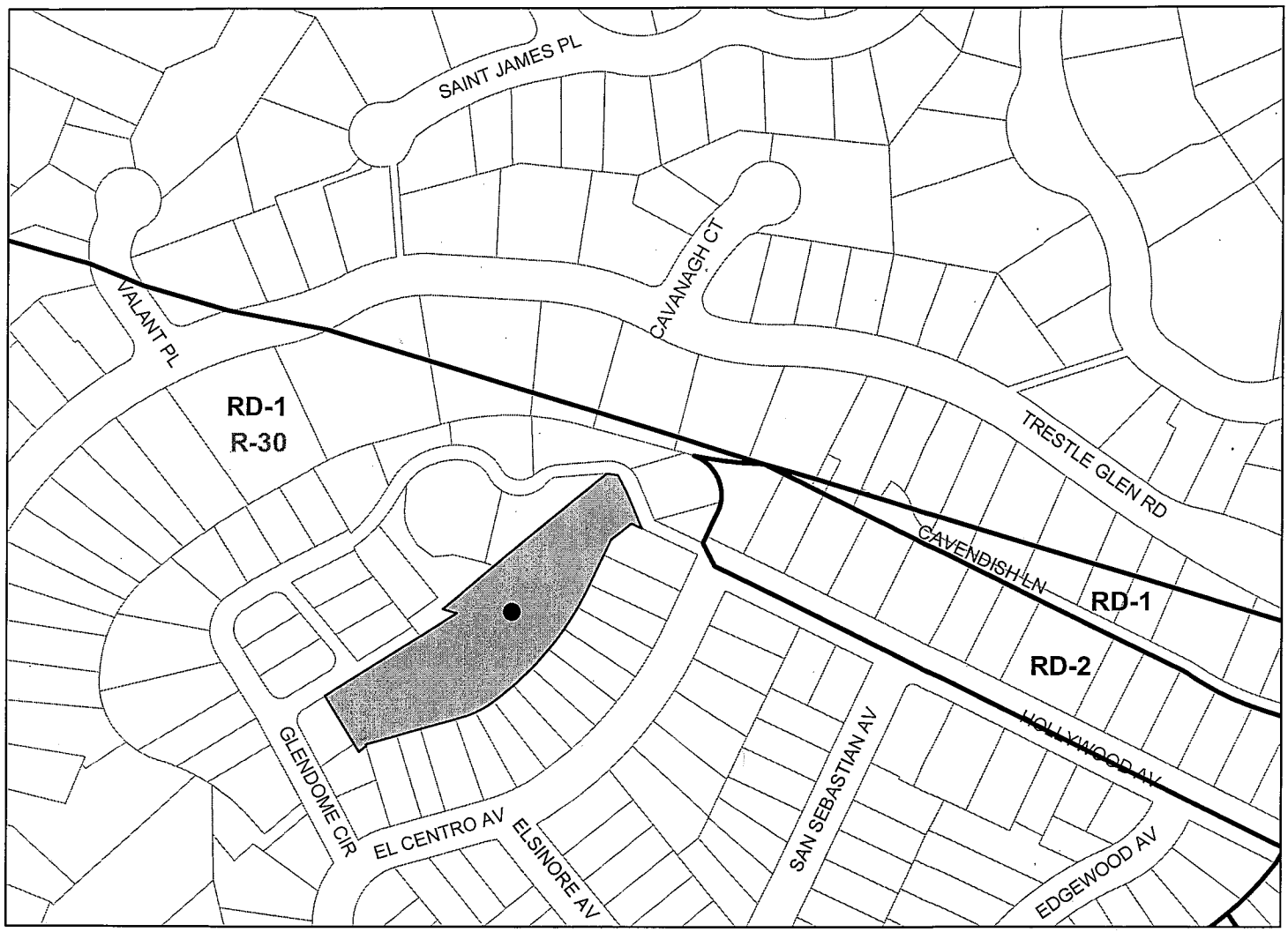
Case File Number: CMD09-140 **August 31, 2011**

Location:	**601 Glendome Circle (See map on reverse)**
Assessors Parcel Numbers:	**(024-0607-052-00)**
Proposal:	To install six (6) telecommunication antennas on an extension to the top of an existing PG&E tower, three (3) antennas to the legs of the tower and associated equipment shelters on the ground below the tower.
Applicant:	Verizon Wireless, Charnel James of NSA Wireless
Contact Person/ Phone Number:	Charnel James (530)219-1833
Owner:	PG& E Co.
Case File Number:	CMD09-140
Planning Permits Required:	Regular Design Review to install nine (9) telecommunication antennas, and enclosed equipment shelters. Major Conditional Use Permit for the installation of a Macro telecommunication facility within 100 feet of a residential zone.
General Plan:	Detached Unit Residential
Zoning:	RD-1 Detached Unit Residential Zone (project submitted and deemed complete when the property was in the R-30 One-Family Residential Zone)
Environmental Determination:	Exempt, Section 15270 of the State CEQA Guidelines; Projects which are Disapproved
Historic Status:	No Historic Record
Service Delivery District:	3
City Council District:	5
Date Filed:	6/22/09
Status:	This item was on the April 20, 2011 agenda and the June 1, 2011 agenda and was continued by the Planning Commission to August 31, 2011.
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner **Michael Bradley** at **(510) 238-6935** or mbradley@oaklandnet.com

SUMMARY

The following staff report addresses the proposal for a new unmanned wireless telecommunication facility located on an existing PG&E tower with the installation of six (6) telecommunication antennas on an extension to the top of the tower, three (3) antennas to the legs of the tower, and associated equipment shelters on the ground below the tower. Given the number of antennas, this would be considered a "macro" telecommunications facility. The site is located within a residential neighborhood along Glendome Circle. The site is in the RD-1 Detached Unit Residential Zone but was submitted when the R-30 One-Family Residential Zone was in effect and has been reviewed under the standards of that zoning district as the application

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMD09-140
Applicant: Verizon Wireless, Charnel James of NSA Wireless
Address: 601 Glendome Circle
Zone: RD-1 (formerly R-30)

was deemed complete prior to the change in the zoning maps. In any event, the regulations for a Macro Telecommunications Facility in the current and prior zones are identical. The General Plan designation for the site is Detached Unit Residential. In 1998 a similar proposal for only 3 panel antennas was proposed by a different telecommunication provider, and was denied based on the proposed project not meeting the criteria and required findings for a Major Conditional Use Permit and Design Review. (**attachment D**). Staff recommends denial of the current proposed project as well, for failure to satisfy the required findings.

PROJECT DESCRIPTION

The applicant (Verizon) is proposing the install of six (6) telecommunication antennas on an extension to the top of an existing PG&E tower, three (3) antennas to the legs of the tower and associated equipment shelters on the ground below the tower. All proposed antennas and associated equipment will not be accessible to the public. (**attachment A**).

PROPERTY DESCRIPTION

The subject property is an internal parcel of approximately 45,493 square feet, with frontage on Glendome Circle. The subject property has multiple PG&E towers that are approximately 85 feet high. The site is surrounded by residential properties. Currently there are no other telecommunication providers located at the site.

GENERAL PLAN ANALYSIS

The subject property is located within the Detached Unit Residential General Plan designation. The Detached Unit Residential land use classification is intended to create, maintain and enhance residential areas characterized by detached, single unit structures. New towers of this design would not conform to the Detached Unit Residential Classification at the subject site, thus an increase in visual clutter such as that would occur with the proposed tower extension and antennae on an existing tower would also not conform to the designation. The proposed unmanned wireless telecommunication facility will adversely affect and detract from the residential characteristics of the neighborhood. The antennas will be mounted on the existing PG&E tower and visual impacts will not be mitigated since the antennas will be on an extension to the top of the tower, thereby increasing the adverse impacts of such towers within a residential area.

ZONING ANALYSIS

Although the subject property currently is in the RD-1 Detached Unit Residential Zone, has been reviewed under the standards of the R-30 One-Family Residential Zone, which was in effect for the site at the time the application was deemed complete. In any event, the regulations for a Macro Telecommunications Facility in the current and prior zones are identical.

The proposal is for a new unmanned wireless telecommunication facility on an existing PG&E tower and requires a Major Conditional Use permit since the project is located in or within one hundred feet of the boundary of a residential zone. See Oakland Planning Code Section 17.134.020. As more fully articulated in the proposed findings attached to this report, Staff finds

that the proposed application does not meet standards for approval under the applicable R-30 zoning and City of Oakland Telecommunication regulations.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Section 15270, projects which are disapproved.

KEY ISSUES AND IMPACTS

1. Conditional Use Permit

Section 17.16.070 of the City of Oakland Planning Code requires a conditional use permit to install a Macro Telecommunication facility in the R-30 zone. As specified in Oakland Planning Code Section 17.134.020(A)(3)(i) a major conditional use permit is required because the proposal consists of a " telecommunication facility in or within one hundred (100) feet of the boundary of any residential zone." The required findings for a major conditional use permit are listed and included in staff's evaluation. Staff recommends denial of the Conditional Use Permit as discussed in the proposed Findings for Denial. In summary, the proposal fails to meet the Major Conditional Use Permit criteria because the residents currently have existing 85 foot high towers in direct view from the adjacent properties and by adding a 12 foot extension and antennas to the top and legs of the tower, greater visual clutter and unattractive mechanical devices in that view will only worsen the existing condition for the residents. The applicant has failed to provide screening or other features to reduce these impacts and improve the aesthetic character of the proposal.

2. Design Review

The proposal is for a new unmanned wireless telecommunication facility located on an exiting PG&E tower with installation of six (6) telecommunication antennas on an extension to the top of the tower, three (3) antennas to the legs of the tower, and associated equipment shelters on the ground below the tower. The proposal does not attempt to visually mitigate impacts the antennas will have on the surrounding residential neighborhood and will increase the visual impacts that the existing tower already presents. The residents currently have existing 85 foot high towers in direct view from the adjacent properties and by adding a 12 foot extension and antennas to the top and legs of the tower, greater visual clutter and unattractive mechanical devices in that view will only worsen the existing condition for the residents.

The proposal does not match the materials, texture and color of the existing PG&E Tower. They will appear to be visually prominent attachments to the structure that will not blend in or harmonize with the structure. The zoning regulations attempt to minimize the impact of antennas by screening, stealthing or texturing them to appear to be something other than what they are. This project does not attempt any of these methods and makes an already intrusive and atheistically unappealing facility worse in the process.

3. 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, B or C ranked preference do not require a site alternatives analysis.

City of Oakland Planning staff have reviewed and determined that the site selected is designated as in the category of ranked preference B. The proposal is on a quasi-public facility in a residential zone, thus this location for the antennas will provide service to the adjacent residential structures; however the addition to the facility will create further visual impacts to an existing visual impact. The applicant has provided a Site Alternative Analysis and Coverage Map (**attachment C**) which states she has looked at other sites and based on the residential neighborhood this is the most suitable site for the proposed antennas.

4. Project Design

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

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

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

a. Written evidence indicating why each higher preference design alternative can not be used. Such evidence shall be in sufficient detail that independent verification could be obtained if required by the City of Oakland Zoning Manager. Evidence should indicate if the reason an alternative was rejected was technical (e.g. incorrect height, interference from existing RF

sources, inability to cover required area) or for other concerns (e.g. inability to provide utilities, construction or structural impediments).

The project design for this proposal is ranked preference F, as the antennas are proposed to be mounted on an existing PG&E tower. As a result, the Telecommunications Regulations require a site design alternatives analysis, as described above. To inform the development of the required Site Alternatives Analysis, Planning Staff provided the applicant with information on other locations where telecommunication antennas had been approved in the surrounding area. These included: 4230 Park Blvd. (approximately 0.9 miles away on an existing commercial property) approved under case file CMD08-201; 4101 Park Blvd. (approximately 0.8 miles away on an existing church) approved under case file CMD07-338 ; and 1305 Everett Avenue (approximately 0.5 miles away on an existing multi-unit apartment building) approved under case file CMD09-219.

The applicant has provided a Site Alternative Analysis and Coverage Map (**attachment C**); however, the analysis does not fulfill the requirements of Planning Code section 17.128.120. Section 17.128F.a, specifies that evidence should indicate whether the reason an alternative was rejected was technical or for other concerns. For most of the rejected sites, the applicant does not give technical reasons. The Site Alternative Analysis does not provide sufficient detail about each of the other sites to make an informed determination that none of them can be used. The level of detail suggests that, in some instances, the applicant did no more to investigate alternatives site than simply driving by or placing a phone call. The non-technical reasons included "vegetation and terrain," "zoning reasons," "there was not any location for ground equipment to be placed," "it does not appear that the roof could support the weight," "controversy of the site," and "unable to get a response from the landlord." None of these unsupported statements provide a sufficient basis for a determination that other sites were incapable of being utilized.

5. Project Radio Frequency Emissions Standards

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

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

The applicant states that the proposed project meets the radio frequency (RF) emissions standards as required by the regulatory agency. Submitted with the initial application was a RF emissions report, prepared by Hammett & Edison, INC., (**attachment B**). The report states that

the proposed project will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not cause a significant impact on the environment.

CONCLUSION

City of Oakland planning staff believes that the proposed project and subject property can not be developed to meet the established zoning and telecommunication regulations that were created and adopted to set certain criteria minimums and maximums for similar types of developments. The residents currently have existing 85 foot high towers in direct view from the adjacent properties and by adding a 12 foot extension and antennas to the top and legs of the tower, greater visual clutter and unattractive mechanical devices in that view will only worsen the existing condition for the residents. Further the applicant has failed to provide a detailed Site Alternative Analysis that provides sufficient technical evidence on why the subject site is the only appropriate location for a new telecommunication facility. Staff believes that the findings for denial can be made to deny the Conditional Use Permit and Design Review.

RECOMMENDATIONS:

1. Affirm staff's environmental determination
2. Deny Conditional Use Permit and Design Review application CMD09-140 pursuant to the attached findings for Denial

Prepared by:

Michael Bradley
Planner I

Approved by:

Scott Miller
Zoning Manager

Approved for forwarding to the
City Planning Commission

Eric Angstadt, Deputy Director
Community & Economic Development Agency

ATTACHMENTS:

A. Project Plans & Photo simulations
B. Hammett & Edison, INC. RF Emissions Report
C. Site Alternatives Analysis & Coverage Map
D. City of Oakland Letter of Denial of CU98-147; Pacific Bell proposal in 1998
E. NSA Wireless, Inc. Notice of Neighborhood Meeting, October 15, 2009

FINDINGS FOR DENIAL

FINDINGS FOR DENIAL:
This proposal does not meet all of the required findings under Section 17.134.050, of the General Use Permit criteria; all the required findings under Section 17.136.050.(B), of the Non-Residential Design Review criteria; all the required findings under Section 17.128.070(B), of the telecommunication facilities (Macro) Design Review criteria; all the required findings under Section 17.128.070.(C), of the telecommunication facilities (Macro) Conditional Use Permit criteria; and as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal does not satisfy 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 location, size, design and operational characteristics of the proposal will adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. Consideration has not been given to the harmony in scale, bulk, and coverage; 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 will be located on an existing 85 foot high PG&E tower that would be extended in height by this proposal and will adversely affect the livability of the existing area. Six of the antennas will be mounted to an extension on top of the tower and three antennas will be mounted lower on the legs of the tower with the equipment shelters located below the tower on the ground. The facility will be unmanned and will not create additional vehicular traffic in the area; however the addition of the antennas to the tower will create even greater visual impacts to the neighborhood than the existing towers already present. The increase in height to the tower of 12 feet and the antennas will add to the negative visual clutter as viewed from surrounding residential properties.

The proposal will intensify the land use conflicts between the residential neighborhood and the existing utility towers. The residents currently have existing 85 foot high towers in direct view from the adjacent properties and by adding a 12 foot extension and antennas to the top and legs of the tower, greater visual clutter and unattractive mechanical devices in that view will only worsen the existing condition for the residents. Thus, the proposed Macro telecommunication facility would amplify the negative visual impact of the existing utility towers and would exacerbate an existing undesirable neighborhood character, by intensifying the visual clutter of the towers (through as increase in sky view blocked by the tower).

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 location, design and site planning of the proposed antennas will not provide a convenient and functional working and shopping environment, and will not attempt to preserve the attractive nature of the use and its location and setting warrant. No screening of the antennas or equipment shelters is proposed. The proposal creates an even greater visual impact at the site; therefore it would affect the general quality and character of the neighborhood.

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

Although 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, the proposal creates an even greater visual impact at the site; therefore it would affect the general quality and character of the neighborhood. The site will provide a regional telecommunication facility for the community and will be available to police, fire, public safety organizations and the general public; however the possibility of the same achievements may be granted by other sites in the area. The applicant was provided by staff three other locations in the area that were approved for telecommunication applications which included: 4230 Park Blvd. (approximately 0.9 miles away on an existing commercial property) approved under case file CMD08-201; 4101 Park Blvd. (approximately 0.8 miles away on an existing church) approved under case file CMD07-338 ; and 1305 Everett Avenue (approximately 0.5 miles away on an existing multi-unit apartment building) approved under case file CMD09-219. The applicant believes that these sites were not acceptable in their submitted Site Alternative Analysis, however per 17.128.120. F.a, evidence should indicate if the reason an alternative was rejected was technical or for other concerns. For most of the rejected sites the applicant does not give technical reasons. The Site Alternative Analysis does not provide sufficient detail about each of the other sites to determine that none of them can be used. The level of detail suggest that they did not do much more than drive by a site or place a phone call. The non-technical reasons included "vegetation and terrain,""zoning reasons," "there was not any location for ground equipment to be placed," "it does not appear that the roof could support the weight," "controversy of the site,", and "unable to get a response from the landlord." None of these unsupported statements provide a sufficient basis for a determination that other sites were incapable of being utilized.

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 does not conform with all significant aspects of the design review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined below.

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

The proposal does not conform to all significant aspects of the Oakland General Plan and with any other applicable plan or zoning maps adopted by the City of Oakland. The Detached Unit Residential Classification is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures. New towers of this design would not conform to the Detached Unit Residential Classification at the subject site; thus, an increase in visual clutter such as that would occur with the proposed tower extension and antennae on an existing tower would also not conform to the designation. The proposed macro-telecommunication facility in the Detached Unit Residential General Plan designation will not enhance the residential neighborhood, but rather will detract from the neighborhood character based on visual impacts created by the proposed antennas and equipment shelter.

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 for a new unmanned wireless telecommunication facility located on an exiting PG&E tower with installation of six (6) telecommunication antennas on an extension to the top of the tower, three (3) antennas to the legs of the tower, and associated equipment shelters on the ground below the tower. The proposal involves a 12 foot extension to the top of an approximately 85 foot high PG&E tower and does not include any attempt at screening the antennas. The proposal does not attempt to visually mitigate impacts the antennas will have on the surrounding residential neighborhood, and will increase the visual impacts that the existing tower already presents. The residents currently have existing 85 foot high towers in direct view from the adjacent properties and by adding a 12 foot extension and antennas to the top and legs of the tower, greater visual clutter and unattractive mechanical devices in that view will only worsen the existing condition for the residents. The extension and antennas will increase the amount of sky view that is blocked by the tower.

