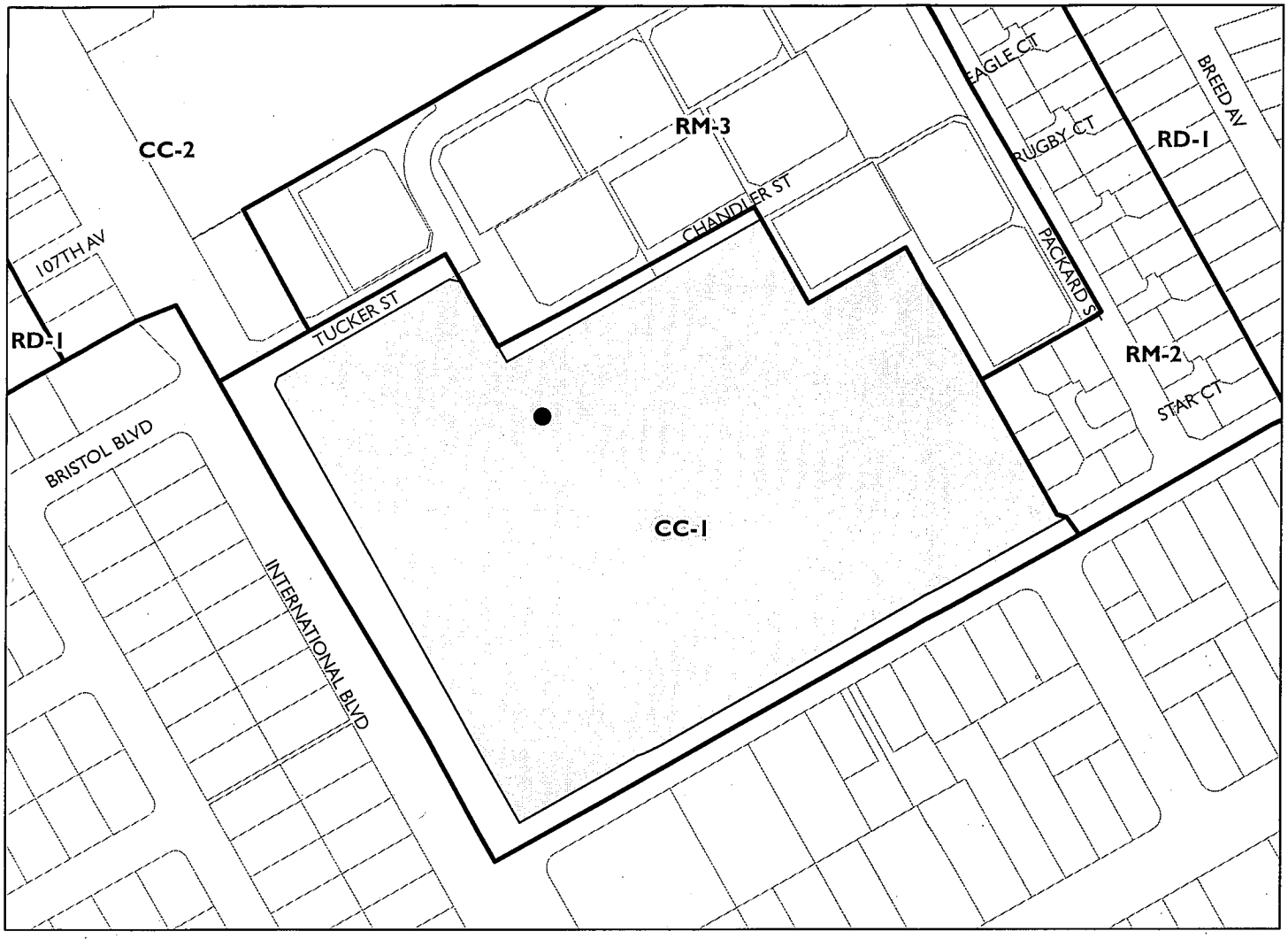
Case File Number: CMD13-329 **May 21, 2014**

Location:	**10950 International Boulevard (See map on reverse)**
Assessor's Parcel Numbers:	**(047-5596-004-01)**
Proposal:	New Macro Telecommunications Facilities to replace three (3) existing antennas, and the addition of three (3) new antennas for a total of six (6) antennas. The proposal will also include the removal of 3 existing microware "dish" antennas and the installation of 3 new Tower Mounted Amplifiers (TMA's) on the legs of a water tank tower with other co-located telecommunications antennas.
Applicant:	Patrick Cruzen / Metro PCS
Contact Person/ Phone Number:	Patrick Cruzen/(510)677-1428
Owner:	Durant Commercial, LLC.
Case File Number:	CMD13-329
Planning Permits Required:	Major Conditional Use Permit and Regular Design Review for Macro-telecommunication facility within 100 feet of a residential zone.
General Plan:	Community Commercial
Zoning:	CC-1 Zone Regulations
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor additions and alterations to an existing facility Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general Plan or zoning.
Historic Status:	Not a Potential Designated Historic Property; Survey rating: X
Service Delivery District:	6
City Council District:	7
Date Filed:	11/21/13
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 proposed project is for the expansion of an existing unmanned wireless telecommunication facility located on a non-functional water tower with existing collocated telecommunications facilities. The site is at the Durant Square development, as further described below. The associated equipment cabinets are located on the ground level in a fenced in compound. The project site already contains (approximately) 35 unconcealed telecommunication antennas, microwave "dish" antennas, and 4 telecommunications associated ground level located equipment areas. This project would add three (3) additional antennas (with no new screening devices). The proposal will also include the removal of 3 existing microware "dish" antennas (operated by the applicant) and the installation of 3 new Tower Mounted Amplifiers (TMA's) All of the antennas would be unscreened but visually concealed within the functional lattice structure and design that

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMD13329
Applicant: Patrick Cenzen / Metro PCS
Address: 10950 International Boulevard
Zone: CC-1

makes up the water tower. The new antennas would be located at the 63' level below other co-located antennas operated by other carriers. These other antennas are located at (approximately) the 75' and 86' level. The entire water tower is approximately 133' tall and is used primarily as an onsite advertisement tool with telecom attachments, and secondly as an identifying landmark of the Durant Square development.

Note: in the 1920's this site was home to an automotive manufacturing plant but has been remade in recent times as a large mixed use development with both commercial and residential uses. The water tower and the façade facing International Boulevard are some of the only remaining elements of the site's historic past.

TELECOMMUNICATIONS BACKGROUND

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

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

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

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

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

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

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

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

PROJECT DESCRIPTION

The applicant is proposing a co-location that will add three (3) new antennas on the lower level horizontal structural support. The new antennas will expand slightly the visual mass of the water tower's supporting structure but will not alter the utilitarian /industrial character of the water tower, which is a lasting characteristic of the former Durant automotive works. The antennas will be the lowest antenna placement on the tower legs at approximately 63 feet above the parking lot below. Through the proposal's design, the antennas and related appurtenances will blend in with the existing structure. **Specific Condition # 13** will ensure that they remain painted and textured to match the existing building and are kept free of graffiti. The proposal would locate the equipment cabinet in a nearby ground level enclosure at the north fence line. **Specific Condition # 14** will require minor alterations to the fencing to allow it to better relate to the commercial rather than industrial nature of the Durant complex. All proposed antennas and associated equipment will not be accessible to the public.

PROPERTY DESCRIPTION

The subject property is a converted automobile /truck factory that has been remade into a commercial complex with adjacent residential developments towards the north and east side of the site. The site has frontages on International Boulevard and Packard Street between Durant Avenue, and Tucker and Chandler Streets. The water tower itself is nonfunctional, and was retained as a design feature to recall the past history of the site (the former Oakland Motor Car Company and Durant Motors). Currently there are 27 panel antennas and 8 microwave "dish" antennas. The project would result in a total of 30 panel antennas and 6 microwave "dish" antennas (this project also proposes to remove 3 existing "dish antennas"). Several ground level equipment areas (fenced in enclosures) exist on the site. The equipment site which is affected by this proposal is located adjacent to Chandler Street. The other equipment enclosures are located under the tower.

GENERAL PLAN ANALYSIS

The subject property is located within the Community Commercial General Plan designation. The Community Commercial land use classification is intended to identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors. These areas are typically characterized by large shopping districts or centers. The proposed unmanned wireless telecommunication facility will not adversely affect and detract from the commercial or residential characteristics of the neighborhood. The antennas will be mounted on the existing commercial building and visual impacts will be mitigated since the antennas will be enclosed within a rooftop penthouse. **Specific Condition # 13** will require the penthouse to be painted and textured to match the existing building. General Plan Policy N9.9 states that the City encourages rehabilitation efforts which respect the architectural integrity of a building's original style. The proposed project will have very minimal effect on the existing structure.

ZONING ANALYSIS

The subject property is located within the CC-1 Zone. The CC-1 Zone is intended to create, maintain, or enhance areas suitable for a large variety of commercial and institutional activities generally along the City's major corridors. The surrounding zones range from RM-2 and RM-3, with CC-2 as the nearest commercial zone. The project is an addition and alteration of the previously approved Macro Telecommunication location (CMD10050, DR13301, and DS090150). The previous approvals at this site account for 27 antennas and 8 microwave dishes.

The proposal requires a Major Conditional Use Permit for proximity within 100 feet of a residential zone which is required to meet the findings in both the Section 17.134.050 – General Use permit Criteria and the additional findings in Section 17.128.070C for Macro Telecommunications Facilities, and Regular Design Review which is required to meet both the Section 17.136.050B - Non-Residential Design Review Findings and the Section 17.128.070 Macro Telecommunications findings of the Planning Code.

ENVIRONMENTAL DETERMINATION

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

KEY ISSUES AND IMPACTS

1. Visual Clutter

The key issues identified by Staff's review deal with visual clutter concerns. As proposed the design removes 3 existing microwave "dish" antennas and removes and replaces 3 existing panel antennas while adding 3 new antennas. The site is heavily burdened with existing telecommunications facilities, and would in most commercial or residential settings be extremely difficult to justify new antennas. However, this site contains a tall water tower which possesses a utilitarian / industrial design with unscreened girders and support structures. This "mechanical" design element tends to lend itself to functional appurtenances such as antennas in a way that it would not on a building wall or roof top that was in itself designed to be pleasing to the eye (i.e. smooth and unobstructed walls and roof lines.) The co-location of multiple telecommunication devices is, in this relatively unique instance, considered by Staff to be generally unobtrusive. The new antennas will be mounted on existing horizontal support elements and will not be individually discernable when viewed as a whole, or at all when seen from certain directions (generally at 90 degree angles). The equipment cabinets will be located at ground level at the outer edge of the parking lot, and the cable trays will be painted to match the structures to which they are attached.

