Case File Number CMD13086

June 19, 2013

Location: 2432 Monterey Blvd.

Assessor's Parcel Numbers: 029A-1330-030-00

Proposal: To establish a wireless telecommunications facility for cellular

purposes at an existing PG&E utility towers (83 ft.). Nine 6-foot antennas would be attached to the tower between 27-83 ft. Equipment cabinets would be ground mounted in a 17 ft square area at the tower base surrounded by a 6 foot tall fence. The project replaces a telecom site across Highway 13 on Mountain Blvd. at

Ascot Dr. to be removed.

Federal law exempts the City's review from including

consideration of health concerns when a satisfactory emissions

report is submitted

Applicant / David Snypes/Smartlink (for: AT&T)

Phone Number: (925) 519-5081

Owner: PG&E

Planning Permits Required: Major Conditional Use Permit with additional findings for a Macro

Telecommunications Facility in a Residential Zone;

Regular Design Review with additional findings

General Plan: Hillside Residential

Zoning: RH-4 Hillside Residential Zone

Environmental Exempt, Section 15301 of the State CEQA Guidelines:

Determination: Existing Facilities;

Section 15183 of the State CEQA Guidelines:

Projects Consistent with a Community Plan, General Plan or

Zoning

Historic Status: Non historic property

Service Delivery District: 4
City Council District: 4

Date Filed: March 13, 2013

Staff Recommendation: Approve with conditions

Finality of Decision: Appealable to City Council within 10 days

For Further Information: Contact case planner Aubrey Rose, AICP, Planner II at

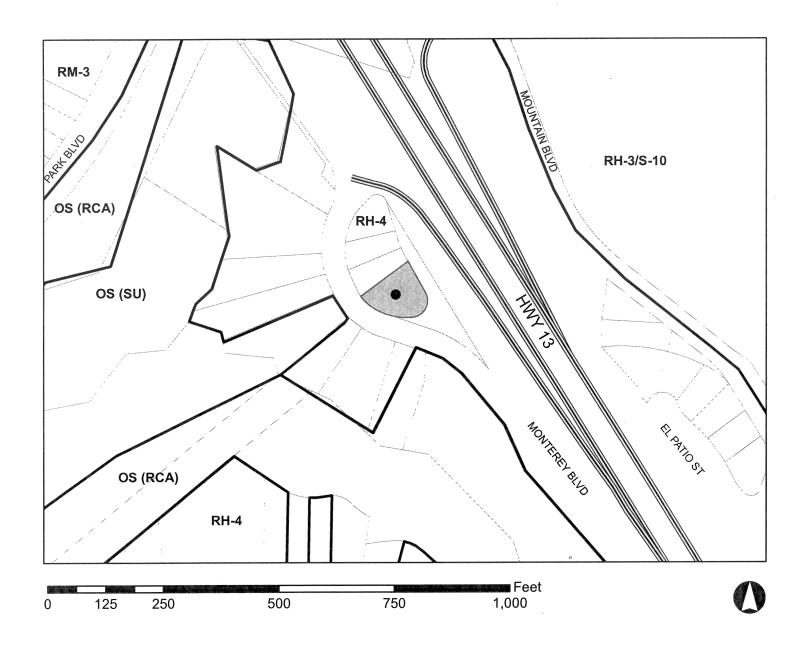
(510) 238-2071 or arose@oaklandnet.com

SUMMARY

The applicant requests Planning Commission approval of a Major Conditional Use Permit and Regular Design Review to establish a Macro Telecommunications Facility consisting of antennas attached to an existing PG&E tower utility and a shelter with equipment cabinets inside a fenced equipment area. All the facilities are located on PG&E property.

Staff recommends approval of the requested permit, as conditioned, subject to the attached Findings and Conditions of Approval.

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMD13-086

Applicant: David Snypes / Smartlink (for: AT&T)

Address: 2432 Monterey Boulevard

Zone: RH-4

Page 3

PROPERTY DESCRIPTION

The property consists of a 10,475 square foot lot on Monterey Boulevard situated along the west side of Highway 13. The lot contains two PG&E utility towers hosting power lines and is fenced. This stretch of Monterey Boulevard lacks sidewalks. To the north (left) are single-family homes on each side of the street; to the west (across the street) are the Montclair Golf Club entrance and the edge of the Dimond Canyon City Park. The area is wooded and is located east of Montclair Village.

PROJECT DESCRIPTION

Background

The purpose of the project is to relocate an existing site consisting of utility-mounted antennas and a ground-mounted shelter on Mountain Boulevard directly across Highway 13 from the site. The existing site was established in 2000 and expanded in 2008.

The proposal is to establish a wireless telecommunications facility (Macro) for cellular purposes at one of two existing PG&E utility power line towers (measuring eighty-three feet in height). Nine six-foot antennas would be attached to the tower between twenty-seven and eighty-three feet in height. Four equipment cabinets would be ground mounted in a seventeen-foot square area at the tower base surrounded by a six foot tall fence.

GENERAL PLAN ANALYSIS

The site is located in a Hillside Residential area under the General Plan. The intent of the Hillside Residential area is: "to create, maintain, and enhance residential areas characterized by detached, single unit structures." The General Plan is silent on telecommunications activities (which are classified as Essential Service Civic Activity under the Planning Code). The purpose of the proposal is to enhance service to cellular telephone users from a highly effective location. The tower structure is existing and, therefore, no new structure would need to be built. The project would enable the removal of a shelter from a pedestrian path along Mountain Boulevard accessed by elementary and middle school students. Staff finds the proposal to be in conformance with the General Plan.

ZONING ANALYSIS

The site is located within the RH-4 Hillside Residential Zone - 4. 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 purpose of the proposal is to enhance service to residents from a highly effective location. The tower structure is existing and, therefore, no new structure would need to be built. The project would enable the removal. Given advancing technologies, enhanced service at this location would assist users in the residential zone. The proposal meets the Telecommunications Regulations for Site Location Preferences for locating on City property on a quasi-public facility and a site alternatives analysis is not required. A site design preference analysis and a satisfactory emissions (RF) report have been submitted.

Staff finds the proposal to be consistent with 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 projects involving "...the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use..." The proposal to attach wireless telecommunications antennas and related equipment to an existing utility tower meets this description. The project is therefore exempt from further Environmental Review.

KEY ISSUES AND IMPACTS

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

Project Site

Section 17.128.110 of the City of Oakland Telecommunication Regulations requires that 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.

Since the proposed project involves the attachment antennas on an existing utility structure, the proposed development meets preference B and a site alternatives analysis is not required.

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

^{*} Facilities designed to meet an A or B ranked preference do not require 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:

Case File Number CMD13086

Page 5

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

The project meets preference D since the antennas would be visible from the public right-of-way and site design alternatives is, therefore, required. A satisfactory report has been submitted and is attached to this report. Staff questioned the applicant as to whether antennas could be located at lower points on the tower for reduced visibility from the public right-of-way, as has been done with similar projects located alongside Highway 101 near Corte Madera and Highway 4 in near Antioch. The applicant confirmed with their engineers that, at this site, lowering the antennas would not be feasible due to topography. Staff, therefore, does not recommend further design revisions other than standard camouflaging with paint to match the structure's color and finish.

Project Radio Frequency Emissions Standards

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

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

A satisfactory RF emissions report has been submitted and is attached to this report.

In consideration of the proposal, staff recommends Planning Commission approval of this application for the following reasons:

The site does not directly front:

- a residence
- a significant view from a home (for example, view of the Bay)
- a scenic vista

The proposal features:

- use of an existing quasi-public structure (PG&E utility tower) in an area lacking other non-residential structures
- concealment of ground mounted equipment cabinets by a shelter to be in turn screened by an existing fence
- eventual relocation of a ground shelter from a pedestrian path utilized by students to an enclosed utility area

Staff recommends the following conditions:

• the antennas and connecting apparatus and all equipment be painted matte silver to match the color and finish of the utility tower

• the relocated site shall be removed within one year

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RECOMMENDATIONS:

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

Prepared by:

AUBREY ROSE, AICP

Planner II

Approved by:

SCOTT MILLER Zoning Manager

Approved for forwarding to the City Planning Commission:

RACHEL FLYNN, Director

Department of Planning and Building

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. Plans
- D. Applicant's Photo-Simulations
- E. Site Photo
- F. Coverage Map
- G. Site Design Preference Analysis
- H. RF Emissions Report

Attachment A: Findings

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 (OMC Sec. 17.136.040(B)), and Design Review Criteria for Macro Facilities (OMC Sec. 17.128.070(B)) as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

GENERAL USE PERMIT CRITERIA (OMC SEC. 17.134.050)

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

The proposal involves attaching antennas to an existing utility tower with ground mounted cabinets for cellular reception. The project allows the eventual removal of an existing telecommunications site nearby including a ground level shelter along a pedestrian trail used by elementary and middle school students. The project will, therefore, maintain functionality of wireless telecommunications service while improving usability of a pedestrian path utilized primarily by youths.