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

The design will not be appropriate and compatible with current zoning and general plan land use designations. The proposal does not protect or preserve the surrounding neighborhood context by concealing the proposed wireless telecommunication antennas in the residential area. The proposal does not attempt to visually mitigate impacts the antennas will have on the surrounding residential neighborhood, and will increase the visual impacts that the existing tower already presents. The residents currently have existing 85 foot high towers in direct view from the adjacent properties and by adding a 12 foot extension and antennas to the top and legs of the tower, greater visual clutter and unattractive mechanical devices in that view will only worsen the existing condition for the residents. The extension and antennas will increase the amount of sky view that is blocked by the 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 subject property is located within the Detached Unit Residential General Plan designation. The Detached Unit Residential land use classification is intended to create, maintain and enhance residential areas characterized by detached, single unit structures. The proposed unmanned wireless telecommunication facility will adversely affect and detract from the residential characteristics of the neighborhood. The antennas will be mounted on the existing PG&E tower and visual impacts will not be mitigated since the antennas will be on an extension to the top of the tower with no screening proposed. The residents currently have existing 85 foot high towers in direct view from the adjacent properties and by adding a 12 foot extension and antennas to the top and legs of the tower, greater visual clutter and unattractive mechanical devices in that view will only worsen the existing condition for the residents. The extension and antennas will increase the amount of sky view that is blocked by the tower.

17.128.070(B) DESIGN REVIEW CRITERIA FOR MACRO FACILITIES

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

The proposal does not match the materials, texture and color of the existing PG&E Tower. They will appear to be visually prominent attachments to the structure that will not blend in or harmonize with the structure. The zoning regulations attempt to minimize the impact of antennas by screening, stealthing or texturing them to appear to be something other than what they are. This project does not attempt any of these methods and makes an already intrusive and atheistically unappealing facility worse in the process. The residents currently have existing 85 foot high towers in direct view from the adjacent properties and by adding a 12 foot extension and antennas to the top and legs of the tower, greater visual clutter and unattractive mechanical devices in that view will only worsen the existing condition for the residents. The extension and antennas will increase the amount of sky view that is blocked by the 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 proposal does not attempt to visually screen the proposed antennas on the PG&E tower. As stated above, the regulations governing telecommunications facilities require some method of screening to reduce the negative visual impacts, and this project does not attempt to do this.

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

The proposal does not attempt to visually screen the proposed antennas on the PG&E tower.

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

The proposal does not attempt to visually screen the proposed equipment shelters below the PG&E tower. The proposal is for a plain unfinished CMU wall around the shelters and no landscaping is proposed to screen the concrete wall.

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

The equipment shelters will be placed in an open field below the existing PG&E towers and power lines. The proposal does not attempt to visually screen the proposed equipment shelters below the PG&E tower. The proposal is for a plain unfinished CMU wall around the shelters and no landscaping is proposed to screen the concrete wall.

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 an existing PG&E tower and will not be accessible to the public due to its location. The equipment cabinets will be located within in shelters on the ground behind a locked gate.

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 does not meet the special design review criteria listed in section 17.128.070B above.

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

The proposal does not attempt to visually mitigate impacts the antennas will have on the surrounding residential neighborhood, and will increase the visual impacts that the existing tower already presents. The proposal is for a new unmanned wireless telecommunication facility located on an exiting PG&E tower with installation of six (6) telecommunication antennas on an extension to the top of the tower, three (3) antennas to the legs of the tower, and associated equipment shelters on the ground below the tower. The proposal involves a 12 foot extension to the top of an approximately 85 foot high PG&E tower and does not include any attempt at screening the antennas. The proposal does not attempt to visually mitigate impacts the antennas will have on the surrounding residential neighborhood, and will increase the visual impacts that the existing tower already presents. The residents currently have existing 85 foot high towers in direct view from the adjacent properties and by adding a 12 foot extension and antennas to the top and legs of the tower, greater visual clutter and unattractive mechanical devices in that view will only worsen the existing condition for the residents. The extension and antennas will increase the amount of sky view that is blocked by the tower.

ATTACHMENT A

SITE NAME:
GLENVIEW

SITE NUMBER:
190645

601 GLENDOME CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

PG&E SITE NUMBER: G-CA-190645
TOWER NUMBER: 40580801
LINE NAME & VOLTAGE: MORAGA-OAKLAND 115KV
SBE NUMBER: 117-1-1-2
TOWER NUMBER: 4/31

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	RET	RETURN
ADJ	ADJUSTABLE	REV	REVISION
ALT	ALTERNATE	SCH	SCHEDULE
APPROX	APPROXIMATE	SECT	SECTION
APP	APPROXIMATE	SF	SQUARE FOOT
AUTO	AUTOMATIC	SHT	SHEET
BEL	BELOW	SIM	SIMILAR
BLK	BLOCK	SPEC	SPECIFICATION
BOT	BOTTOM	SPECS	SPECIFICATIONS
CHAM	CHAMFER	SPL	SPECIAL
CIR	CIRCLE	SQ	SQUARE
CIRC	CIRCUMFERENCE	STD	STANDARD
CLR	CLEAR	SYM	SYMETRICAL
COL	COLUMN	SYS	SYSTEM
COMB	COMBINATION	TEMP	TEMPORARY
CONT	CONTINUOUS	THK	THICK(NESS)
CTR	COUNTER	TOL	TOLERANCE
DEP	DEPRESSED	TYP	TYPICAL
DET	DETAIL	VERT	VERTICAL
DIAG	DIAGONAL	W/	WITH
DIAM	DIAMETER	W/O	WITHOUT
DIM	DIMENSION	PAR	PARALLEL
DIV	DIVISION	PERI	PERIMETER
DN	DOWN	PT	POINT
DWG	DRAWING	RAD	RADIUS
EA	EACH	REF	REFERENCE
EQ	EQUAL	REM	REMOVE
EQPT	EQUIPMENT		
EXG	EXISTING		
FUT	FUTURE		
HD	HEAVY DUTY		
HDWR	HARDWARE		
HORZ	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
ID	INSIDE DIAMETER		
L	LENGTH		
LBL	LABEL		
MAX	MAXIMUM		
MECH	MECHANICAL		
MED	MEDIUM		
MFR	MANUFACTURER		
MIN	MINIMUM		
MIR	MIRROR		
MISC	MISCELLANEOUS		
MM	MILLIMETER(S)		
MTL	MATERIAL		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OD	OUTSIDE DIAMETER		

ABBREVIATIONS

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) 2007
2. CALIFORNIA BUILDING CODES 2007
3. CALIFORNIA ELECTRICAL CODES 2007
4. CALIFORNIA MECHANICAL CODES 2007
5. CALIFORNIA PLUMBING CODES 2007
6. ANSI / EIA-222 E&F
7. LOCAL BUILDING CODES
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2007 EDITION
10. SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION/APPROVAL

CODE COMPLIANCE

NAME: VERIZON WIRELESS
ADDRESS: 2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598
CONTACT: JIM GRAHAM
PHONE: (925) 279-6333

AGENT
NAME: NSA WIRELESS
ADDRESS: 2000 CROW CANYON PLACE, STE. 400
SAN RAMON, CA 94583

CONTACT: LYNN MORIN
T: (925) 786-2361 F: (925) 355-0672

ZONING: CHARIEL JAMES - ZONING
T: (925) 244-1890 C: (530) 219-1833
CONSTRUCTION: ROGER SHARP
T: (925) 244-1890 C: (510) 918-9169

APPLICANT/LESSEE

ARCHITECT:
CONSULTANT'S NAME: MSA ARCHITECTURE AND PLANNING, INC.
ADDRESS: 4425 17TH STREET
CITY, STATE, ZIP: SAN FRANCISCO, CA 94114
CONTACT: ROBERT ZEHM
PHONE: (415) 503-1363

SURVEYOR:
CONSULTANT'S NAME: PHIL AUER SURVEYING
ADDRESS: 14407 CORTE LEJOS
CITY, STATE, ZIP: BAKERSFIELD, CA 93314
PHONE: (661) 587-6129

UTILITY COORDINATION:
CONSULTANT'S NAME: TELECOM PLUS
ADDRESS: 7027 DUBLIN BLVD. STE. #621
CITY, STATE, ZIP: DUBLIN, CA 94568
PHONE: (925) 556-6600
FAX: (925) 556-6605

PROJECT TEAM

PROJECT SUMMARY:
THE PROJECT CONSISTS OF:

- INSTALLATION OF (N) PRE-FABRICATED SHELTER.
- INSTALLATION OF (N) VERIZON PANEL ANTENNAS: (6) 4' HT. ANTENNAS MOUNTED ON A (P) 6' TOP HAT EXTENSION AND (3) 8' HT. ANTENNAS BELOW TOWER CONDUCTORS ON AN (E) 80.7' PG&E TOWER.
- COAX RUN FROM (N) SHELTER TO ANTENNAS LOCATED ON AN (E) PG&E TOWER.
- 6' HT. CMU ENCLOSURE FOR AIR CONDENSING UNITS

PROJECT DESCRIPTION

PROPERTY INFORMATION
OWNER: PG&E
ADDRESS: 77 BEALE STREET B26L
SAN FRANCISCO, CA 94595

CONTACT: MIKE SULLIVAN
PHONE: (925) 323-9664

SAP #: 4/31-405-80801

CURRENT ZONING: R-30 / PUBLIC UTILITY
A.P.N.: 024-0597-052

SITE NUMBER: G-CA-190645
SAP TOWER NUMBER: 40580801
LINE NAME & VOLTAGE: MORAGA-OAKLAND 115KV
SBE NUMBER: 117-1-1-2
TOWER NUMBER: 4/31

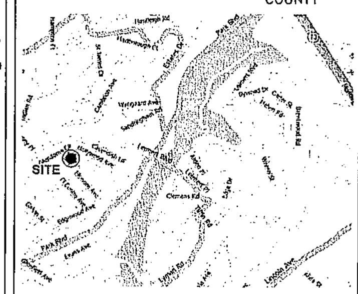
GPS POINT

NAD:	27	NAD:	83
LAT:	37°48'46.67"	LAT:	37°48'46.41"
LONG:	122°13'04.46"	LONG:	122°13'08.34"

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.

PROJECT SUMMARY

ALAMEDA COUNTY



VICINITY MAP

SITE DIRECTIONS FROM VERIZON WALNUT CREEK OFFICE:

1: START OUT GOING SOUTHWEST ON MITCHELL DR TOWARD N WIGET LN. 0.2 MI
2: TURN LEFT ONTO N WIGET LN. 0.3 MI
3: TURN RIGHT ONTO YGNACIO VALLEY RD. 3.1 MI
4: YGNACIO VALLEY RD BECOMES HILLSIDE AVE. 0.1 MI
5: MERGE ONTO CA-24 W TOWARD OAKLAND. 10.9 MI
6: MERGE ONTO CA-13 S VIA EXIT SA TOWARD HAYWARD. 2.5 MI
7: TAKE THE EXIT TOWARD PARK BLVD. 0.1 MI
8: STAY STRAIGHT TO GO ONTO TRAFALGAR PL. 0.0 MI
9: TURN SLIGHT RIGHT ONTO PARK BLVD. 0.8 MI
10: TURN RIGHT ONTO HOLLYWOOD AVE. 0.2 MI
11: HOLLYWOOD AVE BECOMES GLENDOME CIR. 0.1 MI
12: END AT 601 GLENDOME CIR OAKLAND, CA 94602

DRIVING DIRECTIONS

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	6
LS-1	SITE SURVEY	4
A-1	OVERALL SITE PLAN & PROJECT AREA PLAN	6
A-2	ENLARGED EQUIPMENT LAYOUT	6
A-2.1	VERIZON WIRELESS EQUIPMENT LAYOUT (FOR REFERENCE)	6
A-3	ENLARGED ANTENNA LAYOUT	6
A-4	ELEVATION	6
A-5	ELEVATION	6
A-6	ELEVATION	6
A-7	ELEVATION	6

SHEET INDEX

verizon wireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

MSA
Architecture & Planning, Inc.
4425 17th Street
San Francisco, CA 94114
415.503.1363 fax 949.251.1177
Santa Ana San Diego San Francisco

NSA Wireless, Inc.

A&E SEAL

PROJECT NO: 190645
DRAWN BY: RDM
CHECKED BY: RZ
CAD FILE: 190645

SUBMITTALS

6	10/20/10	100% ZONING
5	03/29/10	100% ZONING
4	02/19/10	100% ZONING
3	05/05/09	100% ZONING
2	04/03/09	90% ZONING
1	02/17/09	85% ZONING
0	01/23/09	80% ZONING

SITE
190645
GLENVIEW
601 GLENDOME CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

SHEET TITLE
TITLE SHEET

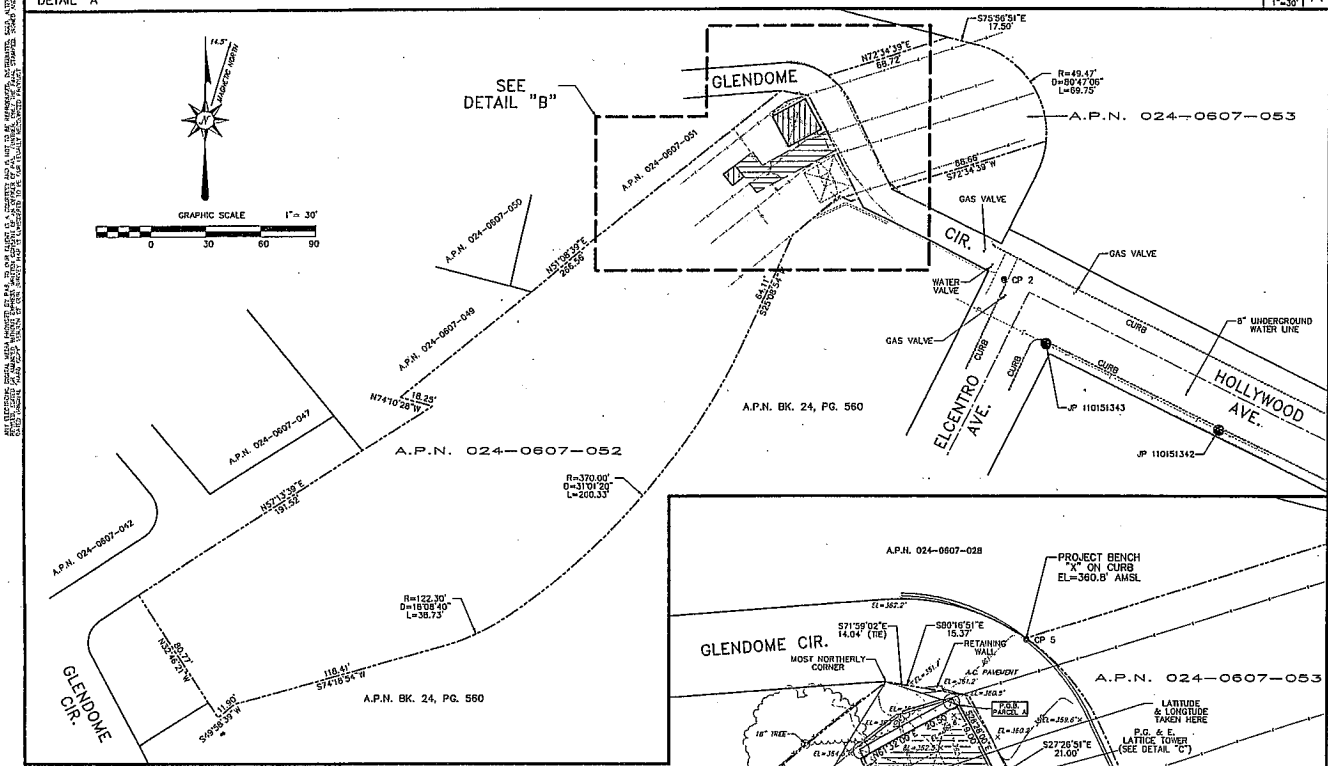
SHEET NUMBER
T-1

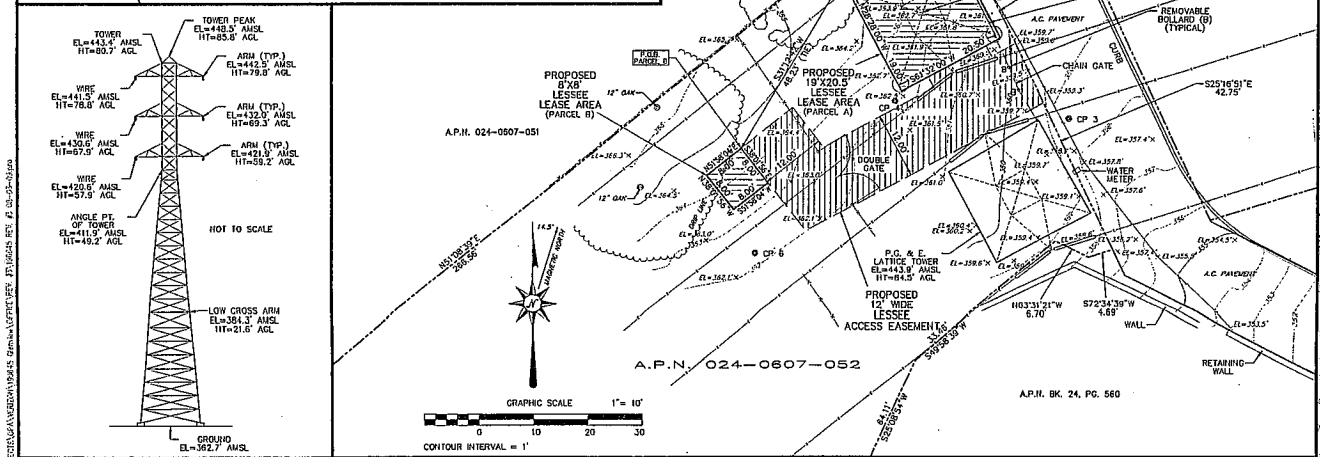
Oct 21, 2010 - 3:32pm

ATTACHMENT A

DETAIL "A"

SCALE: 1"=30' A





TOWER ELEVATION NOT TO SCALE SCALE: N.T.S. C

DETAIL "B" SCALE: 1"=10' B

LEGEND

MANHOLE	FIRE HYDRANT
LIGHT POLE	MONUMENT
TREE	HANDICAPPED PARKING
JP JOINT POLE	TP TELEPHONE POLE
PP POWER POLE	+EL=124.5' SPOT ELEVATION

EDGE OF PAVEMENT
E E OVERHEAD ELECTRIC LINE
X X FENCE LINE
PROPERTY LINE
AMSL.....ABOVE MEAN SEA LEVEL
AGL.....ABOVE GROUND LEVEL
CP #.....FIELD CONTROL POINT

DATE OF SURVEY: 01/14/09

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer L.S. 5075 Expires 06/30/11

NOTES:

COMPLETE PRELIMINARY REPORT (WITH ALL SUPPORTING DOCUMENTATION) WAS AVAILABLE AT TIME OF FIELD SURVEY. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC SURVEY MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY TITLE REPORTS OR PROPERTY HISTORY REPORTS, BACK-UP DOCUMENTS OF RECORD, MAPS AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. NO PROPERTY MONUMENTS WERE SET. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

SUBJECT PROPERTY DESCRIPTION:

IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF OAKLAND, BEING PARCEL 2 OF THE LANDS OF GREAT WESTERN POWER COMPANY OF CALIFORNIA (NOW KNOWN AS PACIFIC GAS AND ELECTRIC COMPANY) BY DEED, RECORDED FEBRUARY 23, 1929, IN BOOK 2043, PAGE 315, ALAMEDA COUNTY OFFICAL RECORDS.