Staff has not identified any other major concerns or issues and finds that the facility is appropriately designed for the nature of its use.

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

City of Oakland Planning staff has reviewed and determined that the site selected is conforming to all other telecommunication regulation requirements. The project has met design criteria (F) since the antennas shall be mounted on an existing structure of a utilitarian design with other existing telecommunications facilities collocated and is intended to be painted and textured to match the existing horizontal leg support of the tower. Furthermore, to mitigate visual impacts at the ground level within the parking lot **Specific Condition # 14** will require site improvements. Due to the very large scale of the site and the relatively small nature of the facilities in question, the antennas and equipment cabinets are well incorporated into the site, and are generally out of view from the public right of way. The new antennas will be mounted at the third lowest of four levels of the water tower's horizontal leg supports and co-located telecommunications mounting structures at approximately 63 feet above the ground, 330 feet from the public right of way at International Boulevard, and approximately 45 feet from Chandler Street to the north. When at all possible, Staff supports the collocation of antennas over the construction of new and additional monopoles or towers.

(Note: Chandler Street is a residential street that is separated from the adjacent Durant Square parking lot by a wall, and is buffered by landscaping and trees. These trees effectively screen or soften the views of the commercial complex and water tower from the nearby townhomes.)

4. Project Radio Frequency Emissions Standards

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

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

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 Klaus Bender (Engineer) (**Attachment D**). The report states that the proposed project will comply with the Site Safety Plan 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

The addition of new antennas to existing Telecommunications facilities as a revision of a previously approved design is common, and such co-locations are often encouraged. Staff believes that the findings for approval can be made to support the Conditional Use Permit and Design Review. City of Oakland planning staff recommends the Planning Commission approve the project.

RECOMMENDATIONS:

1. Affirm staff's environmental determination and;
2. Approve the Conditional Use Permit and Design Review application CMD13-329 subject to the attached findings and conditions of approval.

Prepared by:

Moe Hackett
Planner II

Approved by:

Scott Miller
Zoning Manager

Approved for forwarding to the
City Planning Commission

Darin Ranelletti, Deputy Director
Planning and Building Department

ATTACHMENTS:

A. Findings
B. Conditions of Approval
C. Project Plans & Photo simulations
D. Radio Frequency – MetroPCS East Oakland Water Tower –SF0220A Radio Frequency (RF) Compliance Report

ATTACHMENT A

FINDINGS FOR APPROVAL:
This proposal meets all the required findings under Sections 17.134.050(General Use Permit criteria), 17.136.050.B(Non-Residential Design Review criteria), 17.128.070.B(Design Review criteria for Macro Facilities), 17.128.070.C (Conditional Use Permit criteria for Macro Facilities); 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 telecommunications antennas (and TMA's) will be located on the 63 foot height level of the horizontal support structure of an existing non-functional water tower that currently serves as a site identification icon, on site advertisement tool, and collocation facility for up to 30 panel antennas and 6 microwave "dish" antennae's. 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. The minor expansion of the existing telecommunications operations located on an existing water tower of utilitarian/ industrial design within the grounds of a commercial complex will not create any noticeable or adverse impacts. Staff supports the collocation of antennas over the construction of new and additional monopoles or towers when possible.

(Note per staff analysis and information provided by the applicant, this calculation is for the proposed total number of 30 panel antennas, and 6 microwave "dish" antenna units. It does not include TMA's or radio Remote Units (RRU's), as their function as a booster device has not been defined by Staff at this time to be accounted for as an antenna unit.)

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 is a Telecommunications Facility on a (faux) water tower. It meets this finding by incorporating the existing use and by allowing for the co-location of telecommunication antennas on an existing facility (water tower) and thus reducing the need for more telecommunications facilities on other nearby properties. The equipment and antennas have been camouflaged /painted to match the structure, and due to the utilitarian mechanical, and industrial characteristics the co-located antennas blend into the water towers support structure lattices, structural legs, and unconcealed access latters. The placement of a large number of unscreened antennas and their associated appurtenances does not seem out of place or inconsistent with the

functional nature of a water tower. This site is uniquely appropriate (visually) for the use that it is, by design, intended to perform.

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

The proposed development will enhance the successful operation of the surrounding area in its basic community function and will provide an essential service to the community or region. This will be achieved by improving the functional use of the site by providing a regional telecommunication facility for the community and 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 to 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 in the Community Commercial General Plan designation will enhance and improve communication service for a mixture of commercial, residential, civic, 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 water tower mounted macro telecommunications facilities which includes the addition of three (3) new panel antennas, three (3) TMA's, removal and replacement of three (3) other antennas, and the removal of three (3) existing microwave "dish" antennas. These six (6) new panel antennas and three (3) TMA's on this water tower will be located on the horizontal structures at (approximately) the 63-foot level. The antennas and TMA's will not be screened but will be painted and textured to match the existing structure of the tower (See **Specific Condition # 13**). The water tower is sited approximately 330 feet from International Boulevard, 45 feet from Chandler Street, and more than 430 feet from Durant Avenue and Packard Street (to the south and the east respectively). The tower is 133 feet tall and

in addition to telecommunications collocation serves as an iconic element for the site with various advertisements for on-site commercial entities. Staff has identified four other telecommunications carriers on the site including Verizon, AT&T, Sprint, and Nextel in addition to the applicant's. Due to the uniquely industrial and functional design of the water tower the unscreened antennas do not appear obtrusive or out of place. In fact, they appear more as a functional element that is part of the towers structure , and consistent and well-composed design when taken together with the industrial or mechanical nature and result in an appropriate site for collocation with consideration to site, landscape (other existing buildings and trees), bulk, and height. The associated equipment cabinets will be sited in a nearby compound. The equipment compound is currently fenced in and located at the northern edge of the parking lot adjacent to a wall that separates the parking lot from Chandler Street. Per **Specific Condition # 14** the appearance of this area will be improved by removal of the razor or barbed wire, the possible screening element(s), and provisions to address the existing use of chain link fencing. The water tower effectively creates a visual screen as seen from the sidewalk / public right of way due to its greater mass, height and general nature of it visually standing out.

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 proposal protects and preserves the surrounding neighborhood context by adding additional wireless telecommunication antennas to a commercial and residential area. The antennas will be incorporated into the functional nature of the water tower and as a result effectively concealed (with regard to it as a stand-alone purpose as a telecommunications transmission device) from public view and will not greatly impact the surrounding neighborhood or commercial facilities beyond what is currently present by the design and placement of the water tower.

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-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 antennas will be painted to match the tower legs that they will be located on. The antennas will blend into the intended mechanical, industrial, utilitarian character of the water tower.

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

The antennas will be mounted on a horizontal element of the legs of the water tower with color to match the existing finishes (See **Specific Condition # 13**). Given the mechanical nature of the water tower legs, the antennas will blend in and not detract from the significance of the tower element on the site.

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

The proposed antennas shall be mounted in line with the leg of the water tower on a horizontal support structure and the antennas and cable trays shall be painted to match the color of the tower legs and cross structure (See **Specific Condition # 13**).

4. Equipment shelters or cabinets shall be screened from the public view by using landscaping, or materials and colors consistent with surrounding backdrop:

The equipment will be in the compound located in the parking lot approximately 45 feet from the tower and will not be visible from the street(s).

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

The equipment will be located in a compound that will not be visible from the street. Specific Condition #14 will address existing design concerns.

6. For antennas attached to the roof, maintain a 1:1 ratio 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.

The proposed antennas will be co-located on a 133-foot tall water tower with 35 total telecommunications devices existing, and would result in a total of 36 devices. The water tower does not possess a traditional parapet wall or (in this case) have a clearly defined street facing frontage. As such the criterion of and for a 1:1 ratio for an attached rooftop setback does not apply.

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 antennas will be mounted to horizontal elements of the legs of a 133-foot tall non-functioning water tower with fencing around its base perimeter and will not be accessible to the public due to its location. The equipment will be located in a separate fenced compound and will not be accessible to the public.

Section 17.128.070(C) - CONDITIONAL USE PERMIT (CUP) FINDINGS FOR MACRO FACILITIES

1. The project must meet the special design review criteria listed in subsection B of this section (17.128.070B):

The proposed project meets the special design review criteria listed in section 17.128.070B.

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

Due to the unique nature of the structure the telecommunication antennas will bean indiscernible element of the overall water tower, even though they will be unscreened. The antennas and equipment will represent only a slight modification to the water tower and the site, and it will not disrupt the overall community character.

ATTACHMENT B

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, plans submitted on **November 21, 2013** 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 require 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: **The proposal to alter and establish macro telecommunications facility located at the 63-foot high level of an existing non-functioning decorative 133 –foot tall water tower at 10950 International Boulevard (APN: 047-5596-004-01), under Oakland 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 **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, elevated walking pathways, safety railings, emergency access and lighting.

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) Violation of any term, C**onditions of Approval** or **project description** relating to the **Conditions of Approval** is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these **conditions of approval** if it is found that there is violation of any of the C**onditions of Approval** 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 of Approval**
Ongoing

A copy of the approval letter and **Conditions of Approval** 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 of Approval**, and if one or more of such **Conditions of Approval** is found to be invalid by a court of competent jurisdiction, this Approval would not have been granted without requiring other valid **Conditions of Approval** consistent with achieving the same purpose and intent of such Approval.

10. **Landscape Maintenance.**
Ongoing
All new landscaping shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements.

11. **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 CONDITIONS FOR TELECOMMUNICATIONS FACILITIES

12. **Emissions Report**
Prior to a final inspection
The applicant shall provide an RF emissions report to the City of Oakland Zoning Division indicating that the site is actually operating within the acceptable thresholds as established by the Federal government or any such agency that may be subsequently authorized to establish such standards.

