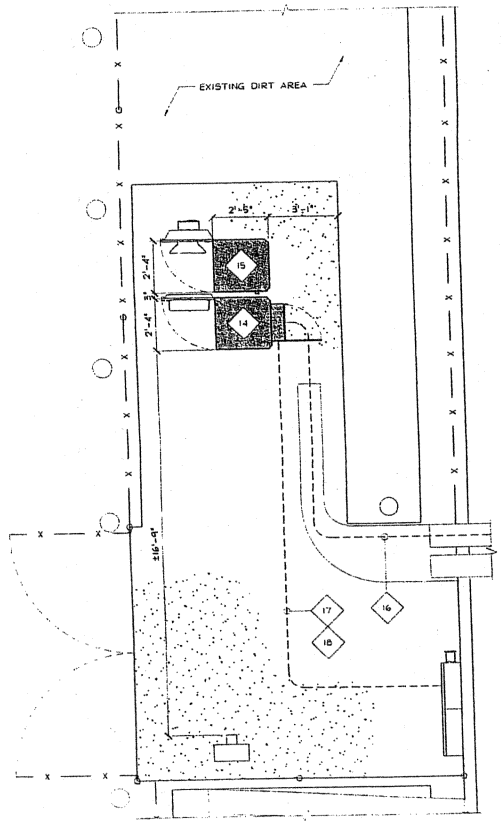
FN03XC060-B
OAKLAND-FOOD KING M
8824 INTERNATIONAL
OAKLAND, CA 946

SHEET TITLE
SITE PLAN & ENLA
SITE PLAN

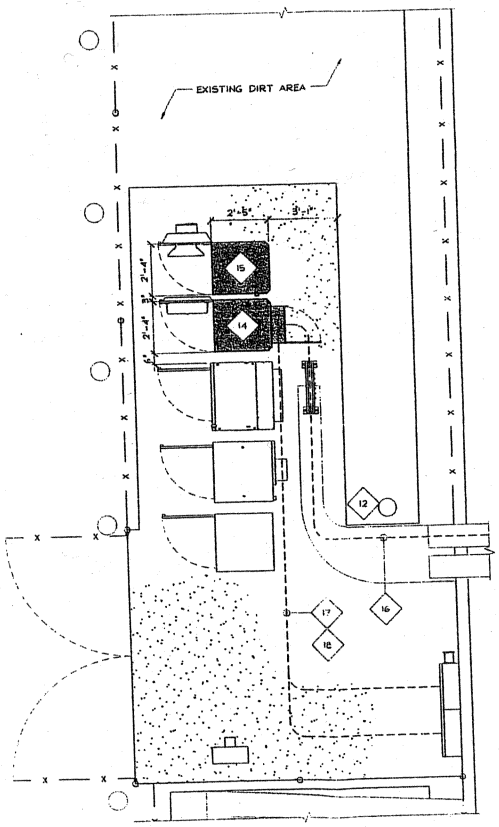
SHEET NUMBER
A-1

KEYNOTES:

1. EXISTING SPRINT CONCRETE EQUIPMENT PAD
2. EXISTING 100A SPRINT PPC CABINET
3. EXISTING SPRINT TELCO CABINET
4. EXISTING SPRINT SERVICE METER/MAIN BREAKER COMBO
5. EXISTING SPRINT CABLE RISER, TO BE REMOVED
6. EXISTING BOLLARD, TYP
7. EXISTING SPRINT DOUBLE SWING ACCESS GATE, TYP.
8. EXISTING SPRINT CABLE TRAY, TYP.
9. EXISTING SPRINT CDMA CABINET, TO BE REMOVED
10. EXISTING SPRINT POWER CABINET, TO BE REMOVED
11. EXISTING SPRINT BATTERY CABINET, TO BE REMOVED
12. EXISTING UTILITY POLE
13. EXISTING 6'-0" HIGH CHAIN LINK FENCE W/ BARBED WIRE
14. PROPOSED SPRINT MMBS EQUIPMENT CABINET MOUNTED ON EXISTING CONCRETE PAD (4 / D-1)
15. PROPOSED SPRINT BBU EQUIPMENT CABINET MOUNTED ON EXISTING CONCRETE PAD (4 / D-1)
16. PROPOSED CONDUITS W/ HYBRID CABLE FROM MMBS MUDROOM TO ANTENNAS ALONG EXISTING COAX ROUTE
17. PROPOSED (2) 2" SURFACE MOUNTED RGS CONDUITS W/ CAT 5 CABLE FROM TELCO CABINET TO MMBS MUDROOM (ROUTE VIF)
18. PROPOSED (1) 2" SURFACE MOUNTED RGS CONDUIT W/ (3) #2 AWG + (1) #2 AWG GROUND FROM MMBS CABINET TO PPC PANEL 'A'




PROPOSED

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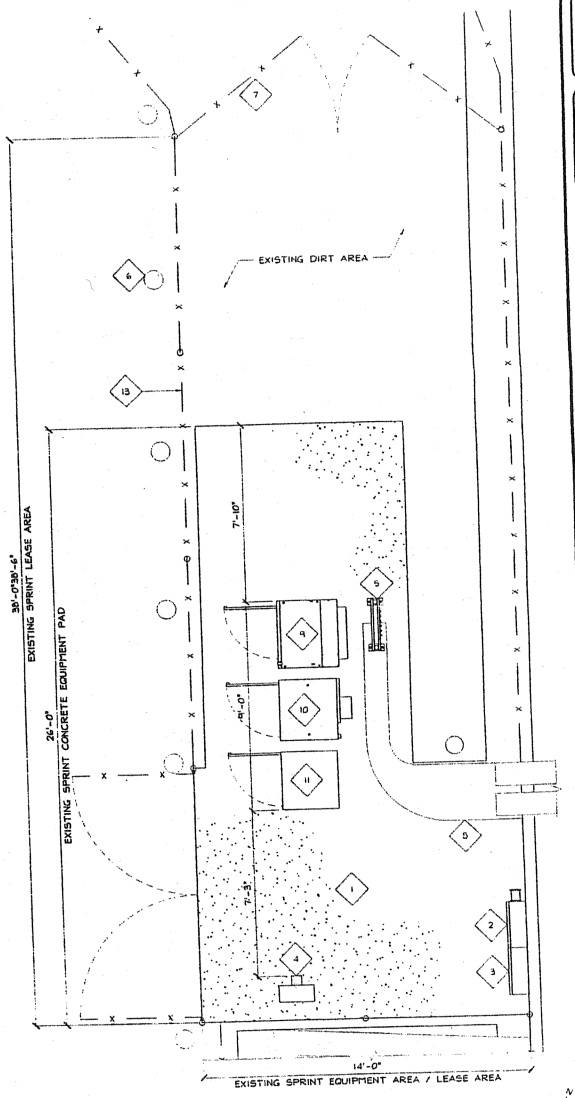


EXISTING


1

EQUIPMENT LAYOUT PLANS

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 6625

SAMSUNG

BLACK & VEATCH

ZALZALI & ASSOCIATES INC
2070 BUSINESS CENTER DR. SUIT
IRVINE, CA 92612

PROJECT NO:

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NOT TO BE USED FOR CONSTRUCTIO