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 project will enhance cellular telecommunications which is challenging given the topography of the hills area and given advancing technologies, and result in the improved usability of a pedestrian path in the area.

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

The proposal will enhance communications by area residents, visitors, merchants, and shoppers.

D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050

The proposal conforms to design review criteria as described in a following section of this attachment.

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

The site is located in a Hillside Residential area under the General Plan. The intent of the Hillside Residential area is: "to create, maintain, and enhance residential areas characterized by detached, single unit structures." The General Plan is silent on telecommunications activities (which are classified as Essential Service Civic Activity under the Planning Code). The purpose of the proposal is to enhance service to residents from a highly effective location. The project will enable the removal of a shelter from a pedestrian path along Mountain Boulevard accessed by elementary and middle school students.

F. For proposals involving a One- or Two-Family Residential Facility: If the conditional use permit concerns a regulation governing maximum height, minimum vards, maximum lot coverage, or

Page 8

maximum floor area ratio, the proposal also conforms with at least one of the following additional criteria:

- 1. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or
- 2. At least sixty (60) percent of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such

determination shall be in writing and included as part of any decision on any conditional use permit.

This finding is inapplicable; the proposal does not involve a house or duplex, but a non-residential facility (utility tower).

CONDITIONAL USE PERMIT 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.

Special design review criteria are met by the project as described in a following section of this attachment.

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

The proposal involves attaching six-foot antennas to the sides of an existing eighty-three foot tall metal utility tower and will not disrupt community character. The project will have the added benefit of subsequent removal of an equipment shelter located along a pedestrian path in the area utilized primarily by youths.

REGULAR DESIGN REVIEW CRITERIA FOR NONRESIDENTIAL FACILITIES (OMC SEC. 17.136.040(B))

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 involves attaching six-foot antennas to the sides of an existing eighty-three foot tall metal utility tower, as done in near other cities such as Corte Madera and Antioch, and does not disrupt the prevailing hillside residential design character of the surrounding area.

Page 9

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 involves attaching six-foot antennas to the sides of an existing eighty-three foot tall metal utility tower and should not affect property values.

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 site is located in a Hillside Residential area under the General Plan. The intent of the Hillside Residential area is: "to create, maintain, and enhance residential areas characterized by detached, single unit structures." The tower structure is existing and, therefore, no new structure would need to be built. The project will enable the removal of a shelter from a pedestrian path along Mountain Boulevard.

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.

The antennas will be painted matte silver to match the color and finish of the metal tower, as conditioned.

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.

The antennas will be attached vertically to an existing metal utility tower.

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

The tower is nearly vertical.

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.

Equipment cabinets will be concealed within a ground mounted shelter that is in turn screened by existing fencing.

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

Equipment cabinets will be concealed within a ground mounted shelter that is in turn screened by existing fencing.

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 inapplicable; the proposal does not involve a roofed structure.

Case File Number CMD13086

Page 10

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.

Antennas will be attached to a fenced utility tower at a minimum of twenty-seven feet in height. Equipment will be located inside of a shelter that will be located within the fenced, locked tower site.

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 and the plans dated January 15, 2013 and submitted to the City on March 13, 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 **Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:

Major Conditional Use Permit and Regular Design Review to establish a Macro Telecommunications Facility in a Residential Zone by attaching nine camouflaged antennas to a PG&E utility tower and installing equipment cabinets in a concealed ground shelter

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

Unless a different termination date is prescribed, this Approval shall expire **two (2) 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

Page 12

5. <u>Conformance to Approved Plans; Modification of Conditions or Revocation</u> *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, Conditions 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 Conditions 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

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. 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 is 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.

11. Noise Control

Ongoing throughout demolition, grading, and/or construction

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

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

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

12. 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.

13. Operational Noise-General

Ongoing.

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

14. 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.

15. Tree Protection During Construction

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

Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- a) Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the City Tree Reviewer. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- b) Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the City Tree Reviewer from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- c) No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the Tree Reviewer from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated

or stored within a distance from the base of any protected trees to be determined by the tree reviewer. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.

- d) Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- e) If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Agency of such damage. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- f) All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

SPECIFIC CONDITIONS FOR TELECOMMUNICATIONS FACILITIES

16. 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.

17. Camouflaging

Prior to a final inspection

All apparatus visible from the public right-of-way (including but not limited to antenna and equipment) shall be painted matte or non-reflective silver to match the color and finish of the existing metal utility tower.

18. Removal of telecommunications facility to be replaced by project

Within one year of final inspection

The existing site adjacent to 2450 Mountain Blvd. consisting of JPA pole mounted antennas and a ground level equipment cabinet shelter shall be removed with permits.

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



Jeffrey Rome Associates 1 San Joaquin Plaza; Suite 250 Newport Beach, California 92660 tel 949.760.3929 | fax 949.760 3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONTRINCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED

C CONSTRUCTION

PREPARED FOR

(((at&t

4430 Rosewood Drive Pleasanton, California 94588

APPROVALS

PG&E SITE #: ATT-CCU3083 LINE NAME: TBD TOWER #: TBD SAP #: TBD

2432 MONTEREY BOULEVARD OAKLAND, CALIFORNIA 94611 HWY 13 & PARK

CCU3083

atæt

CONSULTANT TEAM

SPECIAL INSPECTIONS

	CLIENTS REPRESENTATIVE:	ERICSSON INC.		PLEASANTON, CALIFORNIA 94588	CONSTRUCTION MANAGER:		
13.1 VERIEY SOIL CONDITIONS ARE SUBSTANTIALLY IN COMPONIANCE WITH THE COIL INVESTIGATION REPORT	13.2 VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO	13.3 PROVIDE SOL COMPACTION TEST RESULTS, DEPTH OF	13.4 PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION WILES NOE, RECOMMENDATIONS FOR FOLMOSTIONS, ON-	GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE 14 SMOKE CONTROL SYSTEM	15 SPECIAL CASES (DESCRIBE) 16 OFF—SITE FABRICATION OF BUILDING COMPONENTS	17 OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER	
		. 1				SS.	

1 CONGESTE ALLTO M. CONGESTE ALLTO M. CONGESTE ALLTO M. CONGESTE ALLTO M. CONGESTE C

CONSTRUCTION MANAGER: TODD MERRILL PHONE: (530) 605-5765

REALCOM ASSOCIATES
14422 SE EASTGATE WAY
SUITE: 260
BELLIVIEW, WASHINGTON 98007
PHONE: (425) 274-4444
FAX: (425) 274-4449 SITE ACQUISITION & ZONING: DAVID SINYPES PHONE: (925) 519-5081

NO. DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARK

RF ENGINEER: MICHAEL QUINTO PHONE: (925) 523–1062

VICINITY MAP

JEFREY ROME AND ASSOCIATES
1 SAN JOAQUIN PLAZA
SUITE. 250
NEWPORT BECA!, CALFORNIA 92660
PHORE. (702) 224-4338
FAX: (949) 760-3931
CONTACT: ROBIN NELSON ARCHITECT:

LAND SURVEYOR:

CAL WDA SURVEYING, INC.
411 JENKINS CIRCLE, SUITE 20
CORDIA, CALIFORNA 92880
PHONE: (951) 280–9946
CONTACT: RAMON CONZALEZ

DEVELOPMENT SUMMARY

PACIFIC GAS & ELECIFIC 245 MARKET NIDD 245 MARKET NIDD CONTACT: MIKE FRAME PHONE: (916) 296–4422 AT&T MOBILITY 4430 ROSEWOOD DRIVE PLEASANTON, CALIFORNIA 94588

OWNER:

2432 MONTEREY BOULEVARD OAKLAND, CALIFORNIA 94611 OTHER ON-SITE TELECOM FACILITIES:

PROJECT ADDRESS:

029A-1330-030 37' 49' 08.78" N 122' 12' 21 46" W NAD-83 523 FT. AMSL

CITY OF DAKLAND ALAMEDA COUNTY 284 SQ. FT. TYPE V LAT/LONG THE GROUND LEAVING GROUND LEAVING EDISHING ZONNIG. PROPOSED PROJECT ARE PROPOSED DOLDAWATE OF CONSTRUCTION. PROFESS DOLDAWATE COLPANATE.
AURISDICTION:

PROJECT DESCRIPTION

ATA: MOBILITY PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED MIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING

• INSTALL (6) PROPOSED AI&T ANTENNAS MOUNTED ON A PROPOSED 12"-0" EXTENSION AND (3) MINENNAS MOUNTED BELOW EXISTING CONDUCTORS ON AN EXISTING PAGE TRANSMISSION LINE TOWER.

