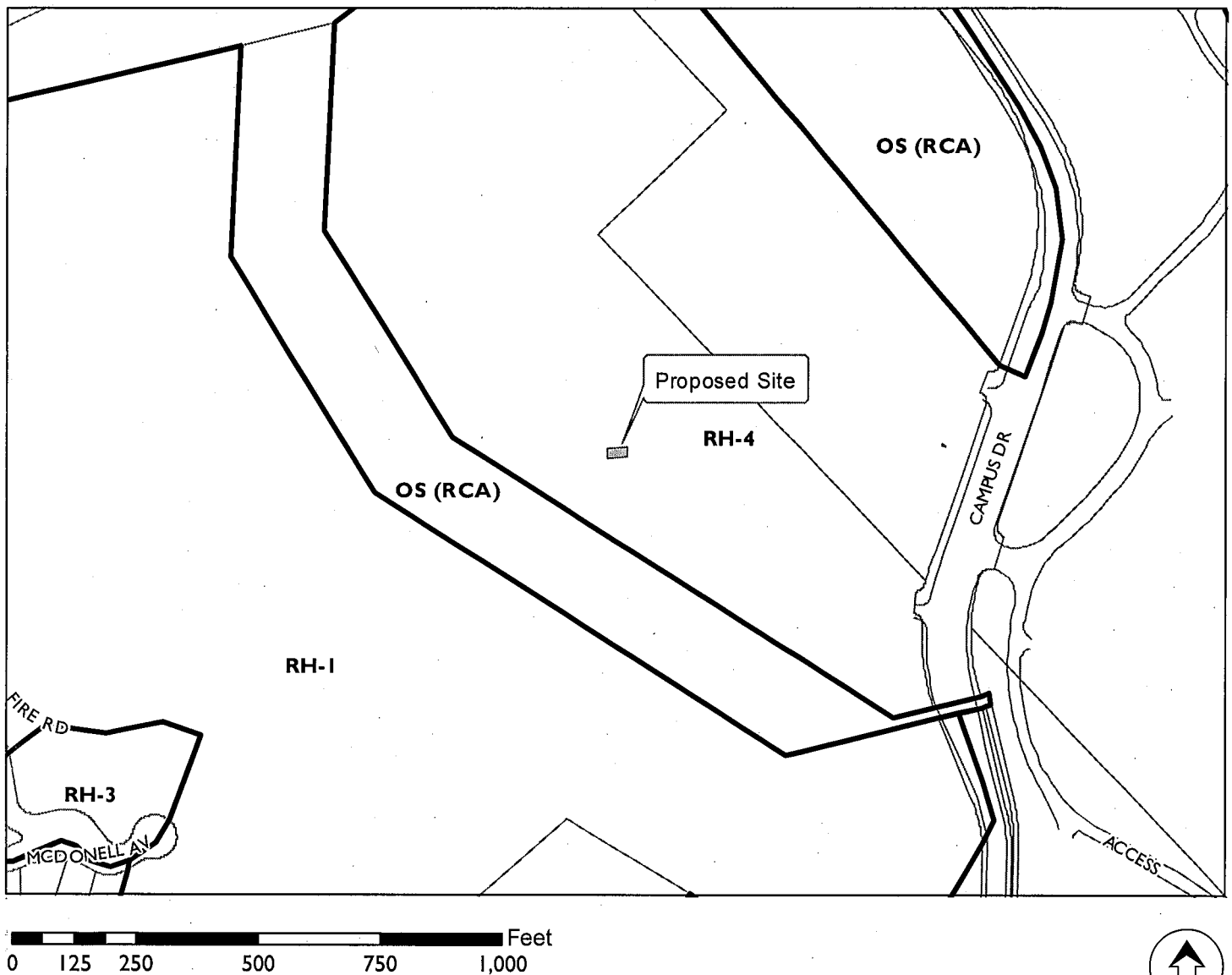


<b>Location:</b>	12500 Campus Drive / Merritt College library (see map on reverse)
<b>Assessor's Parcel Number:</b>	037 -2685-001-39
<b>Proposal:</b>	To modify an existing telecommunications facility attached to the Merritt College library building by replacing/relocating antennas and adding new accessory equipment.
<b>Applicant /</b>	Ms. Charlotte Perrault
<b>Phone Number:</b>	(916) 539-1497
<b>Owner:</b>	Peralta Community College District
<b>Planning Permits Required:</b>	Major Conditional Use Permit with additional findings to allow modifications to a Macro Telecommunications Facility in a Residential Zone; Regular Design Review with additional findings
<b>General Plan:</b>	Institutional
<b>Zoning:</b>	RH-4 Hillside Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303: Construction and Conversion of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan, or Zoning
<b>Historic Status:</b>	Non historic property
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	6
<b>Date Filed:</b>	October 15, 2014
<b>Staff Recommendation:</b>	Approve with conditions
<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days</i>
<b>For Further Information:</b>	Contact case planner <b>Aubrey Rose, AICP</b> at <b>(510) 238-2071</b> or <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a>

**SUMMARY**

The applicant requests Planning Commission approval of a Major Conditional Use Permit and Regular Design Review with additional findings to allow modifications to a telecommunications facility at a college campus library building. Staff recommends approval, subject to findings and conditions of approval, as described in this report.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: CMDI0198-R01

Applicant: Ms. Charlotte Perrault

Address: 12500 Campus Drive (Merritt College)

Zone: RH-4

## PROPERTY DESCRIPTION

The project site is at Merritt College located on Campus Drive in the Oakland hills. An existing telecommunications facility consisting of various wireless carriers is located at the library building. The building is located at the center of campus towards the main parking lots. The building measures 44'-6" in height and contains a 15'-6" tall penthouses on either end. Telecommunications antennas are wall-mounted to the building and penthouses. Equipment cabinets are located on the rooftop in shelters. The majority of the antennas were approved and installed 2010- 2012. The facility is not readily visible from the public right-of-way; a small portion is visible from the public right-of-way five hundred feet to the south. The campus also contains a monopole at the opposite end of the western parking lots across Campus Drive. The surrounding area consists of single-family homes on large lots and large city and regional open spaces.

## PROJECT DESCRIPTION

The proposal is to modify the existing telecommunications facility at the Merritt College library building. The project consists of replacing one antennas on each penthouse facing into the college quad; adding one new radio remote unit (RRU) adjacent to each of those antennas; removing three antennas located at twelve feet above grade from the north (left) side; relocating those three antennas to a higher location on the west (front) side; adding one RRU adjacent to the new antenna location; and, installation of minor accessory equipment. Antennas would not project above rooflines. The changes would not be readily visible from the public right-of-way. The purpose of the project is to maintain the facility and improve area service for this carrier.

## BACKGROUND

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

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

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

Further, Section 704 of the TCA imposes limitations on what local and state governments can do. Section 704 prohibits any state and local government action which unreasonably discriminates among personal wireless providers. Local governments must ensure that its wireless ordinance does not contain requirements in the form of regulatory terms or fees which may have the "effect" of prohibiting the placement, construction, or modification of personal wireless services.

Section 704 also preempts any local zoning regulation purporting to regulate the placement, construction and modification of personal wireless service facilities on the basis, either directly or indirectly, on the environmental effects of radio frequency emissions (RF) of such facilities, which otherwise comply with FCC standards in this regard. See, 47 U.S.C. 332(c)(7)(B)(iv) (1996). This means that local authorities may not regulate the siting or construction of personal wireless facilities based on RF standards that are more stringent than those promulgated by the FCC.

Section 704 mandates that local governments act upon personal wireless service facility siting applications to place, construct, or modify a facility within a reasonable time. 47 U.S.C.332(c)(7)(B)(ii). See FCC Shot Clock ruling setting forth "reasonable time" standards for applications deemed complete.

Section 704 also mandates that the FCC provide technical support to local governments in order to encourage them to make property, rights-of-way, and easements under their jurisdiction available for the placement of new spectrum-based telecommunications services. This proceeding is currently at the comment stage.

For more information on the FCC's jurisdiction in this area, contact Steve Markendorff, Chief of the Broadband Branch, Commercial Wireless Division, Wireless Telecommunications Bureau, at (202) 418-0640 or e-mail "smarkend@fcc.gov".

## **GENERAL PLAN ANALYSIS**

The project site is located within an Institutional area under the General Plan's Land Use & Transportation Element (LUTE). The Intent of the area is: "to create, maintain, and enhance areas appropriate for educational facilities, cultural and institutional uses, health services and medical uses as well as other uses of similar character." The General Plan Conformity Guidelines are silent on Telecommunications Facilities in Institutional areas. The project for a minor expansion of an existing telecommunications facility would enhance service at the college and surrounding neighborhood and parks. The site is located at a well-suited hilltop location not readily visible from the public right of way. The proposal conforms to this Intent and to the following LUTE Policy:

### Policy N2.1 Designing and Maintaining Institutions.

As Institutional uses are among the most visible activities in the City and can be sources of community pride, high-quality design and upkeep/maintenance should be encouraged. The facilities should be designed and operated in a manner that is sensitive to surrounding residential and other uses.

Staff therefore finds the proposal, as conditioned, to conform to the General Plan.