EXCEPTING THAT PORTION THAT LIES WITHIN GLENDOME CIRCLE.

LEASE AREA DESCRIPTION (PARCEL A):

LOCATED UNDER AN EXISTING LATTICE TOWER, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF THE ABOVE SAID LANDS; THENCE SOUTH 71°59'02" EAST 14.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°28'00" EAST 19.00 FEET; THENCE SOUTH 61°32'00" WEST 20.50 FEET; THENCE NORTH 28°28'00" WEST 19.00 FEET; THENCE NORTH 61°32'00" EAST 20.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 390 SQUARE FEET MORE OR LESS.

LEASE AREA DESCRIPTION (PARCEL B):

COMMENCING AT THE MOST NORTHERLY CORNER OF THE ABOVE SAID LANDS; THENCE SOUTH 31°12'42" WEST 48.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°01'56" EAST 8.00 FEET; THENCE SOUTH 51°58'04" WEST 8.00 FEET; THENCE NORTH 38°01'56" WEST 8.00 FEET; THENCE NORTH 51°58'04" EAST 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 64 SQUARE FEET MORE OR LESS.

TOGETHER WITH A PROPOSED 12 FOOT WIDE ACCESS EASEMENT AS GENERALLY SHOWN HEREON.

TOGETHER WITH UTILITY EASEMENTS NECESSARY TO SERVE THE LEASE AREA. LOCATION TO BE DETERMINED AT A LATER DATE.

BASIS OF ELEVATIONS: NGVD 29 DATUM.

BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3, NAD 83.

PROJECT BENCH: AS INDICATED HEREON.

OWNER'S INFORMATION: P.G. & E. 77 BEALE ST., B28L SAN FRANCISCO, CA 94105 A.P.N. 024-0607-052 & 053

NET AREA OF: UNDERLYING PARCEL(S): 1.224± AC. LEASE AREAS: 454± SQ. FT.

SITE FALLS WITHIN ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF OAKLAND, CALIFORNIA, ALAMEDA COUNTY, PANEL 30 OF 45 COMMUNITY PANEL NUMBER 065048 0020 B, EFFECTIVE DATE: SEPTEMBER 30, 1982.

FAA 1A CERTIFICATION:

LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM USGS MONUMENTS USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

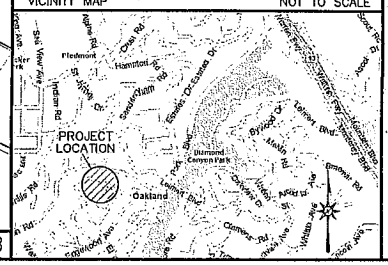
LATITUDE AND LONGITUDE DENOTED ON THIS PLAN ARE ACCURATE TO WITHIN 196 FEET HORIZONTALLY AND THE ELEVATIONS SHOWN ON THIS PLAN ARE ACCURATE TO WITHIN 36 FEET VERTICALLY.

ELEVATION OF GROUND AT GPS POINT: 362.7' AMSL

STRUCTURE HEIGHT: PEAK OF P.G. & E. LATTICE TOWER/EL=448.5' AMSL/HT=85.8' AGL

LATITUDE: N37°48'46.67" LONGITUDE: W122°13'04.46" (NAD 27)
LATITUDE: N37°48'46.41" LONGITUDE: W122°13'08.34" (NAD 83)

VICINITY MAP NOT TO SCALE



Phil Auer Surveying
8216 Blank Creek St.
Bakersfield, CA 93312
Phone: (661) 587-8129
Mobile: (510) 714-7224
E-mail: ls5075@earthlink.net

SURVEYOR SEAL

PROJECT NO:	190645
DRAWN BY:	TCN
CHECKED BY:	OPA
CAD FILE:	190645

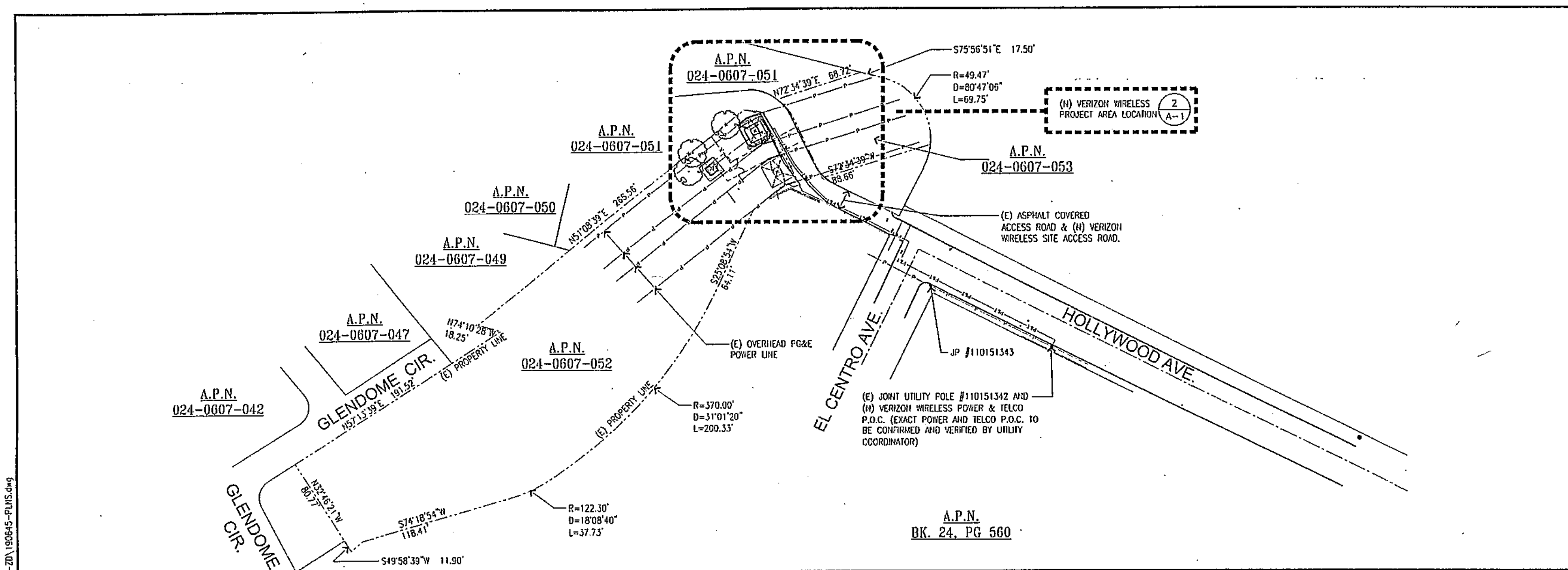
SUBMITTALS

4	09/03/09	REV. #3
3	05/05/09	REV. #2
2	02/02/09	REV. #1
1	01/20/09	90% ISSUE

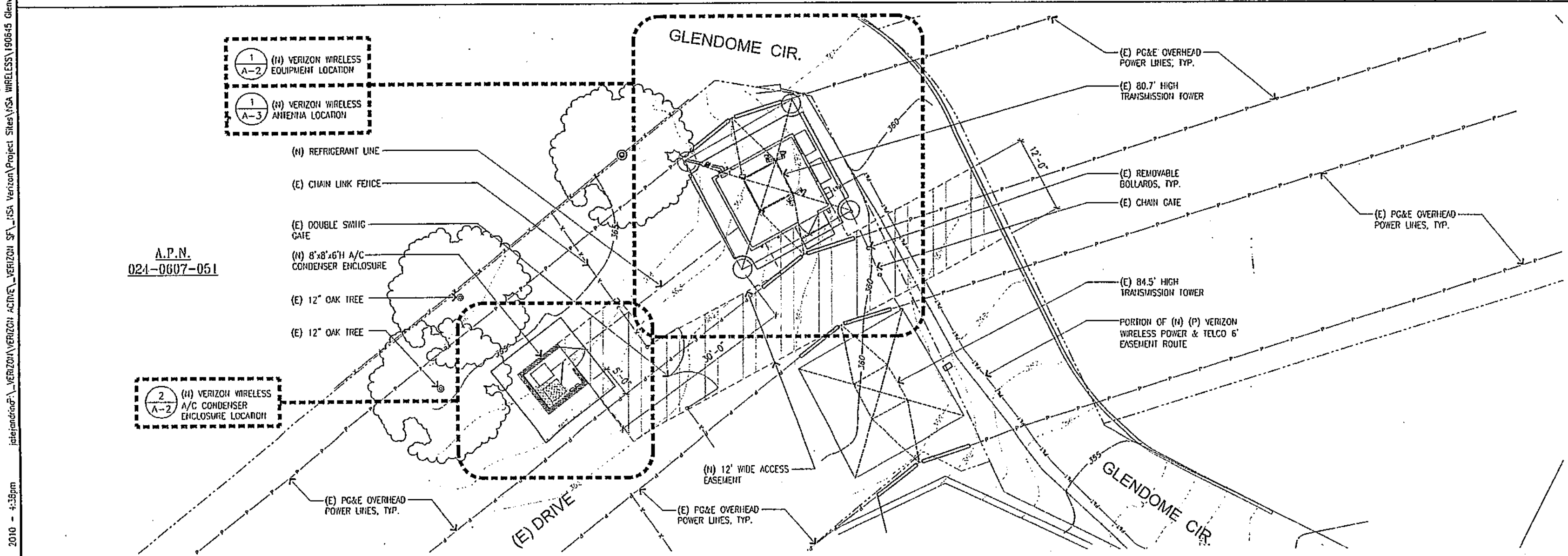
SITE
GLENVIEW
190645
601 GLENDOME CIR.
OAKLAND, CA 94602
ALAMEDA COUNTY

SHEET TITLE
SURVEY SHEET

SHEET NUMBER
LS1



OVERALL SITE PLAN



PROJECT AREA PLAN

verizon wireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

MSA
Architecture & Planning, Inc.
4425 17th Street
San Francisco, CA 94114
415.503.1363 fax 949.251.1177
Santa Ana San Diego San Francisco

NSA Wireless, Inc.

A&E SEAL

PROJECT NO:	190645
DRAWN BY:	RDM
CHECKED BY:	RZ
CAD FILE:	190645

SUBMITTALS

6	10/20/10	100% ZONING
5	03/29/10	100% ZONING
4	02/19/10	100% ZONING
3	05/05/09	100% ZONING
2	04/03/09	90% ZONING
1	02/17/03	95% ZONING
0	01/23/03	90% ZONING

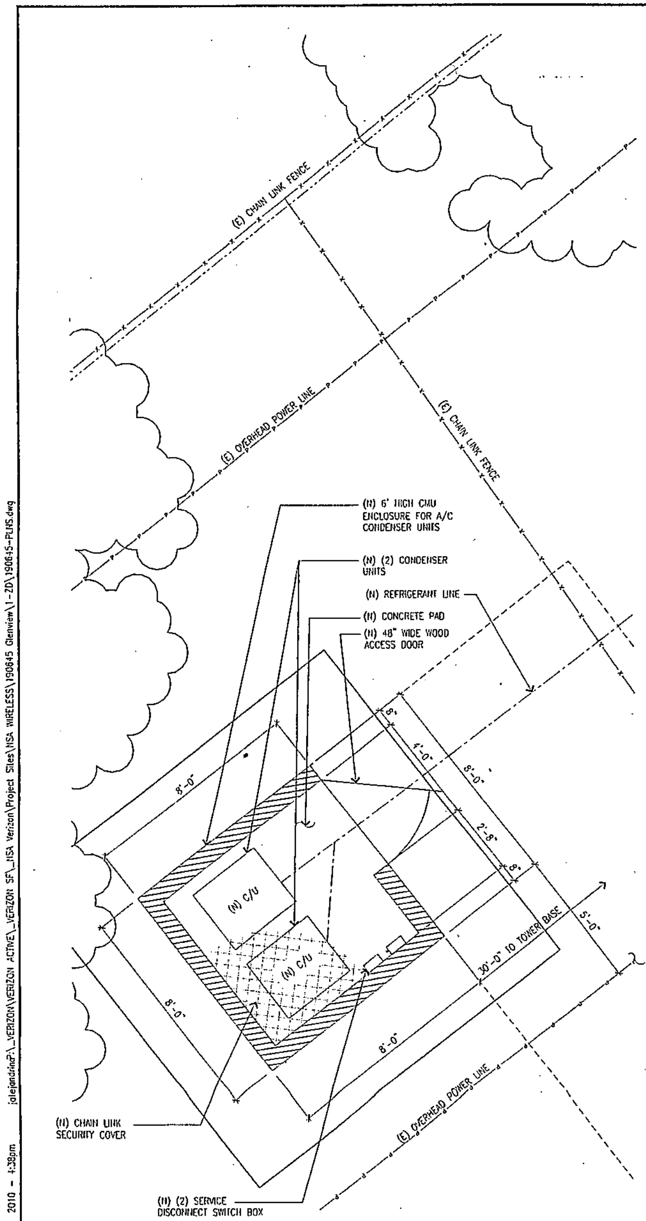
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

SITE
190645
GLENVIEW
601 GLENDOME CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

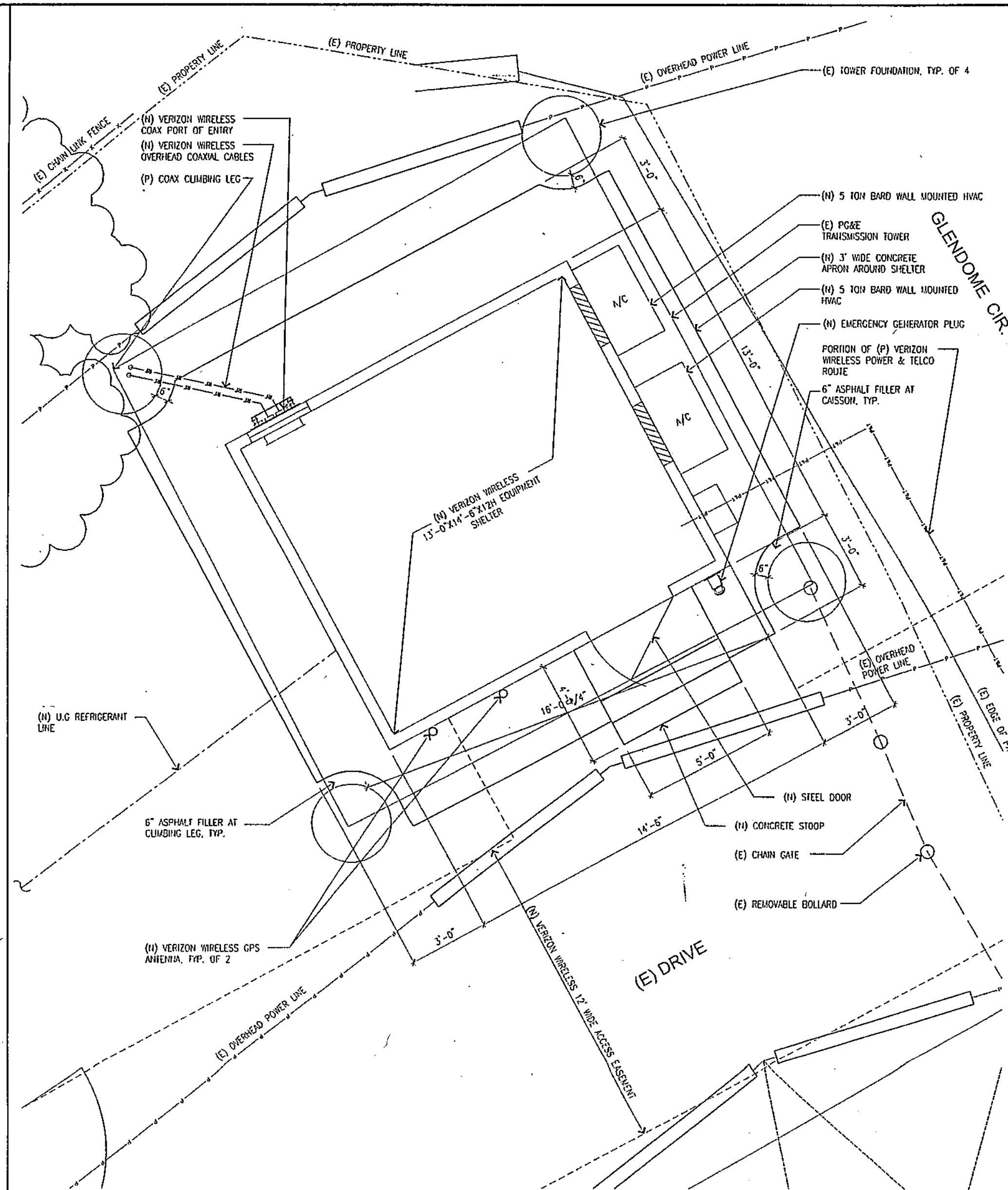
SHEET TITLE
OVERALL SITE PLAN
PROJECT AREA PLAN

SHEET NUMBER
A-1

Oct 20, 2010 - 4:38pm jalejandro\F:_VERIZON\VERIZON ACTIVE_VERIZON SF_NSA Verizon\Project Sites\NSA WIRELESS\190645 Glenview\1-ZD\190645-PLNS.dwg



ENLARGED A/C CONDENSER ENCLOSURE — SCALE 1/2"=1'-0" — 2



SCALE 1/2"=1'-0" — 1

verizonwireless
2785 MITCHELL DRIVE
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4425 12th Street
San Francisco, CA 94114
415.503.1363 fax 949.251.1177
Santa Ana San Diego San Francisco

NSA Wireless, Inc.