13. **Paint Color, Texture, and Ongoing Maintenance**
Prior to issuance of Building Permits, and ongoing
The final color and texture of the antennas, cables, and cable harnesses shall match the existing tower legs and horizontal structures in color and texture. The antennas and associated appurtenances shall be maintained in good condition and shall be partly or wholly re-painted as needed or as directed at the discretion of the Zoning Administrator. Graffiti, if any, shall be removed within 2 weeks of defacement.

14. **Equipment Compound Improvements, and Ongoing Maintenance**
Prior to issuance of Building Permits, and ongoing
Final building plan shall include a screening method for the ground level equipment compound. All razor wire and/or barbed wire shall be removed. The existing chain link fencing shall be either replaced with vinyl coated fencing (black or green), or by a wrought iron fence. The equipment cabinets and their mounting structure shall be painted in uniform color and shall and at the discretion of the Zoning Administrator, shall include screening wall, shed or other such devise to reduce the visual impacts of the compound as seen from the south (i.e. the parking lot). The compound area and its facilities shall be maintained in good condition, kept clear of litter trash and debrie, and shall be partly or wholly re-painted as needed with Graffiti removed within 2 weeks of defacement. The final approvals of the equipment compound area design and screening facilities shall be at the discretion of the Zoning Administrator.

APPROVED BY:
City Planning Commission:_____(date)_____(vote)
City Council:_____(date)_____(vote)

metroPCS inc.

SITE NAME:
EAST OAKLAND WATER TOWER

SITE NUMBER:
SF0220A

10950 INTERNATIONAL BLVD.
OAKLAND, CA 94577

THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ISSUANCE OF A BUILDING PERMIT AND ALL SHEETS HAVE BEEN ISSUED "FOR CONSTRUCTION".

ABV	ABOVE	M.B.	MACHINE BOLT
ADJ	ADJUSTABLE	MECH	MECHANICAL
ALT	ALTERNATE	MED	MEDIUM
APPROX	APPROXIMATE	MFR	MANUFACTURER
APP	APPROXIMATE	MIN	MINIMUM
AUTO	AUTOMATIC	MIR	MIRROR
AWG	AMERICAN WIRE GUAGE	MISC	MISCELLANEOUS
		MM	MILLIMETER(S)
BBU	BASE BAND UNIT	MTL	MATERIAL
BEL	BELOW	NOM	NOMINAL
BLK	BLOCK	NTS	NOT TO SCALE
BOT	BOTTOM	OD	OUTSIDE DIAMETER
BTCW	BARE TINNED COPPER WIRE	PAR	PARALLEL
		PBC	POWER BACKUP CABINET
CHAM	CHAMFER	PERI	PARALLEL
CIR	CIRCLE	PPC	POWER PROTECTION CABINET
CIRC	CIRCUMFERENCE		
CLR	CLEAR	PT	PRESSURE TREATED
CMU	CONCRETE MASONRY UNIT	PVC	POLY VINYL CHLORIDE
COL	COLUMN		
COMB	COMBINATION	RAD	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CTR	COUNTER	RET	RETURN
DBS	DISTRIBUTED BASE STATION	REV	REVISION
		RFU	RADIO FREQUENCY UNIT
DEP	DEPRESSED		
DET	DETAIL	SCH	SCHEDULE
DIAG	DIAGONAL	SECT	SECTION
DIA	DIAMETER	SF	SQUARE FOOT
DIM	DIMENSION	SHT	SHEET
DIV	DIVISION	SIM	SIMILAR
DN	DOWN	SPEC	SPECIFICATION(S)
DWG	DRAWING	SPL	SPECIAL
EA	EACH	SQ	SQUARE
EQ	EQUAL	STD	STANDARD
EQPT	EQUIPMENT	SYM	SYMETRICAL
EXG	EXISTING	SYS	SYSTEM
FUT	FUTURE	TEMP	TEMPORARY
GALV	GALVANIZED	THK	THICK(NESS)
GND	GROUND	TOL	TOLERANCE
HD	HEAVY DUTY	TYP	TYPICAL
HDWR	HARDWARE	UBC	UNIFORM BUILDING CODE
HORZ	HORIZONTAL		
HR	HOUR	VERT	VERTICAL
HT	HEIGHT	W/	WITH
ID	INSIDE DIAMETER	W/O	WITHOUT
L	LENGTH		
LBL	LABEL		
MAX	MAXIMUM		

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

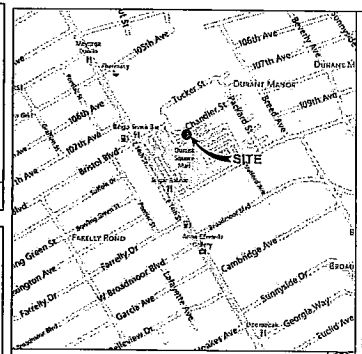
1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2010
2. CALIFORNIA BUILDING CODES 2010
3. CALIFORNIA ELECTRICAL CODES 2010
4. CALIFORNIA MECHANICAL CODES 2010
5. CALIFORNIA PLUMBING CODES 2010
6. ANSI / EIA-222 E & F
7. LOCAL BUILDING CODES
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2010 EDITION

CODE COMPLIANCE

UNMANNED WIRELESS TELECOMMUNICATION PCS EQUIPMENT.

- REMOVE/REPLACE EXISTING PANEL ANTENNAS, (1) PER SECTOR, (3) SECTORS;
- REMOVE (3) EXISTING MICROWAVE ANTENNAS, (2) ON SECTOR 'A' & (1) ON SECTOR 'B';
- NEW INSTALLATION OF (6) ERICSSON AIR21 ANTENNAS ON EXISTING WATER TOWER, (2) PER SECTOR, (3) SECTORS;
- NEW INSTALLATION OF (3) HYBRID CABLE RUNS, (1) PER SECTOR, (3) SECTORS.

PROJECT DESCRIPTION



VICINITY MAP

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	EQUIPMENT & ANTENNA PLANS	2
A3	ELEVATIONS	2
A4	ELEVATIONS	2

SHEET INDEX

ISSUED FOR:

DATE:

ARCHITECT:

CONSULTANT:	MSA ARCHITECTURE + PLANNING, INC.
ADDRESS:	3194-C1 AIRPORT LOOP DRIVE COSTA MESA, CA 92626
CONTACT:	RUSS ULEP
PHONE:	(949) 251-1177
EMAIL:	rulep@msa-ap.com

PLANNING & SITE ACQUISITION:

CONSULTANT:	ARCADIA CONSULTING
ADDRESS:	15966 CAMBRIAN DRIVE SAN LEANDRO, CA 94578
CONTACT:	PATRICK CRUZEN
PHONE:	(510) 677-1428
EMAIL:	patrickcruzen@hotmail.com

APPLICANT/LESSEE

NAME:	metroPCS, Inc.
ADDRESS:	1080 MARINA VILLAGE PKWY, 4TH FL. ALAMEDA, CA 94501
CONTACT:	JAMES WEILAND
PHONE:	(510) 747-4606

PROPERTY INFORMATION

OWNER:	DURANT COMMERCIAL LLC
ADDRESS:	10910 INTERNATIONAL BLVD. OAKLAND, CA 94577
CONTACT:	SHELLEY SHEEHAN
PHONE:	(925) 998-0293
AREA OF CONSTRUCTION:	15'x25' 375 SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	CC - COMMUNITY COMMERCIAL
ZONING APPLICATION #:	-
A.P.N.:	047-5519-043-02
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

FROM 1080 MARINA VILLAGE PKWY., ALAMEDA, CA 94501:

START AT 1080 MARINA VILLAGE PKY., ALAMEDA, CA 94501 TOWARD MARINA VILLAGE PLAZA;
TURN RIGHT ONTO CONSTITUTION WAY;
KEEP STRAIGHT ONTO CA-260 N/WEBSTER ST.;
ROAD NAME CHANGES TO HARRISON ST.;
TURN RIGHT ONTO 7TH ST.;
TURN RIGHT ONTO MADISON ST.;
TURN LEFT ONTO 5TH ST.;
TAKE RAMP RIGHT FOR I-880 S. TOWARD SAN JOSE;
AT EXIT 35, TAKE RAMP RIGHT FOR 98TH AVE. TOWARD AIRPORT;
TURN LEFT ONTO 98TH AVE.;
TURN RIGHT ONTO CA-185 S./INTERNATIONAL BLVD.;
ARRIVE AT 10910 INTERNATIONAL BLVD., OAKLAND, CA 94577.

GEODETIC COORDINATES

NAD: 83
LAT: 38° 15' 42" N
LONG: 122° 0' 27.0" W
NOTE: NORTH SHOWN HAS BEEN ESTABLISHED USING COMPASS AND IS APPROXIMATE. ALL ANTENNA AZIMUTHS ARE TRUE NORTH. MAGNETIC DEVIATION HAS NOT BEEN ACCOUNTED FOR. VERIFY TRUE NORTH PRIOR TO INSTALLATION OF ANTENNAS.

TITLE	SIGNATURE	DATE
NETWORK OPERATIONS MGR.		
RF ENGINEER		
REAL ESTATE		
METRO PCS CSA AREA MNGR.		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
NATIONAL DIRECTOR MGR.		