## **ZONING ANALYSIS**

The project site is located in the RH-4 Hillside Residential Zone. The intent of the RH-4 zone is: "to create, maintain, and enhance areas for single-family dwellings on lots of 6,500 to 8,000 square feet and is typically appropriate in already developed areas of the Oakland Hills." The project requires a Major Conditional Use Permit and Regular Design Review with additional findings to allow modifications involving increase of unconcealed wall-mounted antennas to a Macro Telecommunications Facility located within a residential zone. These permits are required to ensure the use and design are compatible with and do not negatively impact the area. The project is co-located at a non-residential site so a site alternatives analysis is not required. The project does not consist of concealed antennas and a site design alternatives analysis is therefore required. This is to explain why the technology would not be served from the rooftop. A satisfactory analysis has been submitted. Staff finds the proposed design to also be preferable to the alternative scenario of roof mounting visible antennas or bulky enclosures. Conditions of approval to maintain camouflaging of antennas and accessory equipment by paint will ensure a good design. Staff therefore finds the proposal, as conditioned, to conform to the Planning Code.

## **ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts project involving additions to

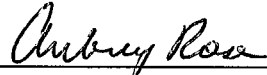
existing facilities or structures. Section 15303 of the State CEQA Guidelines exempts project involving construction of small structures. The proposal meets these descriptions and the project is therefore exempt from Environmental Review.

## KEY ISSUES AND IMPACTS

The proposed location involves modifications to an existing site. The site is ideal for this technology, due to both hilltop elevation and building height. Ground mounting would not be viable given the site is a school. Although wall-mounting is not aesthetically ideal, the proposal remedies and obsolete situation given existing antennas are merely twelve-feet above a pedestrian area. This is undesirable for aesthetics and technological efficiency. Administrative approval is therefore not viable because the procedure excludes proposals to increase height of wall mounting. Rooftop mounting within an enclosure would be bulky which can be undesirable and set a precedent. In this case, antennas are visible from within the campus but are barely discernible from the public right-of-way. Also, conditions of approval would ensure antennas and any accessory equipment including cables are painted to match the color of the building. With conditions, staff recommends project approval.

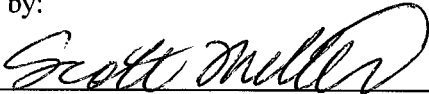
- RECOMMENDATIONS:**
1. Affirm staff's environmental determination.
  2. Approve the Major Conditional Use Permit and Regular Design Review subject to the attached Findings and Conditions of Approval.

Prepared by:



AUBREY ROSE, AICP  
Planner III

Approved by:



SCOTT MILLER  
Zoning Manager

Approved for forwarding to the  
City Planning Commission:



DARIN RANELLETTI, Deputy Director  
Bureau of Planning

## ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. Plans
- D. Photo-Simulations
- E. Site design alternatives analysis

## Attachment A: Findings for Approval

This proposal meets the required findings under General Use Permit Criteria (OMC Sec. 17.134.050), Conditional Use Permit Criteria for Macro Facilities (OMC Sec. 17.128.070(C)), Regular Design Review Criteria for Non-Residential Facilities (OMC Sec. 17.136.050(B)), and Design Review Criteria for Macro Facilities (OMC Sec. 17.128.070(B)), of the Oakland Planning Code (Title 17) 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 project modifies an existing facility at a hilltop building. The project will enhance service with minimal design changes.

**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 facility will provide better telecommunications coverage and thereby enhance an essential service in the hills where fewer viable site locations exist.

**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 increase wireless service at a time of severely increased demand due to contemporary technologies.

**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 is subject to Design Review; findings are made in following sections of this Attachment.

**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 project site is located within an Institutional area under the General Plan's Land Use & Transportation Element (LUTE). The Intent of the area is: "to create, maintain, and enhance areas appropriate for educational facilities, cultural and institutional uses, health services and medical uses as well as other uses of similar character." The General Plan Conformity Guidelines are silent on Telecommunications Facilities in Institutional areas. The project for a minor expansion of an existing telecommunications facility would enhance service at the college and surrounding neighborhood and parks. The site is located at a well-suited hilltop location not readily visible from the public right of way. The proposal conforms to this Intent and to the following LUTE Policy:

Policy N2.1 Designing and Maintaining Institutions.

**ATTACHMENT A**

As Institutional uses are among the most visible activities in the City and can be sources of community pride, high-quality design and upkeep/maintenance should be encouraged. The facilities should be designed and operated in a manner that is sensitive to surrounding residential and other uses.

The proposal, as conditioned, therefore conforms to the General Plan.

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

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

This finding is met as described in the following section of this attachment.

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

This finding is met as the project involves minimal modifications to an existing conditioned facility.

**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:**

Antennas will remain attached below the roofline and painted to match the color of the building.

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

Existing rooftop cabinet areas are enclosed and no changes are proposed.

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

The facility is building mounted.

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

No grading or change to landscaping are involved.

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

Antennas will be wall-mounted below rooflines.

**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.**

This finding is met as described in the previous section of this attachment.

**DESIGN REVIEW CRITERIA FOR MACRO FACILITIES (OMC SEC. 17.128.070(B))**

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

Antennas will be painted to match the color of the concrete building as ensured by conditions of approval.

**2. Antennas mounted on architecturally significant structures or significant architectural detail of**

**the building should be covered by appropriate casings which are manufactured to match existing architectural features found on the building.**

Antennas will be wall-mounted on a concrete building.

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

Antennas will be attached to penthouses and will not project above rooflines.

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

Existing rooftop cabinet areas are enclosed and no changes are proposed.

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

Existing rooftop cabinet areas are enclosed and no changes are proposed.

**6. For antennas attached to the roof, maintain a 1:1 ratio (example: ten feet high antenna requires ten feet setback from facade) for equipment setback; screen the antennas to match existing air conditioning units, stairs, or elevator towers; avoid placing roof mounted antennas in direct line with significant view corridors.**

This finding is no applicable; the proposal does not involve antennas attached to a roof.

**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, anticleimbing measures and anti-tampering devices.**

Wall-mounted antennas at a community college will be relocated to greater heights and public access is not anticipated.

## Attachment B: Conditions of Approval

1. **Approved Use**

**Ongoing**

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, **staff report**, and the **plans dated September 29, 2014 and submitted on October 15, 2014**, 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:  
**I. Major Conditional Use Permit and Regular Design Review for modifications to a Macro telecommunications facility at 12500 Campus Drive (Merritt College, library building) including replacing 5 antennas ( 3 relocated) and adding 3 RRU's and accessory equipment (no new cabinets).**

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

**Ongoing**

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

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

**Ongoing**

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

4. **Conformance with other Requirements**

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

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition of Approval 3.
- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

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

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, **Conditions** or project description relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these **Conditions** if it is found that there is violation of any of the **Conditions** or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Conditions of Approval.

**6. Signed Copy of the Conditions*****With submittal of a demolition, grading, and building permit***

A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

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

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect) action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b) Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

**8. Compliance with Conditions of Approval*****Ongoing***

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

9. **Severability**

**Ongoing**

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

10. **Job Site Plans**

**Ongoing throughout demolition, grading, and/or construction**

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

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

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

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

12. **Underground Utilities**

**Prior to issuance of a building permit**

The project applicant shall submit plans for review and approval by the Building Services Division and the Public Works Agency, and other relevant agencies as appropriate, that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities placed underground. The new facilities shall be placed underground along the project applicant's street frontage and from the project applicant's structures to the point of service. The plans shall show all electric, telephone, water service, fire water service, cable, and fire alarm facilities installed in accordance with standard specifications of the serving utilities.

13. **Improvements in the Public Right-of-Way (General)**

**Approved prior to the issuance of a P-job or building permit**

- a) The project applicant shall submit Public Improvement Plans to Building Services Division for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions and City requirements including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design specifications and locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards and any other improvements or requirements for the project as provided for in this Approval. Encroachment permits shall be obtained as necessary for any applicable improvements- located within the public ROW.
- b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition.

- c) The Bureau of Planning and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.
- d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

14. **Payment for Public Improvements**

***Prior to issuance of a final inspection of the building permit.***

The project applicant shall pay for and install public improvements made necessary by the project including damage caused by construction activity.

15. **Compliance Matrix**

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

The project applicant shall submit to the Bureau of Planning and the Bureau of Building a **Conditions** compliance matrix that lists each condition of approval, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the conditions. The applicant will sign the Conditions of Approval attached to the approval letter and submit that with the compliance matrix for review and approval. The compliance matrix shall be organized per step in the plancheck/construction process unless another format is acceptable to the Bureau of Planning and the Bureau of Building. The project applicant shall update the compliance matrix and provide it with each item submittal.

16. **Construction Management Plan**

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

The project applicant shall submit to the Bureau of Planning and the Bureau of Building for review and approval a construction management plan that identifies the conditions of approval related to construction impacts of the project and explains how the project applicant will comply with these construction-related conditions of approval.

17. **Construction-Related Air Pollution Controls (Dust and Equipment Emissions)**

***Ongoing throughout demolition, grading, and/or construction***

During construction, the project applicant shall require the construction contractor to implement all of the following applicable measures recommended by the Bay Area Air Quality Management District (BAAQMD):

- a) Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- e) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- g) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure

Title 13, Section 2485, of the California Code of Regulations. Clear signage to this effect shall be provided for construction workers at all access points.

- h) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- i) Post a publicly visible sign that includes the contractor's name and telephone number to contact regarding dust complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City and the BAAQMD shall also be visible. This information may be posted on other required on-site signage.

**18. 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.
- g) Applicant shall use temporary power poles instead of generators where feasible.