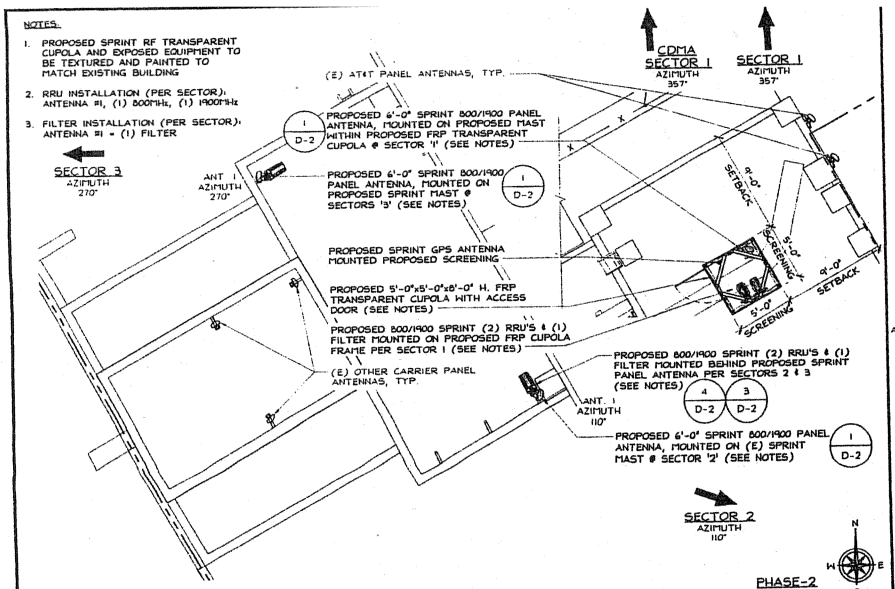
FN03XC060-B
OAKLAND-FOOD KING
8824 INTERNATIONAL
OAKLAND, CA 94

SHEET TITLE
EQUIPMENT LAYC
PLANS

SHEET NUMBER
A-2

NOTES:

1. PROPOSED SPRINT RF TRANSPARENT CUPOLA AND EXPOSED EQUIPMENT TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING
2. RRU INSTALLATION (PER SECTOR): ANTENNA #1, (1) 800MHz, (1) 1900MHz
3. FILTER INSTALLATION (PER SECTOR): ANTENNA #1 = (1) FILTER

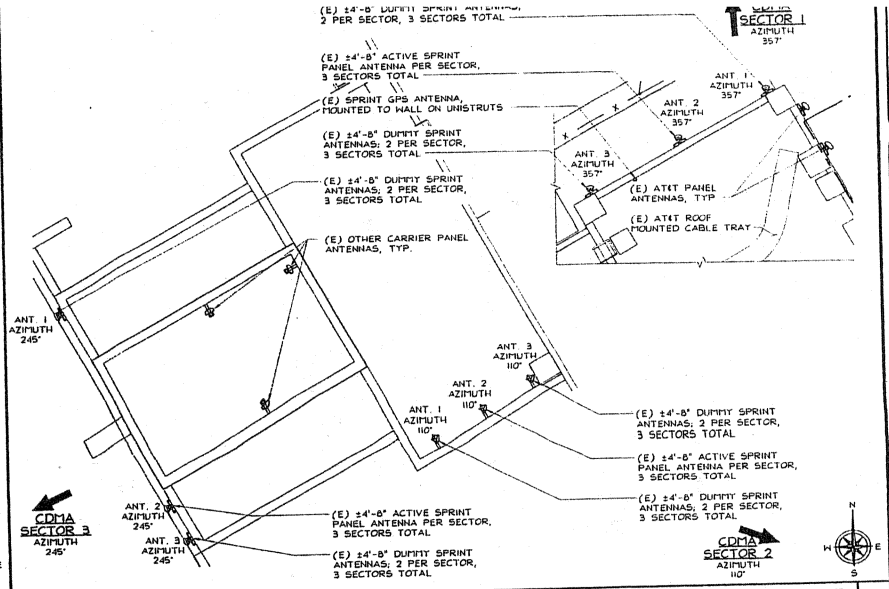



PHASE-2

## PROPOSED ANTENNA LAYOUT

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

4



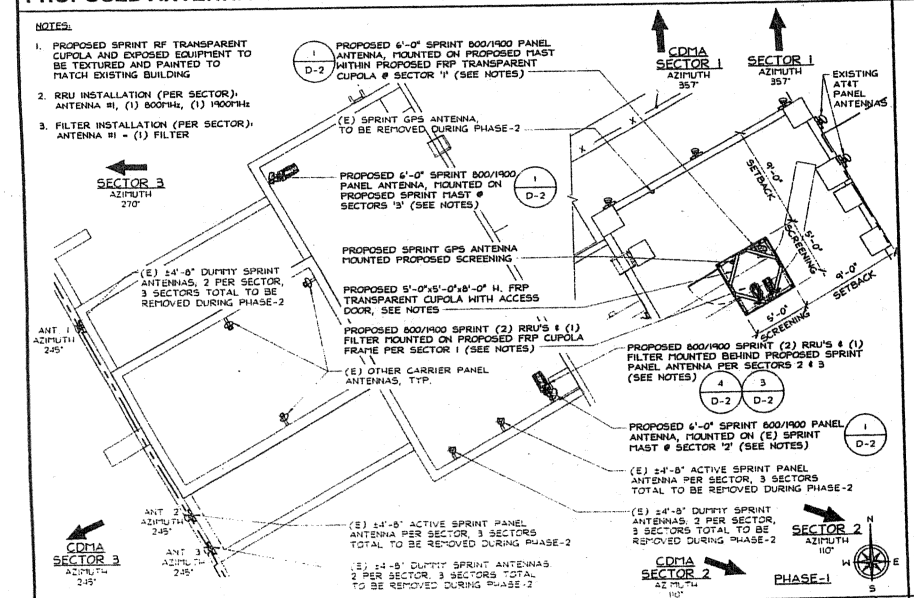

## EXISTING ANTENNA LAYOUT

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2

NOTES:

1. PROPOSED SPRINT RF TRANSPARENT CUPOLA AND EXPOSED EQUIPMENT TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING
2. RRU INSTALLATION (PER SECTOR): ANTENNA #1, (1) 800MHz, (1) 1900MHz
3. FILTER INSTALLATION (PER SECTOR): ANTENNA #1 = (1) FILTER




PHASE-1

## INTERIM ANTENNA LAYOUT

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

3

### PROPOSED OPTIMAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT EBTS)

| | ANTENNA | PROPOSED TECHNOLOGY | ANTENNA MODEL | | ANTENNA AZIMUTH | | RAD CENTER | DOWN-TILT (RET*) | TRANSMISSION LINE | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | EXISTING | PROPOSED | EXISTING | PROPOSED | | | LENGTH | TYPE(S) | CONVEYANCE |
| SECTOR '1' | 1 | 800/1900 MHz | DUMMY | P65-16-XLPP-RR | 357° | 357° | 47'-0" | (800/1900) 6 / 4 | ±120' | FIBER & +48VDC | RGS OR SEALTITE FLEX |
| | 2 | - | RR90-17-04DP | - | - | - | - | - | - | - | - |
| | 3 | - | DUMMY | - | - | - | - | - | - | - | - |
| SECTOR '2' | 1 | 800/1900 MHz | DUMMY | P65-16-XLPP-RR | 110° | 110° | 47'-0" | (800/1900) 6 / 6 | ±250' | FIBER & +48VDC | RGS OR SEALTITE FLEX |
| | 2 | - | RR90-17-04DP | - | - | - | - | - | - | - | - |
| | 3 | - | DUMMY | - | - | - | - | - | - | - | - |
| SECTOR '3' | 1 | 800/1900 MHz | DUMMY | P65-16-XLPP-RR | 245° | 270° | 47'-0" | (800/1900) 4 / 4 | ±250' | FIBER & +48VDC | RGS OR SEALTITE FLEX |
| | 2 | - | RR90-17-04DP | - | - | - | - | - | - | - | - |
| | 3 | - | DUMMY | - | - | - | - | - | - | - | - |
| GPS | - | GPS LI | - | GPS-TMG-HR-26N | - | - | - | - | ±120' | 1/2" COAX | RGS OR SEALTITE FLEX |