MSA
Architecture & Planning, Inc.
268 Bush Street, Suite 2010
San Francisco, Ca 94103
415.563.1363 fax 415.563.1362
Santa Ana San Diego San Francisco
www.msa-ap.com

AE SEAL

PROJECT NO:	SF0220A
DRAWN BY:	JWH
CHECKED BY:	MJS
CAD FILE:	SF0220A

SUBMITTALS

2	10/23/13	100%ZDs
1	08/21/13	SA COMMENTS
0	08/09/13	90% ZONING

SITE
SF0220A
EAST OAKLAND WATER TOWER
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OAKLAND, CA 94577

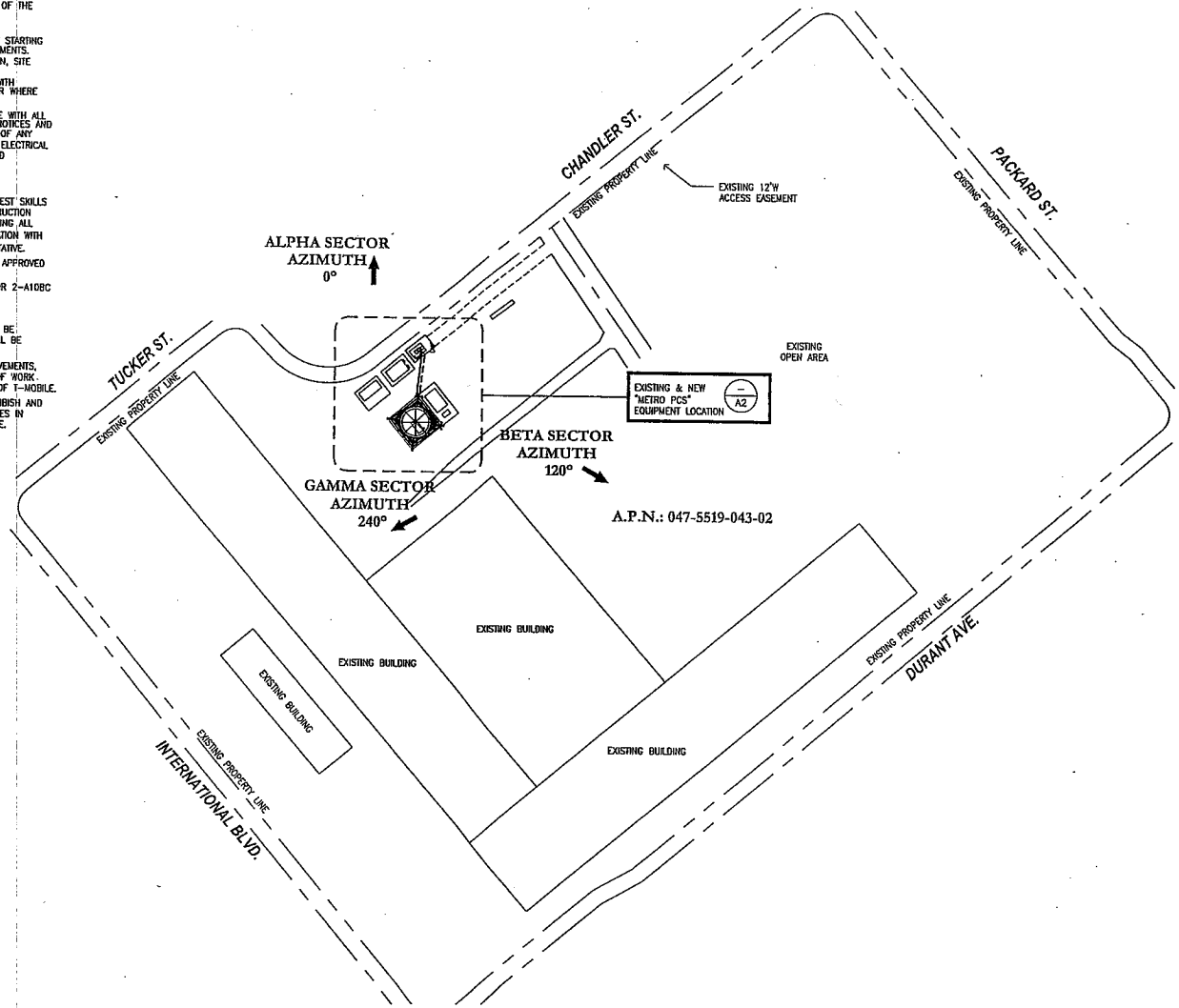
SHEET TITLE
TITLE SHEET

SHEET NUMBER

ATTACHMENT C

UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. CONTRACTOR SHALL CONTACT USA ALERT BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
7. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
9. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS PER SECTION 709.6.
10. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
11. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATION MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF T-MOBILE.
13. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.



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AE SEAL

PROJECT NO:	SF0220A
DRAWN BY:	JWH
CHECKED BY:	MJS
CAD FILE:	SF0220A

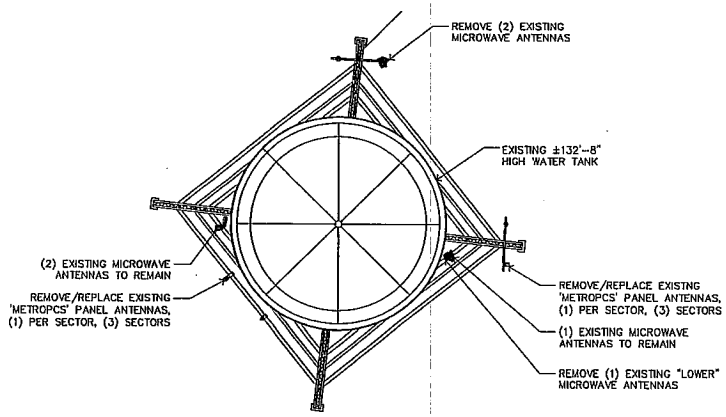
SUBMITTALS

2	10/23/13	100%ZDs
1	09/21/13	SA COMMENTS
0	09/09/13	90% ZONING

SITE
SF0220A
EAST OAKLAND WATER TOWER
10950 INTERNATIONAL BLVD.
OAKLAND, CA 94577

SHEET TITLE
SITE PLAN

SHEET NUMBER

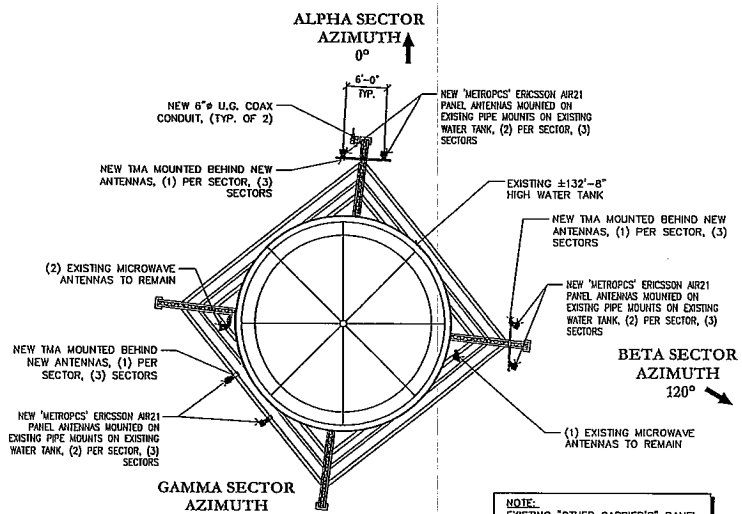


NOTE:
EXISTING "OTHER CARRIER'S" PANEL ANTENNAS NOT SHOWN FOR CLARITY.

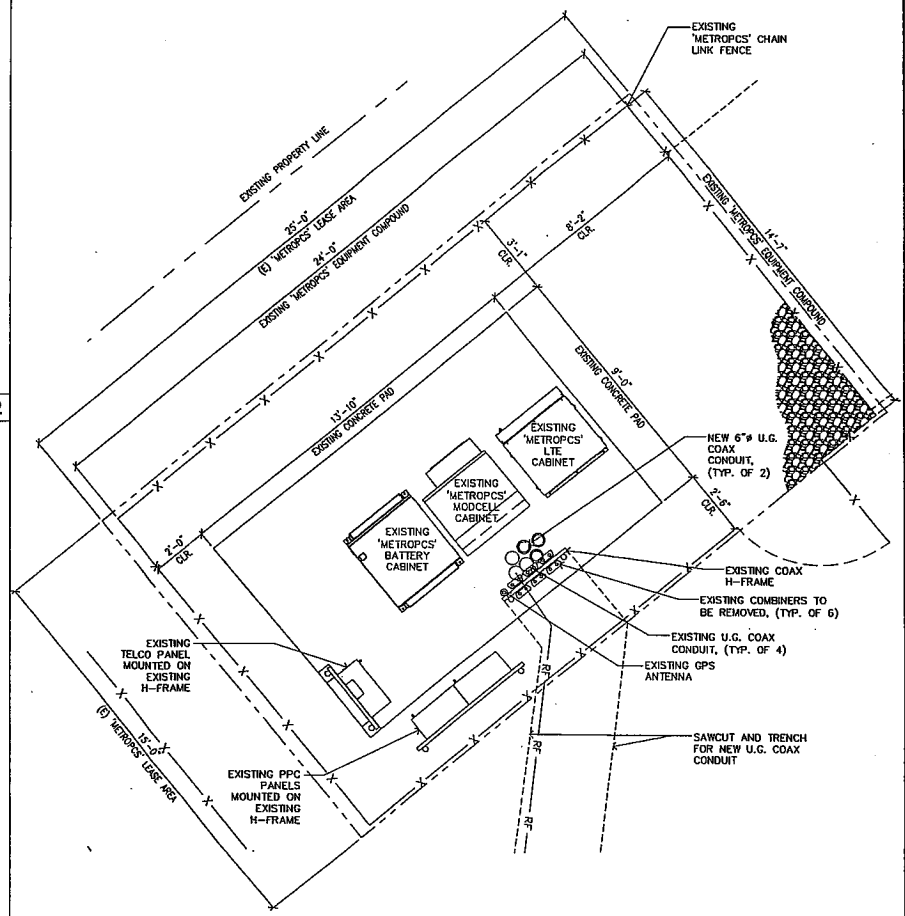
EXISTING ANTENNA LAYOUT

SCALE: 1/8"=1' (0" 2" 6" 14")

2



NOTE:
EXISTING "OTHER CARRIER'S" PANEL ANTENNAS NOT SHOWN FOR CLARITY.



NOTE:
NO PROPOSED CHANGES TO THE EXISTING EQUIPMENT.