**19. Noise Control**

***Ongoing throughout demolition, grading, and/or construction***

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Bureau of Planning and the Bureau of Building review and approval, which includes the following measures:

- a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).
- b) Except as provided herein, Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

**20. Noise Complaint Procedures**

***Ongoing throughout demolition, grading, and/or construction***

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

- a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);
- b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);
- c) The designation of an on-site construction complaint and enforcement manager for the project;
- d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and
- e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

**21. Interior Noise**

***Prior to issuance of a building permit and Certificate of Occupancy***

If necessary to comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, shall be incorporated into project building design, based upon recommendations of a qualified acoustical engineer and submitted to the Building Services Division for review and approval prior to issuance of

building permit. Final recommendations for sound-rated assemblies, and/or other appropriate features/measures, will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases. Written confirmation by the acoustical consultant, HVAC or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that:

- (a) Quality control was exercised during construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed; and
- (b) Demonstrates compliance with interior noise standards based upon performance testing of a sample unit.
- (c) Inclusion of a Statement of Disclosure Notice in the CC&R's on the lease or title to all new tenants or owners of the units acknowledging the noise generating activity and the single event noise occurrences. Potential features/measures to reduce interior noise could include, but are not limited to, the following:
  - a) Installation of an alternative form of ventilation in all units identified in the acoustical analysis as not being able to meet the interior noise requirements due to adjacency to a noise generating activity, filtration of ambient make-up air in each unit and analysis of ventilation noise if ventilation is included in the recommendations by the acoustical analysis.
  - b) Prohibition of Z-duct construction.

**22. 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 Bureau of Planning and the Bureau of Building.

**23. Construction Traffic and Parking**

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

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

- a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.
- c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.
- d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. The Bureau of Planning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.
- e) Provision for accommodation of pedestrian flow.

**24. Hazards Best Management Practices**

***Prior to commencement of demolition, grading, or construction***

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

- a) Follow manufacture's recommendations on use, storage, and disposal of chemical products used in construction;
- b) Avoid overtopping construction equipment fuel gas tanks;
- c) During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d) Properly dispose of discarded containers of fuels and other chemicals.
- e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.
- f) If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

**25. Waste Reduction and Recycling**

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

***Prior to issuance of demolition, grading, or building permit***

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

***Ongoing***

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

**PROJECT-SPECIFIC CONDITIONS**

**26. Emissions Report**

***Prior to a final inspection***

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

**27. Camouflage antennas and accessory equipment**

***Prior to a final inspection***

All antennas and any other accessory equipment including cables shall be painted and maintained to match the color of the building where they are attached.

**APPROVED BY:**

City Planning Commission: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)

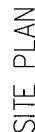


1. THIS FACILITY IS AN UNPROTECTED WIRELESS TELECOMMUNICATIONS FACILITY. PLANS ARE NOT TO BE SEALED AND ARE INTENDED TO BE A INGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
2. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL NOT THE JOB SITE AND DETERMINE THE EXISTING CONDITIONS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, AGENCIES, AND AGENCIES. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, AGENCIES, AND AGENCIES. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, AGENCIES, AND AGENCIES.
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16. SUFFICIENT DOCUMENTATION WAS NOT REQUIRED TO ESTABLISH THE POSITION OF THE FACILITY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, AGENCIES, AND AGENCIES. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, AGENCIES, AND AGENCIES.
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BATTERY TYPE:	MARATHON W20V55FT
NUMBER OF UNITS W/BATTERIES	1
NUMBER OF BATTERIES	VOLUME: 21.7 GALLONS
MATERIAL:	WEIGHT: 5.98 LBS
ADJ:	MATERIAL:
LEAD	WEIGHT: 8.0 LBS

NOTE: NO NEW BATTERIES ARE SUBMITTED FOR THIS IDENTIFICATION

**NOTE: NO NEW BATTERIES ARE PROVIDED FOR THIS MONITORING**



SEE ENLARGED SITE PLAN

APN: 37A-3141-1-11

## SKYLINE

CCL04765  
12500 CAMPUIS DE DUP2

ISSUE STATUS		
DATE	DESCRIPTION	BY
05/05/14	CD 90%	J.V.
06/03/14	CD 100%	V.C.
07/21/14	CLIENT REV	J.V.
09/29/14	CLIENT REV	J.M.
-	-	-
-	-	-
DRAWN BY: J. VERNOR		
CHECKED BY: T. PERRAULT		
APPROVED BY: K. SORENSON		
DATE:		08/29/14

**Streamline Engineering**  
**and Design, Inc.**  
8445 Sears Street, Suite C, Grants Bay, CA 95746  
Contract/Licensing/Houshold Phone: 916-725-4180  
E-mail: hary@streamlineeng.com Fax: 916-660-1941  
Inquiries may be directed to: a representative of Streamline Engineering, Inc. at the following address:  
Streamline Engineering, Inc., 8445 Sears Street, Suite C, Grants Bay, CA 95746  
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SAN RAMON, CA 94583

at&t



**SHEET TITLE**

SITE PLAN

**FEET NUMBER:**

A-1

SKYLINE

CCL04765  
12900 CAMINO DEL DUQUE  
OAKLAND, CA 94619

ISSUE STATUS				
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SKYLINE

CCI04765  
1200 CANBY STREET  
OAKLAND, CA 94619

ISSUE STATUS

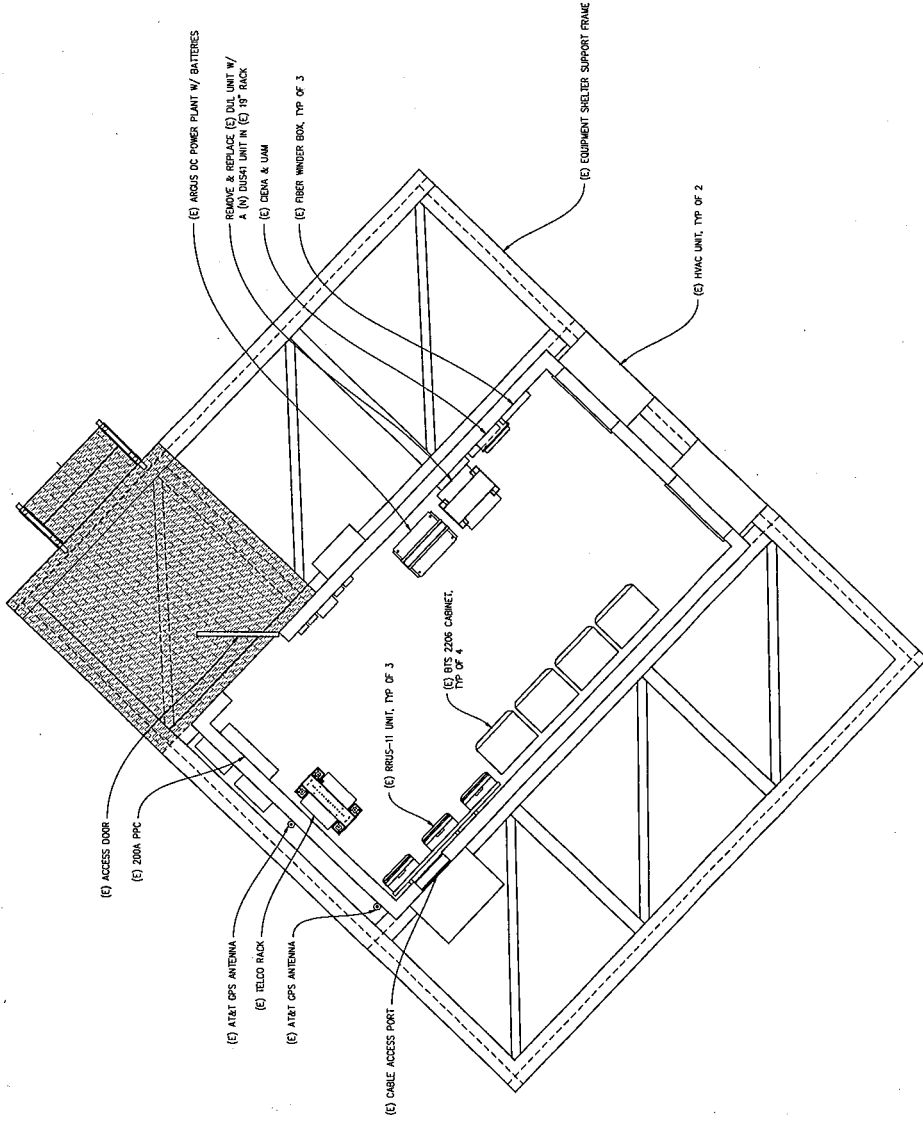
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Streamline Engineering  
and Design, Inc.  
8445 Sierra College Blvd, Suite E, Granite Bay, CA 95746  
E-Mail: [Bill@StreamlineEngineering.com](mailto:Bill@StreamlineEngineering.com) F.O.B. 916-690-1941  
Contract/Larry Houghway Phone: 916-276-4100



at&t  
2800 CAMINO RAMON, 4TH FLOOR, WESTING  
SAN RAMON, CA 94583

SHEET TITLE
EQUIPMENT PLAN
SHEET NUMBER
A-3



EQUIPMENT PLAN  
1/8"=1'-0"

CCCL04765  
H2500 CAMPUS DR DUP2


ISSUE STATUS		
DATE	DESCRIPTION	BY
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06/03/14	CD 100%	V.C.
07/21/14	CLIENT REV	J.V.
09/29/14	CLIENT REV	J.M.
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-	-	-
DRAWN BY: J. VERNOR		
CHECKED BY: T. PORRAULT		
APPROVED BY: K. SORENSEN		
DATE:	09/29/14	

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and Design, Inc.