NOTES:

1. EXISTING ANTENNAS ARE CDMA UNLESS NOTED OTHERWISE.
2. DIMENSIONS OF EXISTING ANTENNAS SPACING OR PLATFORMS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO START OF CONSTRUCTION (SEE GENERAL NOTES, SHEETS GN-1 AND GN-2).
3. PROPOSED SPRINT ANTENNAS INCLUDE RESPECTIVE RRU'S WHICH SHALL BE MOUNTED ON THE PIPE BEHIND THE ANTENNA SIMILAR TO THAT SHOWN IN RRU MOUNTING DETAILS ON SHEET D-2
4. FIELD VERIFY EXISTING AZIMUTH BEFORE SLIDING THE ANTENNA. PRIOR APPROVAL FROM SPRINT MUST BE OBTAINED BEFORE MOVING ANY ANTENNAS

### ANTENNA MOUNTING NOTES

1. APPROXIMATE LENGTH OF (1) ANTENNA CABLE RUN = APPROX. LENGTH OF LATERAL DISTANCE + ANTENNA MOUNTING HEIGHT + 20'
2. CONTRACTOR SHALL VERIFY THE DOWNTILT OF EACH ANTENNA WITH A DIGITAL LEVEL
3. CONTRACTOR TO CONFIRM ANTENNA CABLE COLOR CODING PRIOR TO CONSTRUCTION (SEE SHEET RF-2)
4. COLOR BANDING SHALL BE 2" WIDE ON THE MAIN LINE (5 WRAP MIN.) SPACING TO BE 1" BETWEEN COLORS. COLOR BAND ON JUMPERS 1" WIDE WITH 1" SPACE. START COLOR BANDS 2" BEYOND WEATHERPROOFING. START SECTOR COLOR NEXT TO END CONNECTOR. SEE SHEET RF-2 FOR HYBRID ANTENNA CABLE COLOR CODING
5. COAX JUMPERS SHALL NOT EXCEED 15' IN LENGTH. CONFIRM SPECIFIC LENGTH PER SITE WITH CURRENT EBTS

## ANTENNA SCHEDULE

1

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

SAMSUNG

BLACK & VEATCH

ZALZALI & ASSOCIATES INC.
2070 BUSINESS CENTER DR. SUITE
IRVINE, CA 92612

PROJECT NO:

DRAWN BY:

CHECKED BY:

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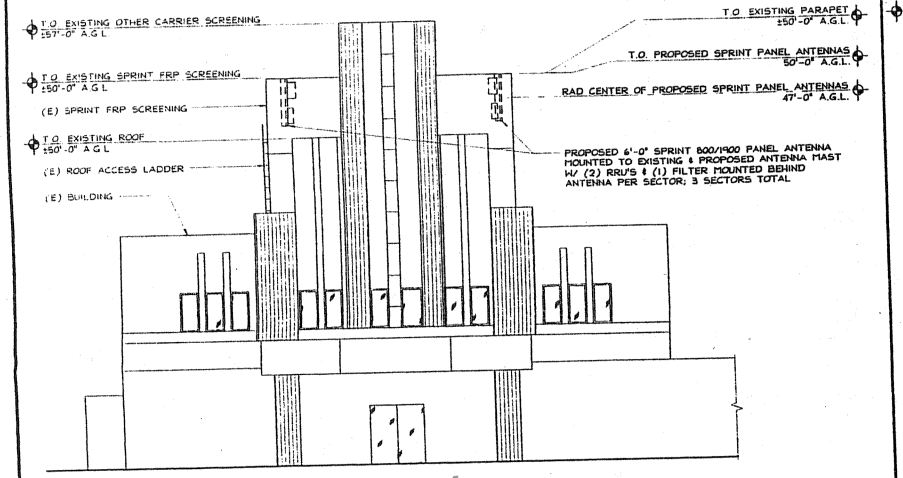
FN03XC060-B
OAKLAND-FOOD KING M
8824 INTERNATIONAL
OAKLAND, CA 946

SHEET TITLE
ANTENNA LAYOUT & SCHEDULE

SHEET NUMBER
A-3

NOTE:

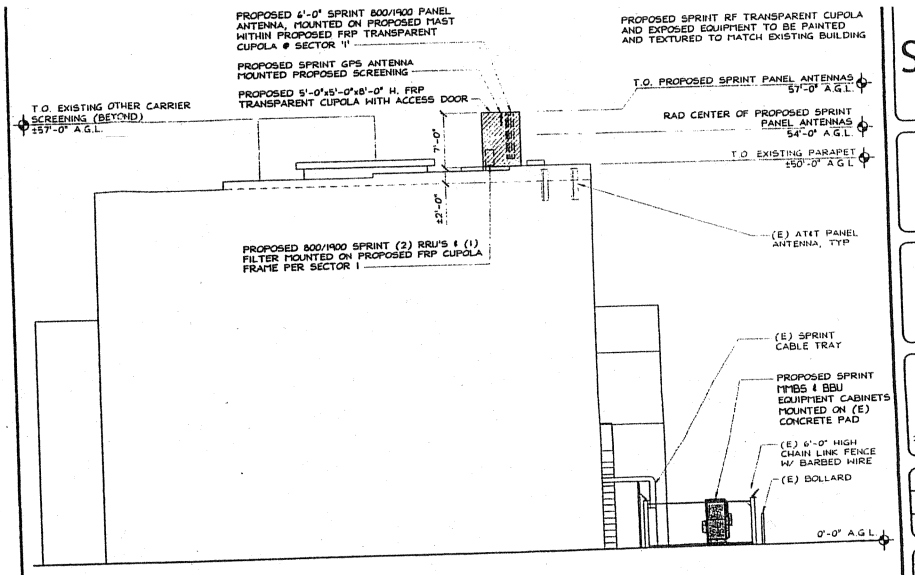
PROPOSED SPRINT RF TRANSPARENT CUPOLA AND EXPOSED EQUIPMENT TO BE PAINTED AND TEXTURED TO MATCH EXISTING BUILDING