• NETALL (5) LE RRUIT MOUNTED ON AN H-FRAME AT GROUND FLOOR EQUIPMEN • NETALL (5) UNITS RRUIT MOUNTED ON AN H-FRAME AT GROUND FLOOR EQUIPMEN • NETALL (5) RUNS OF 7/8°% CONNIN, CHELE AND (9) DTMA'S

 INSTALL AT&T OUTDOOR EQUIPMENT CABINETS WITHING A COMPOSITE FENCE ENCLOSURE BELOW EXISTING PO&E TRANSMISSION LINE TOWER. UNDERGROUND UTILITY RUNS FOR ELECTRICAL AND TELEPHONE

LEGAL DESCRIPTION

LOT 4 OF MONTERA, TRACT, IN THE GITY OF OMKLAND, COLURTY OF ALAMEDA, STATE COUNTY RECORDER, FLEED IN BOOK 4, PAGES 68 AND 68, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

- A-1 A-2 A-3 C-1

DATE

R.F. ENGINEER

SITE ACQ AND ZONING

RICSSON CM

SHEET INDEX

SITE PLAN
EQUIPMENT & ANTENNA PLANS
NORTHEAST & SOUTHWEST ELEVATIONS
NORTHWEST & SOUTHEAST ELEVATIONS SITE SURVEY (FOR REFERENCE ONLY)

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES

RE-LO

PROJECT TYPE: DRAWN BY: CHECKED BY:

DRAWING DATES

04/13 90% Z0'S 01/04/13 90% Z0'S 01/15/13 100% Z0'S

2432 MONTEREY BOULEVARD OAKLAND, CALFORNIA TBD ALAMEDA COUNTY

CCU3083

HWY 13 & PARK

AT&T CONSTRUCTION MANAGER

WINER APPROVAL

2010 DALFORNA BUILDING CODE AND LOCAL AMENDMENTS 2010 CALFORNA MECHANICAL CODE AND LOCAL AMENDMENT 2010 CALFORNA LELECTRIC CODE AND LOCAL AMENDMENTS 2010 CALFORNA PIECTRIC CODE AND LOCAL AMENDMENTS 2010 CALFORNA FIRE CODE AND LOCAL AMENDMENTS 2010 CALFORNA FIRE CODE AND LOCAL AMENDMENTS 2010 FALFORNA FIRE CODE AND LOCAL AMENDMENTS 2010 FERFENCED STAMAND CODE.

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

ACCESSIBILITY DISCLAIMER

REVISION LEVEL 1.0

RFDS:

SHEET TITLE

TITLE SHEET

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

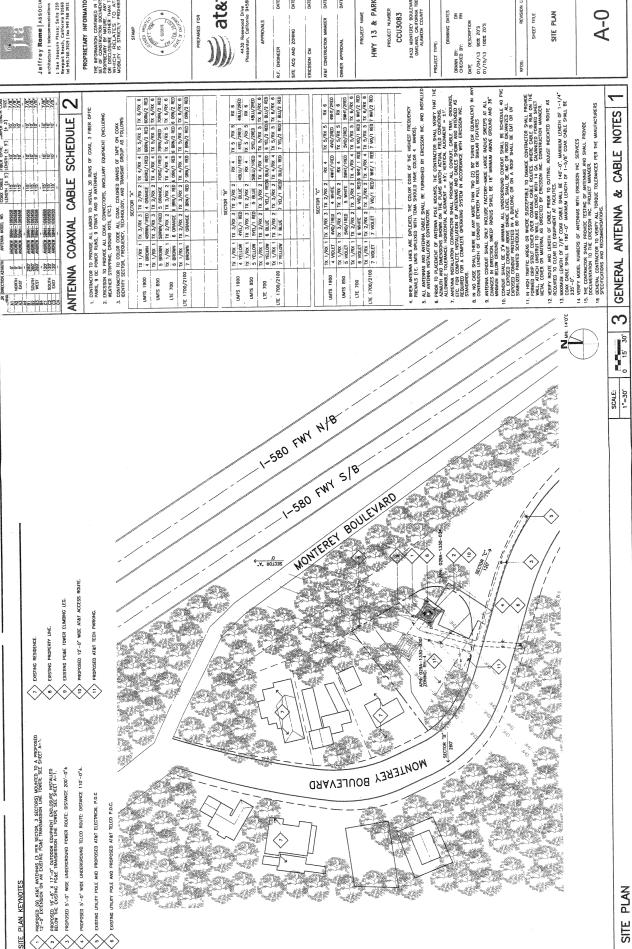
SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24°X36" FORWAT. IF THIS DRAWING SET IS NOT 24°X36", THIS SET IS NOT TO SCALE.

F

THE THE OWNER CONTROLLED WAS AND RESPONDED REPRESENTING CANDING CANDIN

OAKLAND





Jeffrey Rome ASSOCIATES I San Joaquin Plaza; Suite 250 Newport Beach, California 92660 tel 949.760.3929 | fax 949 760 3931 PROPRIETARY INFORMATION

(() at&t

4430 Rosewood Drive Pleasanton, California 94588

DATE DATE DATE SITE ACQ AND ZONING

PROJECT NAME

2432 MONTEREY BOULEVARD GAKLAND, CALIFORNIA TBD ALAMEDA COUNTY CCU3083

PROJECT NUMBER

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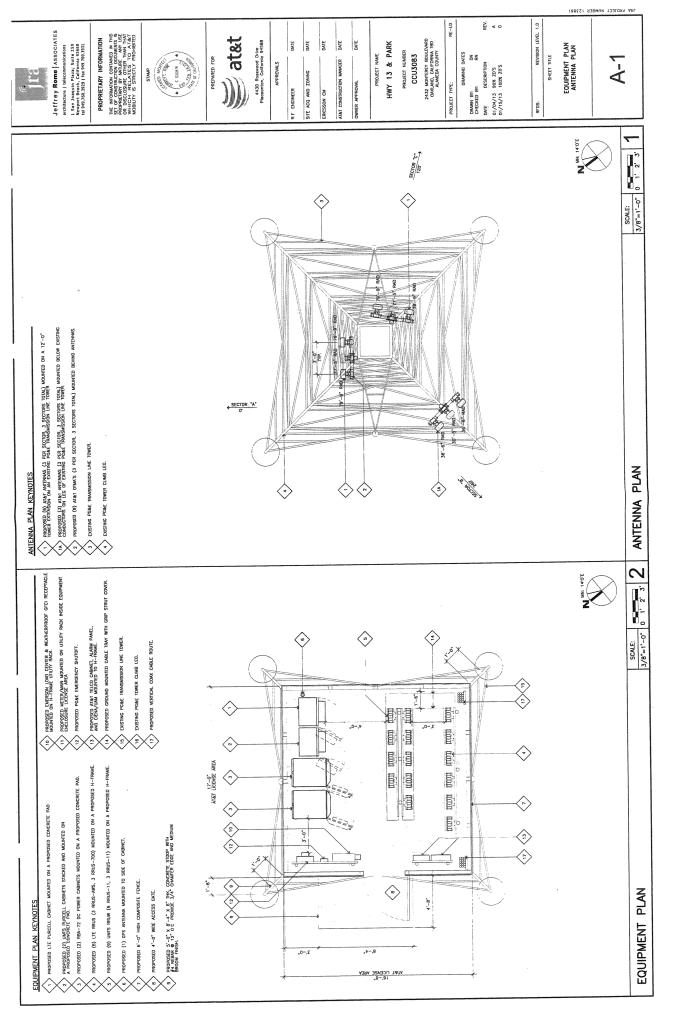
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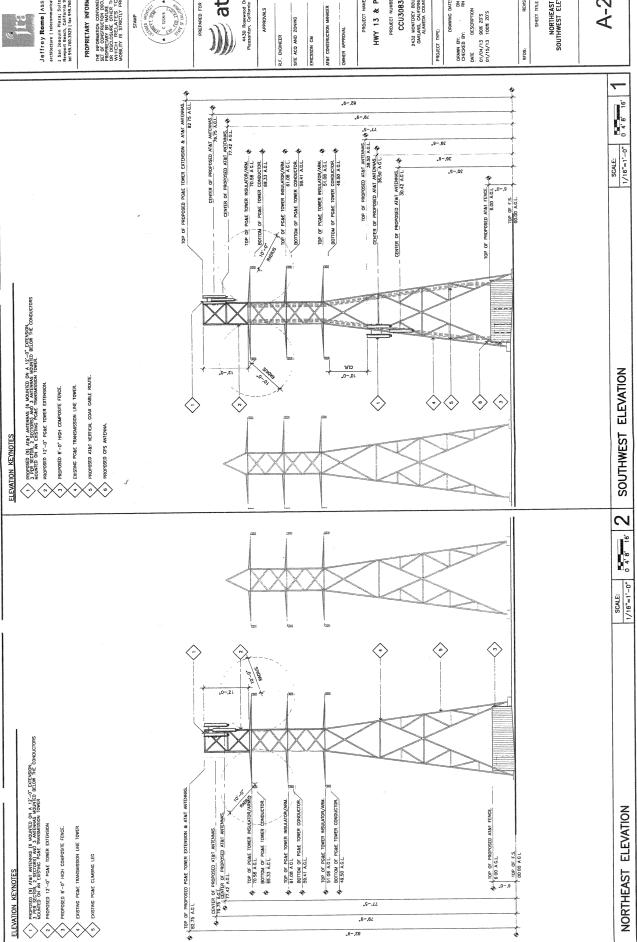
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LEVEL REVISION TITLE SHEET

SITE PLAN

A-0







Jeffrey Rome | ASSOCIATES architecture | telecommunications
1 San Joaquin Plaza; Suite 250
Newport Beach, California 92660
tel 949.760.3929 | fax 949.760.3931 PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SEC OF CONSTRUCTION BOCKLINETS IS PROPRIETARY BY NATURE. ANY USE ON DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&! MOBILITY IS STRICTLY PROMBITED.