A&E SEAL

PROJECT NO:	190645
DRAWN BY:	RDM
CHECKED BY:	RZ
CAD FILE:	190645

SUBMITTALS

6	10/20/10	100% ZONING
5	03/29/10	100% ZONING
4	02/19/10	100% ZONING
3	05/05/09	100% ZONING
2	04/03/09	90% ZONING
1	02/17/09	55% ZONING
0	01/23/09	50% ZONING

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SITE
190645
GLENVIEW
601 GLENDOME CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

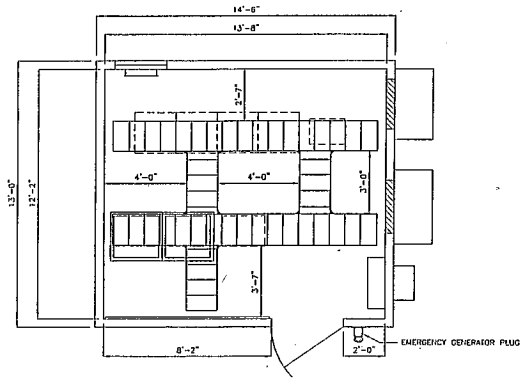
SHEET TITLE
ENLARGED EQUIPMENT LAYOUT

SHEET NUMBER
A-2

Oct 20, 2010 - 4:38pm jalejandrino:P:_VERIZON\VERIZON ACTIVE_VERIZON SF_NSA Verizon\Project Sites\NSA WIRELESS\190645 Glenview\1-ZD\190645-PLNS.dwg

NOTES: UNLESS OTHERWISE SPECIFIED

1. BOTTOM OF CABLE TRAY IS 8'-0" ABOVE FINISHED FLOOR; CABLE TRAY IS 18 INCH WIDE.
2. BOTTOM OF BATTERY BUSS BARS IS 7'-6" ABOVE FINISHED FLOOR.

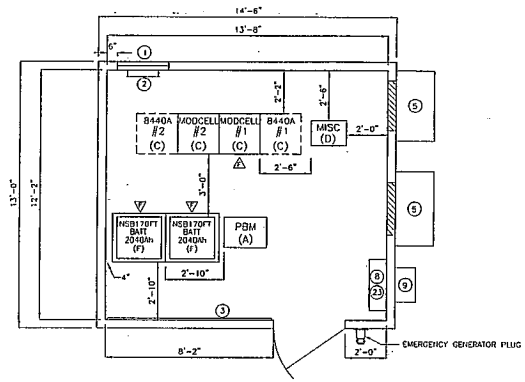


TYPICAL PRE-FAB BUILDING CABLE TRAY LAYOUT

SCALE: 1/4"=1'-0"

SHEET 2	ISSUE X
GLENVIEW (190645)	

AMA101308 REV 0



TYPICAL PRE-FAB BUILDING EQUIPMENT LAYOUT

SCALE: 1/4"=1'-0"

PBM = EMERSON HDR W/ 4X3 BATTERY STAND (FOR FUTURE GROWTH)
BATT = 4X6 RACK WITH 24 NSB170FT (2040Ah) AND 31" X 28" CONTAINMENT TRAY
MOD CELL #1 = INDOOR 850 VERSION 4.0B
MOD CELL #2 = INDOOR 1900 VERSION 4.0B
8440A #1 = LUCENT AMPLIFIER FOR 850
8440A #2 = LUCENT AMPLIFIER FOR 1900
SITE HAS NO PERM GENERATOR

SYM	WIDTH	DEPTH	HEIGHT
A	2'-1"	1'-5 1/2"	7'-0"
B	2'-0"	3'-4"	5'-2"
C	2'-0"	2'-0"	6'-2"
D	1'-8 1/2"	1'-3"	7'-0"
E	2'-2"	1'-10"	7'-0"
F	2'-2"	2'-0"	7'-0"
G	2'-0"	2'-0"	7'-0"
H	2'-10 1/2"	2'-1 1/2"	

SHEET 1	ISSUE X
GLENVIEW (190645)	

AMA101308 REV 0

LEGEND:

1. WAVE GUIDE ENTRY PORT
2. MASTER GROUND BAR
3. TELCO ENTRANCE PANEL (4' X 8' X 3/4")
4. a)GNB 3-7SA27 BATTERY MODULES (6V - 1015 AH)
   b)GNB 3-90A27 BATTERY MODULES (6V - 1140 AH)
   c)GNB 3-85A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
   d)POWERSAFE VH-34 BATTERY MODULES (2V - 1040 AH)
   e)C&D HD1100 BATTERY MODULES (6V - 1100 AH)
5. AIR CONDITIONING UNIT
6. SECONDARY AC POWER DISTRIBUTION PANEL
7. TRANSFER SWITCH (MANUAL OR AUTOMATIC)
8. MAIN AC POWER DISTRIBUTION PANEL
9. COMMERCIAL POWER DISCONNECT SWITCH
10. FENWAL FIRE ALARM PANEL
11. ALARM TERMINAL CABINET
12. IRRIGATION CONTROLLER
13. HALON GAS STORAGE TANK/FM200 TANK
14. +24V POWER BUSBAR
15. -48V POWER BUSBAR
16. LIGHTNING ARRESTOR
17. ELECTROSTATIC DISCHARGE MAT (ESD MAT)
18. SNAP CONNECTOR FOR ESD MAT
19. TIME CLOCK PANEL
20. AIR CONDITIONING CONTROL PANEL
21. THERMOSTAT
22. EXHAUST FAN CONTROL PANEL
23. SURGE ARRESTOR
24. DEHYDRATOR
25. TRANSFORMER
26. FIRE EXTINGUISHER
27. EXHAUST FAN
28. AIR INTAKE
29. APPLETON PLUG

NOTES:

EFP = EQUIPMENT FLOOR PLAN
PPD = POWER PLANT DETAILS
EQR = EQUIPMENT RACK PROFILES
SID = SITE INTERCONNECT DETAILS
----- = FUTURE
——— = EQUIPPED

PBM +24V MODULAR POWER BAY
PB +24V STANDARD POWER DISTRIBUTION BAYS (E/W LORAIN RL200F25 RECTIFIERS)
PBR LORAIN RL200F25 RECTIFIER BAY
MISC MISCELLANEOUS BAY
AIF AT&T ANTENNA INTERFACE FRAME
RCF AT&T RADIO CHANNEL FRAME
LAF AT&T LINEAR AMPLIFIER FRAME
MW MICROWAVE BAY
CDPD CELLULAR DIGITAL PACKET DATA
A DENOTES FRONT OF BAY LINEUP

REVISIONS	ENGR APPV
PROJ. NO: 2008310775 10 - MODCELL INDOOR X	AMA
ISS: 03/05/09	

SHEET NO.	1	2	3	4
EFP ISSUE NO.	1	1		
PPD ISSUE NO.				
EQR ISSUE NO.				
SID ISSUE NO.				

QTY: 101324

verizon wireless

ECP: PLEASANTON
DCS: X
REGION: X AREA: OAKLAND
LOCATION CODE: 190645
SWITCH SITE NO: X
SITE NAME: GLENVIEW

verizon wireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

MSA
Architecture & Planning, Inc.
4425 17th Street
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415.503.1363 fax 949.251.1177
Santa Ana San Diego San Francisco

NSA Wireless, Inc.
Site Acquisition * Planning * Construction Management
* Site Modification
2008 Crow Canyon Place, Ste. 480
San Ramon, CA 94583
Fax: (925) 355-0672
Phone: (925) 355-2990

A&E SEAL

PROJECT NO:	190645
DRAWN BY:	RDM
CHECKED BY:	RZ
CAD FILE:	190645

SUBMITTALS

6	10/20/10	100% ZONING
5	03/29/10	100% ZONING
4	02/19/10	100% ZONING
3	05/05/09	100% ZONING
2	04/03/09	90% ZONING
1	02/17/09	65% ZONING
0	01/23/09	65% ZONING

SITE
190645
GLENVIEW
601 GLENDOME CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

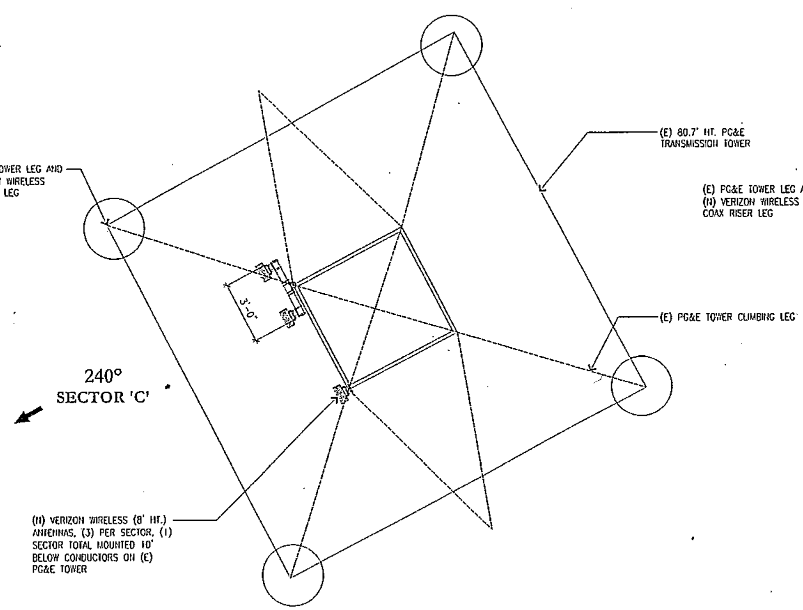
SHEET TITLE
VERIZON WIRELESS EQUIP. LAYOUT (FOR REFERENCE)

SHEET NUMBER
A-2.1

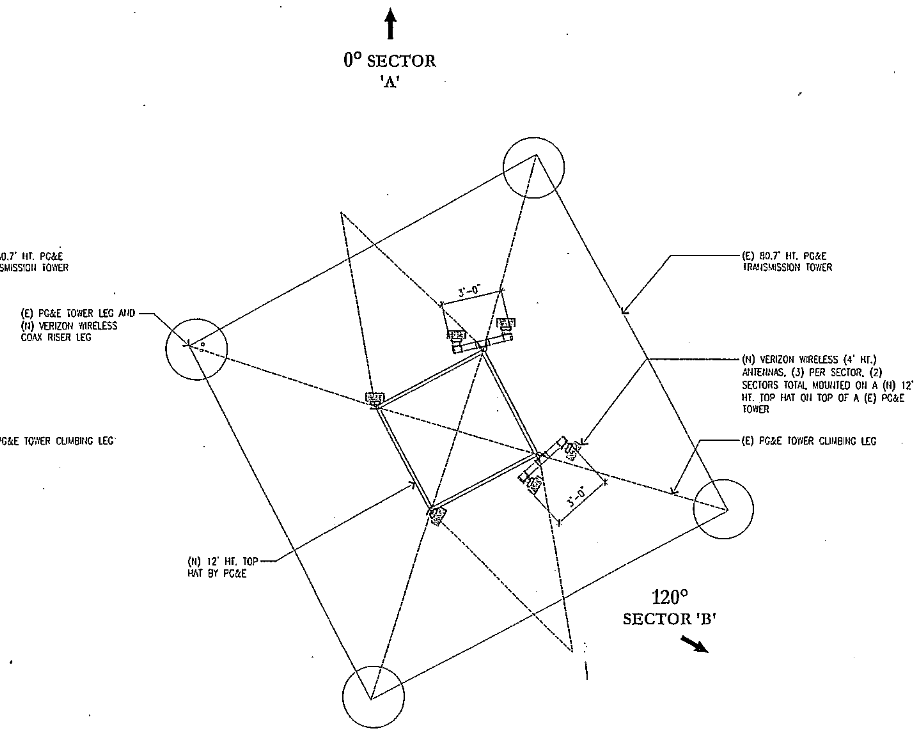
VERIZON WIRELESS EQUIPMENT LAYOUT (FOR REFERENCE)

SCALE NOT TO SCALE | 1

Oct 20, 2010 - 4:39pm jalejandro/P:_VERIZON\VERIZON ACTIVE_VERIZON SF_MSA Verizon\Project Sites\MSA WIRELESS\190645 Glenview\1-20\190645-PLNS A2.1.dwg



ANTENNA LAYOUT - SECTOR 'C'
@ 40.0' AGL



ANTENNA LAYOUT - SECTOR 'B'
@ 90.7' AGL

ENLARGED ANTENNA LAYOUT

SCALE 1/2"=1'-0" 0 1' 4' 1

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A&E SEAL

PROJECT NO:	190645
DRAWN BY:	RDM
CHECKED BY:	RZ
CAD FILE:	190645

SUBMITTALS

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4	02/12/10	100% ZONING
3	05/05/09	100% ZONING
2	04/03/09	90% ZONING
1	02/17/09	85% ZONING
0	01/23/09	80% ZONING

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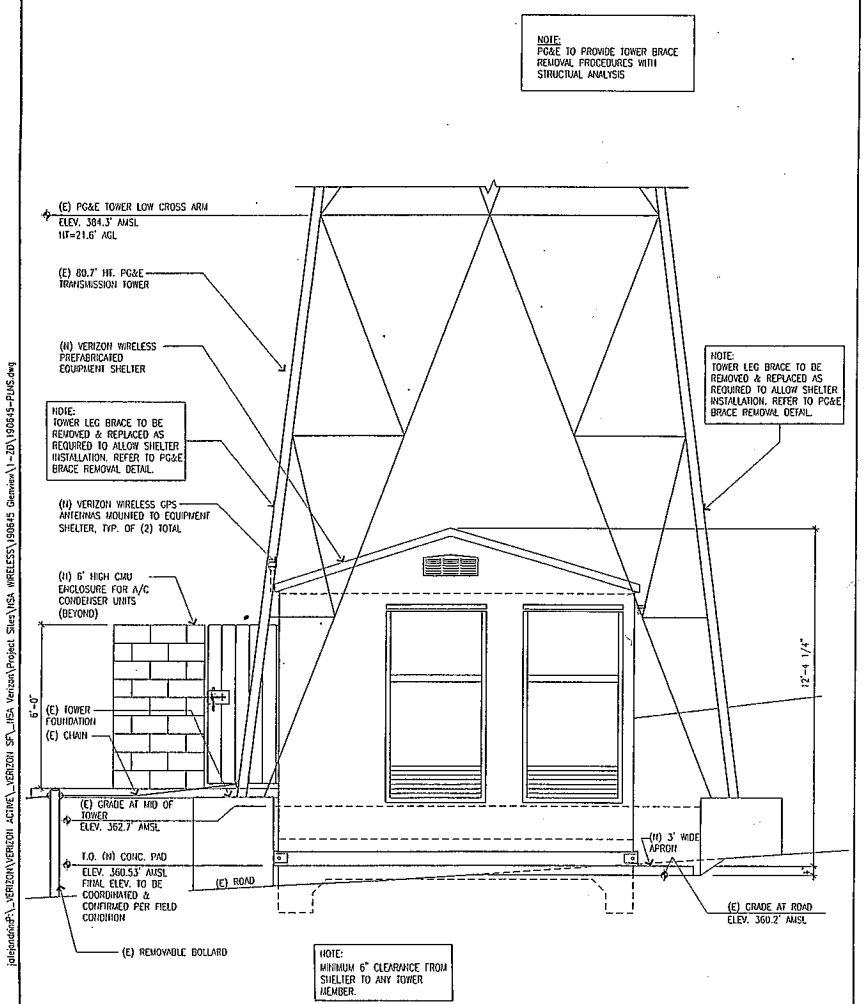
SITE
190645
GLENVIEW
601 GLENDOME CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

SHEET TITLE
ENLARGED ANTENNA LAYOUT

SHEET NUMBER
A-3

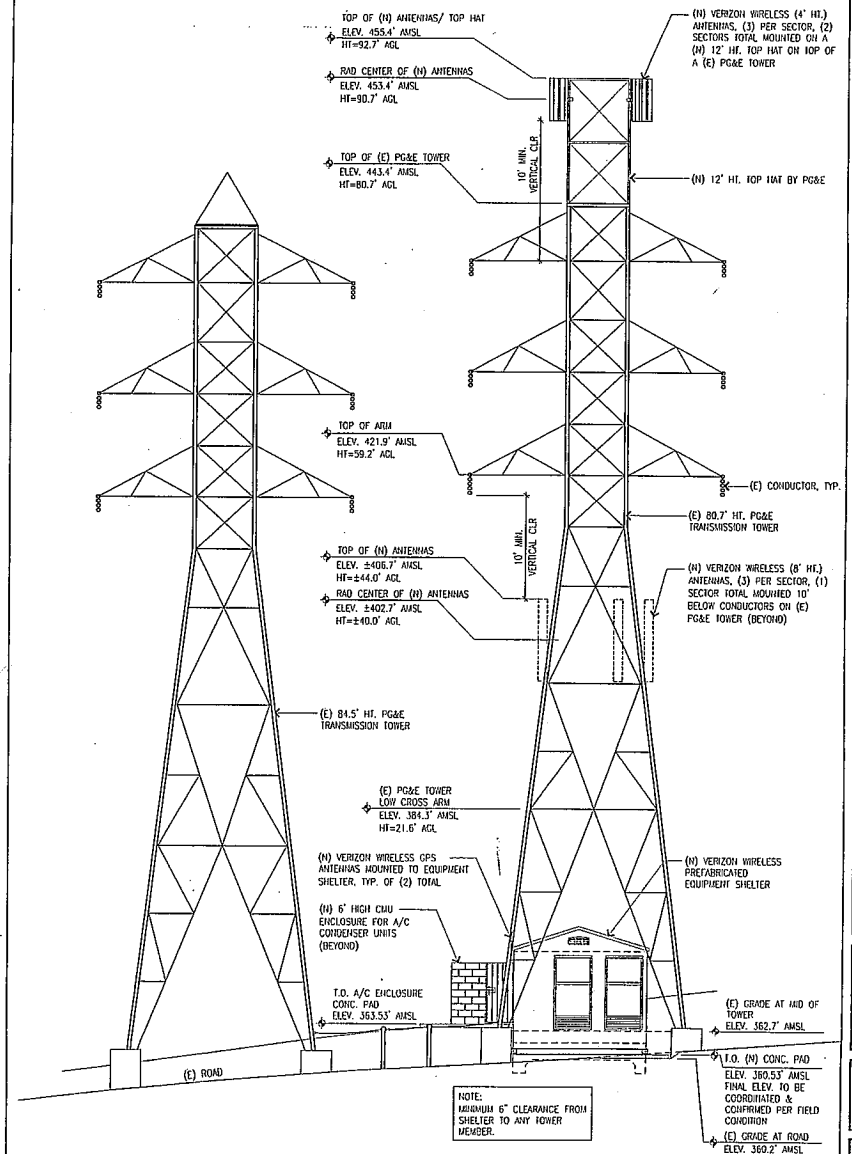
Oct 20, 2010 - 4:39pm jalejandro P:_VERIZON\VERIZON ACTIVE_VERIZON SF_NSA Verizon\Project Sites\NSA WIRELESS\190645 Glenview\1-ZD\190645-PLUS.dwg



ENLARGED EAST ELEVATION AT EQUIPMENT LOCATION

SCALE 1/2"=1'-0" 0 1' 2' 3' 5'

2



EAST ELEVATION

SCALE 3/16"=1'-0" 0 1' 3' 7' 11'

1

verizon wireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

MSA
Architecture & Planning, Inc.
4425 17th Street
San Francisco, CA 94114
415.503.1563 fax 949.259.1177
Santa Ana San Diego San Francisco

NSA Wireless, Inc.
Site Acquisition • Planning • Construction Management
• Site Administration
2500 Clover Canyon Place, Ste. 400
San Ramon, CA 94583
Fax: (925) 351-0672
Phone: (925) 244-1270