8445 South Cottage Blvd. Suite E Chandler AZ 85276  
Contact: Larry Houghlin Phone: 916-275-4180  
E-mail: larryhoughlin@streamlineeng.com Web: www.streamlineeng.com

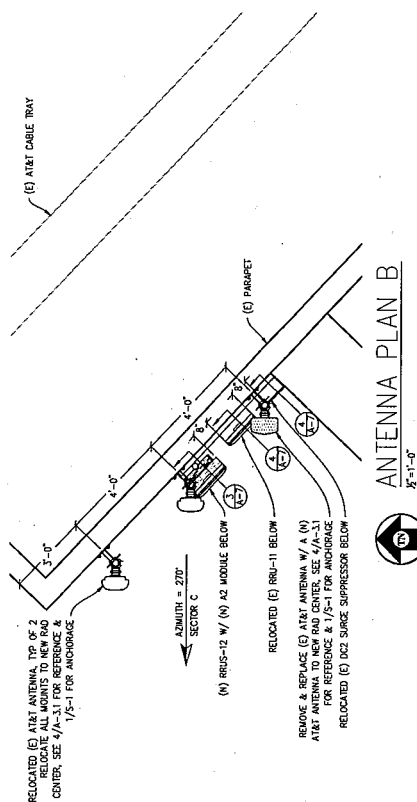
Streamline Engineering is a Division of Streamline, Inc. Streamline, Inc. is a 100% employee owned company. Streamline, Inc. is a 100% employee owned company. Streamline, Inc. is a 100% employee owned company.



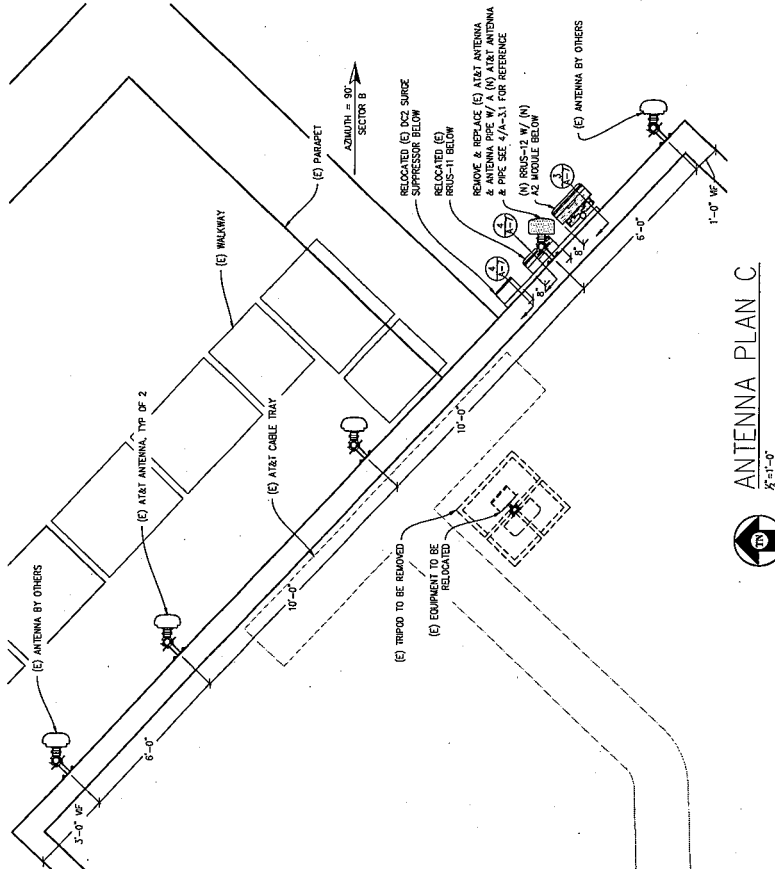
at&t 

2800 CAMINO RAMON, 4TH FLOOR, WEST WING  
SAN RAMON, CA 94583

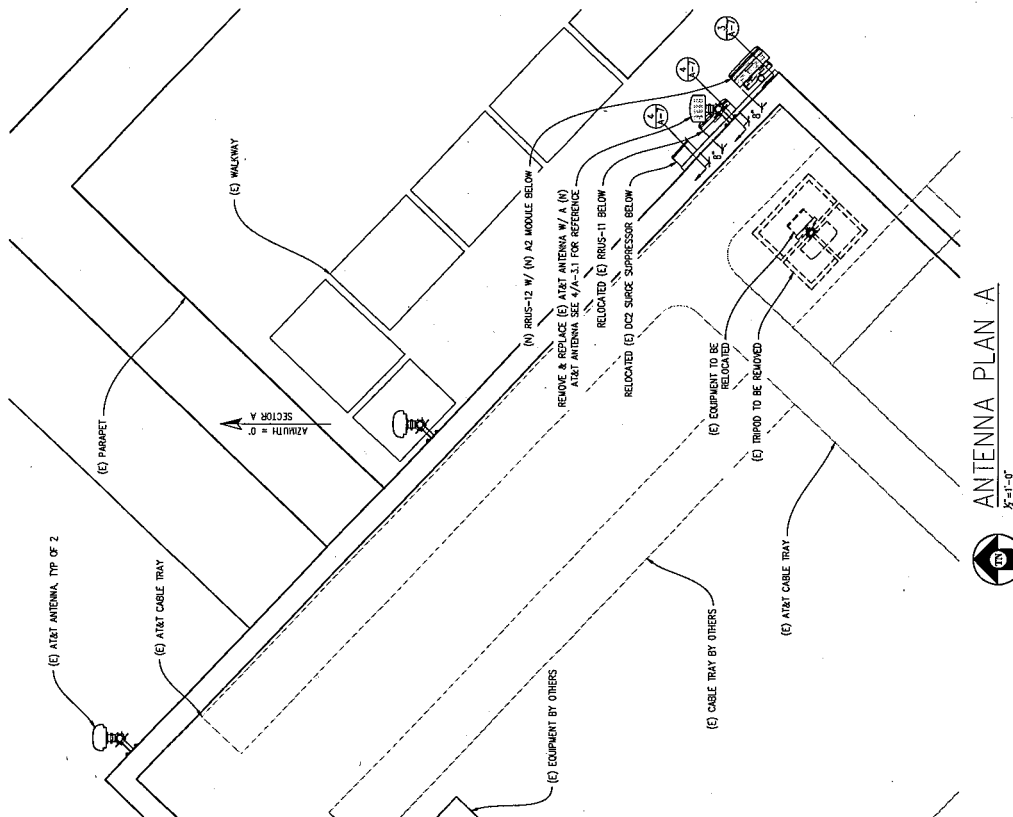
SHEET TITLE:	ANTENNA PLANS
SHEET NUMBER:	A-4



ANTENNA PLAN B  
K<sub>2</sub> = 1'-0"



ANTENNA PLAN C  
5'-1'-0"



ANTENNA PLAN A  
S=1'-0"

CCL04765  
12500 CAMPUS DR DUP2  
OAKLAND, CA 94619

ISSUE STATUS				
Δ	DATE	DESCRIPTION	BY	
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	06/03/14	CD 100%	V.C.	
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	09/29/14	CLIENT REV	J.M.	
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CHECKED BY:	T. PERRAULT
APPROVED BY:	K. SORESENSEN
DATE:	09/29/14

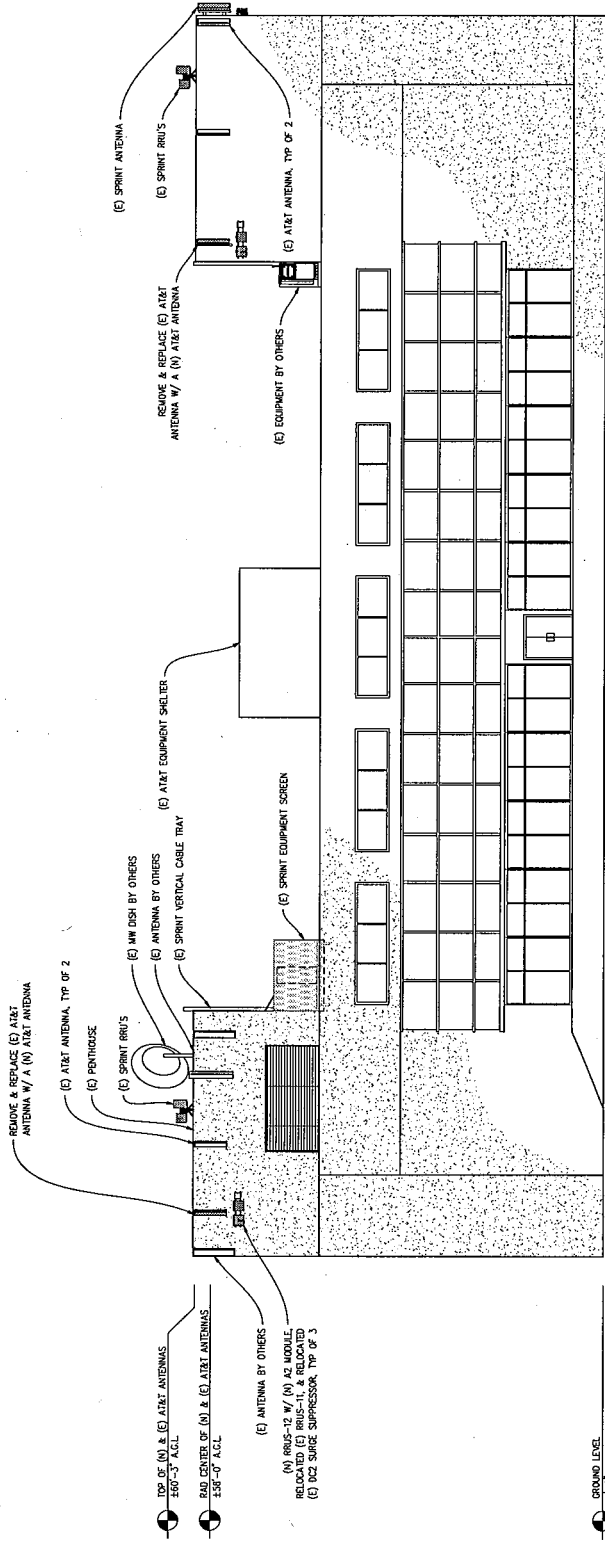
**Streamline Engineering**  
and Design, Inc.