C CZGB/A

at&t

44.30 Rosewood Drive Pleasanton, California 94588

DATE

DATE

DATE AT&T CONSTRUCTION MANAGER

PROJECT NAME

HWY 13 & PARK PROJECT NUMBER

2432 MONTEREY BOULEVARD OAKLAND, CALFORNIA TBD ALAMEDA COUNTY CCU3083

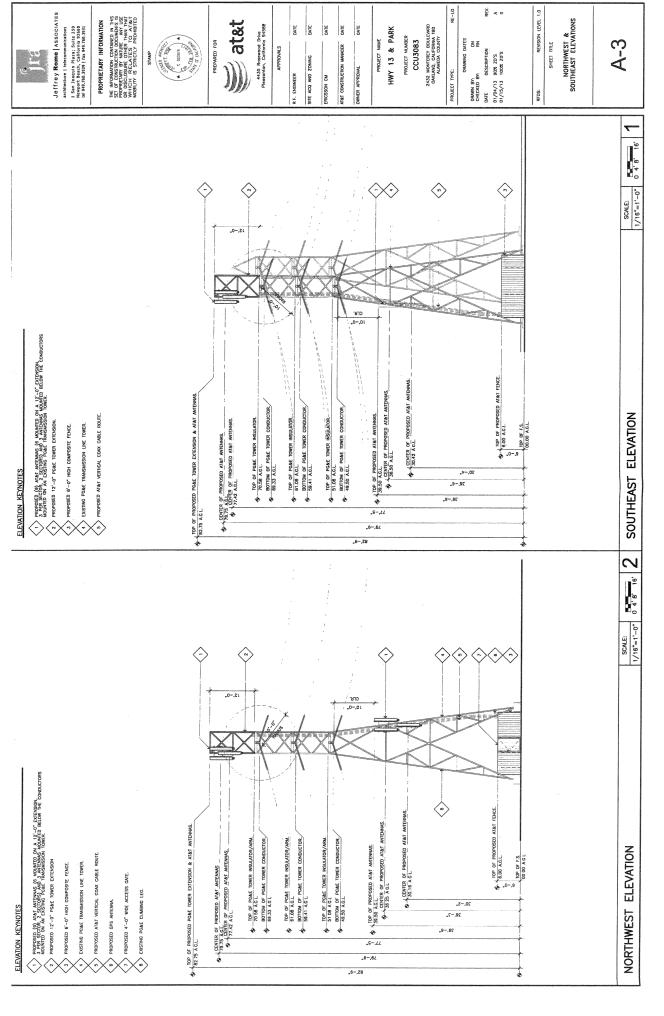
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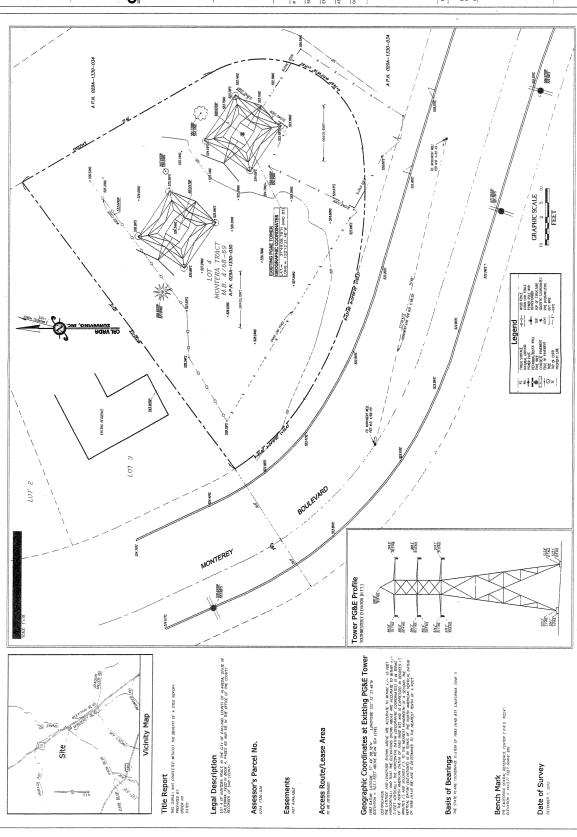
REV.

REVISION LEVEL 10 SHEET TITLE

NORTHEAST & SOUTHWEST ELEVATIONS

A-2







Jaffrey Rome | ASSOCIATE architecture | telecommunications | Isan Joaquin Feats | Softe 250 | Newport Beach, California 92660 tel 949.76h.3229 | tax 949.76h.3321

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONTRIBUTING SET OF CONTRIBUTING ANY USE OF DESCUENCE OTHER THAIL THAIL WHICH PELATES TO ATRAIT MOBILITY IS STRICTLY PPOHIBITED

CAL VADA
SURVEYING, INC.
SURVEYING, INC.
TI MOTE STATEMENT OF THE STATEMEN

at&t 4430 Rosewood Drive Pleasanton, Colifornia 94588

DATE SITE ACO AND ZONING P.F. ENGINEER

DATE AT&T CONSTRUCTION MANAGER DATE ERICSSON CM

PROJECT NAME

HWY 13 & PARK

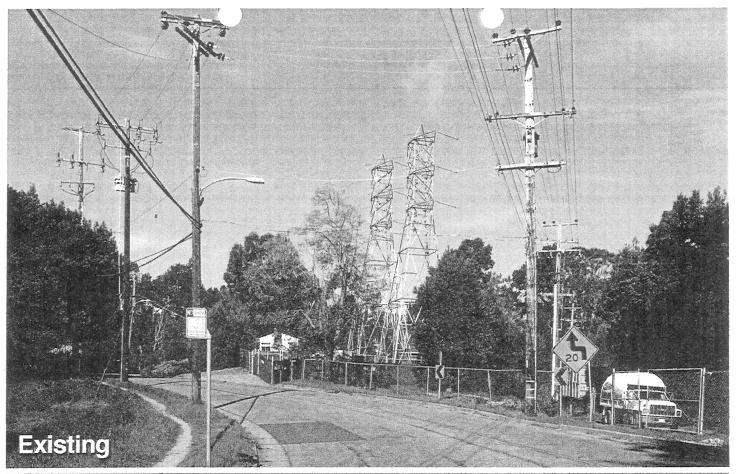
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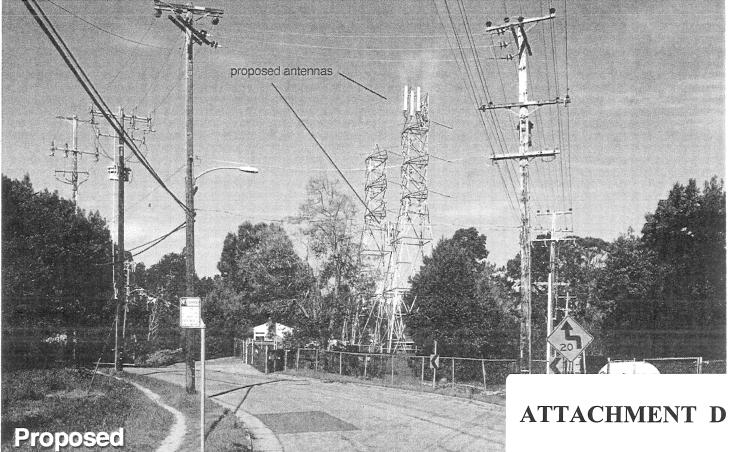
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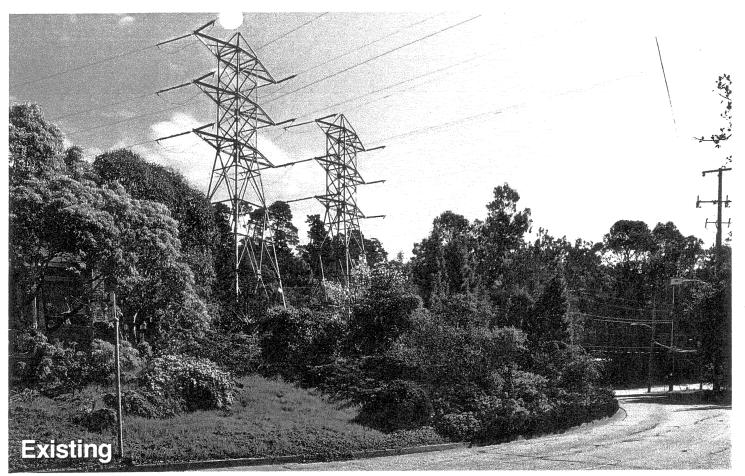
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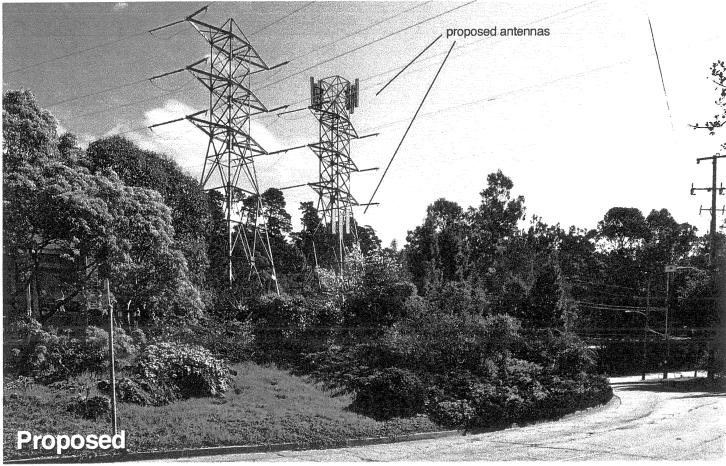
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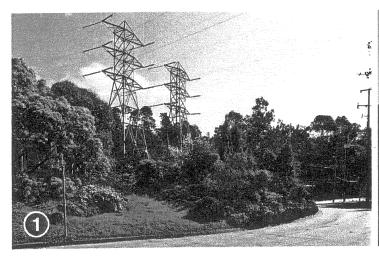
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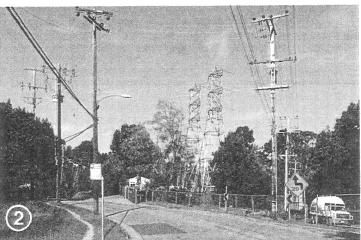