A&E SEAL

PROJECT NO:	190645
DRAWN BY:	RDM
CHECKED BY:	RZ
CAD FILE:	190645

SUBMITTALS

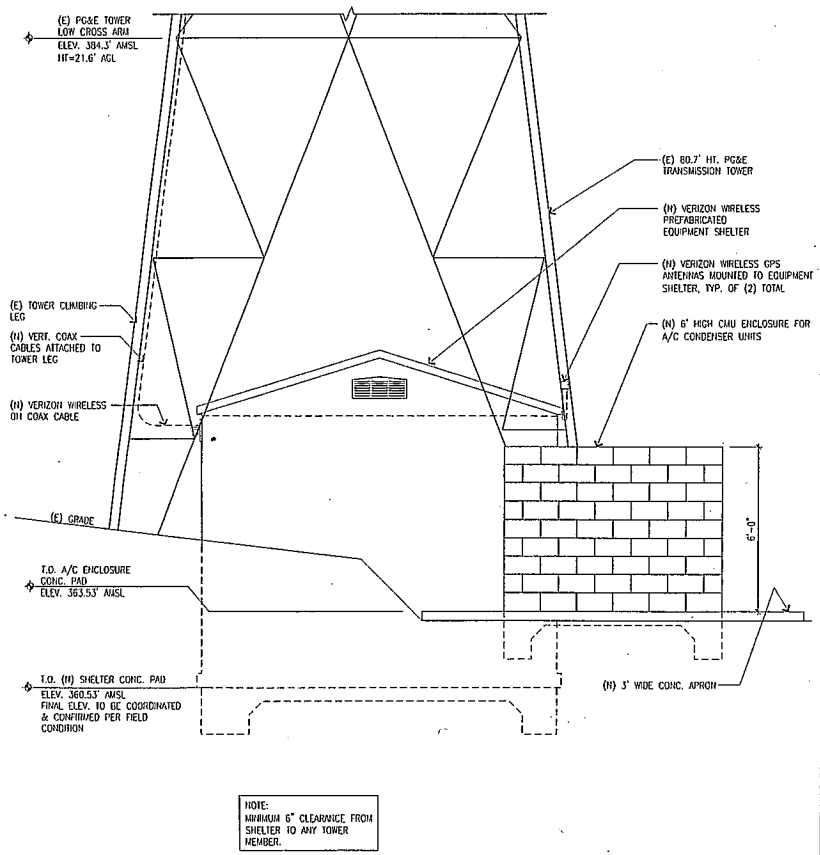
6	10/20/10	100% ZONING
5	08/23/10	100% ZONING
4	02/19/10	100% ZONING
3	05/05/09	100% ZONING
2	04/01/09	90% ZONING
1	02/17/09	85% ZONING
0	01/23/09	80% ZONING

SITE
190645
GLENVIEW
601 GLENDONE CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

SHEET TITLE
ELEVATION

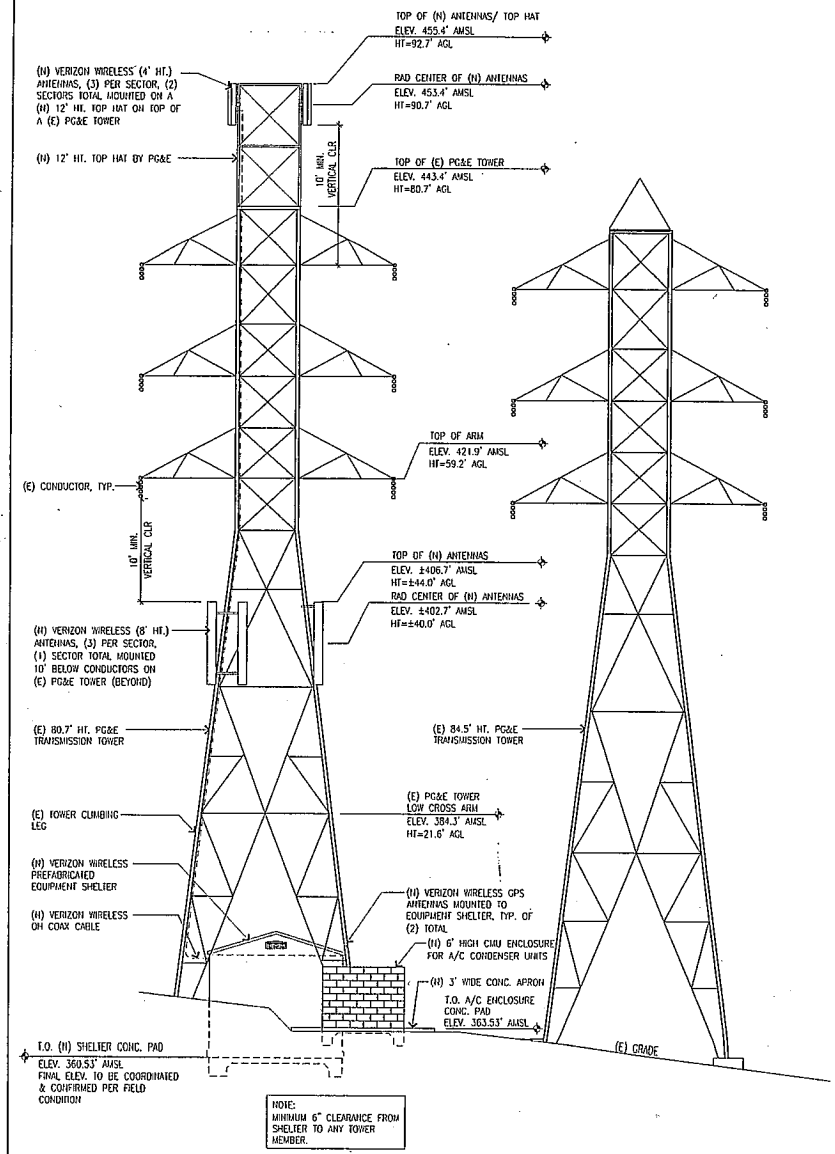
SHEET NUMBER
A-4

Oct 20, 2010 - 4:39pm jalejandro@p:_VERIZON\VERIZON ACTIVE_VERIZON SF_MSA Verizon\Project Sites\MSA WIRELESS\190645 Glenview\1-ZD\190645-PLNS.dwg



ENLARGED WEST ELEVATION AT EQUIPMENT LOCATION

SCALE 1/2"=1'-0" 0 1' 2' 3' 5'



2 WEST ELEVATION

SCALE 3/16"=1'-0" 0 1' 3' 7' 11'

1

verizonwireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

MSA
Architecture & Planning, Inc.
4425 17th Street
San Francisco, CA 94114
415.503.1353 fax 510.251.1177
Santa Ana San Diego San Francisco

NSA Wireless, Inc.
Site Acquisition * Planning * Construction Management
* Site Modification
2000 Crow Canyon Place, Ste. 400
San Ramon, CA 94583
Fax: (925) 314-0672
Phone: (925) 314-1290

AAE SEAL

PROJECT NO:	190645
DRAWN BY:	RDM
CHECKED BY:	RZ
CAD FILE:	190645

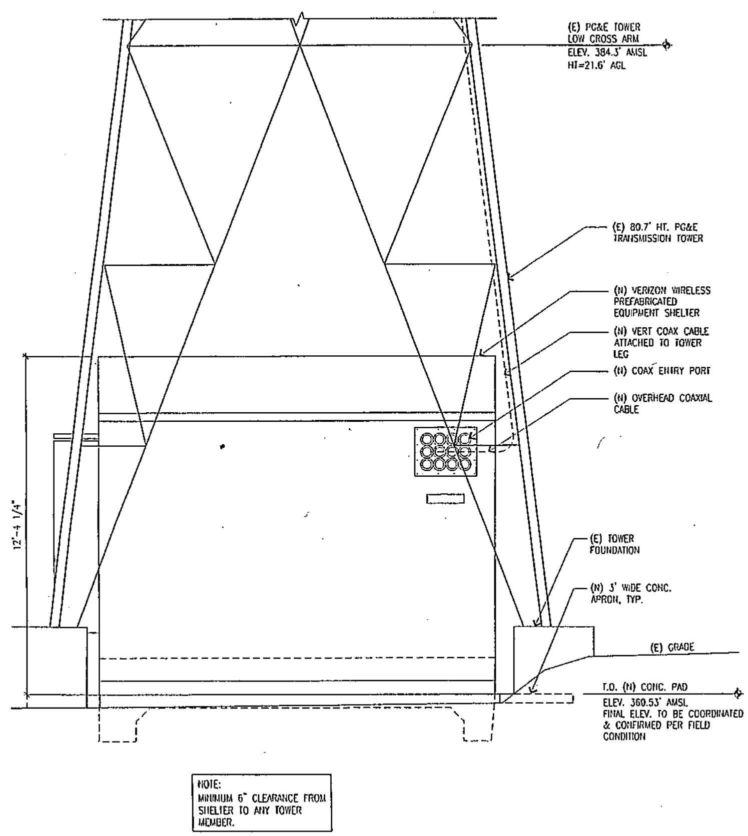
SUBMITTALS

6	10/20/10	100% ZONING
5	03/29/10	100% ZONING
4	02/19/10	100% ZONING
3	05/05/09	100% ZONING
2	04/03/09	95% ZONING
1	02/17/09	85% ZONING
0	01/23/09	80% ZONING

SITE
190645
GLENVIEW
601 GLENDOME CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

SHEET TITLE
ELEVATION

SHEET NUMBER
A-5



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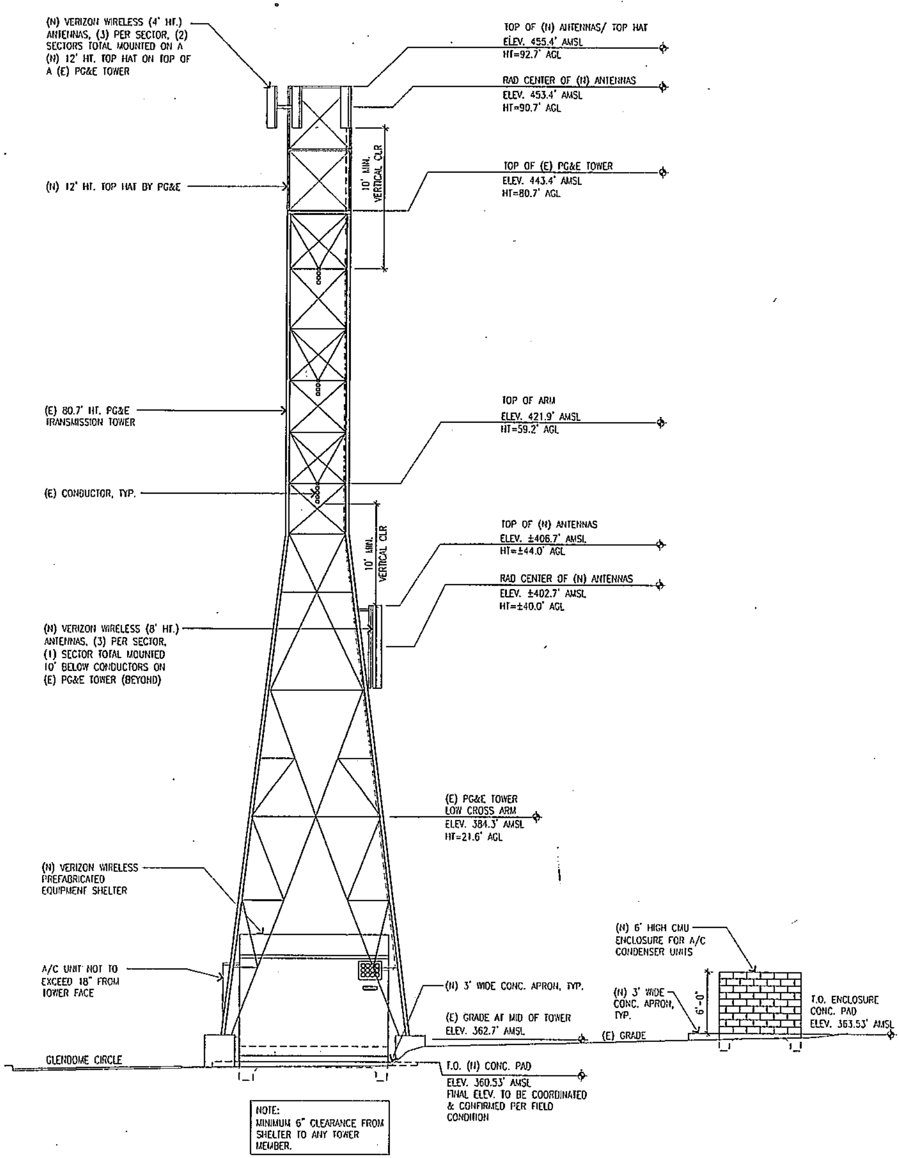


NORTH ELEVATION — SCALE 3/16"=1'-0" — 1

verizon wireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

MSA
Architecture & Planning, Inc.
4425 17th Street
San Francisco, CA 94114
415.503.1363 fax 949.251.1177
Santa Ana San Diego San Francisco

NSA Wireless, Inc.

A&E SEAL

PROJECT NO:	190645
DRAWN BY:	RDM
CHECKED BY:	RZ
CAD FILE:	190645

SUBMITTALS

6	10/20/10	100% ZONING
5	03/23/10	100% ZONING
4	02/19/10	100% ZONING
3	05/05/09	100% ZONING
2	04/03/09	95% ZONING
1	02/17/09	85% ZONING
0	01/23/09	80% ZONING

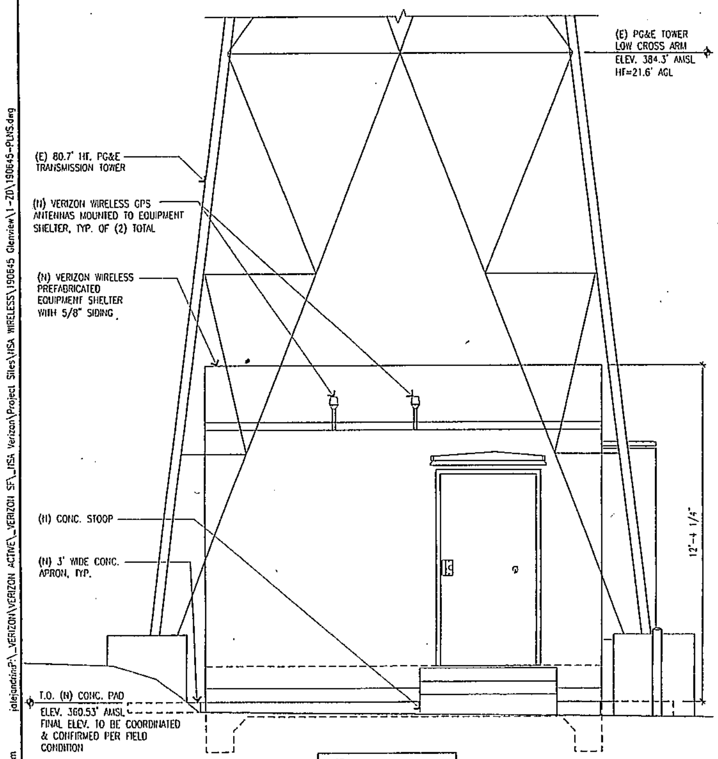
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

SITE
190645
GLENVIEW
601 GLENDOME CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

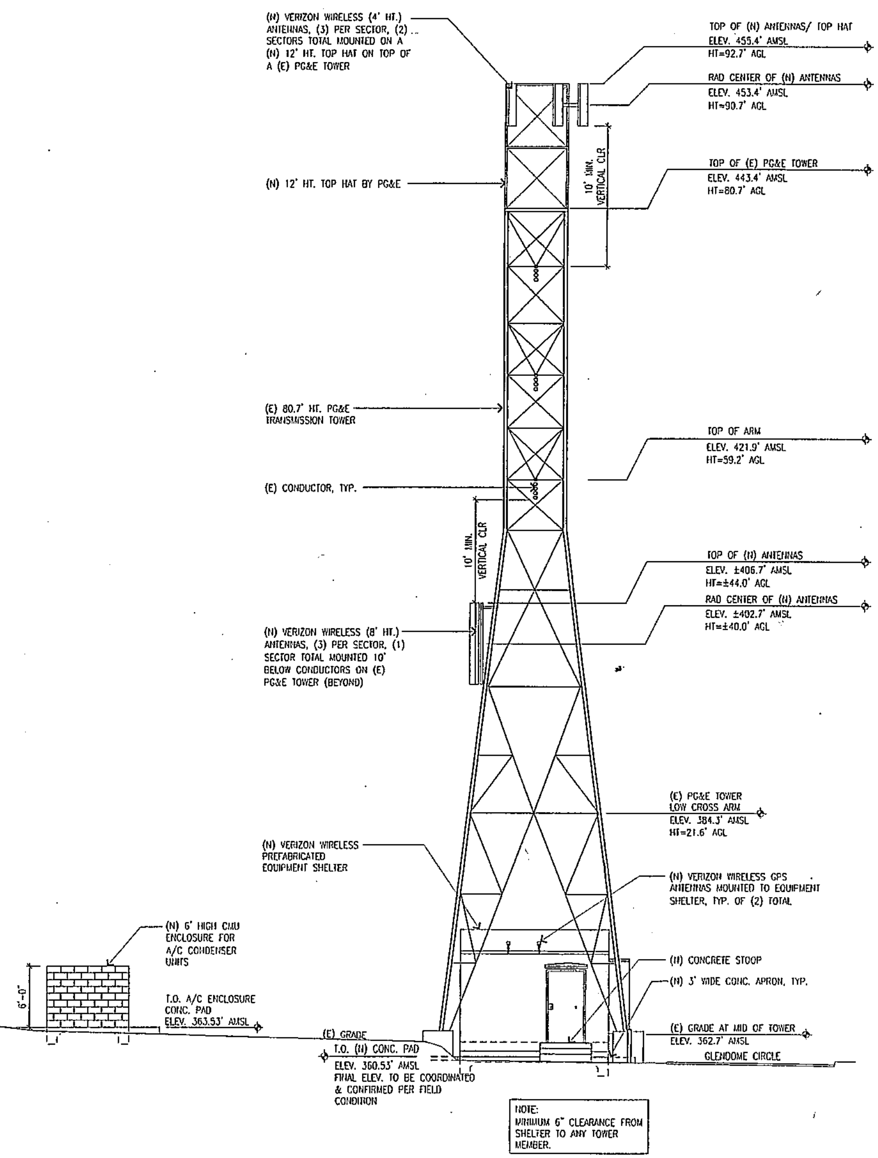
SHEET TITLE
ELEVATION

SHEET NUMBER
A-6

Oct 20, 2010 - 4:39pm jalejandrino P:_VERIZON\VERIZON ACTIVE_VERIZON SF_NSA Verizon\Project Sites\NSA WIRELESS\190645 Glenview\1-ZD\190645-PLNS.dwg



ENLARGED SOUTH ELEVATION AT EQUIPT LOCATION | SCALE 1/2"=1'-0" | 2



SOUTH ELEVATION | SCALE 3/16"=1'-0" | 1

verizon wireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

MSA
Architecture & Planning, Inc.
4425 17th Street
San Francisco, CA 94114
415.503.1353 fax 949.251.1177
Santa Ana San Diego San Francisco

NSA Wireless, Inc.