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AE SEAL

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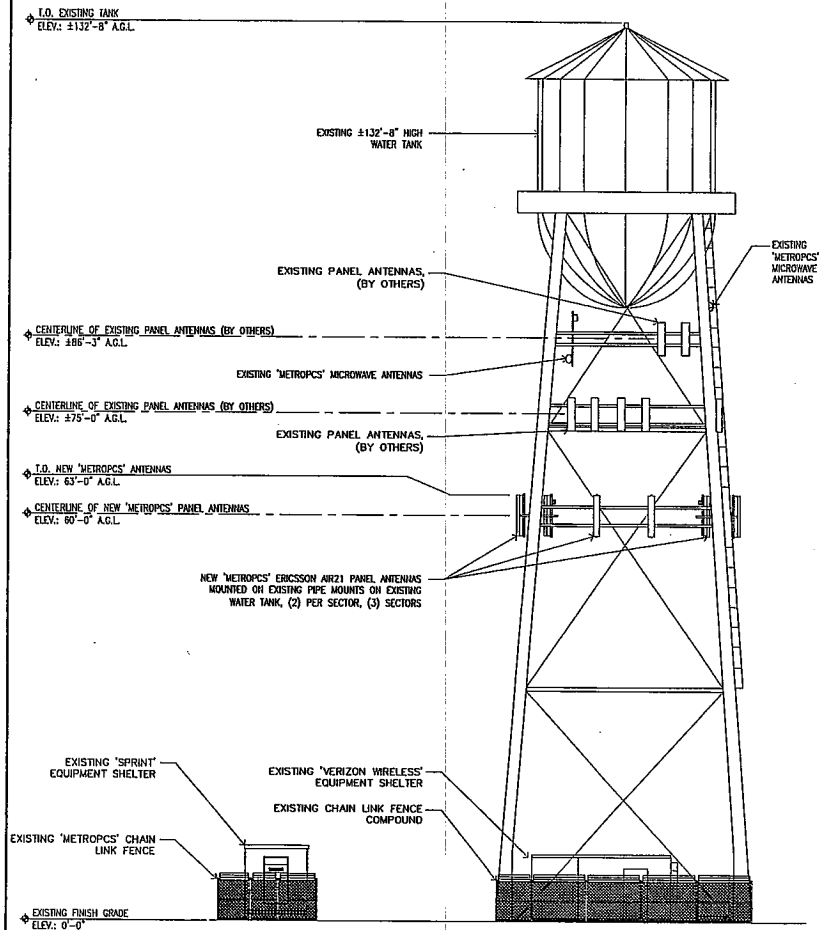
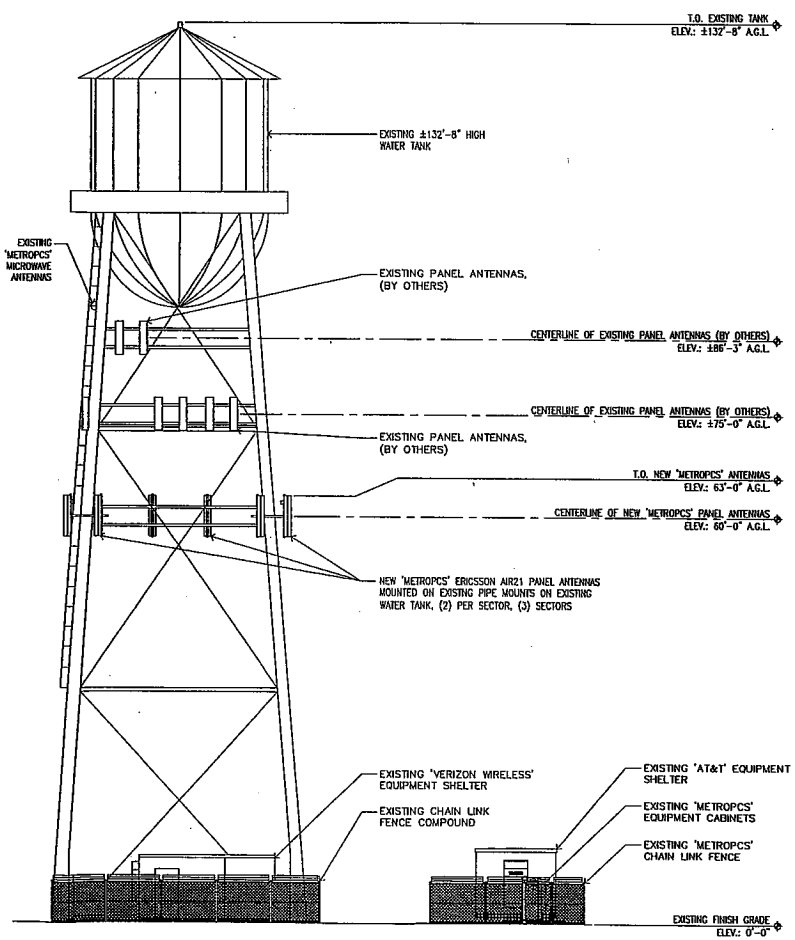
SITE
SF0220A
EAST OAKLAND WATER TOWER
10950 INTERNATIONAL BLVD.
OAKLAND, CA 94577

SHEET TITLE
EQUIPMENT & ANTENNA PLANS

SHEET NUMBER





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SUBMITTALS

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0	08/09/13	90% ZONING

SITE
SF0220A
EAST OAKLAND
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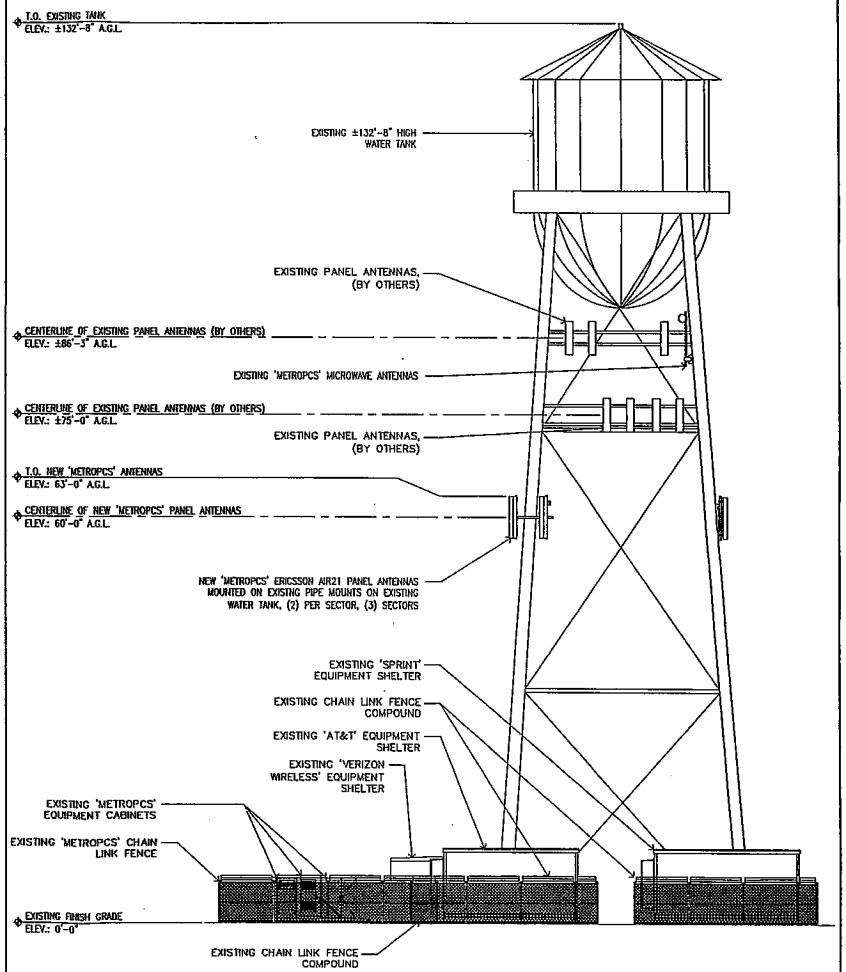
10950 INTERNATIONAL BLVD.
OAKLAND, CA 94577

SHEET TITLE
ELEVATIONS

SHEET NUMBER



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AE SEAL

PROJECT NO:	SF0220A
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CAD FILE:	SF0220A

SUBMITTALS

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1	08/21/13	SA COMMENTS
0	08/09/13	90% ZONING

SITE
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EAST OAKLAND
WATER TOWER
10950 INTERNATIONAL BLVD.
OAKLAND, CA 94577

SHEET TITLE
ELEVATIONS

SHEET NUMBER

NOT USED

6

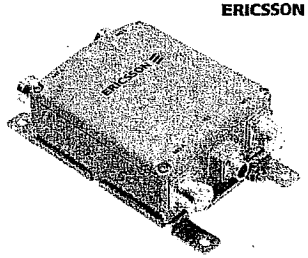
NEW ERICSSON DOUBLE TMA

4

Double TMA 17/21, Premium

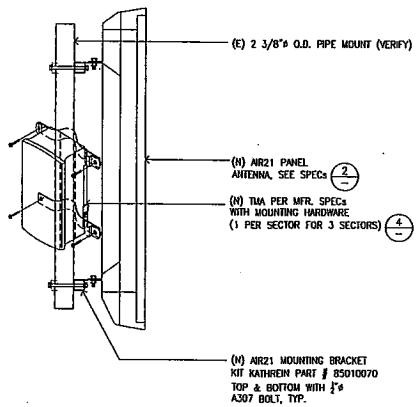
3GPP/AISG compatible w. RET interface

ERICSSON



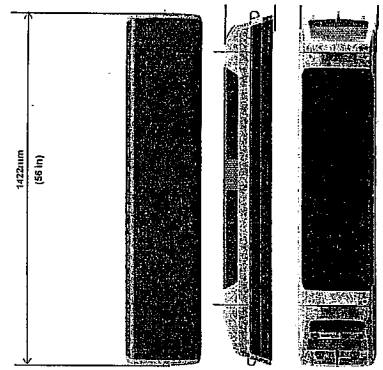
Mechanical specifications

Dimensions (W x H x D):	6 x 7 x 3 in (155 x 176 x 71 mm)
Weight:	11 lb (5 kg)
RF connectors:	7-16 DIN female
Ground connectors:	M8
DC/Alarm:	Superimposed on the RF signal
Mounting:	Pole or wall mounting



NEW REPLACEMENT PANEL ANTENNA SPECs

2



› Physical Characteristics and Environment:
- H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
- 41.5 kg (91 lbs). Two mounting brackets - add'l 2.1 kg (5 lbs).
- <750 N Wind load (worst direction, static @ 150 km/h)
- Operating temperature range: -40°C to +55°C (-40°F to +131°F)
- Heat dissipation 300 W

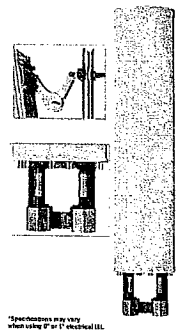
MODEL ERICSSON AIR21

NOTE: CONTRACTOR TO MODIFY EXISTING "FRP" SCREENS WITH PERFORATED HOLES TO PROVIDE VENTILATION FOR NEW PANEL ANTENNA ASSEMBLY.