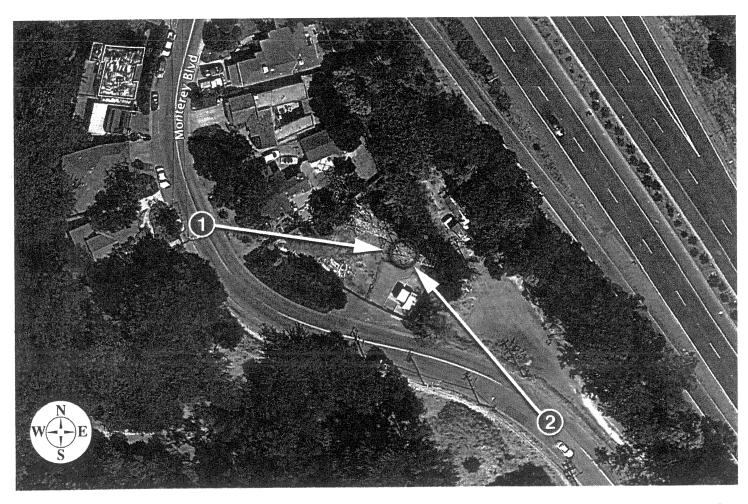


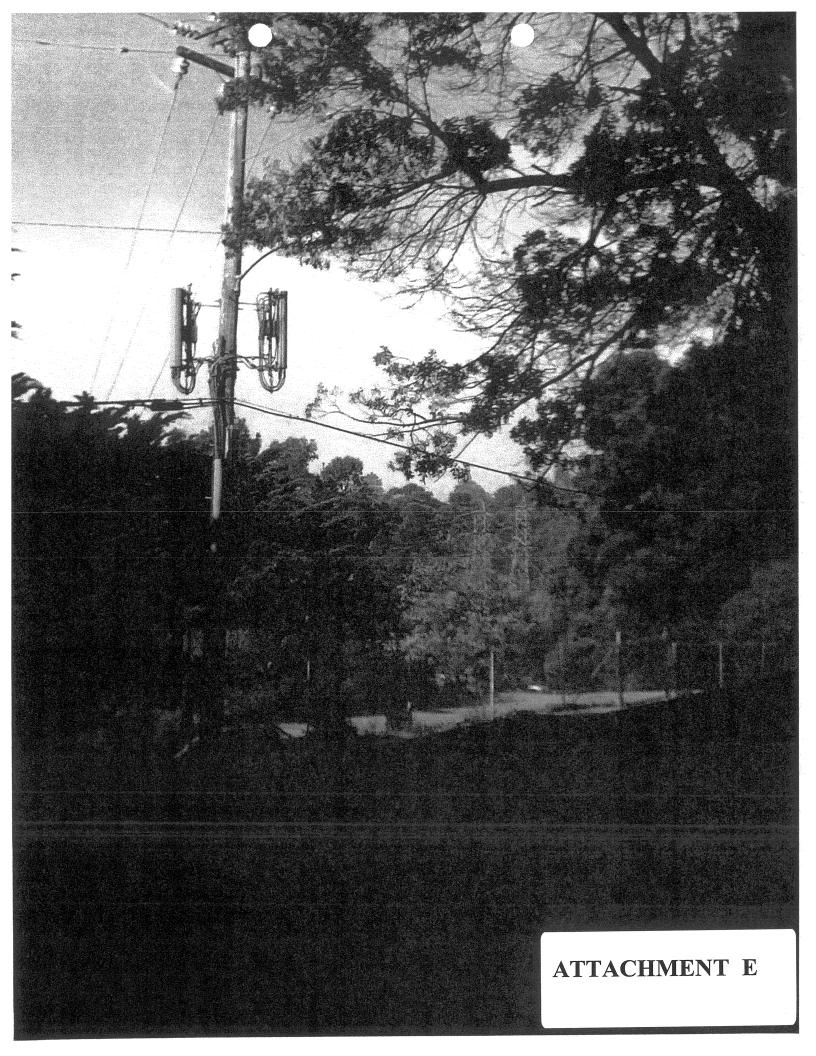








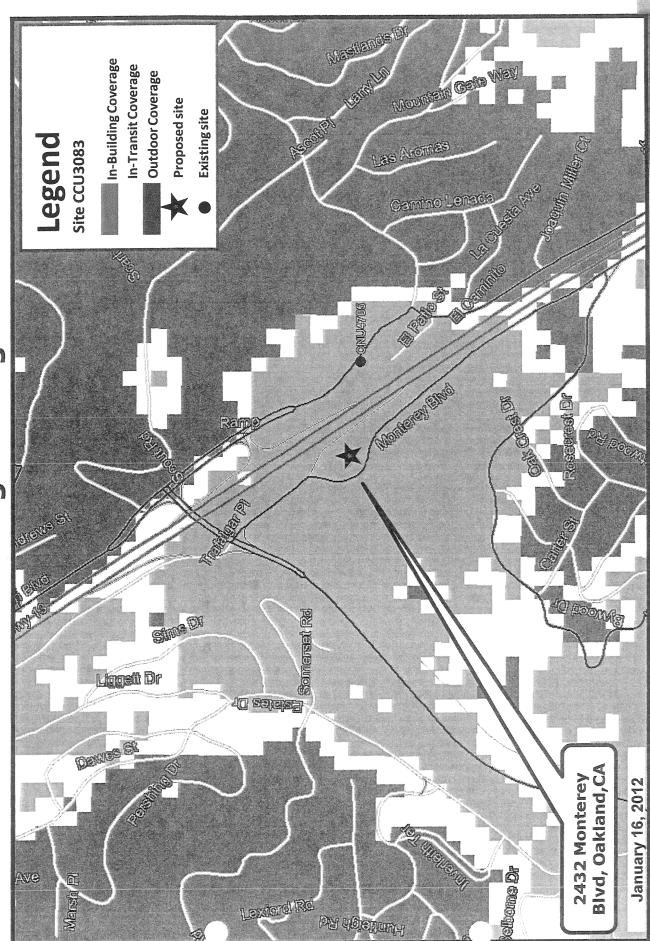




CCU3083 2432 Monterey Blvd., Oakland ropagati

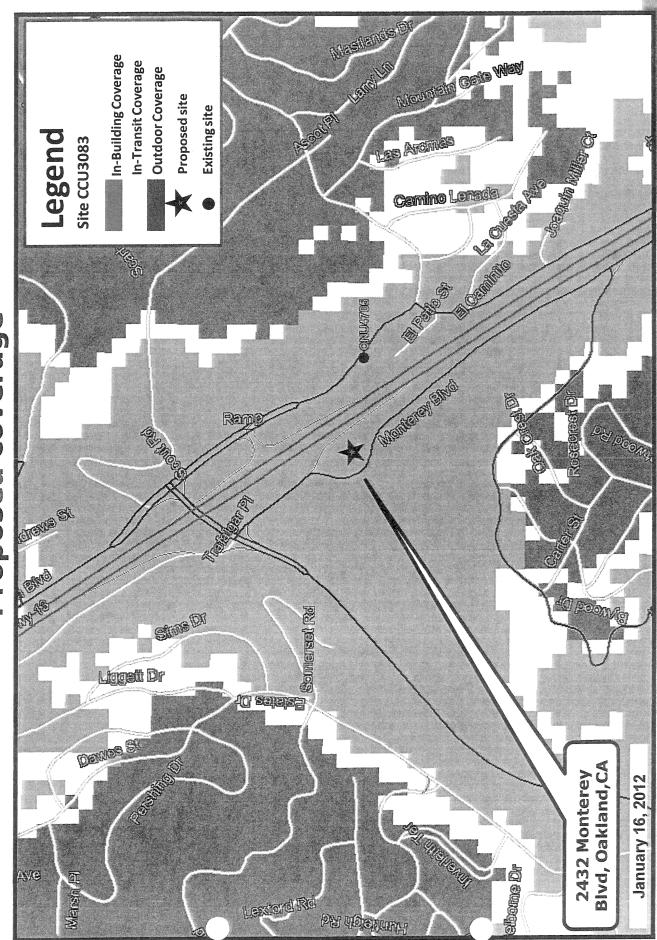
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ATTACHMENT E

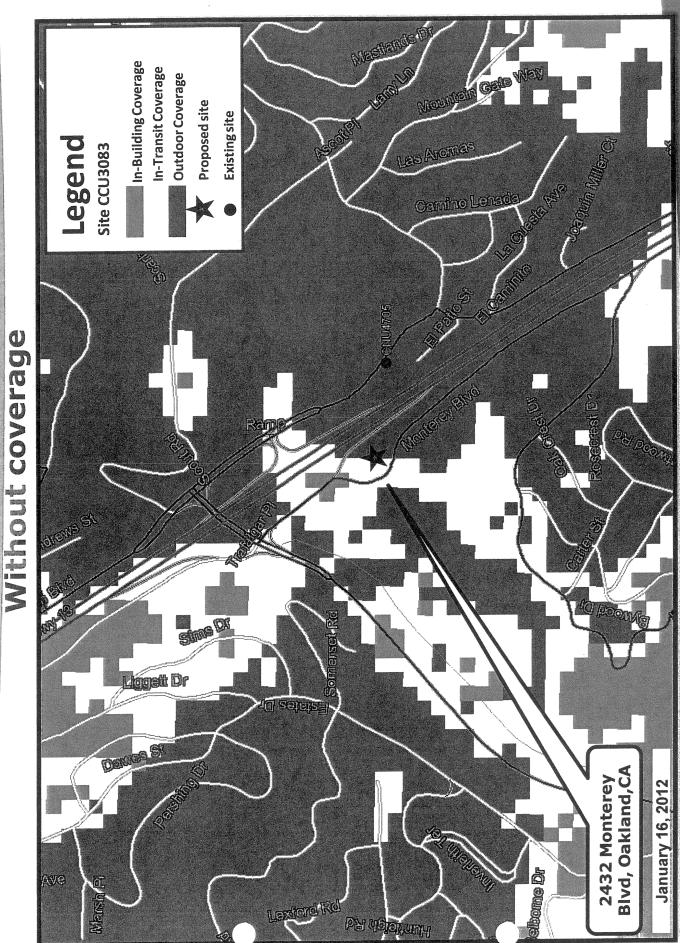




Proposed coverage



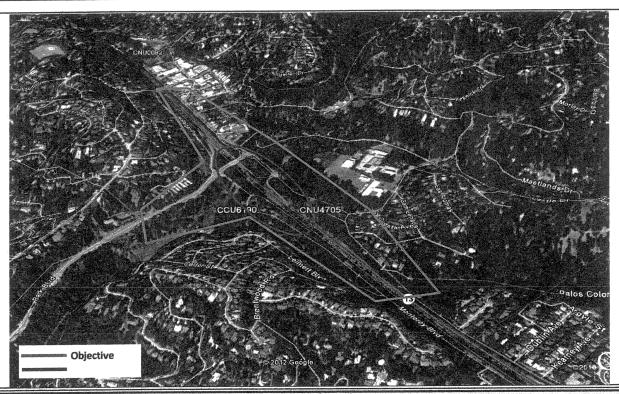






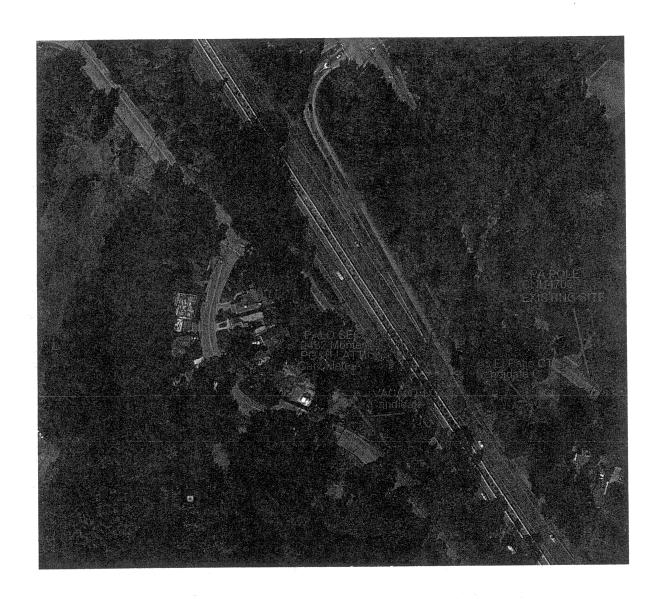
SEARCH RING

N. CAL \ S	AN FRANCISCO
SITE NAME:	HWY13 AND PARK
GSM SITE ID:	CC6190
UMTS SITE ID:	CCU6190
Trident Project No.	



		Ca	ndidate Informat	ion		
Candidate Number	Candidate Name		Latitude (NAD 83)	Longitude (NAD 83)	Ground Elevation	Rad. Center
CC6190/CCU6190	HWY13 AND PARK		37.819044	-122.206024	521 feet	60 feet
Possible Candidate:	PGE tower located along freew	vay				
Comments:	Relocation of CNU4705					
		Site Ob	jectives and Cor	nments		
Wajor Street or Junction	п	Justification / Area Type	Desired Signal Strength Level in the target area	Detailed Coverage Object	ive	
HWY13 AND PARK		CES Design Guidelines / commercial	-79 dBm	To provide/improve cover city of Berkeley.	age along Hwy 13 (Warren F	reeway) going to and fro
Comments:						
Version	Release Date	County	City	Market	Performance Manager	Design Manager
Ver 1	4/25/2012	Alameda	Oakland	Northern California	Young Suh	Sinan Akkaya
	MENS FORM Approval Date					Design Engineer
						Michael D. Quinto

HWY 13 & Park CC6190 CANDIDATES MAP



CCU3083 – HWY 13 & PARK

Site Alternatives Analysis