8445 Sierra College Blvd., Suite E Grande Bay, CA 95746  
E-Mail: Larry.Hough@streamline.com Fax: 916-602-1941  
Tel: 916-602-1941  
www.streamline-engineering.com



**at&t**

A-5



NORTHEAST ELEVATION  
 $\lambda^{\circ}=1^{\circ}-0^{\circ}$

CCL04765  
12500 CAMPUS DR DUF2  
OAKLAND, CA 94619

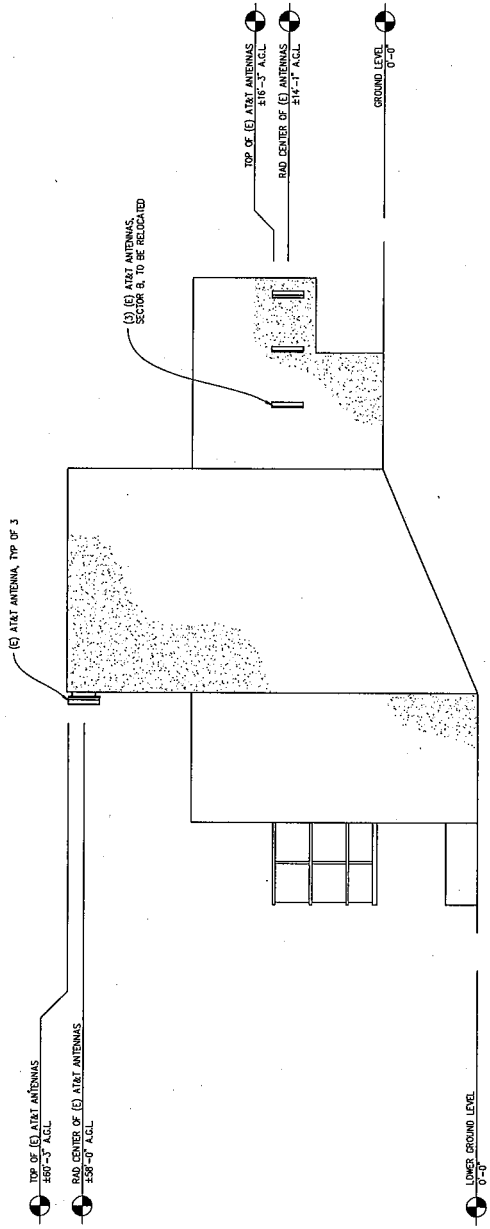
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DRAWN BY: J. VERNOR			
CHECKED BY: T. PERRAULT			
APPROVED BY: K. SORESEN			
DATE: 09/29/14			

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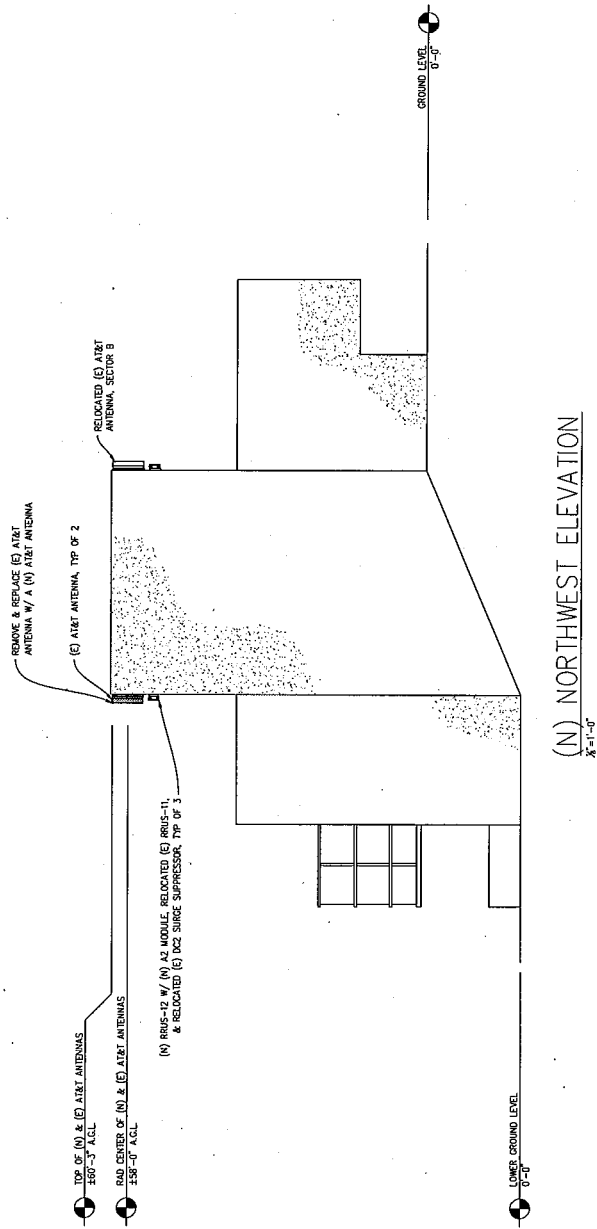
at&t

2800 CAMINO RAYON, 4TH FLOOR, WEST WING  
SAN RAMON, CA 94583

SHEET TITLE	ELEVATIONS
SHEET NUMBER	A-6



(E) NORTHWEST ELEVATION  
X<sub>0</sub> = 1'-0"



(N) NORTHWEST ELEVATION  
X=1'-0"

# SKYLINE

CCL04765  
1200 CAMPUS DRIVE  
UNIVERSITY, CA 94792

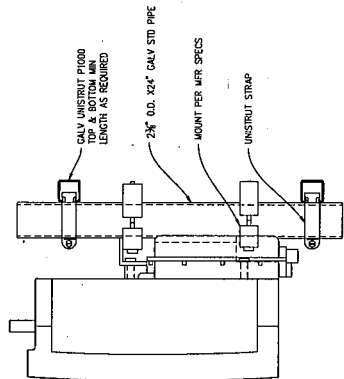
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07/01/14	CD TDB JLV
07/24/14	CD TDB JLV
07/24/14	CD TDB JLV
DRAWN BY: J. VERNOR	
CHECKED BY: T. PERRELL	
APPROVED BY: K. SORSEN	
DATE: 08/29/14	

**Streamline Engineering**  
4445 Sierra College Blvd., Suite 510-110  
Oakland, CA 94612  
Phone: 510-751-1100  
Fax: 510-751-1101  
Email: info@streamlineeng.com

**at&t**  
2800 CAMINO RAYON, 4TH FLOOR, WEST WING  
SAN RAMON, CA 94583



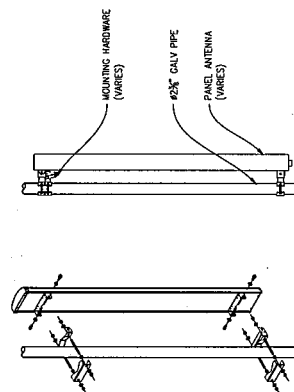
NOTE:  
ALL BOLTS SHALL BE INSTALLED  
TO A SNUG-TIGHT CONDITION.



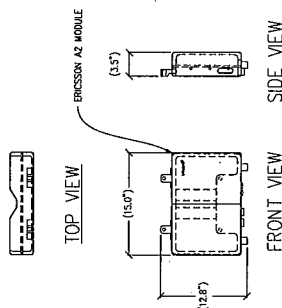
③ RRU+A2 MOUNTING DETAIL  
3'-1'-0"

NOTE: MOUNT & PROPORTIONS AND DISTRIBUTION WILL NOT  
RELEASE ANY CONNECTION OR MATERIAL DATA FOR DETAILING

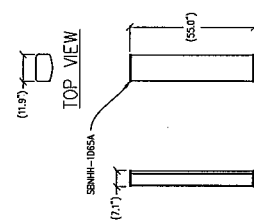
NOTE:  
ALL BOLTS SHALL BE INSTALLED  
TO A SNUG-TIGHT CONDITION.