ANDREW.

TMBXX-6516-R2M

±45° Diversity, Quad Antenna



*Specifications may vary when using 0° or 1° electrical tilt.

MECHANICAL

Net Weight (kg / lbs):	15.7 / 34.6
Dimensions–LxWxD: (with actuator)	1499 x 302 x 160 mm 59 x 11.9 x 6.3 inch
Max. Wind Area (m² / ft²):	0.27 / 2.9
Max. Wind Load (N / lbf):	729.4 / 164
Max. Wind Speed (km/h / mph):	241 / 150
Hardware Material:	Hot Dip Galvanized
Connector Type:	7-16 DIN, Female (4)
Color:	Off White

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AHC SEAL

PROJECT NO:	SF0220A
DRAWN BY:	JWH
CHECKED BY:	MJS
CAD FILE:	SF0220A

SUBMITTALS

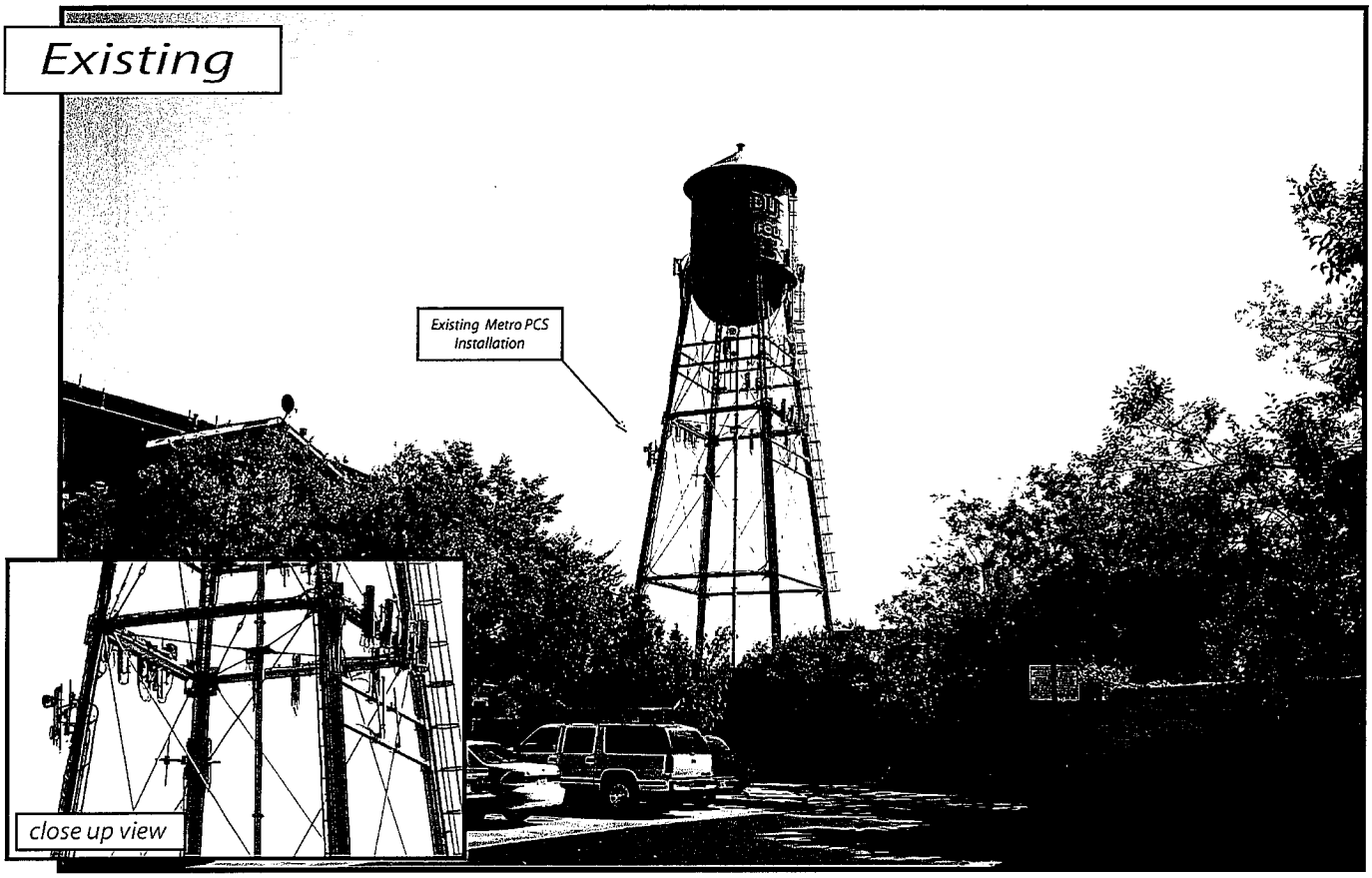
2	10/23/13	100%ZDs
1	09/21/13	SA COMMENTS
0	09/09/13	90% ZONING

SITE
SF0220A
EAST OAKLAND
WATER TOWER
10950 INTERNATIONAL BLVD.
OAKLAND, CA 94577

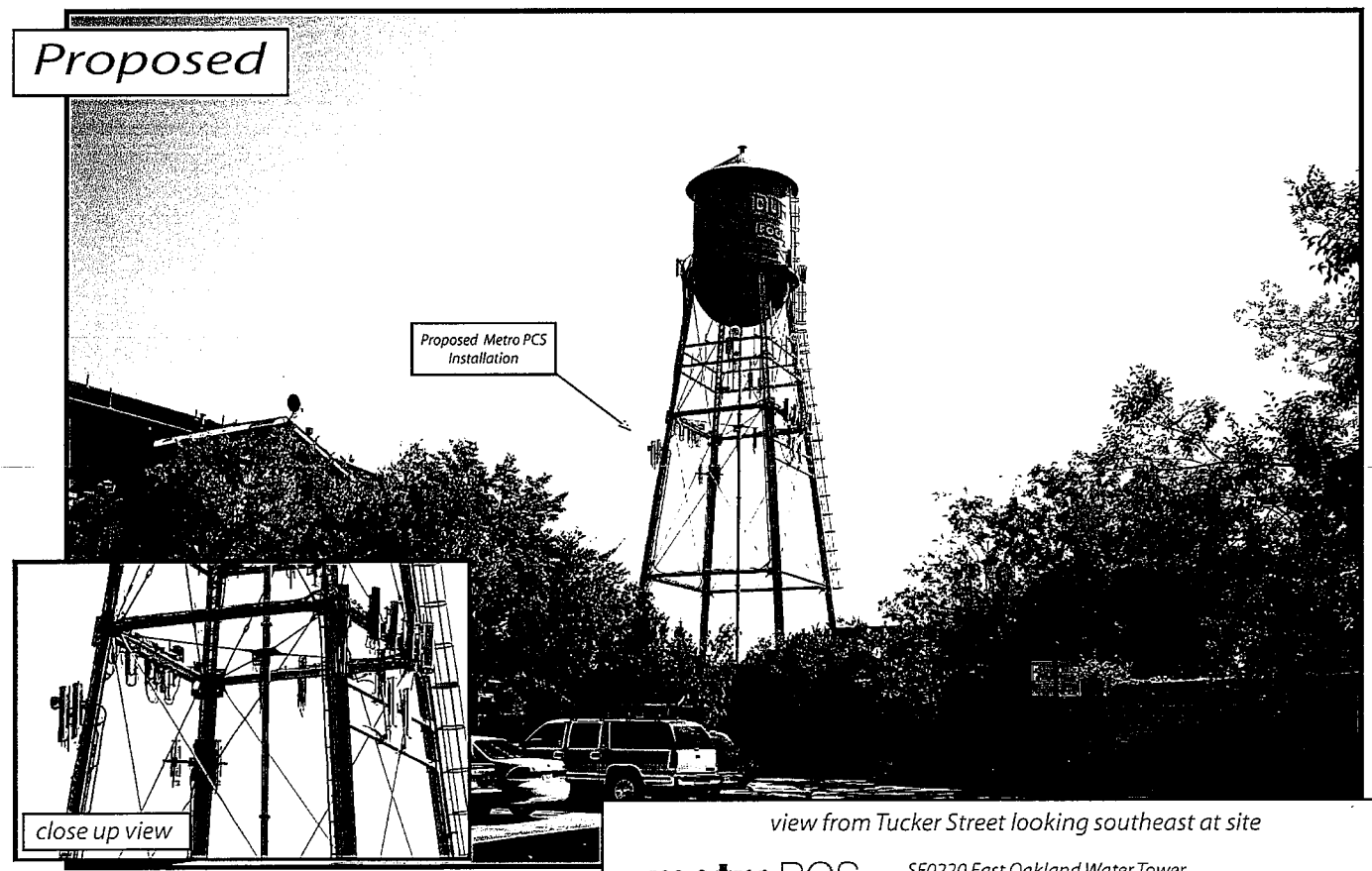
SHEET TITLE
DETAILS

SHEET NUMBER

Existing



Proposed



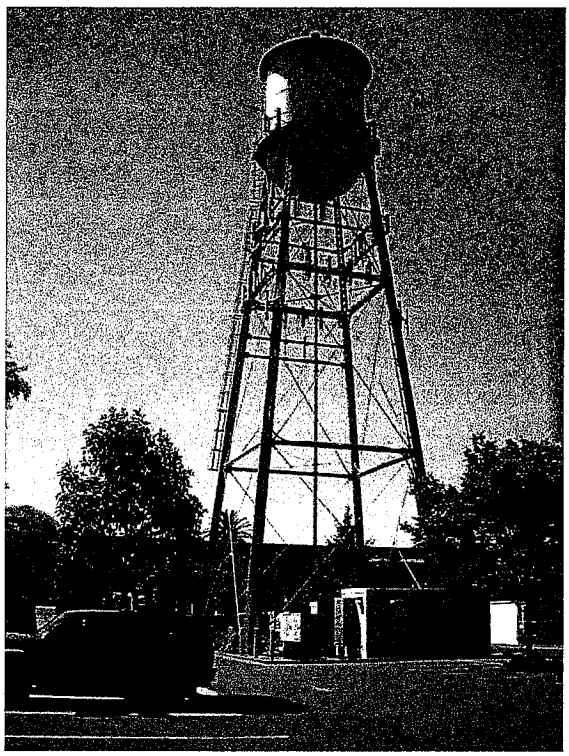
view from Tucker Street looking southeast at site

metroPCS

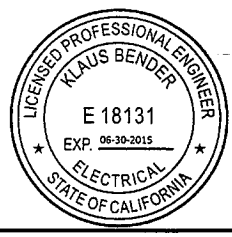
SF0220 East Oakland Water Tower
10950 International Blvd, Oakland, CA