A&E SEAL

PROJECT NO:	190645
DRAWN BY:	RDM
CHECKED BY:	RZ
CAD FILE:	190645

SUBMITTALS

6	10/20/10	100% ZONING
5	03/29/10	100% ZONING
4	02/19/10	100% ZONING
3	05/05/09	100% ZONING
2	04/03/09	95% ZONING
1	02/17/09	85% ZONING
0	01/23/09	80% ZONING

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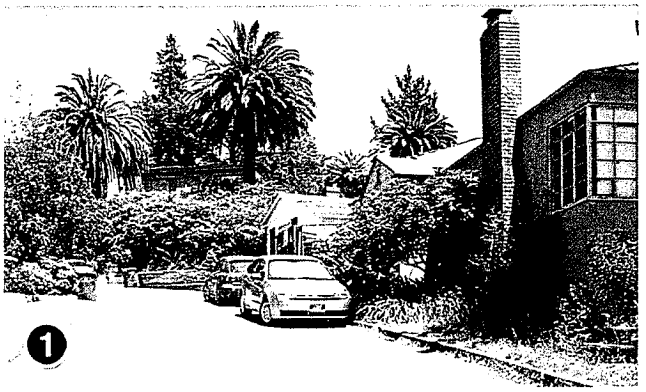
SITE
190645
GLENVIEW
601 GLENDOME CIRCLE
OAKLAND, CA 94602
ALAMEDA COUNTY

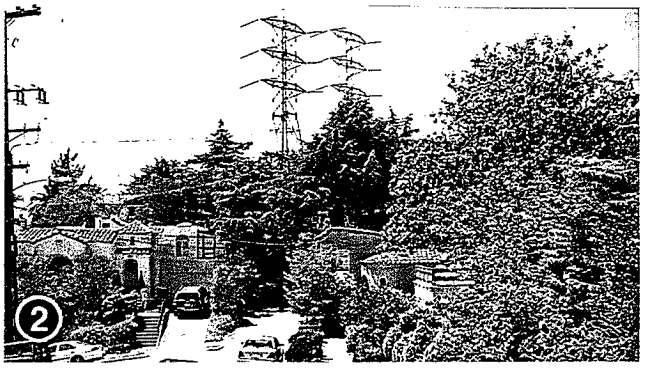
SHEET TITLE
ELEVATION

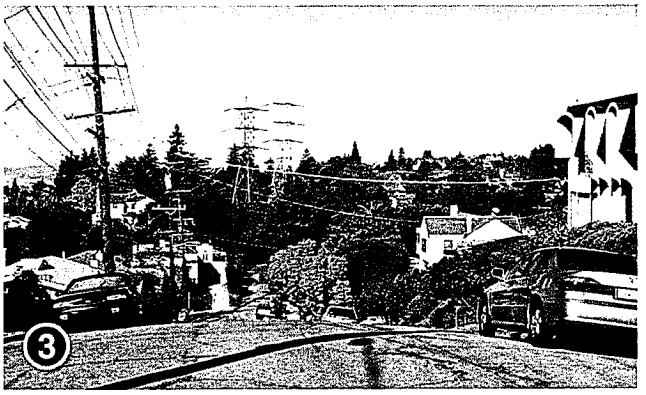
SHEET NUMBER
A-7

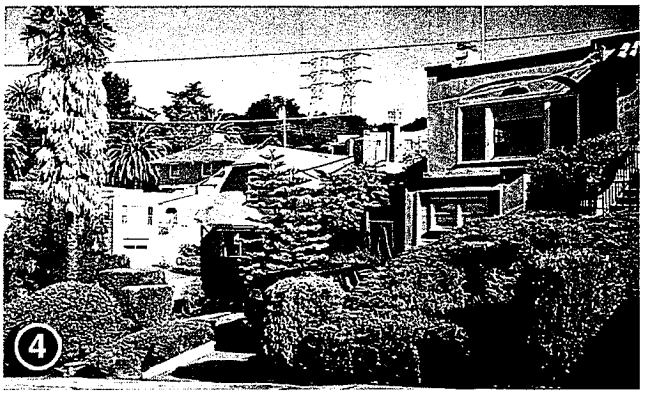
Oct 20, 2010 - 4:40pm jalejandro:P:_VERIZON\VERIZON ACTIVE_VERIZON SF_NSA Verizon\Project Sites\NSA WIRELESS\190645 Glenview\1-ZD\190645-PLNS.dwg

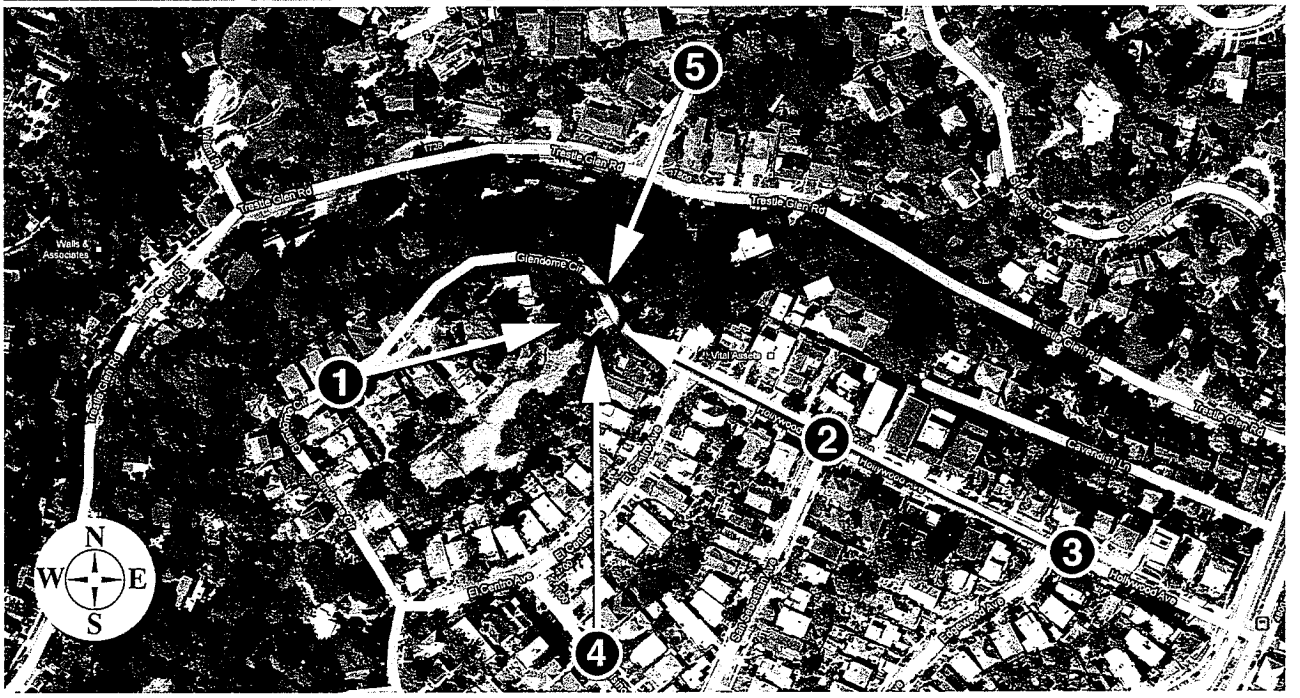
ATTACHMENT A







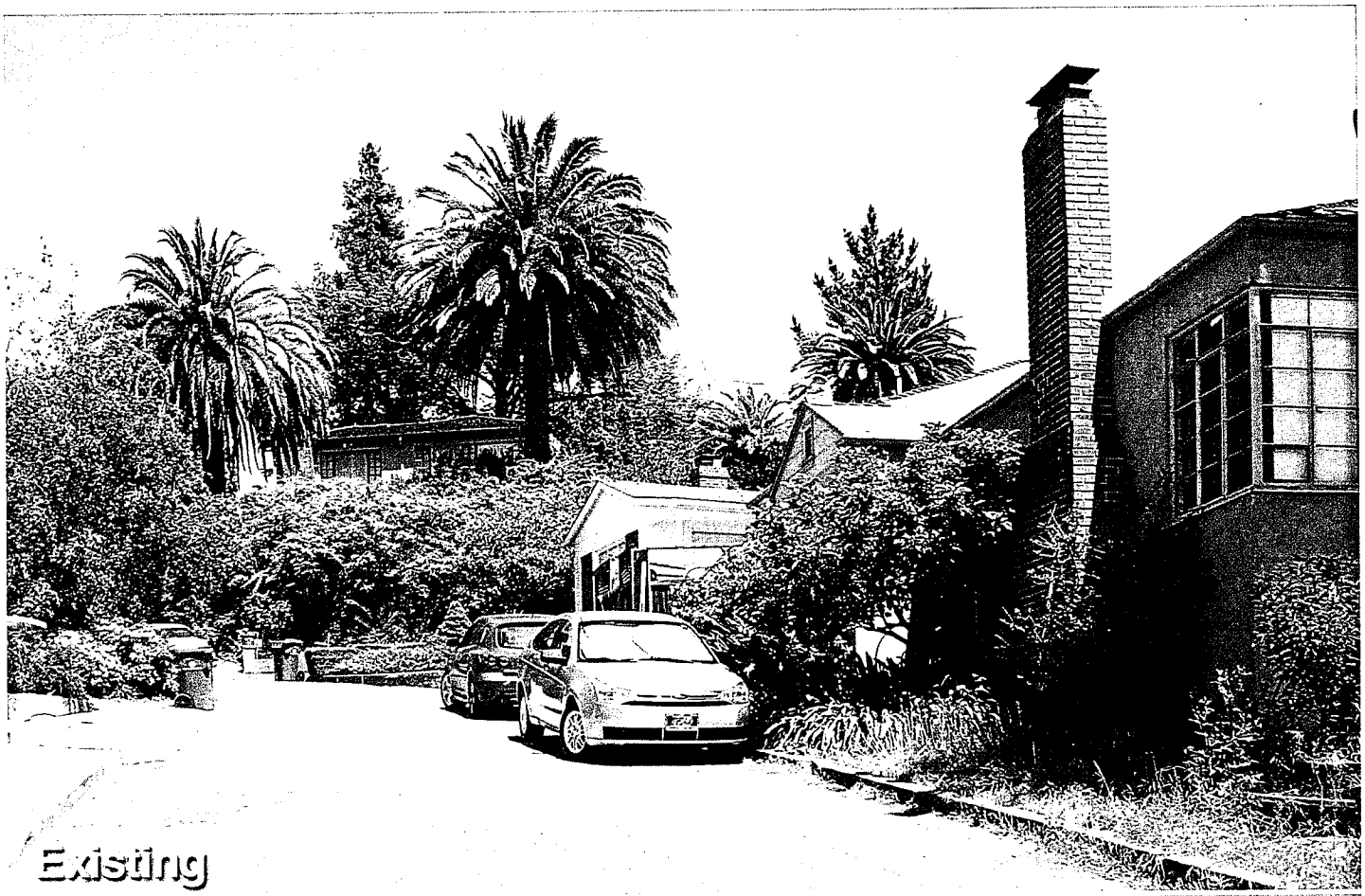




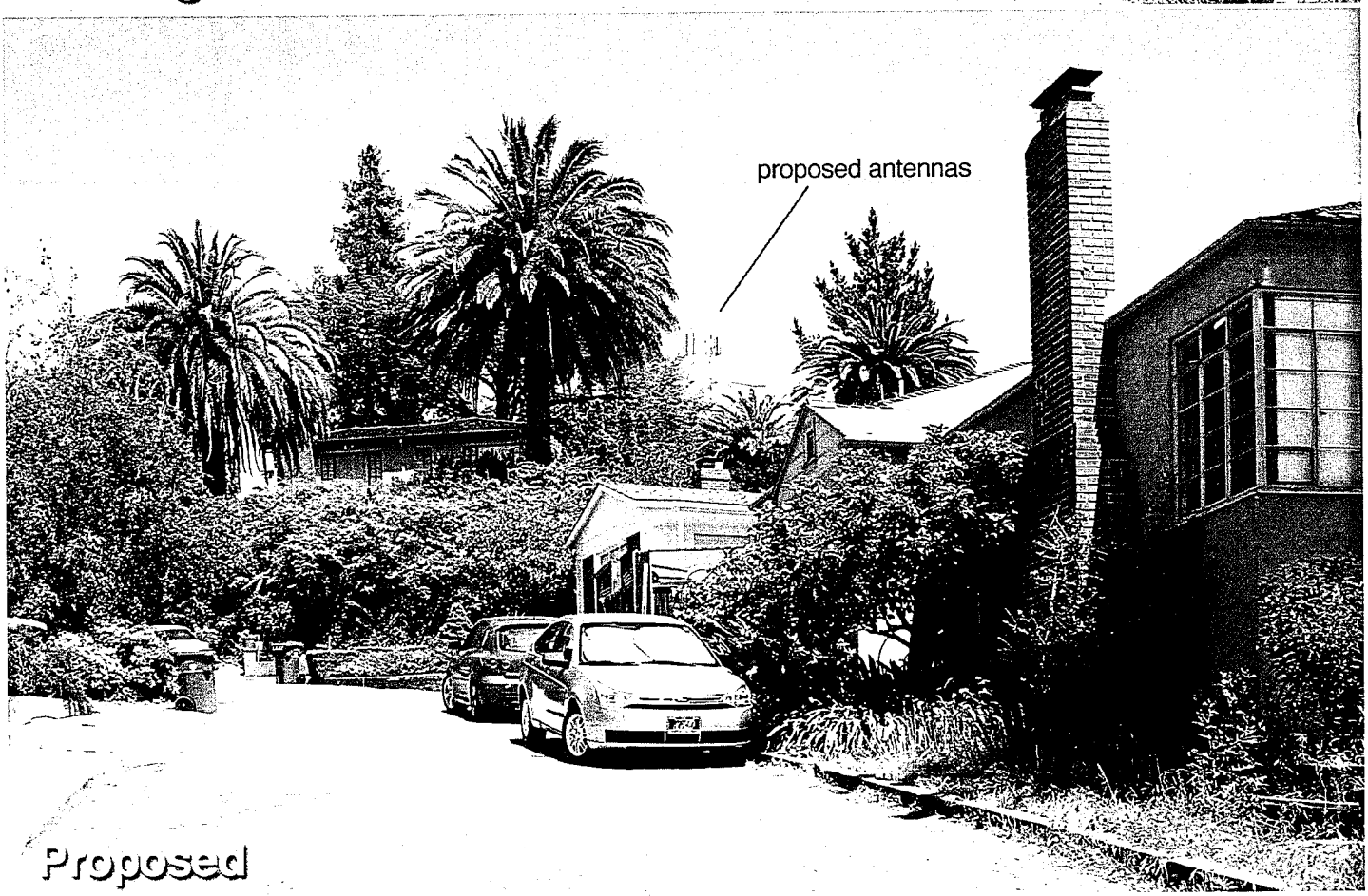
verizon wireless | Glenview | Site # 190645 | Aerial Map