Background: This AT&T Search Ring runs North and South along highway 13. The area is hilly, has dense housing and is heavily wooded. The (JPA) Joint Pole Association is the Landlord of the existing AT&T Telecom Site (CNU4705). PG&E is working on their (Phase 1 Piedmont Pines Underground Project), along Mountain Blvd., in this Oakland, CA residential neighborhood and will be putting the power lines underground. This will eliminate the power poles, to which AT&T has their antennas mounted. Also, the existing AT&T equipment, across the street, is in the way and will need to be decommissioned. The attached photo shows the current antennas on Mountain Blvd., mounted on the JPA pole. The photo is looking northwest at the proposed PG&E Palo Seco lattice towers, across Hwy 13.

Candidate A: PG&E Substation (Palo Seco) – (2432 Monterey Blvd., Oakland, CA) (Apn: 029A-1330-030). Zoned RH-4. This Candidate is located on the Western side of Highway 13, approximately 550' NW of the existing AT&T Site. There are no other carriers at this location. There are two lattice towers at this substation, surrounded by a chain link fence with red slats. The preferred tower would be on the South side. PG&E will require the equipment to be placed inside the tower footprint. RF is proposing mounting antennas on the top, with a Rad. Center of 60'. The elevation at this location is approximately 50' lower than the existing AT&T site.

Candidate B: This is a vacant parcel being used as storage for a Tree service. It is on the Southside and adjacent to the Palo Seco Substation, Oakland, CA. Per the assessor's office, this Parcel is owned by the City of Oakland and has no assigned address (Apn: 29A-1330-34). This site would be the location of a proposed Monopine and is located approximately 400' West of the existing AT&T Site, on the West side of Hwy 13. It is zoned RH-4.