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

MetroPCS
East Oakland Water Tower - SF0220A
Radio Frequency (RF) Site Compliance Report



10950 International Boulevard, Oakland, CA 94577



Klaus Bender, P.E. - Licensed Professional Engineer
California License No. E18131 – Expiration Date: June 30, 2015

ATTACHMENT D

1 Executive Summary

MetroPCS has contracted with Sitesafe, Inc. (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the proposed communications site, SF0220A - East Oakland Water Tower, located at 10950 International Boulevard, Oakland, CA, is in compliance with Federal Communication Commission (FCC) Rules and Regulations for RF emissions.

The subject site will be compliant with the pertinent FCC rules and regulations governing radio frequency emissions.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

NOTE: Existing antennas, signs and locks are based on a site visit completed in 2011.

2 Site Compliance

2.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, Sitesafe has determined that:

This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

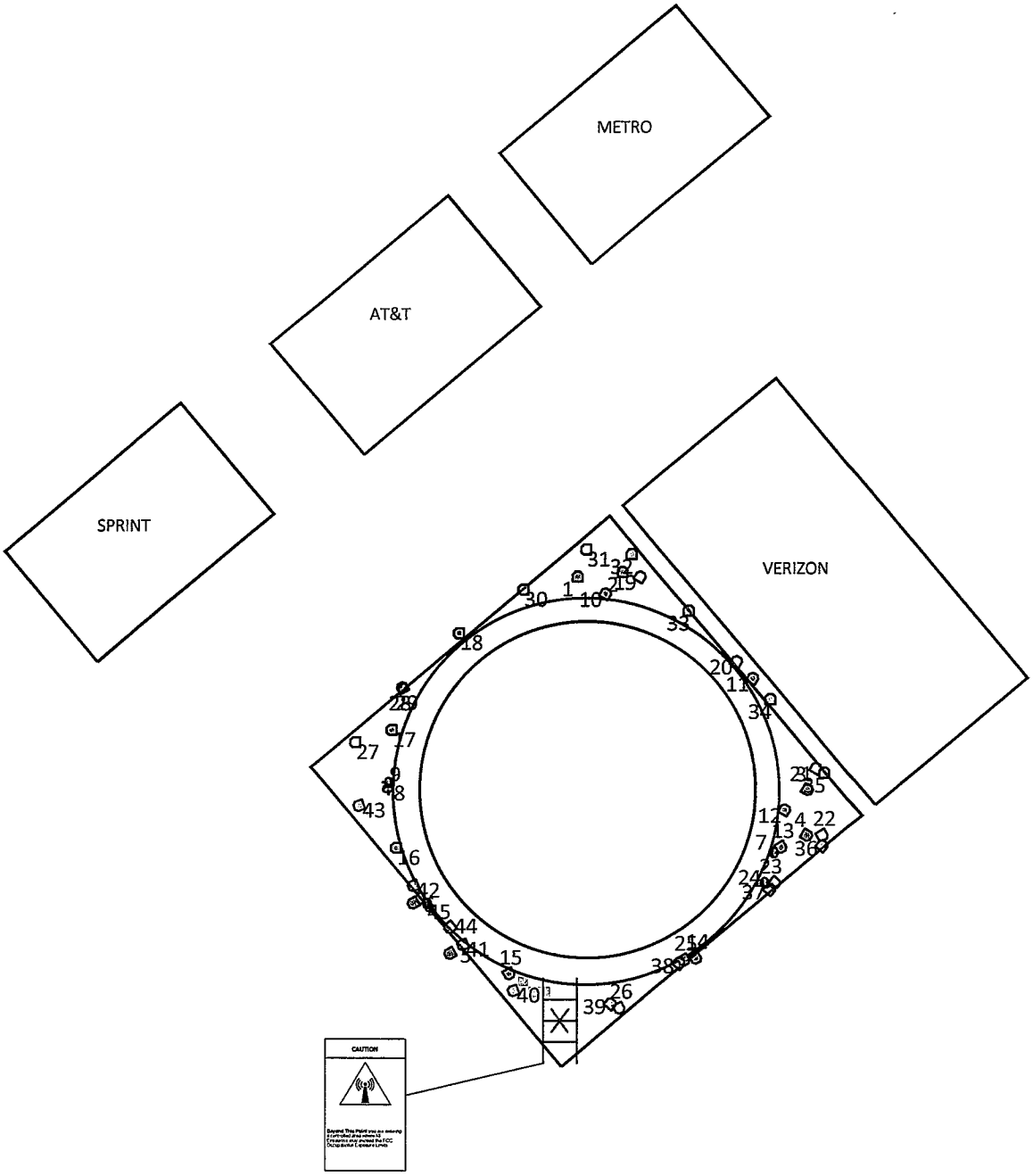
The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. Any deviation from the MetroPCS's proposed deployment plan could result in the site being rendered non-compliant.

2.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

This site will be compliant with the FCC rules and regulations.

3. RF Emissions Simulation For: East Oakland Water Tower



% of FCC Public Exposure Limit
Spatial average 0' - 6'

>= 5000 >= 500 >= 100 >= 5 < 5

(Feet)

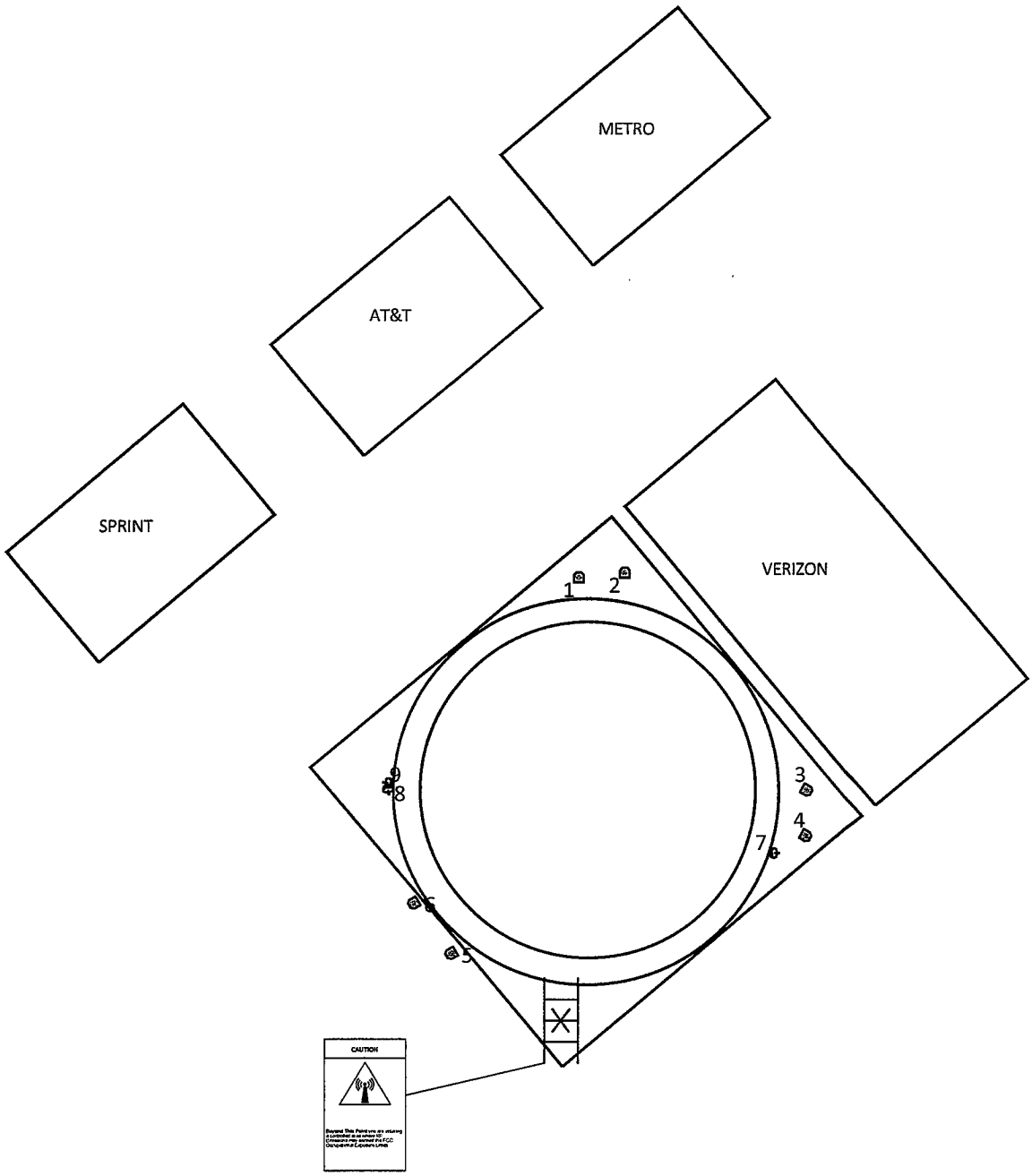
0 10 20

www.sitesafe.com
Site Name:East Oakland Water Tower

AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100
SitesafeTC Version: 1.0.0.0
10/29/2013 9:33:53 AM

3. RF Emissions Simulation For: East Oakland Water Tower
MetroPCS Contribution



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10/29/2013 9:36:20 AM

4 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer, and was utilized by Sitesafe to perform theoretical modeling of RF emissions. The inventory coincides with the site diagrams in this report, identifying each antenna's location at SF0220A - East Oakland Water Tower. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP") in Watts
- Antenna manufacturer make, model, and gain

For other carriers at this site, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.