11/03/10 | 601 Glendome Circle, Oakland, CA 94602

Applied Imagination 510 914-0500



Existing



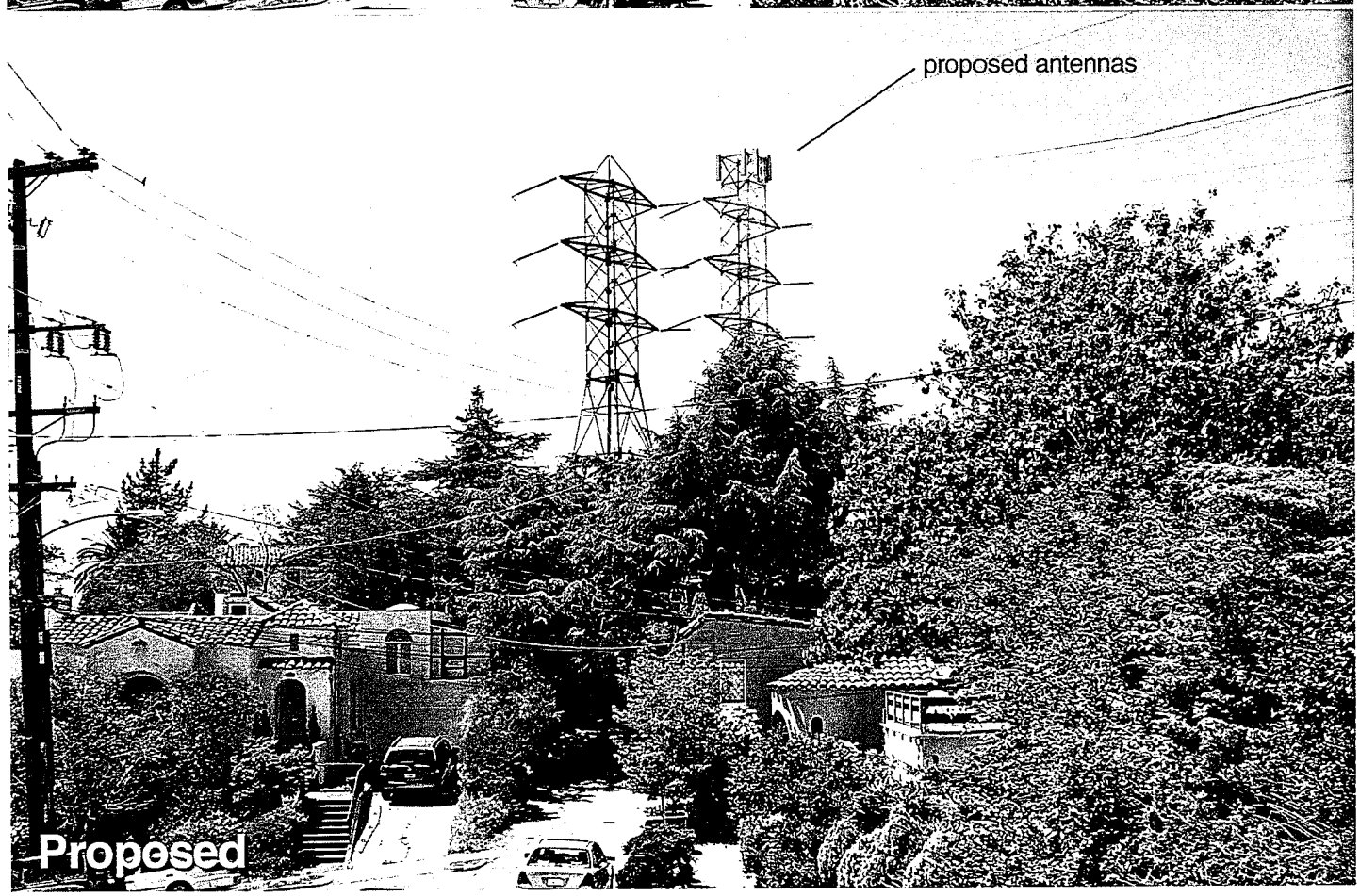
Proposed

verizon wireless | Glenview | Site # 190645 | Looking East from Glendome Circle

601 Glendome Circle
Oakland, CA 94602

11/03/10

Applied Imagination 510 914-0500



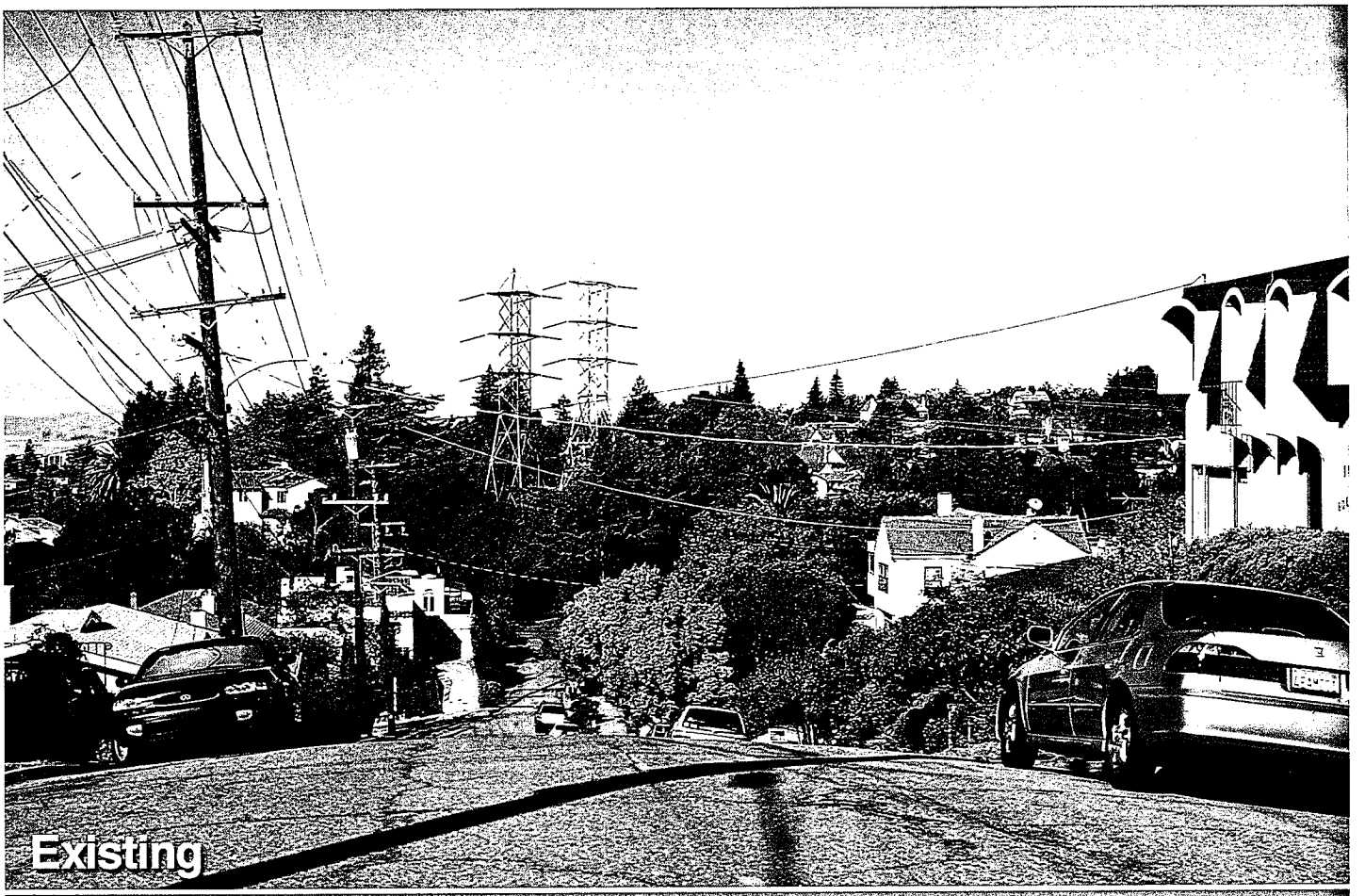
verizonwireless | Glenview | Site # 190645 | Looking Northwest from Hollywood Avenue

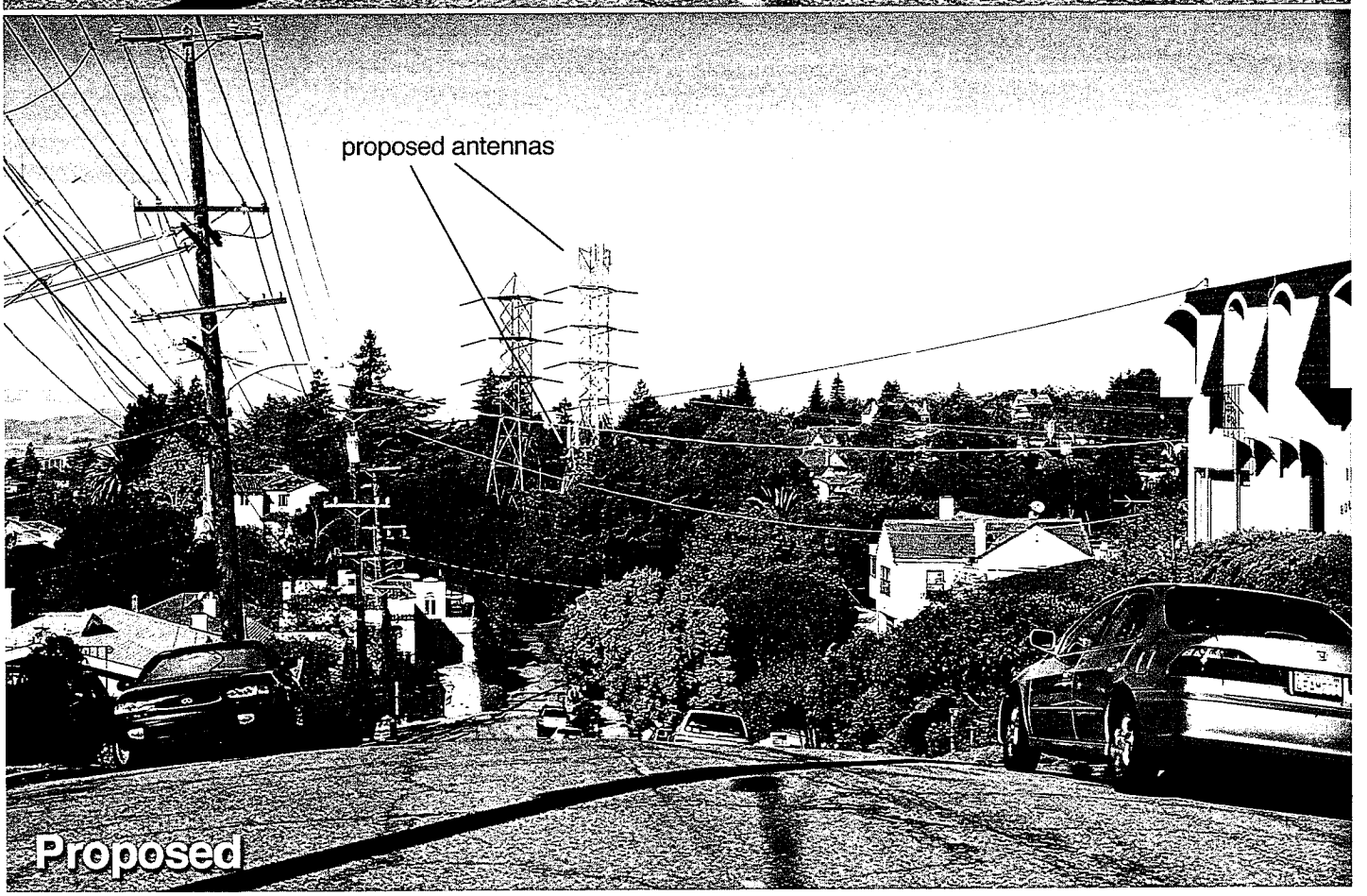
601 Glendome Circle
Oakland, CA 94602

View #2

11/03/10

Applied Imagination 510 914-0500





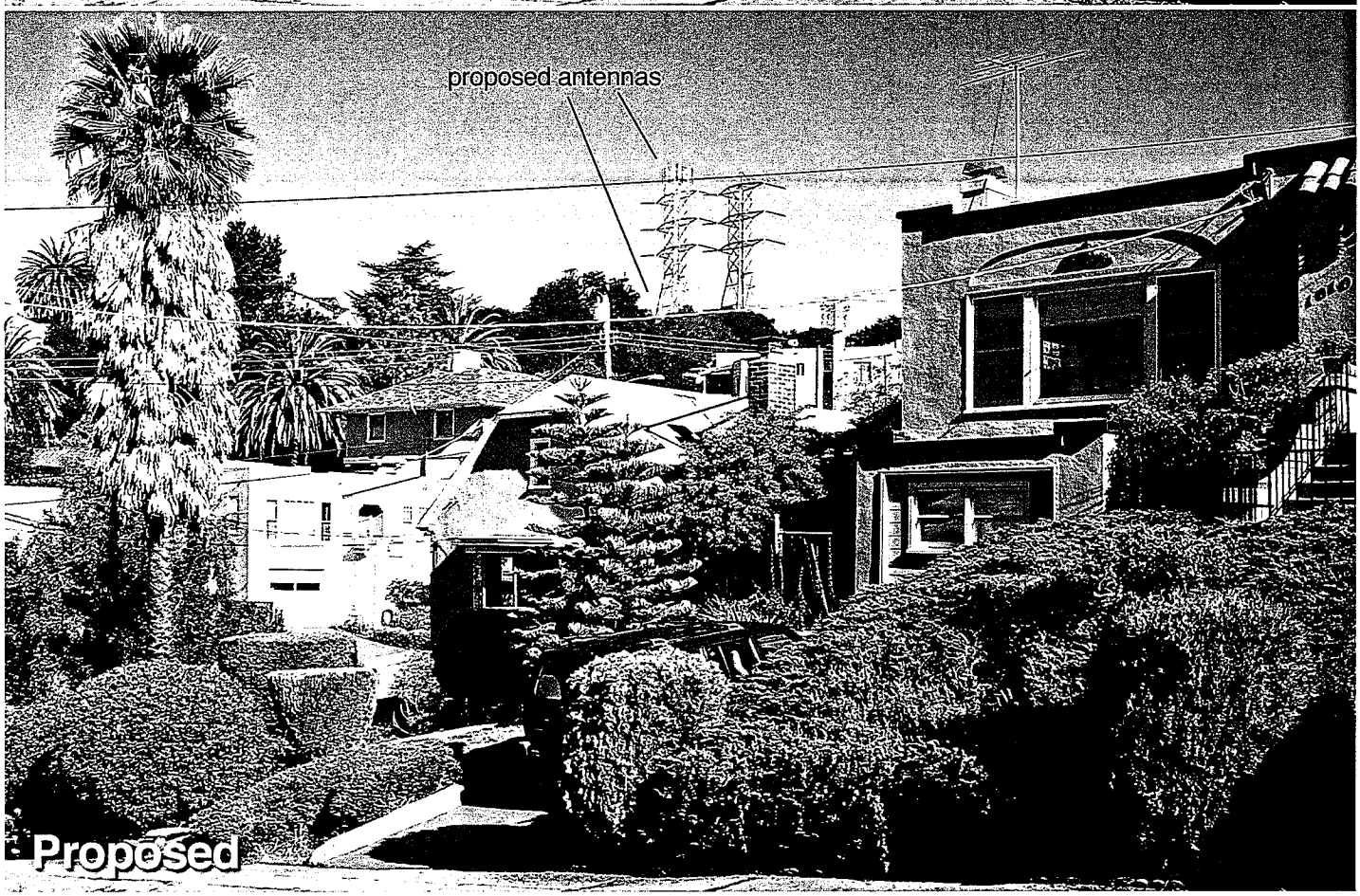
verizon wireless | Glenview | Site # 190645 | Looking Northwest from Hollywood Ave.

601 Glendome Circle
Oakland, CA 94602

View #3

11/03/10

Applied Imagination 510 914-0500



verizon wireless | Glenview | Site # 190645 | Looking North from Elsinore Ave

601 Glendome Circle
Oakland, CA 94602

11/03/10

View #4

Applied Imagination 510 914-0500

proposed antennas

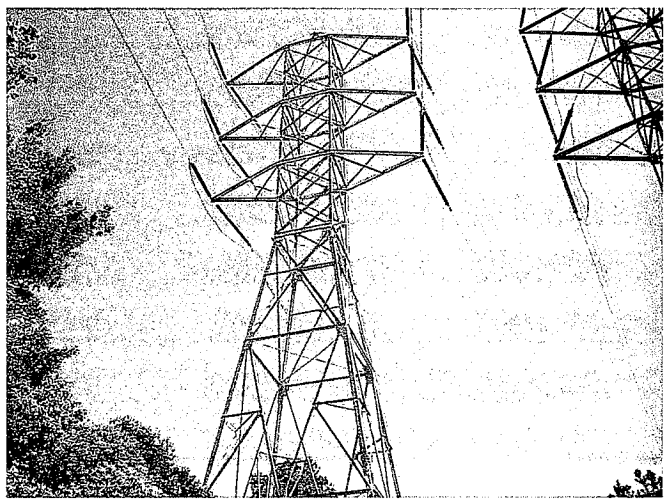
verizon wireless | Glenview | Site # 190645 | Looking South from Cavanaugh Ct.

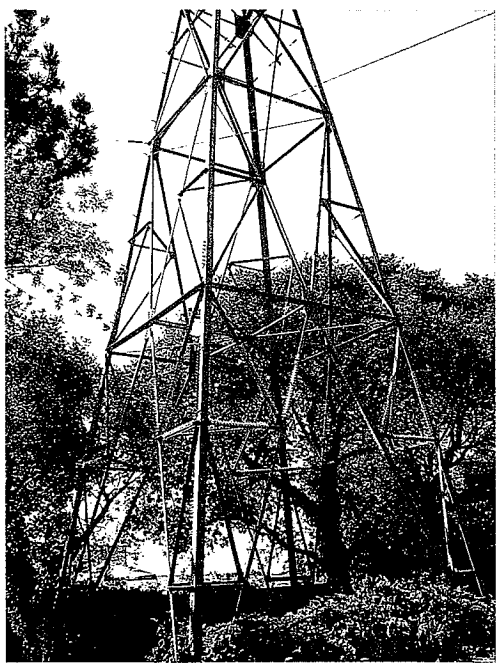
601 Glendome Circle
Oakland, CA 94602

11/03/10

View #5

Applied Imagination 510 914-0500





Verizon Wireless • Proposed Base Station (Site No. 190645 "Glenview")
601 Glendome Circle • Oakland, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 190645 "Glenview") proposed to be located at 601 Glendome Circle in Oakland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on the PG&E lattice tower located near 601 Glendome Circle in Oakland. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

Power line frequencies (60 Hz) are well below the applicable range of these standards, and there is considered to be no compounding effect from simultaneous exposure to power line and radio frequency fields.

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A

small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by MSA Architecture & Planning, Inc., dated October 20, 2010, it is proposed to install nine Andrew directional panel antennas – four Model LNX-6513DS-VTM, two Model LNX-6515DS-VTM, two Model HBX-6516DS-VTM, and one Model HBX-6517DS – on the existing 80½-foot PG&E lattice tower sited along Glendome Circle in Oakland. The antennas would be arranged in groups of three (two LNX and one HBX) with 3° downtilt. Two groups would be mounted on a 12-foot extension on top of the tower, at an effective height of about 90½ feet above ground, and would be oriented toward 0°T and 120°T. The third group would be mounted at an effective height of about 40 feet above ground and would be oriented toward 240°T. The maximum effective radiated power in any direction would be 1,880 watts, representing simultaneous operation at 480 watts for PCS, 1,000 watts for cellular, and 400 watts for 700 MHz service. There are reported no other wireless telecommunications base stations nearby.

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Verizon operation is calculated to be 0.0039 mW/cm^2, which is 0.73% of the applicable public exposure limit. The maximum calculated level at the third-floor elevation of any nearby residence* is

* Located at least 65 feet away, based on photographs from Google Maps.

4.7% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that PG&E already takes adequate precautions to ensure that there is no unauthorized access to its tower. To prevent exposures in excess of the occupational limit by authorized PG&E workers, it is expected that they will adhere to appropriate safety protocols adopted by that company.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 601 Glendome Circle in Oakland, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

William F. Hammett, P.E.
707/996-5200

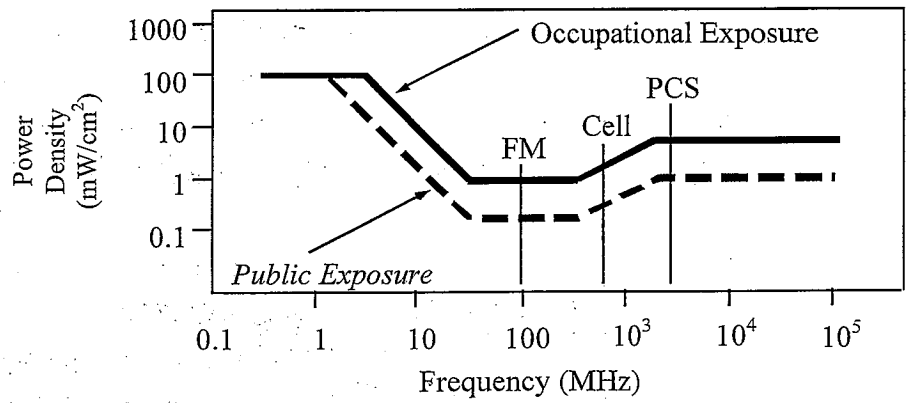
December 1, 2010

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/f	*823.8/f*	4.89/f	*2.19/f*	900/f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



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

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

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

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

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

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

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

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

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

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

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

ATTACHMENT C

NSA Wireless, Inc.

Site Acquisition • Planning • Political Advocacy • Construction Management

January 10, 2010

City of Oakland
CEDA
250 Frank H. Ogawa Plaza
Oakland, CA
Attn: Michael Bradley, Planning

RE: Alternative Site and Site Design analysis

Dear Michael –

As you are well aware, this site has been proposed both at one time by AT&T and currently by Verizon. The proposed installation is to install a total of nine antennas, six on a six foot top-hat at the top of the tower, and three eight foot antennas below the conductors. We are the sixth version of this design. We have spent that last year trying to locate, lease and zone other candidate so that this candidate is not necessary, but we have not been successful.

The entire gap in coverage covers a large area that has multiples hills, various house heights and various vegetation heights. Therefore a high elevation and antenna height is necessary in order to gain the maximum coverage area in the area with the least visible impact.

With each of the six revisions that we have looked at as a design, we have tried to decrease the visual impact. The proposed site is the least impact that we can obtain.