Candidate C: This proposed Candidate is on the west side of Mountain Blvd. (Apn: 48D-7207-204), across the street from the existing AT&T Site, equipment area. It would be approximately 105' west of the existing AT&T Site, close to Hwy 13, the objective for coverage, along with residential housing. This is

situated on an adjacent parcel, on the North side of (63 El Patio Street), a Residential lot with an existing house. A large portion of the Northern side of the parcel is vacant and has no driveway access, but could work for an unmanned Telecom site with a monopine. Due to their project, PG&E has placed a new wooden pole at this location. Power lines cross over Hwy 13 from this location to the west side of hwy 13. The area is zoned RH3 and RH4 (residential hillside).

Prepared 3/04/13 by:

David Snypes Smartlink, LLC

An authorized representative of AT&T Mobility

8371 Vomac Rd. Dublin, CA 94568 925-519-5081 cell 2pitskies@sbcglobal.net

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



Prepared for: AT&T Mobility, LLC 7655-7665 Redwood Blvd. Novato,CA 94945

> USID# 134076 Site No. CC3083 Hwy 13 & Park 2432 Monterey Boulevard Oakland, California 94611 Alameda County 37.819044; -122.206024 NAD83 lattice tower

EBI Project No. 62133369 March 5, 2013



21 B Street, Burlington, MA 01803 Tel: 781.273.2500 Fax: 781.273.3311 www.ebiconsulting.com

TABLE OF CONTENTS

EXE	CUTIVE SUMMARY	
1.0	SITE DESCRIPTION	3
2.0	FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS	3
3.0	AT&T RF EXPOSURE POLICY REQUIREMENTS	5
4.0	WORST-CASE PREDICTIVE MODELING	5
4.0	RECOMMENDED SIGNAGE/COMPLIANCE PLAN	7
6.0	SUMMARY AND CONCLUSIONS	8
7.0	LIMITATIONS	8

APPENDICES

Appendix A	Personnel Certifications
Appendix B	Antenna Inventory
Appendix C	RoofView® Export File
Appendix D	RoofView® Graphic
Appendix E	Compliance/Signage Plan

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CC3083 located at 2432 Monterey Boulevard in Oakland, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF-EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

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

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure Policy guidance, dated December 9, 2011, requires that:

- 1. All sites must be analyzed for RF exposure compliance;
- 2. All sites must have that analysis documented; and
- 3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated December 9, 2011, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated December 9, 2011. The following signage is recommended at this site:



USID No. 134076 Site No. CC3083 2432 Monterey Boulevard, Oakland, California

RF-EME Compliance Report EBI Project No. 62133369

- Green INFO I sign posted at the base of the tower climbing ladder.
- Yellow CAUTION-TOWER sign posted at the base of the tower climbing ladder.

The signage proposed for installation at this site complies with AT&T's RF Exposure Policy and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of up to nine (9) wireless telecommunication antennas on a lattice tower in Oakland, California. There are three Sectors (A, B, and C) proposed at the site, with three (3) proposed antennas per sector. For modeling purposes, it is assumed that there will be one (1) UMTS antenna in each sector transmitting in two bands each of the 850 MHz and 1900 MHz frequency ranges, one (1) LTE antenna in each sector transmitting in the 700 MHz and 2100 MHz frequency ranges, and one (1) UMTS antenna in each sector transmitting in the 1900 MHz frequency range. The Sector A antennas will be oriented 0° from true north. The Sector B antennas will be oriented 260° from true north. The Sector C antennas will be oriented 120° from true north. The bottoms of the Sector A and C antennas will be 76.7 feet (UMTS 850/1900 and LTE) and 74.4 feet (UMTS 1900) above ground level. The bottoms of the Sector B antennas will be 33.0 feet (UMTS 850/1900 and LTE) and 27.1 feet (UMTS 1900) above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished by approaching the tower at ground level. However, workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

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

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

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

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

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



The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Та	able I: Limits for	Maximum Permiss	sible Exposure (MPI	E)
(A) Limits for Occu	pational/Controlled	d Exposure		
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f²)*	6
30-300	61.4	0.163	1.0	6
300-1,500			f/300	6
1,500-100,000	Na 100		5	6
(B) Limits for Gene	ral Public/Uncontro	olled Exposure		ક. કે મુક્ક ³
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f²)*	30
30-300	27.5	0.073	0.2	30
300-1,500			f/1,500	30
1,500-100,000	## #*		- 1.0	30

f = Frequency in (MHz)

^{*} Plane-wave equivalent power density

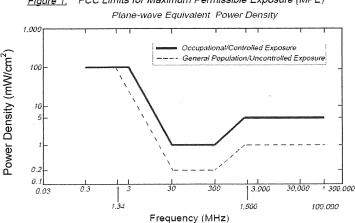


Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: I) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure Policy guidance, dated December 9, 2011, requires that:

- 1. All sites must be analyzed for RF exposure compliance;
- 2. All sites must have that analysis documented; and
- 3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.



USID No. 134076 Site No. CC3083 2432 Monterey Boulevard, Oakland, California

RF-EME Compliance Report EBI Project No. 62133369

The assumptions used in the modeling are based upon information provided by AT&T, and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 6.70 percent of the FCC's general public limit (1.34 percent of the FCC's occupational limit).

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure Policy guidance, dated December 9, 2011, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

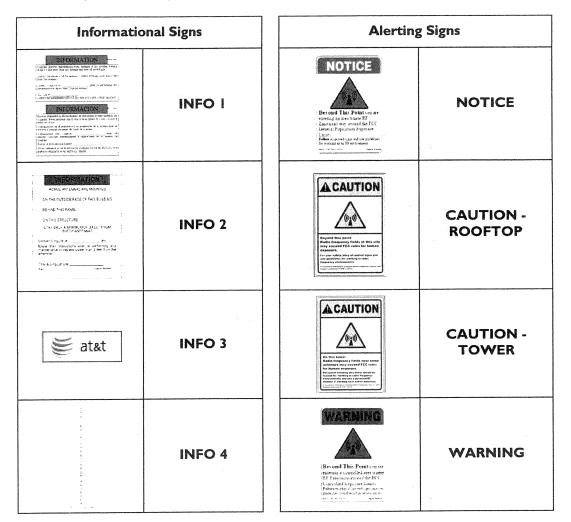


4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader <u>aware</u> of the potential risks <u>prior</u> to entering the affected area.

The table below presents the signs that may be used for AT&T installations.



Based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated December 9, 2011, and additional guidance provided by AT&T, the following signage is recommended on the site:

RF-EME Compliance Report EBI Project No. 62133369

Recommended Signage:

- Green INFO I sign posted at the base of the tower climbing ladder.
- Yellow CAUTION-TOWER sign posted at the base of the tower climbing ladder.

No barriers are required for this site. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 2432 Monterey Boulevard in Oakland, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the AT&T equipment onsite into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

7.0 LIMITATIONS

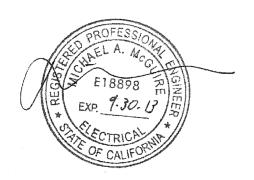
This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.



Appendix A Certifications



Reviewed and Approved by:



sealed 5mar2013

Michael McGuire Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Lindsey Dutton, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure Policy guidance (dated 12/09/11) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Lody Moth

Appendix B Antenna Inventory

		·						·						
Z	7.97	7.97	7.97	7.97	76.7	7.97	74.4	33.0	33.0	33.0	33.0	33.0	33.0	27.1
>	42	42	42	42	4	42	4	37	37	¥.	3,4	34	34	32
×	53	23	49	49	49	49	N	\$	42	£	43	43	43	42
Horizontal Beamwidth (Deg.)	70	65	29	29	57	22	22	70	65	29	29	57	57	57
Length (feet)	6.1	6.1	6.1	- 9		-9	99		9		9		6.1	99
Azimuth (deg.)	0	0	0	0	0	0	0	260	260	260	260	260	260	120
Model	Andrew SBNH- ID6565B													
Gain (dBd)	12.9	15.7	3.	<u> </u>	-91	-99	1.91	12.9	15.7	<u>—</u>	<u> </u>	1.6.1	1.91	16.1
ERP (Watts)	536	894	246	246	490	490	490	536	894	246	246	490	490	490
TX Freq (MHz)	LTE 700	LTE 2100	UMTS 850	UMTS 850	UMTS 1900	UMTS 1900	UMTS 1900	LTE 700	LTE 2100	UMTS 850	UMTS 850	UMTS 1900	UMTS 1900	UMTS 1900
Antenna Type	Panel	Panel	Panel	Panel	Pane	Panel	Panel	Panel	Pane	Panel	Panel	Panel	Panel	Panel
Operator	AT&T													
Antenna	ATT AI	ATT A!	ATT A2	АТТ А2	АТТ А2	ATT A2	АТТ А3	ATT BI	ATT BI	ATT B2	ATT B2	ATT B2	ATT B2	ATT B3