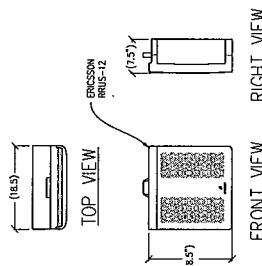
⑥ ANTENNA MOUNT DETAIL  
1'-1'-0"



② A2 MODULE DETAIL  
1'-1'-0" MAX WEIGHT: 22 LBS

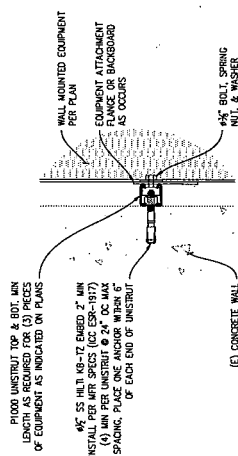


⑤ ANTENNA DETAIL  
1'-1'-0" MAX WEIGHT: 41 LBS

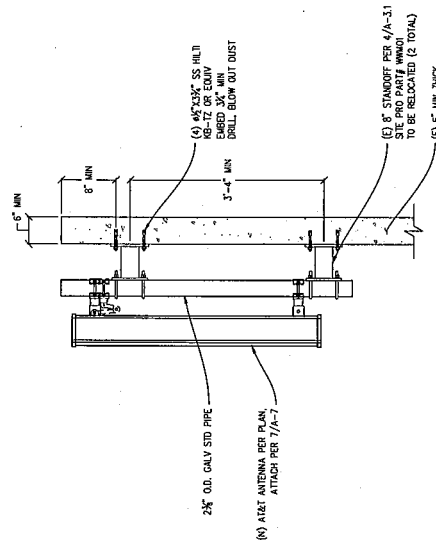


① RRUS-12 DETAIL  
1'-1'-0" MAX WEIGHT: 57.5 LBS

NOTE:  
ALL BOLTS SHALL BE INSTALLED  
TO A SNUG-TIGHT CONDITION.



④ EQUIPMENT MOUNTING DETAIL  
3'-1'-0"

[illegible][illegible][illegible][illegible][illegible]

**NOTE:**  
ALL BOLTS SHALL BE INSTALLED  
TO A SNUG-TIGHT CONDITION.

ISSUE STATUS			BY
DATE	DESCRIPTION		
05/05/14	CD 90%	J.V.	
06/03/14	CD 100%	V.C.	
07/21/14	CLIENT REV	J.V.	
09/29/14	CLIENT REV	L.M.	
-	-	-	
-	-	-	
DRAWN BY: J. VERNOR			
CHECKED BY: T. PERRAULT			
APPROVED BY: K. SORENSON			
DATE: 09/29/14			

**Streamline Engineering**  
**and Design, Inc.**  
8445 Santa Monica College Blvd., Suite E, Granada Bay, CA 95746  
Contact: Larry Houghman Phone: 916-275-4180  
E-Mail: Larry@streamline.com Fax: 916-660-1941  
Streamline Engineering and Design, Inc. is a professional engineering and architectural firm with offices in the San Francisco Bay Area and throughout the United States. We have been providing engineering and architectural services for over 30 years. Our services include: mechanical, electrical, plumbing, and structural engineering; architectural design; and construction management. We are a full-service firm and can handle all aspects of your project, from initial concept to final construction. We are committed to providing high-quality, cost-effective solutions for our clients. For more information, please contact us today.



at&t


2800 CAMINO RAYON, 4TH FLOOR, WEST WING  
SAN RAMON, CA 94583

SHEET TITLE:	STRUCTURAL NOTES & DETAIL
SHEET NUMBER:	S-1

CCL04765  
2500 CAMPUS DR DUF2  
OAKLAND, CA 94619

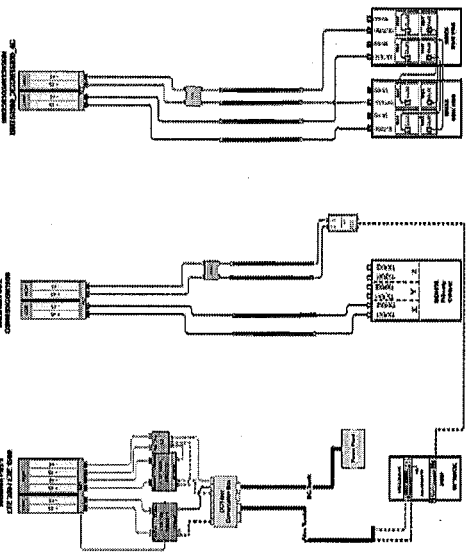
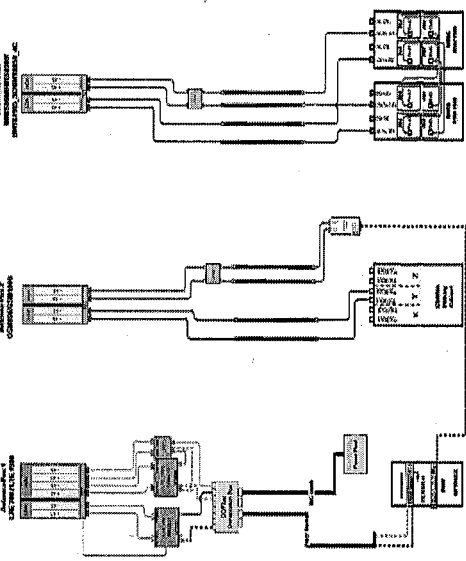
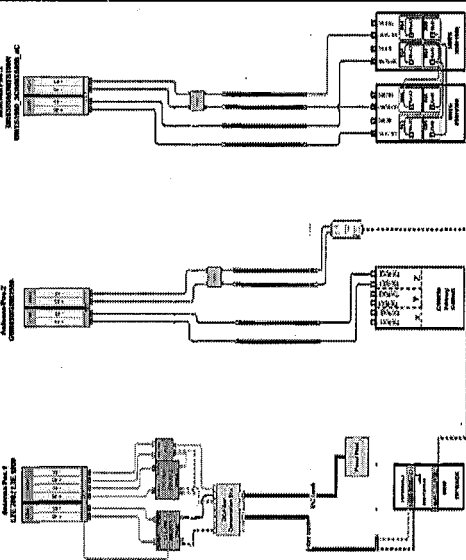
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08/29/14	CLIENT REV	J.M.	
DRAWN BY:		J. VERNOR	
CHECKED BY:		T. PERRAULT	
APPROVED BY:		K. SORENSEN	
DATE:			09/29/14

**Streamline Engineering**  
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8445 Swift Court  
College Blvd., Suite E Granite Bay, CA 95746  
Contact: Larry Houghby Phone: 916-775-4180  
E-Mail: [Larry@streamline.com](mailto:Larry@streamline.com) Fax: 916-660-1941  
We are a full service engineering and design firm with offices in  
Granite Bay, CA and Chicago, IL. We have been in business for over 20 years  
and have a proven track record of successful projects. We are currently  
looking for experienced engineers and designers to join our team.

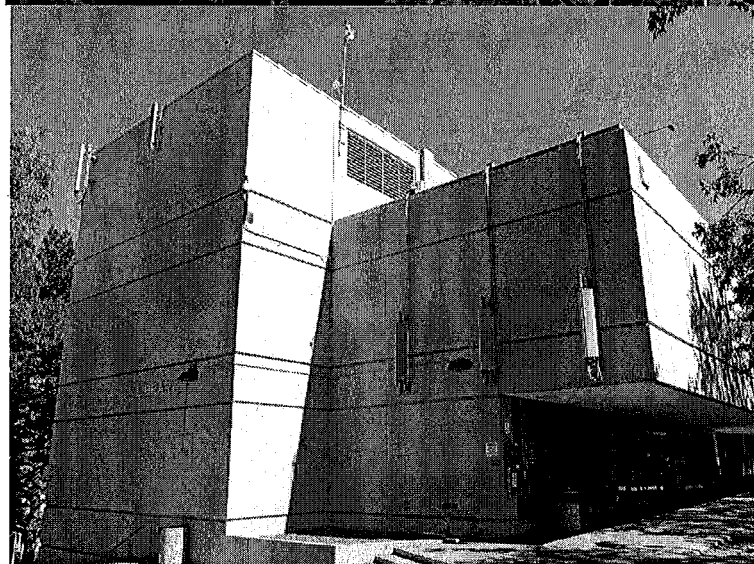
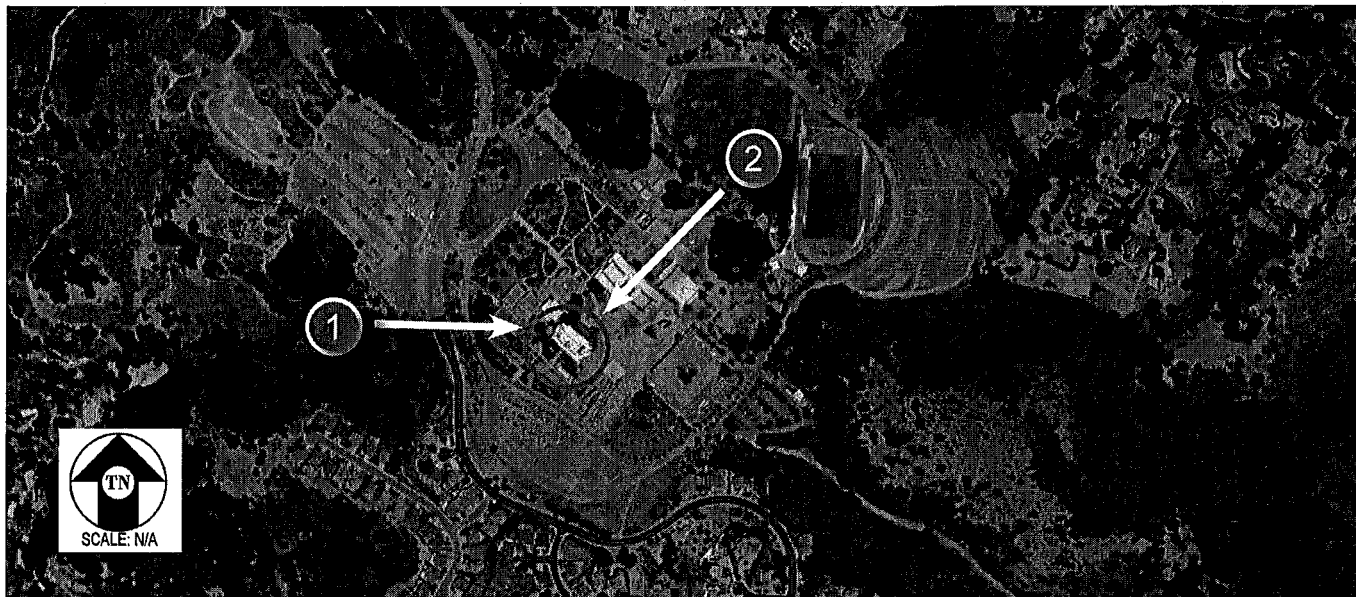