## PROPOSED SOUTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

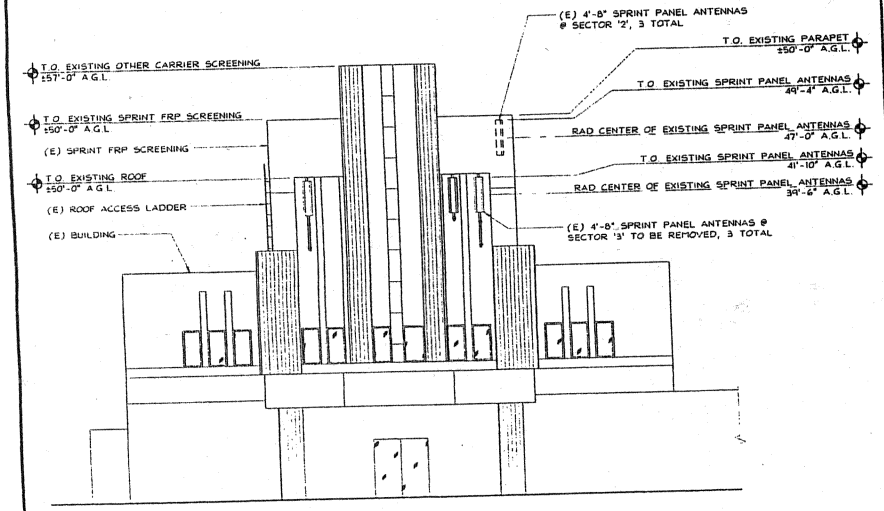
4




## PROPOSED NORTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

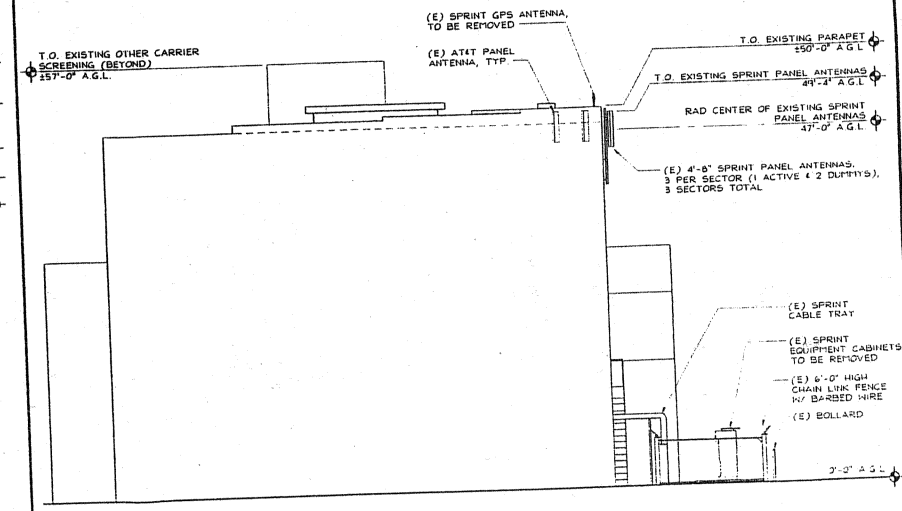
1




## EXISTING SOUTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

3




## EXISTING NORTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1

Sprint

6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

SAMSUNG

BLACK & VEATCH

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2070 BUSINESS CENTER DR. SUITE
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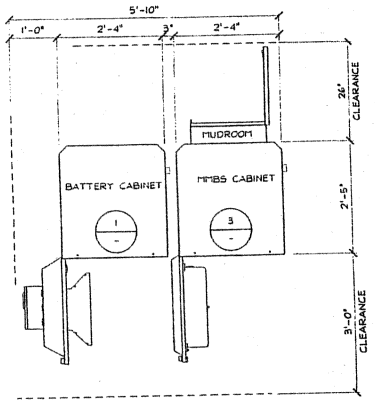
FN03XC060-B
OAKLAND-FOOD KING I
8824 INTERNATIONAL
OAKLAND, CA 94

SHEET TITLE

ELEVATIONS

SHEET NUMBER

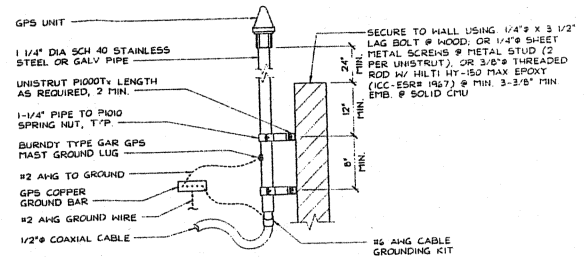
A-4




## MMBS/BBU TYPICAL FLOOR PLAN

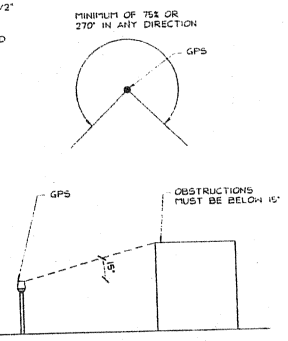
24"x36" SCALE: NTS
11"x17" SCALE: NTS

4




NOTES:

1. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4" DIAMETER, SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18 INCHES) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DE-BURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.
2. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2 DEGREES OF LEVEL.
3. DO NOT SWEEP TEST GPS ANTENNA.
4. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT MIN. SKY VIEW REQUIREMENTS ARE MET, (SEE RIGHT).

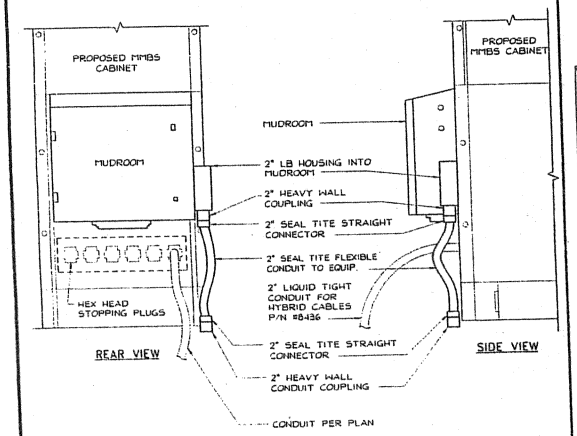



MINIMUM SKY VIEW REQUIREMENTS

## GPS ANTENNA GROUNDING & SPECIFICATIONS

24"x36" SCALE: NTS
11"x17" SCALE: NTS

2




NOTE:
CONDUIT ROUTING REQUIREMENTS SHALL BE PER 2010 CALIFORNIA ELECTRICAL CODE, 2008 NEC, AND LOCAL JURISDICTIONAL CODES.

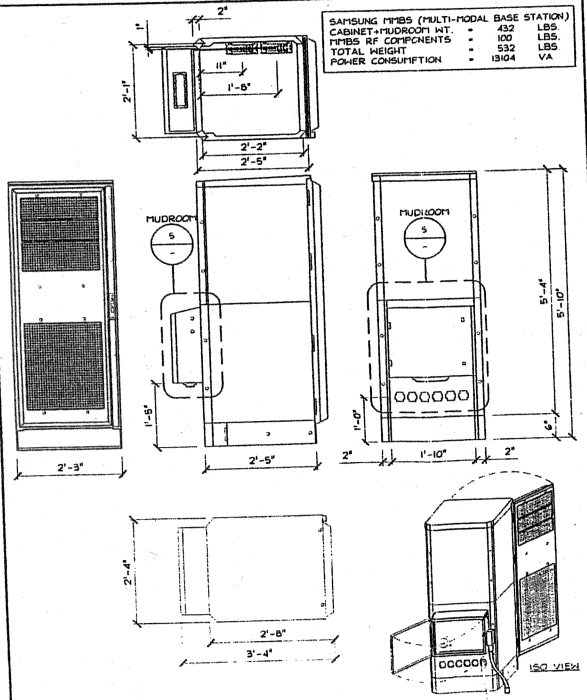
## CONDUIT AT MUDROOM

24"x36" SCALE: NTS
11"x17" SCALE: NTS

5

SAMSUNG MMBS (MULTI-MODAL BASE STATION)

| | | | |
|---|---|---|---|
| CABINET+MUDROOM WT. | = | 432 | LBS. |
| MMBS RF COMPONENTS | = | 100 | LBS. |
| TOTAL WEIGHT | = | 532 | LBS. |
| POWER CONSUMPTION | = | 13104 | VA |