USID No. 134076 Site No. CC3083 2432 Monterey Boulevard, Oakland, California

RF-EME Compliance Report EBI Project No. 62133369

				т		·		
	Z	7.97	7.97	7.97	7.97	7.97	7.97	74.4
	>	32	32	35	35	33	35	33
	×	23	53	55	55	55	55	54
Horizontal Beamwidth	(Deg.)	70	92	29	29	57	27	57
Length	(feet)	6.1	6.1	6.1	6.1	6.1	6.1	6.1
Azimuth Length	(deg.)	07	120	120	120	120	120	120
	Model	Andrew SBNH- I D6565B	Andrew SBNH- I D6565B	Andrew SBNH- ID6565B	Andrew SBNH- ID6565B	Andrew SBNH- ID6565B	Andrew SBNH- I D6565B	Andrew SBNH- I D6565B
Gain	(dBd)	12.9	15.7	13.1	13.1	16.1	16.1	16.1
ERP	(Watts)	536	894	246	246	490	490	490
TX Freq	(MHz)	LTE 700	LTE 2100	UMTS 850	UMTS 850	UMTS 1900	UMTS 1900	UMTS 1900
Antenna	Туре	Panel	Panel	Panel	Panel	Panel	Panel	Panel
	Operator	AT&T	AT&T	AT&T	AT&T	AT&T	AT&T	AT&T
Antenna	Number	ATTCI	АПСІ	ATT C2	ATT C2	АТТ С2	АП С2	ATTC3

Note there are only 3 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on different lines. _:

Appendix C Roofview® Export File

Uptime Profile

dBd Gain

BWdth

12.9 70.0

12.9 70.0

13.1 67.0

13.1 67.0

13.1 67.0

16.1 57.0

16.1 57.0

17.2 70.260

13.1 67.260

13.1 67.260

13.1 67.260

13.1 67.260

13.1 67.260

13.1 67.260

13.1 67.260

13.1 67.260

14.1 67.260

15.1 66.1 57.260

16.1 57.260

16.1 57.260

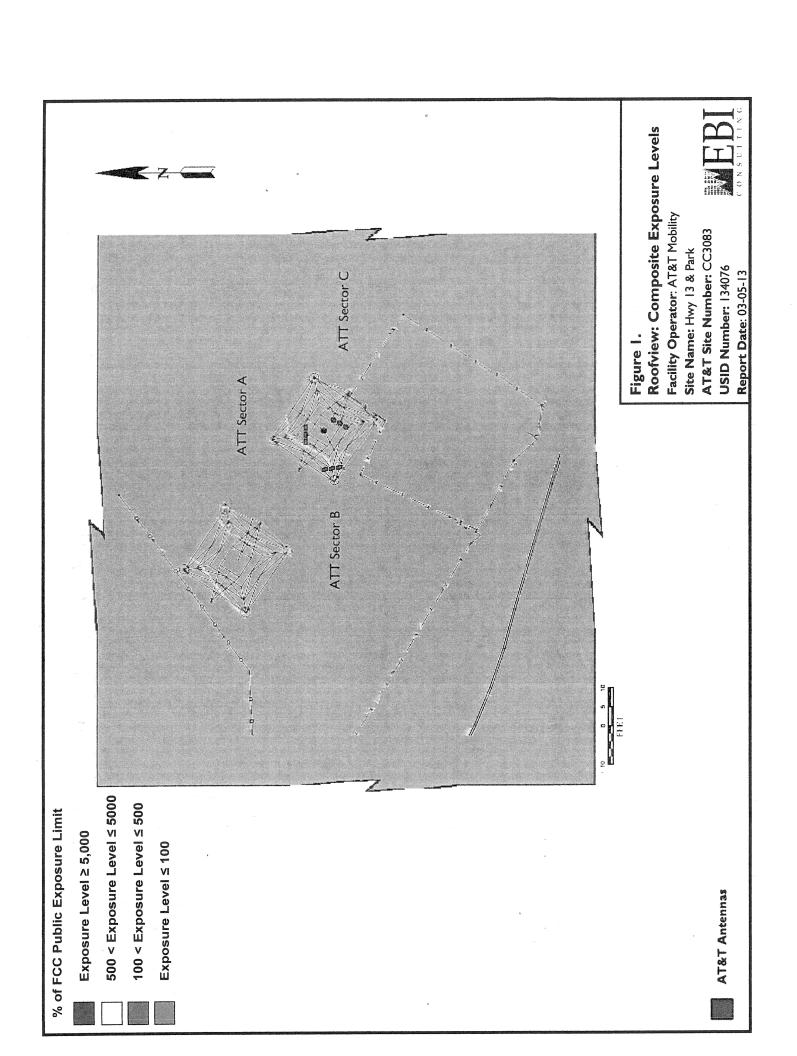
16.1 57.200

16.1 57.120

16.1 57.120

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ATT AZ UN	UMTS 850	3.9.8 8.9.8	7 1	115 //8 LDF	1.46		39.46509 Andrew 19.73254 Andrew	SBNH-1D6:	53 49	4 4	76.7	6.1
_		39.8	1	115 7/8 LDF	1.46		19.73254 Andrew	SBNH-1D6!	49	42	7.97	6.1
		39.8	٠,	115 7/8 LDF	1.46		19.73254 Andrew	SBNH-1D6	49	42	76.7	6.1
ATT A3 UN	UMIS 1900	8,96	-1	115 7/8 LDF	1.46		19.73254 Andrew	SBNH-1D6:	51	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	74.37	6.1
_	,	39.8	1 74	115 7/8 LDF	1.46		45.0519 Andrew	SBNH-1D6	42	37	32.95	6.1
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ATT B2 UN	UMTS 850	39.8		115 7/8 LDF	1.46		19.73254 Andrew	SBNH-1D6:	43	34	32.95 32 95	6.1
	н	39.8	- -	115 7/8 LDF			19.73254 Andrew	SBNH-1D6		34	32.95	6.1
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ATT B3 UN	UMTS 1900	39.8	н г	115 7/8 LDF			19.73254 Andrew	SBNH-1D6!	42	35	27.11	6.1
ATT C1 LTE	2	39.8	7 7	115 7/8 LDF	1.46		39.46509 Andrew	SBNH-1D6	53	32	76.7	6.1
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	UMTS 850	39.8		115 7/8 LDF	1.46		19.73254 Andrew	SBNH-1D6	55	35	76.7	6.1
		39.8	. ⊣ .	115 7/8 LDF			19.73254 Andrew	SBNH-1D6	52	35	76.7	6.1
ATT C2 UR	UMIS 1900	8 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		115 //8 LDF	1.45		19./3254 Andrew	SBNH-1D6:	C 2	22	78.7	
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mys	14	5 AC Unit	Ji Access Unit									
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Appendix D Roofview ® Graphics



% of FCC Public Exposure Limit Exposure Level ≤ 5 Exposure Level >5

Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

AT&T Antennas

Roofview: AT&T Exposure Levels Figure 2.

Facility Operator: AT&T Mobility AT&T Site Number: CC3083 Site Name: Hwy 13 & Park

USID Number: 134076 Report Date: 03-05-13

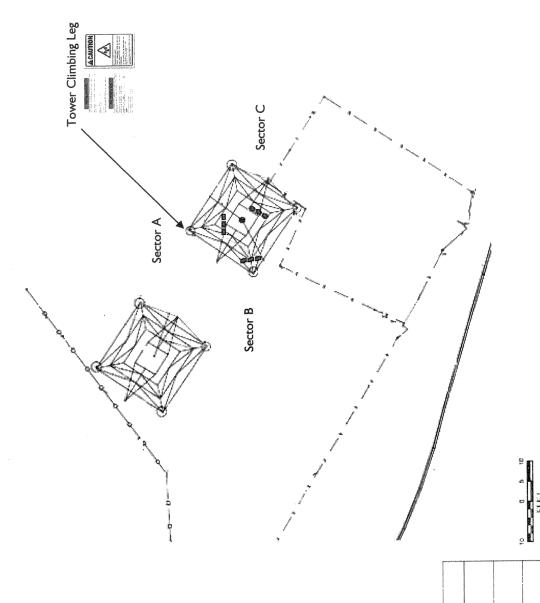




Appendix E Compliance/Signage Plan







Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: Hwy 13 & Park
AT&T Site Number: CC3083

Denotes AT&T Informational Sign 2
Denotes AT&T Informational Sign 3
Denotes AT&T Informational Sign 4

Denotes AT&T Informational Sign 1

desperate and a second

030000000

Sign Identification Legend

USID Number: 134076 Report Date: 03-05-13

Denotes AT&T WARNING Sign

4

Denotes AT&T CAUTION Sign

Shormon Speciment

Denotes AT& T NOTICE Sign