at&t

SHEET TITLE:	PLUMBING DIAGRAMS
SHEET NUMBER:	RF-1

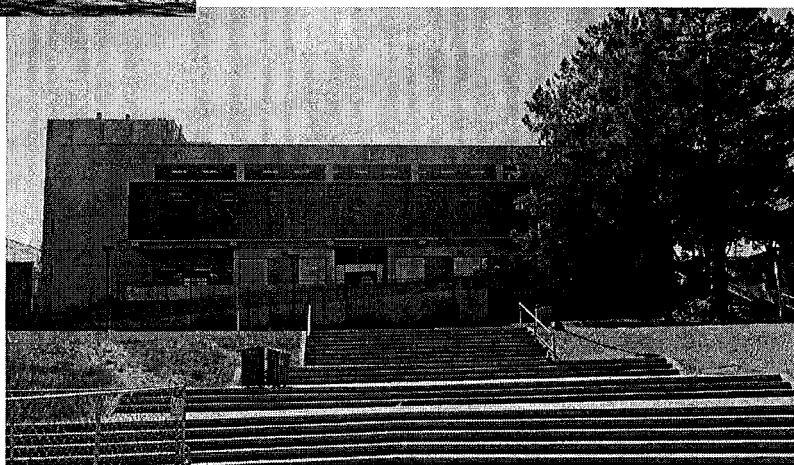






1 EXISTING

2 EXISTING



*Streamline Engineering*

*and Design, Inc.*

8445 SIERRA COLLEGE BLVD. SUITE E



# SITE PLAN & RESPECTIVE VIEWS

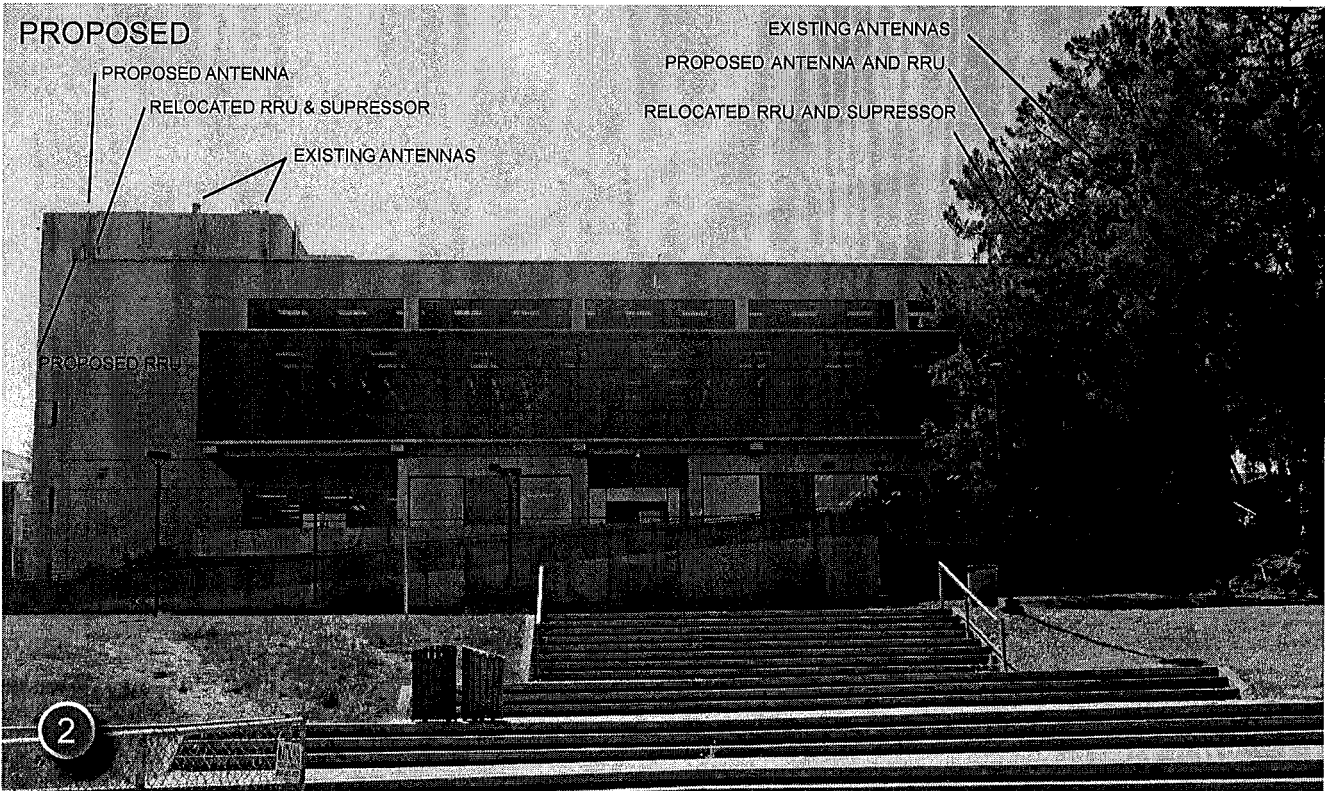
AT&T-CCL04765-SKYLINE  
12500 CAMPUS DR DUP2, OAKLAND, CA 94619

**ATTACHMENT D**

EXISTING



PROPOSED



*Streamline Engineering*

and Design, Inc.



VIEW 2: LOOKING SW FROM COURTYARD  
AT&T-CCL04765-SKYLINE  
12500 CAMPUS DR DUP2, OAKLAND, CA 94619

8445 SIERRA COLLEGE BLVD, SUITE E  
GRANITE BAY, CA 95746  
PHONE: (916) 660-1930 FAX: (916) 600-1941

09/30/14

# *Streamline Engineering*

**and Design, Inc.**

January 13, 2015

Re: **CMD10198-R01**: Modification to the existing AT&T facility located at 12500 Campus Dr, Oakland, CA 94619 (APN: 037A-3141-001-11).

To: City of Oakland Planning Department

This letter is to address the Alternatives Analysis required as a result of the application CMD10198-R01 to modify this existing un-manned wireless facility located at the Merritt College Library in Oakland.

## **Background**

The installation by AT&T was approved originally by the Planning Commission on September 15, 2010. The approval allowed for three separate antenna locations (sectors) façade mounted on the library structure consisting of 4 antennas per location for a total of 12.

The site was designed to meet the coverage needs at that time with the technology available at that time. Since 2010, new advancements have been made including the introduction of LTE (Long Term Evolution) which provides for a faster data experience to the AT&T customers. The antenna locations were determined to provide the best possible customer experience in the given location considering surrounding trees and structures.

In addition to AT&T there are presently two other wireless operators facade mounted on the same structure.

## **Current Project**

The current project involves two main objectives.

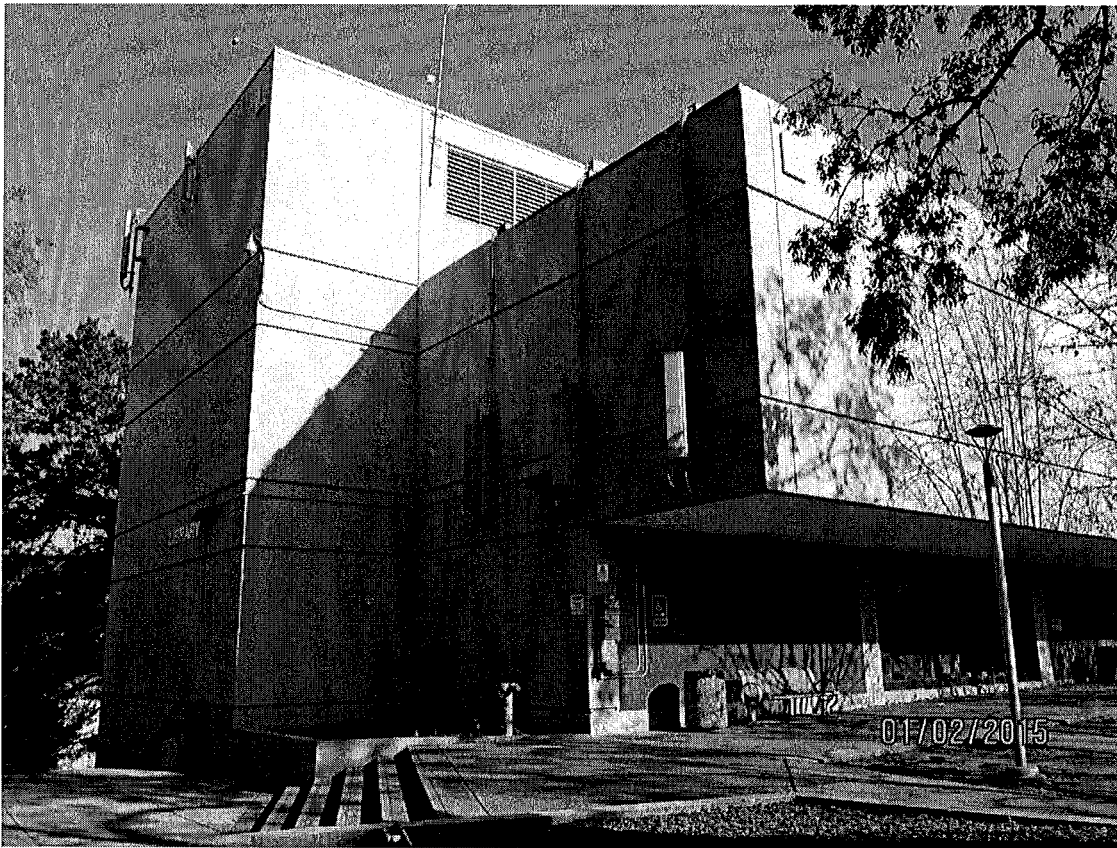
The first objective is to replace one antenna per sector and add one remote radio auxiliary device per replaced antenna. The new proposed antennas are nearly identical in size and characteristics. This new

**ATTACHMENT E**

antenna provides for additional LTE services to the surrounding area. This is needed as a result of a continuous increase in demand for data services on the AT&T network. There is no visual impact to these antenna changes. This objective alone would have been acceptable to the City of Oakland as a "like for like" replacement and would not have required Planning Commission Review of the project.