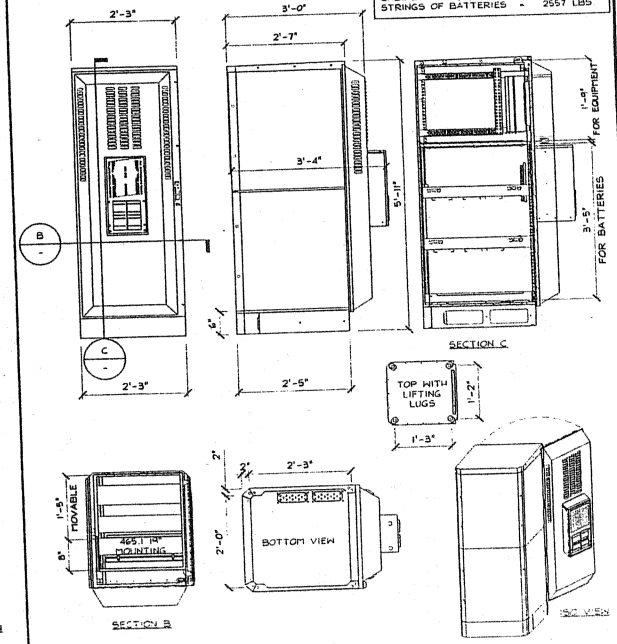

## MMBS SPECIFICATIONS

24"x36" SCALE: NTS
11"x17" SCALE: NTS

3

SAMSUNG BBU (BATTERY BACKUP UNIT)

| | | |
|---|---|---|
| CABINET HEIGHT | = | 441 LBS. |
| BATTERY STRING | = | 524 LBS |
| CABINET AND (4) STRINGS OF BATTERIES | = | 2557 LBS |




## BBU (BATTERY CABINET) SPECIFICATIONS

24"x36" SCALE: NTS
11"x17" SCALE: NTS

1

Sprint
6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

SAMSUNG

BLACK & VEATCH

ZALZALI & ASSOCIATES INC.
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IRVINE, CA 92612

PROJECT NO:
DRAWN BY:
CHECKED BY:

| REV | DATE | DESCRIPTION |
|---|---|---|
| 0 | 06/30/2012 | 100% ID'S FOR ZAP |
| B | 06/05/2012 | 100% ID'S FOR REDLINE |
| A | 06/27/2012 | 90% ID'S FOR REDLINE |