The following antenna inventory, on this and the following page, were provided by the customer and were utilized to create the site model diagrams:

Table 3: Antenna Inventory

Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
1	METROPCS (Proposed)	1900	690.3	15.37	0	Ericsson AIR	Panel	4.5	65	95.8'	139.6'	60'
1	METROPCS (Proposed)	1900	1932.9	15.37	0	Ericsson AIR	Panel	4.5	65	95.8'	139.6'	60'
2	METROPCS (Proposed)	2135	615.3	14.87	0	Ericsson AIR	Panel	4.5	65	100'	140'	60'
2	METROPCS (Proposed)	2100	615.3	14.87	0	Ericsson AIR	Panel	4.5	65	100'	140'	60'
3	METROPCS (Proposed)	1900	1932.9	15.37	120	Ericsson AIR	Panel	4.5	65	116.9'	120.1'	60'
3	METROPCS (Proposed)	1900	690.3	15.37	120	Ericsson AIR	Panel	4.5	65	116.9'	120.1'	60'
4	METROPCS (Proposed)	2135	615.3	14.87	120	Ericsson AIR	Panel	4.5	65	116.8'	115.9'	60'
4	METROPCS (Proposed)	2100	615.3	14.87	120	Ericsson AIR	Panel	4.5	65	116.8'	115.9'	60'
5	METROPCS (Proposed)	1900	690.3	15.37	240	Ericsson AIR	Panel	4.5	65	84.1'	105'	60'
5	METROPCS (Proposed)	1900	1932.9	15.37	240	Ericsson AIR	Panel	4.5	65	84.1'	105'	60'
6	METROPCS (Proposed)	2135	615.3	14.87	240	Ericsson AIR	Panel	4.5	65	80.7'	109.7'	60'
6	METROPCS (Proposed)	2100	615.3	14.87	240	Ericsson AIR	Panel	4.5	65	80.7'	109.7'	60'
7*	METROPCS	18000	58.3	37.66	90	Generic 18 GHz Microwave	Dish	2	2	113.9'	114.3'	91'
8*	METROPCS	18000	58.3	37.66	275	Generic 18 GHz Microwave	Dish	2	2	78.4'	120.7'	83'
9*	METROPCS	18000	58.3	37.66	170	Generic 18 GHz Microwave	Dish	2	2	78.4'	120.1'	89'
10	VERIZON WIRELESS	850	1000	12.77	30	Generic 4 Ft./65 Deg.	Panel	4.6	65	98.4'	138'	105'
10	VERIZON WIRELESS	1900	666	15.43	30	Generic 4 Ft./65 Deg.	Panel	4.6	65	98.4'	138'	105'
11	VERIZON WIRELESS	1900	666	15.43	30	Generic 4 Ft./65 Deg.	Panel	4.6	65	111.8'	130.3'	105'
12	VERIZON WIRELESS	850	1000	12.77	30	Generic 4 Ft./65 Deg.	Panel	4.6	65	114.8'	118.2'	105'
12	VERIZON WIRELESS	1900	666	15.43	30	Generic 4 Ft./65 Deg.	Panel	4.6	65	114.8'	118.2'	105'

Table 3: Antenna Inventory												
Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
13	VERIZON WIRELESS	850	1000	12.77	150	Generic 4 Ft./65 Deg.	Panel	4.6	65	114.4'	114.8'	105'
13	VERIZON WIRELESS	1900	666	15.43	150	Generic 4 Ft./65 Deg.	Panel	4.6	65	114.4'	114.8'	105'
14	VERIZON WIRELESS	1900	666	15.43	150	Generic 4 Ft./65 Deg.	Panel	4.6	65	106.7'	104.6'	105'
15	VERIZON WIRELESS	850	1000	12.77	150	Generic 4 Ft./65 Deg.	Panel	4.6	65	89.5'	103.2'	105'
15	VERIZON WIRELESS	1900	666	15.43	150	Generic 4 Ft./65 Deg.	Panel	4.6	65	89.5'	103.2'	105'
16	VERIZON WIRELESS	850	1000	12.77	270	Generic 4 Ft./65 Deg.	Panel	4.6	65	79.1'	114.7'	105'
16	VERIZON WIRELESS	1900	666	15.43	270	Generic 4 Ft./65 Deg.	Panel	4.6	65	79.1'	114.7'	105'
17	VERIZON WIRELESS	1900	666	15.43	270	Generic 4 Ft./65 Deg.	Panel	4.6	65	78.7'	125.5'	105'
18	VERIZON WIRELESS	850	1000	12.77	270	Generic 4 Ft./65 Deg.	Panel	4.6	65	84.9'	134.4'	105'
18	VERIZON WIRELESS	1900	666	15.43	270	Generic 4 Ft./65 Deg.	Panel	4.6	65	84.9'	134.4'	105'
19	SPRINT-NEXTEL (Decommissioned)	862	0	12.77	30	Generic 4 Ft./65 Deg.	Panel	4.6	65	101.6'	139.6'	86'
20	SPRINT-NEXTEL (Decommissioned)	862	0	12.77	30	Generic 4 Ft./65 Deg.	Panel	4.6	65	110.4'	131.8'	86'
21	SPRINT-NEXTEL (Decommissioned)	862	0	12.77	30	Generic 4 Ft./65 Deg.	Panel	4.6	65	117.7'	122.1'	86'
22	SPRINT-NEXTEL (Decommissioned)	862	0	12.77	150	Generic 4 Ft./65 Deg.	Panel	4.6	65	118.2'	115.9'	86'
23	SPRINT-NEXTEL	2500	355	15.01	130	Generic 2.5 GHz/4 Ft./65 Deg.	Panel	4.1	65	113.9'	111.5'	86'
24	SPRINT-NEXTEL	23000	18.5	32.66	70	Generic 23 GHz Microwave	Dish	1	2	113.1'	111.5'	89'
25	SPRINT-NEXTEL (Decommissioned)	862	0	12.77	150	Generic 4 Ft./65 Deg.	Panel	4.6	65	105.6'	104.5'	86'
26	SPRINT-NEXTEL (Decommissioned)	862	0	12.77	150	Generic 4 Ft./65 Deg.	Panel	4.6	65	99.7'	100.1'	86'
27	SPRINT-NEXTEL (Decommissioned)	862	0	12.77	270	Generic 4 Ft./65 Deg.	Panel	4.6	65	75.4'	124.4'	86'
28	SPRINT-NEXTEL	2500	355	15.01	330	Generic 2.5 GHz/4 Ft./65 Deg.	Panel	4.1	65	79.7'	129.4'	86'
29	SPRINT-NEXTEL	18000	58.3	37.66	306	Generic 18 GHz Microwave	Dish	2	2	79.7'	129.4'	89'
30	SPRINT-NEXTEL (Decommissioned)	862	0	12.77	270	Generic 4 Ft./65 Deg.	Panel	4.6	65	90.8'	138.4'	86'

Table 3: Antenna Inventory												
Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
31	SPRINT-NEXTEL (Decommissioned)	862	0	12.77	270	Generic 4 Ft./65 Deg.	Panel	4.6	65	96.6'	142.1'	86'
32	AT&T MOBILITY LLC	850	1000	12.77	0	Generic 4 Ft./65 Deg.	Panel	4.6	65	100.8'	141.6'	75'
33	AT&T MOBILITY LLC	1900	1000	15.43	0	Generic 4 Ft./65 Deg.	Panel	4.6	65	106'	136.5'	75'
34	AT&T MOBILITY LLC	850	1000	12.77	0	Generic 4 Ft./65 Deg.	Panel	4.6	65	113.4'	128.4'	75'
35	AT&T MOBILITY LLC	1900	1000	15.43	0	Generic 4 Ft./65 Deg.	Panel	4.6	65	118.4'	121.6'	75'
36	AT&T MOBILITY LLC	850	1000	12.77	40	Generic 4 Ft./65 Deg.	Panel	4.6	65	118.2'	115'	75'
37	AT&T MOBILITY LLC	1900	1000	15.43	40	Generic 4 Ft./65 Deg.	Panel	4.6	65	113.4'	111'	75'
38	AT&T MOBILITY LLC	850	1000	12.77	40	Generic 4 Ft./65 Deg.	Panel	4.6	65	105.2'	104.2'	75'
39	AT&T MOBILITY LLC	1900	1000	15.43	40	Generic 4 Ft./65 Deg.	Panel	4.6	65	98.9'	100.5'	75'
40	AT&T MOBILITY LLC	850	1000	12.77	250	Generic 4 Ft./65 Deg.	Panel	4.6	65	89.9'	101.6'	75'
41	AT&T MOBILITY LLC	1900	1000	15.43	250	Generic 4 Ft./65 Deg.	Panel	4.6	65	85.3'	105.8'	75'
42	AT&T MOBILITY LLC	850	1000	12.77	250	Generic 4 Ft./65 Deg.	Panel	4.6	65	80.7'	111.2'	75'
43	AT&T MOBILITY LLC	1900	1000	15.43	250	Generic 4 Ft./65 Deg.	Panel	4.6	65	75.7'	118.6'	75'
44	SPRINT-NEXTEL	2500	355	15.01	230	Generic 2.5 GHz/4 Ft./65 Deg.	Panel	4.1	65	84.1'	107.4'	86'
45	SPRINT-NEXTEL	18000	58.3	37.66	266	Generic 18 GHz Microwave	Dish	2	2	81.9'	109.7'	86'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates antenna height above the main site level unless otherwise indicated. ERP values provided by the client and used in the modeling may be greater than are currently deployed. For other carriers at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.

*MetroPCS microwave dishes were assigned azimuths relative to the site drawing. Default values were also assigned as actual data was not provided.

5 Engineer Certification

The professional engineer whose seal appears on the cover of this document hereby certifies and affirms that:

I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am an employee of Sitesafe, Inc., in Arlington, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Richard Curtis.

October 29, 2013

Appendix A – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by MetroPCS, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.