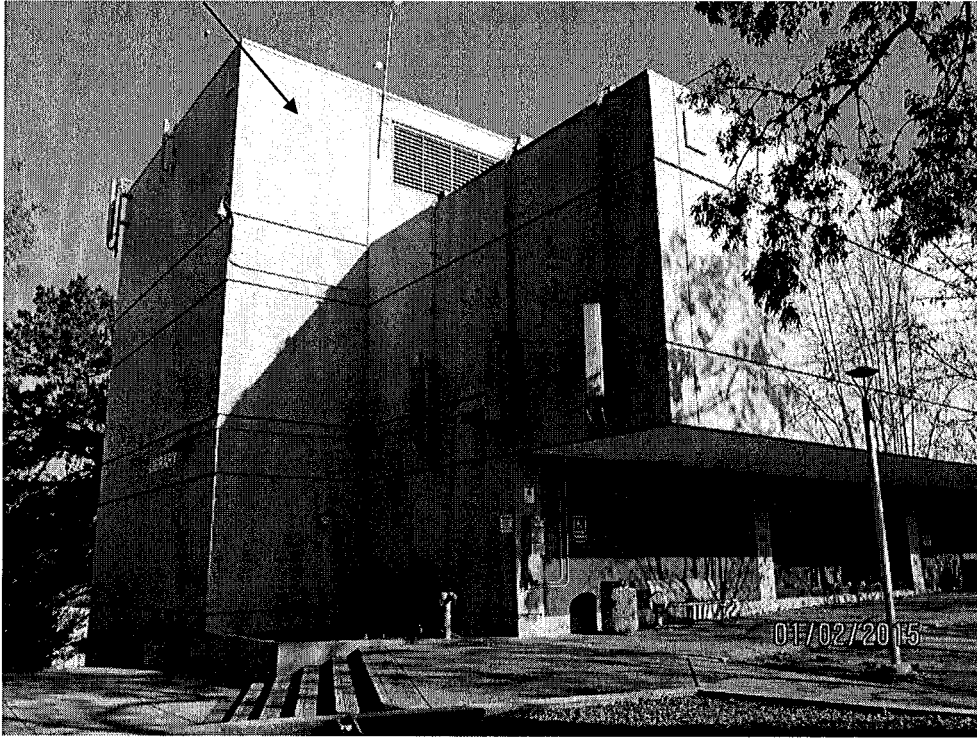
The second objective involves relocating the antennas in what AT&T references as Sector B. These antennas are currently placed directly above the walk way on the North West side of the library structure. Please see the photo exhibit below.

**Photo Exhibit 1. Existing Sector B Antenna Location**



As you can see, anyone approaching the library on foot has clear site to the existing antennas. At this time, AT&T is requesting a relocation of these antennas from directly above the walk way to a higher elevation on the same structure and facing West. The process of design for the new LTE antenna resulted in RF reviewing the current coverage from this Sector B and concluding it was insufficient. By elevating the sector AT&T will be improving coverage to the Western area of the campus, the parking area to the West and the surrounding area.

**Photo Exhibit 2. Proposed Sector B Antenna Location (See Also PhotoSimulations)**



### **Alternatives Analysis**

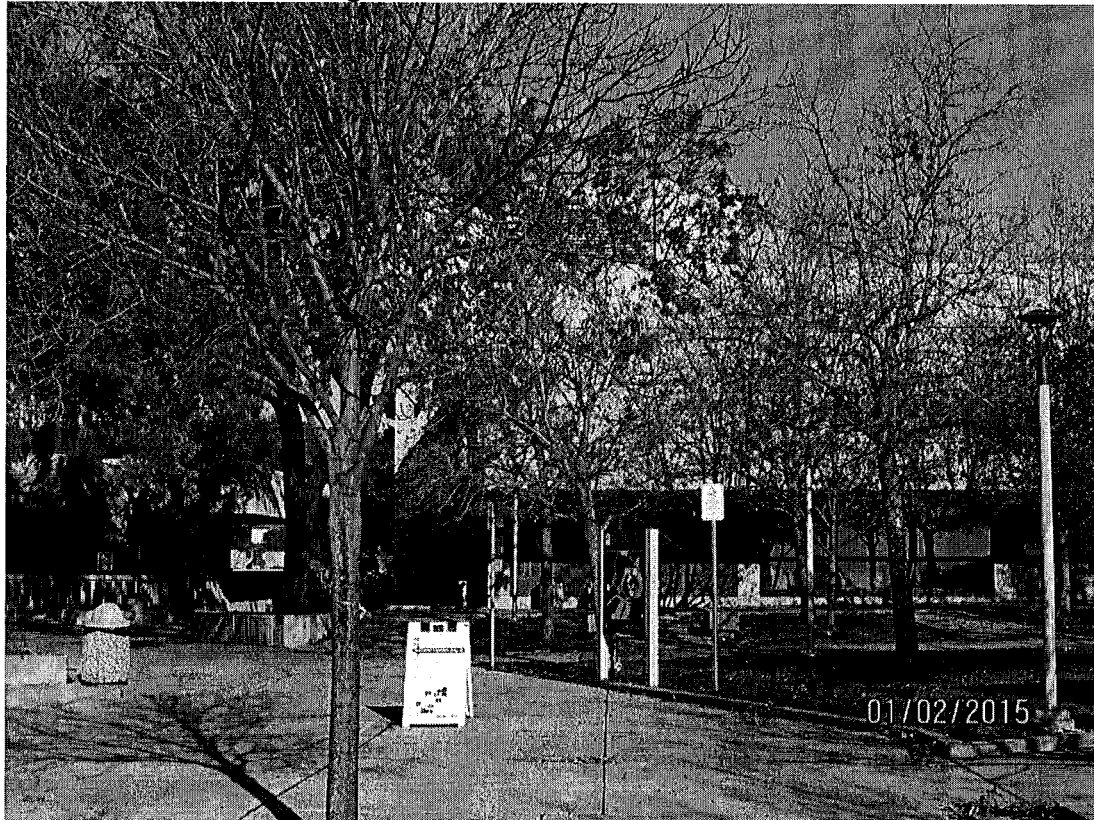
It is the elevation change and relocation of the Sector B that has pushed this project into the review of the Planning Commission; according to City of Oakland Code. The antennas being located on the façade vs. screened has subsequently resulted in this Alternatives Analysis.

This is an existing wireless facility and as such; AT&T generally does not review the location for options to relocate the facility to another parcel altogether. The existing structure provides an appropriate location for AT&T's coverage objectives. While the facility itself exists within a residential area the distance from the structure to the nearest Public Right of Way is greater than 400'. The new location of the proposed antennas is screened naturally by the elevation change between the structure and the Public Right of Way. Both the Public Right of Way and the nearest residential home is on a significantly lower elevation than the proposed antenna location. See Google Earth Exhibit 3. Between the elevation change and the trees surrounding the new proposed antenna location the antennas are screened from view.

**Exhibit 3. Antenna Location B Sector**



**Exhibit 4. Trees Screening new Sector B Elevation**



It is arguable that the visual impact for Sector B is improved by the nature of moving the antennas up from the walk way view to the higher elevation. While the current antenna location for this sector is visible only to those walking on that area of campus; the proposed antennas will be less visible to those approaching the library and still remain screened from the Public Right of Way or residential area.

The remaining two antenna sectors will not be relocated and again will only have an antenna replacement. No visual change to these sectors will occur and the antennas will remain façade mounted. The AT&T installation is consistent with the other two Wireless Operators on site as their antennas are also visible on the façade mount. The other sectors are more visible from the Eastern side of campus however the distance to the nearest public right of way is such that the visibility of these antennas is negligible. Furthermore, the distance to the nearest residential property is nearly 1,000 ft to the South and will soon be blocked by the new structure being built on campus just South of the antenna locations.

The Merritt College Library being a quasi-public facility is the most appropriate location for a Wireless Telecommunication Facility in this predominantly residential area. There are no alternatives to this location that would meet the site guidelines from the City of Oakland as anything in this geographical area would place the facility in the middle of a strictly residential neighborhood. The existing antenna locations and the proposed antenna location of Sector B do not create any visual blight to the surrounding area or from the Public Right of Way. At the same time, AT&T can maintain and improve the coverage for the surrounding community.

Very truly yours,

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