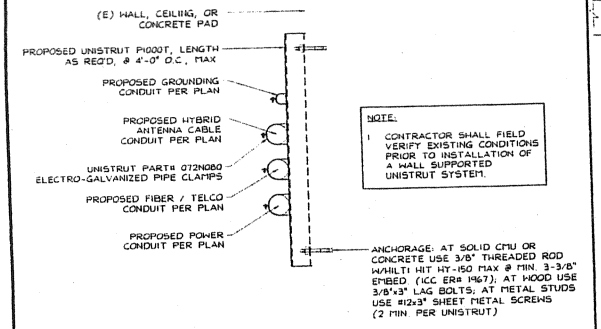
NOT TO BE USED FOR CONSTRUCTIO



FN03XC060-B
OAKLAND-FOOD KING M
8824 INTERNATIONAL
OAKLAND, CA 946

SHEET TITLE
EQUIPMENT DETA

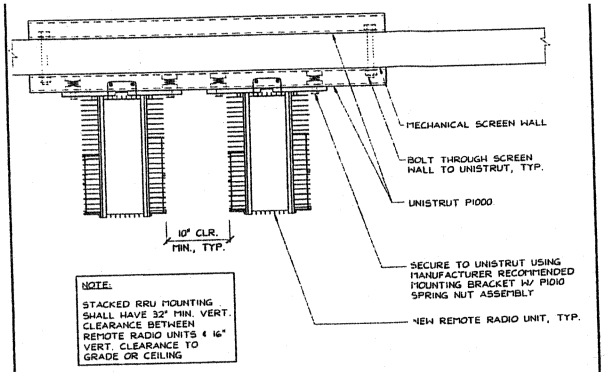
SHEET NUMBER
D-1




## CONDUIT MOUNTING

24"x36" SCALE: NTS
11"x17" SCALE: NTS

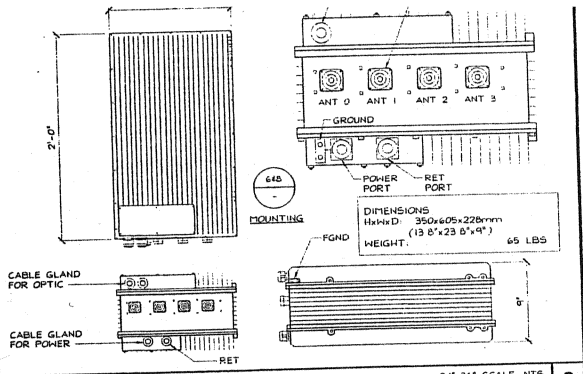
9




## RRU MOUNT TO UNISTRUT

24"x36" SCALE: NTS
11"x17" SCALE: NTS

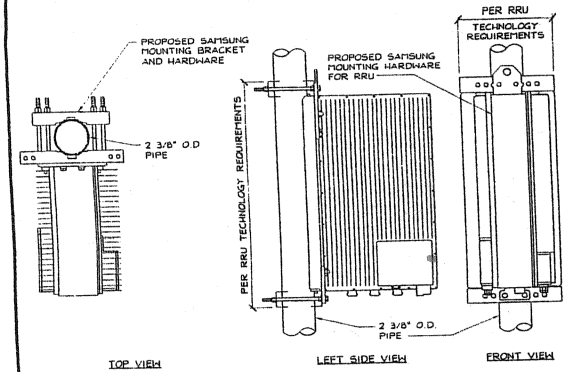
6




## 1900 MHZ RRU SPECIFICATIONS

24"x36" SCALE: NTS
11"x17" SCALE: NTS

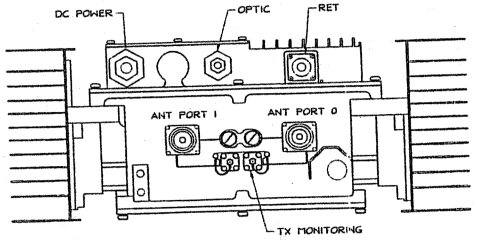
3




## RRU POLE / MAST MOUNT

24"x36" SCALE: NTS
11"x17" SCALE: NTS

8



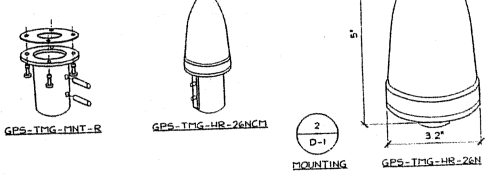

## 800 MHZ RRU PINOUT DIAGRAM

24"x36" SCALE: NTS
11"x17" SCALE: NTS

5

## PCTEL GPS ANTENNA GPS-TMG-HR-26N

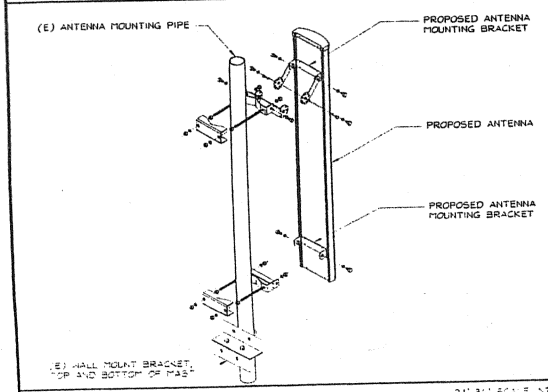
| | |
|---|---|
| DIMENSIONS, HxD: | 126x81mm (5.0"x3.2") |
| WEIGHT, WITH PRE-MOUNTED BRACKETS: | 0.6 lbs |
| CONNECTOR: | N, FEMALE (ONE - BOTTOM FED.) |
| MOUNTING: | FIT PIPES 1" - 1.45" (25 - 37mm) |
| FREQUENCY BAND | 1575.42 +/- 1.2MHz |




## GPS SPECIFICATIONS

24"x36" SCALE NTS
11"x17" SCALE NTS

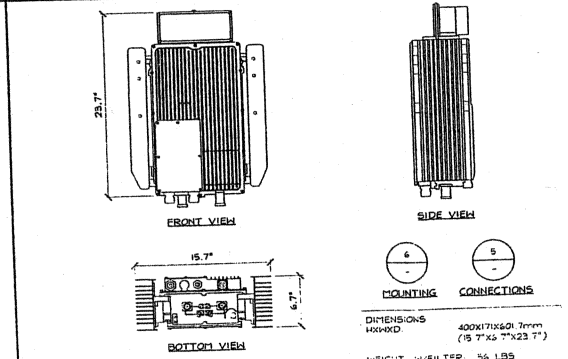
2




## ANTENNA MOUNTING DETAIL

24"x36" SCALE: NTS
11"x17" SCALE: NTS

7



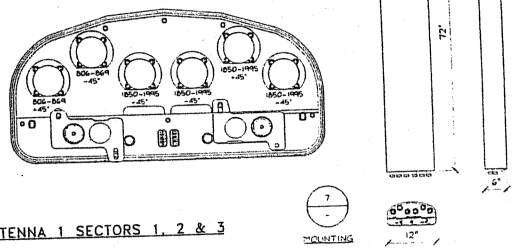

## 800 MHZ RRU SPECIFICATIONS

24"x36" SCALE NTS
11"x17" SCALE: NTS

4

## POWERWAVE ANTENNA P65-16-XLPP-RR

| | |
|---|---|
| DIMENSIONS, HxWxD: | 1829x305x152mm (72"x12"x6") |
| WEIGHT, WITHOUT BRACKETS: | 22kg (49 lbs.) |
| CONNECTOR: | (6) 7/16 DIN FEMALE (BOTTOM) |




ANTENNA 1 SECTORS 1, 2 & 3

## 800/1900 MHZ ANTENNA SPECIFICATIONS

24"x36" SCALE NTS
11"x17" SCALE: NTS

1

Sprint
6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

SAMSUNG

BLACK & VEATCH

ZALZALI & ASSOCIATES INC.
2070 BUSINESS CENTER DR. SUIT
IRVINE, CA 92612

PROJECT NO.
DRAWN BY:
CHECKED BY:

| REV | DATE | DESCRIPTION |
|---|---|---|
| 0 | 08/30/2012 | 100% ID'S FOR ZAP |
| B | 08/03/2012 | 100% ID'S FOR REDLIN |
| A | 06/27/2012 | 90% ID'S FOR REDLINE |

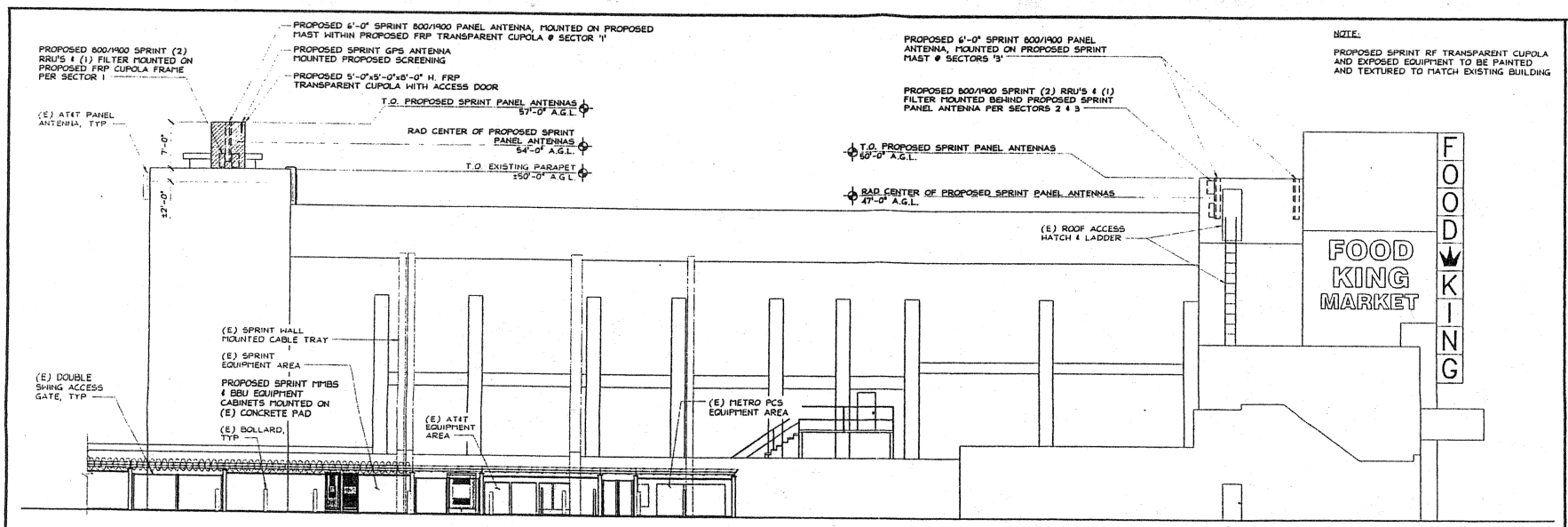
NOT TO BE USED FOR CONSTRUCTIO



FN03XC060-B
OAKLAND-FOOD KING
8824 INTERNATIONAL
OAKLAND, CA 94

SHEET TITLE
ANTENNA, RRU & I
DETAILS

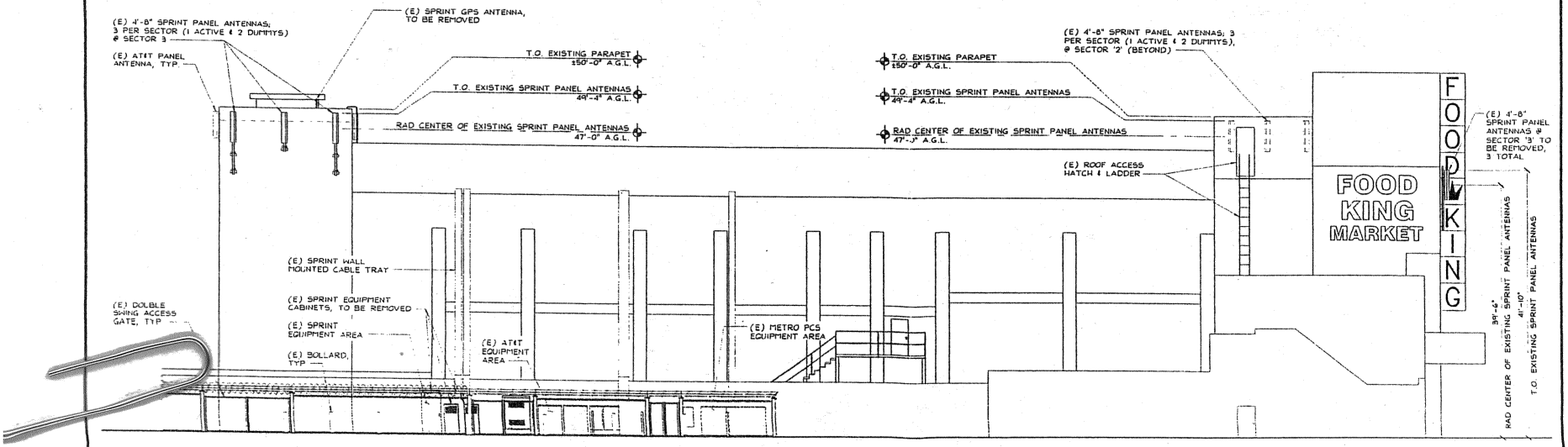
SHEET NUMBER
D-2




## PROPOSED NORTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

2




## EXISTING NORTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

1

Sprint
6580 SPRINT PARKWAY
OVERLAND PARK, KANSAS 66251

SAMSUNG

BLACK & VEATCH

ZALZALI & ASSOCIATES INC.
2070 BUSINESS CENTER DR. SUITE 2
IRVINE, CA 92612

| | |
|---|---|
| PROJECT NO: | |
| DRAWN BY: | S |
| CHECKED BY: | D |

| REV | DATE | DESCRIPTION |
|---|---|---|
| 0 | 06/30/2012 | 100% ZD'S FOR ZAP |
| B | 06/03/2012 | 100% ZD'S FOR REDLINE |
| A | 06/27/2012 | 90% ZD'S FOR REDLINE |

NOT TO BE USED FOR CONSTRUCTION

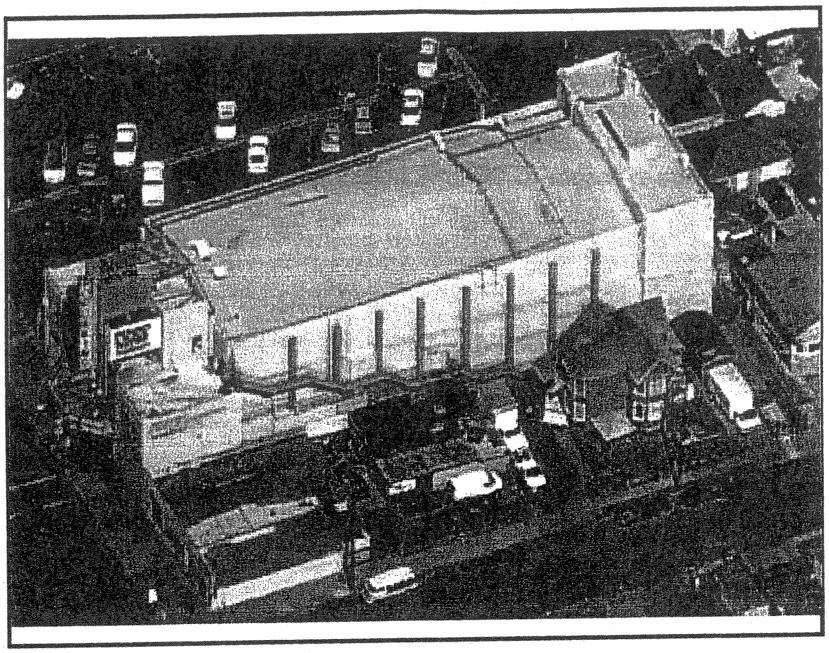


FN03XC060-B
OAKLAND-FOOD KING MARKET
8824 INTERNATIONAL BLV
OAKLAND, CA 94621

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5

# Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report



Prepared for:
Sprint Nextel
c/o Black & Veatch Corporation
2999 Oak Rd. Suite 910
Walnut Creek,CA 94597

Site No. FN03XC060
Oakland Food King Market
8824 International Blvd
Oakland, California 94621
Alameda County
37.750681; -122.174942 NAD83
rooftop

EBI Project No. 62124424
September 25, 2012



EBI CONSULTING
*Creating Value for Your Business*

## 1.0 Location of all Existing Antennas and Facilities and Existing RF Levels

This project involves the removal of nine (9) existing antennas replaced with three (3) proposed Sprint wireless telecommunication antennas on a rooftop located at 8824 International Blvd in Oakland, California. There are three Sectors (A, B, and C) proposed to be replaced at the site, with one (1) antenna to be re-installed per sector.

Based on drawings and aerial photography review, AT&T and MetroPCS also have wireless antennas on the rooftop. These antennas were included in the modeling analysis.

## 2.0 Location or all Approved (but not installed) Antennas and Facilities and Expected RF Levels from the Approved Facilities

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Sprint at the time of this report.

## 3.0 Number and Types of WTS within 100 Feet of the Proposed Site and Estimates of Cumulative EMR Emissions at the Proposed Site

With the exception of the antennas mentioned in Section 1.0, there are no other Wireless Telecommunication Service (WTS) sites observed within 100 feet of the proposed site.

## 4.0 Location and Number of the Sprint Antennas and Back-up Facilities per Building and Number and Location of Other Telecommunication Facilities on the Property

Sprint proposes the removal of nine (9) existing antennas replaced with three (3)proposed Sprint wireless telecommunication antennas on a rooftop located at 8824 International Blvd in Oakland, California. There are three Sectors (A, B, and C) proposed to be replaced at the site, with one (1) antenna to be re-installed per sector. In each sector, there is proposed to be one antenna transmitting in the 800 MHz and the 1900 MHz frequency ranges. The Sector A antenna will be oriented 357° from true north. The Sector B antennas will be oriented 110° from true north. The Sector C antennas will be oriented 270° from true north. The bottoms of the Sector A and B antennas will be 14 feet above a lower rooftop, and the bottom of the Sector C antenna will be 44 feet above ground level.

Based on drawings and aerial photography review, AT&T and MetroPCS also have wireless antennas on the rooftop. These antennas were included in the modeling analysis.

## 5.0 Power Rating for all Existing and Proposed Backup Equipment Subject to the Application

The operating power for modeling purposes was assumed to be 20 Watts per transmitter for the 800 MHz antenna and there will be one (1) transmitter operating at this frequency. Additionally, for modeling purposes it was assumed to be 20 Watts per transmitter and six (6) transmitters operating at the 1900 MHz.

## 6.0 Total Number of Watts per Installation and the Total Number of Watts for all Installations on the Building

The effective radiated power (ERP) for the 800 MHz transmitter combined on site is 559 Watts. The ERP for the 1900 MHz transmitters combined on site is 5,827 Watts. The ERPs for other carriers on site was not provided.

## 11.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

***Occupational/controlled exposure limits*** apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

***General public/uncontrolled exposure limits*** apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area ($cm^2$). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter ($mW/cm^2$) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the Sprint equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 $mW/cm^2$ and an uncontrolled MPE of 0.53 $mW/cm^2$. These limits are considered protective of these populations.

**Table 1: Limits for Maximum Permissible Exposure (MPE)**

**(A) Limits for Occupational/Controlled Exposure**

| Frequency Range (MHz) | Electric Field Strength (E) (V/m) | Magnetic Field Strength (H) (A/m) | Power Density (S) ($mW/cm^2$) | Averaging Time $[E]^2$, $[H]^2$, or S (minutes) |
|---|---|---|---|---|
| 0.3-3.0 | 614 | 1.63 | (100)* | 6 |
| 3.0-30 | 1842/f | 4.89/f | ($900/f^2$)* | 6 |
| 30-300 | 61.4 | 0.163 | 1.0 | 6 |
| 300-1,500 | -- | -- | f/300 | 6 |

Personal Communication (PCS) facilities used by Sprint in this area operate within a frequency range of 800-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

### Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

## 12.0 LIMITATIONS

This report was prepared for the use of Sprint Nextel. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made

## 13.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed Sprint telecommunications equipment at the site located at 8824 International Blvd in Oakland, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from Sprint antennas and the other carriers' existing antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed Sprint project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage brings the site into compliance with FCC rules and regulations.

# Preparer Certification

I, Kyle Saunders, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> Roof View RF Template_Sprint Co
Done on 9/12/2012 at 11:43:01 AM.
Use this format to prepare other data sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.
The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.
The first row of the data block can be a header (as shown below), but this is optional.
When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data
All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
This area is for you use for documentation.
End of help comments.

You can place as much text here as you wish as long as you don't place it below
the Start Map Definition row below the blue line.
You may insert more rows using the Insert menu.
Should you need additional lines to document your project, simply insert additional rows
by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu
and selecting rows.

StartMapDefinition

| Roof Max X | Roof Max Y | Map Max X | Map Max Y | Y Offset | X Offset | Number of envelope | | List Of Area |
|---|---|---|---|---|---|---|---|---|
| 170 | 170 | 190 | 210 | 20 | 0 | 1 | $K$31:$FX$200 | $K$31:$FX$ |

StartSettingsData

| Standard | Method | Uptime | Scale Factc | Low Thr | Low Color | Mid Thr | Mid Color | Hi Thr | Hi Color | Over Color | Ap Ht Mult | Ap Ht Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 2 | 1 | 1 | 100 | 1 | 500 | 4 | 5000 | 2 | 3 | 1.5 | 1 |

StartAntennaData It is advisable to provide an ID (ant 1) for all antennas

| ID | Name | (MHz) Freq | Trans Power | Trans Count | Coax Len | Coax Type | Other Loss | Input Power | Calc Power | Mfg | Model | (ft) X | (ft) Y | (ft) Z | Type | (ft) Aper | dBd Gain | BWdth Pt Dir | Uptime Profile | ON flag |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SPR A1 | Sprint | 800 | 20 | 1 | 15 | 1/2 LDF | 0.5 | | 16.40703 | Powerwar | P65-16-XLI | 9 | 188 | 14 | | | 4.5 | 12 65;330 | | ON• |
| SPR A1 | Sprint | 800 | 20 | 2 | 15 | 1/2 LDF | 0.5 | | 32.81406 | Powerwar | P65-16-XLI | 9 | 188 | 14 | | | 4.5 | 12 65;330 | | ON• |
| SPR A1 | Sprint | 1900 | 20 | 4 | 15 | 1/2 LDF | 0.5 | | 65.62812 | Powerwar | P65-16-XLI | 9 | 188 | 14 | | | 6 | 12.7 66;297 | | ON• |
| SPR B1 | Sprint | 800 | 20 | 1 | 15 | 1/2 LDF | 0.5 | | 16.40703 | Powerwar | P65-16-XLI | 56 | 33 | 14 | | | 6 | 15.1 63;297 | | ON• |
| SPR B1 | Sprint | 800 | 20 | 2 | 15 | 1/2 LDF | 0.5 | | 32.81406 | Powerwar | P65-16-XLI | 56 | 33 | 14 | | | 6 | 15.1 63;297 | | ON• |
| SPR B1 | Sprint | 1900 | 20 | 4 | 15 | 1/2 LDF | 0.5 | | 65.62812 | Powerwar | P65-16-XLI | 56 | 33 | 14 | | | 6 | 12.7 66;50 | | ON• |
| SPR C1 | Sprint | 800 | 20 | 1 | 15 | 1/2 LDF | 0.5 | | 16.40703 | Powerwar | P65-16-XLI | 28 | 19 | 44 | | | 6 | 15.1 63;50 | | ON• |
| SPR C1 | Sprint | 800 | 20 | 2 | 15 | 1/2 LDF | 0.5 | | 32.81406 | Powerwar | P65-16-XLI | 28 | 19 | 44 | | | 6 | 15.1 63;50 | | ON• |
| SPR C1 | Sprint | 1900 | 20 | 4 | 15 | 1/2 LDF | 0.5 | | 65.62812 | Powerwar | P65-16-XLI | 28 | 19 | 44 | | | 6 | 12.7 66;210 | | ON• |
| ATT A1 | AT&T | 850 | 100 | 1 | | | 3 | | 50.11872 | unknown | | 14 | 192 | 44.5 | | | 6 | 15.1 63;210 | | ON• |
| ATT A2 | AT&T | 850 | 100 | 1 | | | 3 | | 50.11872 | unknown | | 19 | 192 | 44.5 | | | 6 | 15.1 63;210 | | ON• |
| ATT B1 | AT&T | 850 | 100 | 1 | | | 3 | | 50.11872 | unknown | | 75 | 122 | 44.5 | | | 4.5 | 12 65;100 | | ON• |
| ATT B2 | AT&T | 850 | 100 | 1 | | | 3 | | 50.11872 | unknown | | 75 | 117 | 44.5 | | | 4.5 | 12 65;100 | | ON• |
| ATT C1 | AT&T | 850 | 100 | 1 | | | 3 | | 50.11872 | unknown | | 24 | 164 | 4.5 | | | 4.5 | 12 65;190 | | ON• |
| ATT C2 | AT&T | 850 | 100 | 1 | | | 3 | | 50.11872 | unknown | | 19 | 164 | 4.5 | | | 4.5 | 12 65;190 | | ON• |
| MPCS A1 | Metro PCS | 1900 | 20 | 1 | | | 3 | | 10.02374 | unknown | | 38 | 19 | 4 | | | 6 | 16 85;10 | | ON• |
| MPCS B1 | Metro PCS | 1900 | 20 | 1 | | | 3 | | 10.02374 | unknown | | 47 | 9 | 20 | | | 6 | 16 85;90 | | ON• |
| MPCS C1 | Metro PCS | 1900 | 20 | 1 | | | 3 | | 10.02374 | unknown | | 38 | 9 | 20 | | | 6 | 16 85;270 | | ON• |

StartSymbolData

| Sym | Map Mark | Roof X | Roof Y | Map Label | Description ( notes for this table only ) |
|---|---|---|---|---|---|
| Sym | | 5 | 35 | AC Unit | Sample symbols |
| Sym | | 14 | 5 | Roof Access | |
| Sym | | 45 | 5 | AC Unit | |
| Sym | | 45 | 20 | Ladder | |