We did try to find alternative sites, but we would have had to find two or three locations to do the same thing that we were trying to accomplish at this location. We looked at the following:

- Park Blvd Presbyterian Church - 4101 Park Blvd. Oakland (John Andresen 510-531-2201) the RF engineer did not think that the height for this building work work during our ring scrub. When we looked at it again we could not find ground space to place our equipment cabinets, and the church did not have any interior space.

- Park Blvd Manor Senior Ctr - 4135 Park Blvd (Analisa 510-647-0700 x 103) this site would not have met the coverage objective and was not revised.

- Corpus Christi Church, 332 St James Drive, Piedmont(Judy Hilgart (Bus Mgr) 510-530-4056) The vegetation and terrain on this property eliminated it as a candidate.

- Zion Lutheran Church - 5201 Park Blvd (Rev Paul 510-530-4213) This building was eliminated for zoning reasons, as I was not able to create a design that would work with church.

- 1305 Everett Avenue with 3 existing carriers. The site is approximately 1,200 feet away and it was recently approved under permit, CMD09-219, and was recommended by the planning department. We did drive by the property but there was not any location for ground equipment to be placed, and it does not appear that the roof could support the weight. There was not any interior space for the installation either.

- The other site is 4101 Park Blvd. It was approved under permit CMD07-338. Given the controversy on this site, Verizon was not willing to switch one controversy for another. There was also the concern of obtaining the necessary height to meet the coverage objectives.

- Park Blvd (1305 Everett Ave side) – we were unable to get a response from the landlord. It may be that he/she had a bad experience with the existing carrier, or they were not interested in another carrier, but they did not respond to our inquiry.

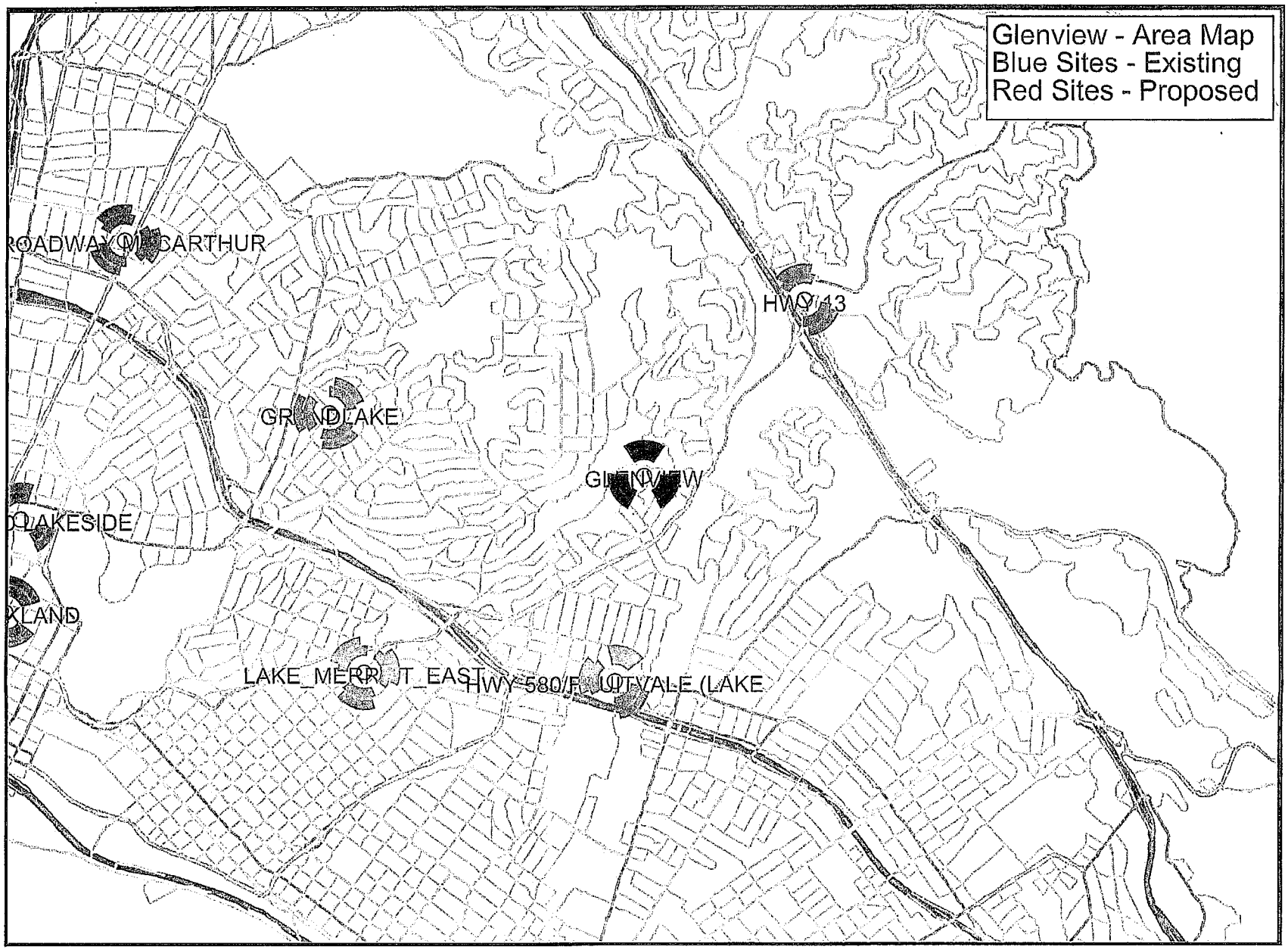
- We also looked at a number of sites in piedmont, including the cemetery, but we were unable to locate a landlord interested in zoning to Verizon where we could get the height we needed to get around this hillside.

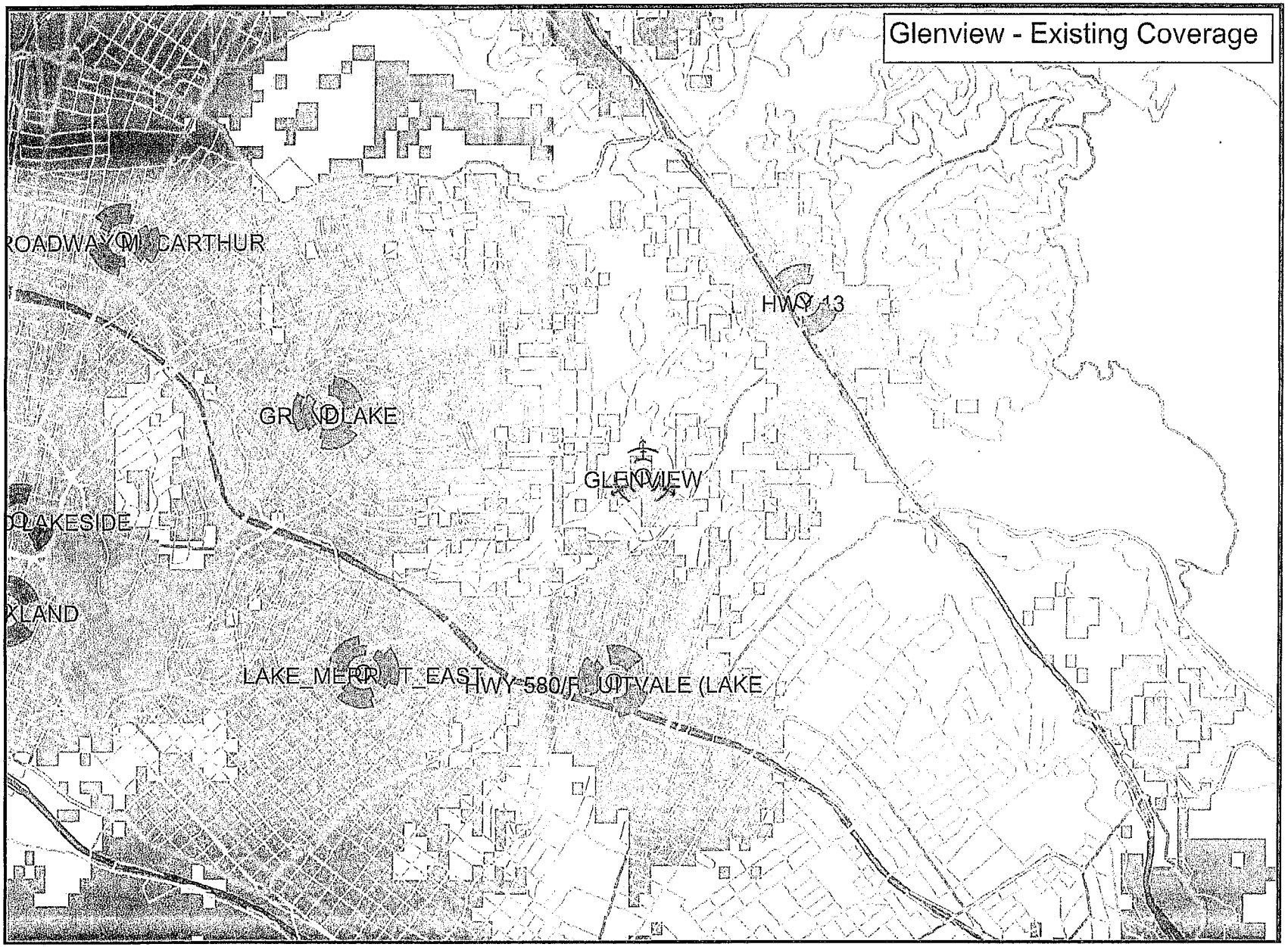
While Verizon understands the "not in my backyard" mentality, the truth is that a majority of households in the United States use wireless telecommunications not only regularly, but as their sole means of telecommunication.

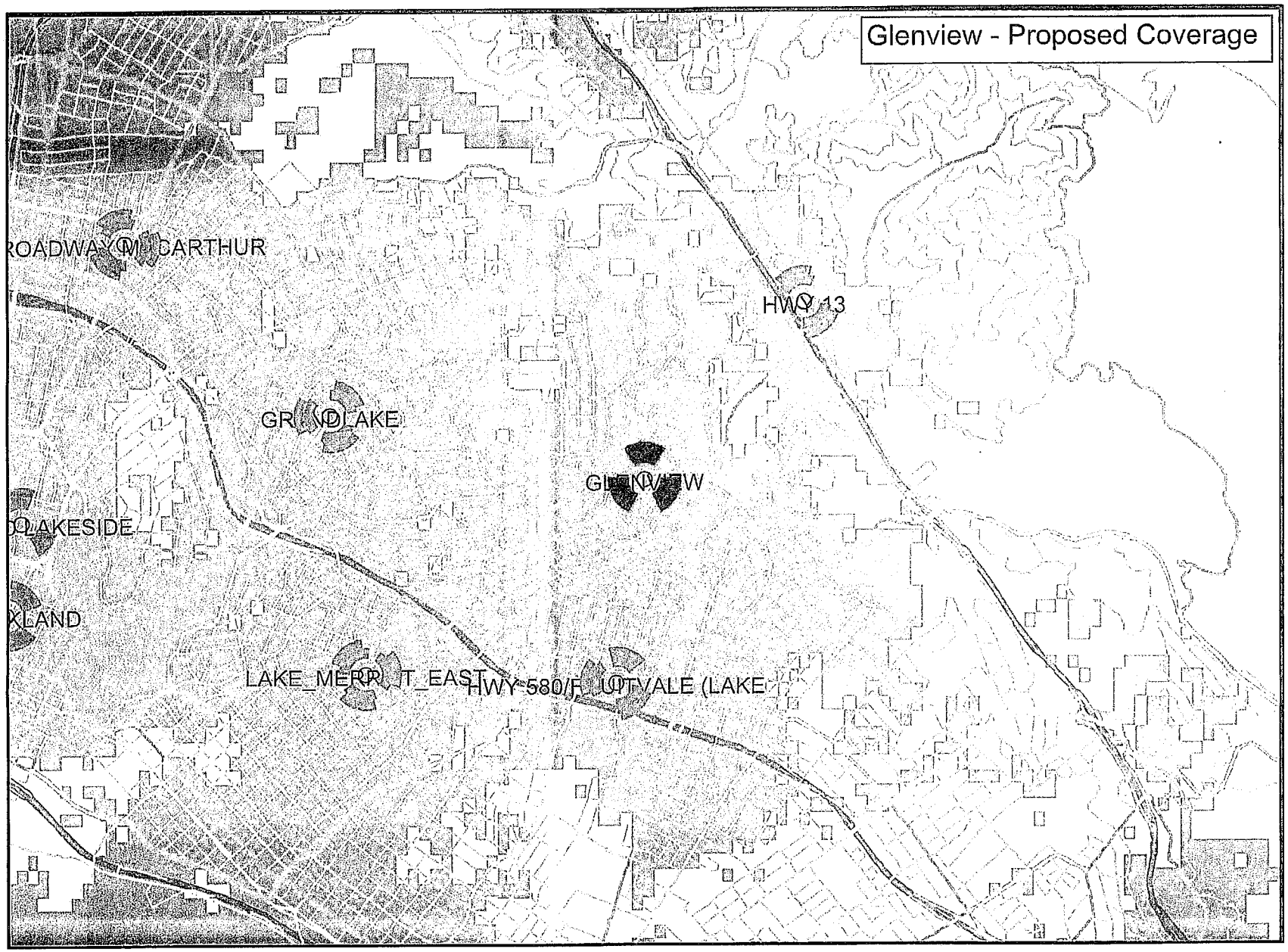
Verizon has attempted to meet or exceed all the design guidelines for this installation, including holding a community meeting with a 1000 foot noticing radius. The turnout was relatively small, and not all were against the installation. Some of the comments included to try a monopine in the area. We searched the PG&E property and were unable to locate an area that the site Verizon could construct the proposed facility, due to the varying elevation and the steep grade a viable property location was not located. There were a number of residents (about 6 households – some with both residents from the household) that did not want it at all and also wanted the PG&E towers to be taken down. Their concerns were all based on electronic emissions (I have copies of the pages that they wrote in my comment book.) Any atheistic issues were based on the PG&E towers, and that the antennas made the towers more of a visual blight.

Sincerely,

Charnel James
(530) 219-1833


Glenview - Area Map
Blue Sites - Existing
Red Sites - Proposed
ROADWAY @ MACARTHUR
HWY 43
GRAND LAKE
GLENVIEW
LAKESIDE
LAKE MERRITT EAST
HWY 580/LOWTVALE (LAKE


Glenview - Existing Coverage
ROADWAY
MACARTHUR
HWY 13
GRANDLAKE
GLENVIEW
LAKESIDE
XLAND
LAKE_MERRITT_EAST
HWY 580/FRUITVALE (LAKE


Glenview - Proposed Coverage
ROADWAY
CARTHUR
HWY 13
GRAND LAKE
LAKESIDE
XLAND
LAKE_MERRIT_EAST
HWY 580/F
UPTVALE (LAKE

ATTACHMENT D

CITY OF OAKLAND

1330 BROADWAY, 2ND FLOOR · OAKLAND, CALIFORNIA 94612

Community and Economic Development Agency
Zoning

(510) 238-3912
FAX (510) 238-4730
TDD (510) 839-6451

December 14, 1998

Gerry DeYoung
Ruth & Going
1630 Zanker Road
San Jose, CA 95112

RE: CASE FILE NO.: CU98-147; Pacific Bell Mobile Services proposed mini-telecommunications facility at Glendome Circle

Dear Mr. DeYoung:

The application for a Minor Conditional Use Permit and Design Review to install a mini-telecommunications facility consisting of three panel antennas and accompanying ground level cabinets on an existing PG&E tower located at Glendome Circle near El Centro Avenue and Hollywood Ave (across the street from 691 Glendome Circle) in the Mixed Housing Type Residential General Plan Land Use Classification and in the R-30 One-Family Residential Zone has been found not to comply with the Minor Conditional Use Permit criteria as set forth in Section 17.134.050 and Section 17.128.060 C. (See Attachment A for findings.) [(Environmental Determination: Exempt, Section 15301, State CEQA Guidelines; minor alterations to existing structures) (Planning Area: Lower Hills)]

The application is, therefore, denied.

This decision becomes effective in ten (10) days from the date of this letter unless appealed to the City Planning Commission. An appeal is made by completing an application and paying a fee of $413.

If you have any questions, please contact Anu Raud at (510)238-6346.

Sincerely,

Willie Yee
Zoning Manager
Community & Economic Development Agency

cc: William Claggett
Leslie Gould
Monica Lamboy
Sharon Anderson
Dana Barnett
Kathryn Z. Carron
Richard & Therese Cason
Denis & Tina Chaix
Eleanor Cohen Irving W. Cohen
Karen Cohn
Eleanor Cooney
Helen Crothers
James demetre
John Albert & Naome Dragstedt
Allan Gordon
Robin Gray
Jesse & Naomi Fried
Arthur Friedberg
Douglas F. Garfinkel & Donna M. Shibata
Randy Hassell
John Harte
Dana Heinemann
Debrah Hungerford
Iraj & Pat Hefzi
Andrew Keating
Candace Kahan
Jane Kotowski
Jeannie Jaffee
Katie Jetter
Patricia Jeusen
MaryAnne John
Kevin Johnson
Stephn & Lee Nold Lewis
Edward Lloyd
Maggie MacKenzie
Kim Malcolm
Shahrokh Manuchehri

cc: Edward & Kristin Lloyd
Christi Olson
Jano Oscherwitz
Joyce E. Pedersen
Theda P. Pearson
David Pellow
Karen Phillips
Linda Pinkoski
Ginny Reis
Stuart Schnecks
Clark & Julie Sept
Bozena Slosar
Marek Slosar
Gus Tanaka
Joan Tanzer
Barbara Tapella
Ann & John Tompkins
Ron Teeples
Helen Treinen
Jan Wilson
Laura Wolff
Georgia Zweber
Hellmuth, Eva & Susan Zieleniewicz
S.O.N./P.L.U.G
Merlin Edwards
Christopher Eldridge
Franklin Orozco

Attachment A

Section 17.134.050 General Use Permit Criteria

Except as different criteria are prescribed elsewhere in the zoning regulations, a conditional use permit shall be granted only if the proposal conforms to all of the following general use permit criteria, as well as to any and all other applicable use permit criteria:

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 will intensify the land use conflict between the residential neighborhood and the existing utility towers. The antennas and the cabinet would amplify the negative visual impact of the existing facility. The further industrialization of the residential neighborhood would create an undesirable neighborhood character. Its appearance would be obtrusive to the adjacent neighbors and to the passerbys of Glendome Circle. Glendome Circle is a narrow, substandard road: Maintenance vehicle visits, albeit infrequent, would further add to the disturbance of this well established residential neighborhood.**

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, and shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant. **No vegetative, topographical or other screening is proposed. The proposal has not been carefully designed to ensure that its visual impact is lessened or so it is compatible with its surroundings, therefore, it is not as attractive as its location and setting warrant. The proposed cabinet would adversely affect the adjacent neighbors by its visual intrusion. The noise from the fans would interfere with night time quiet in the neighborhood. Visits to the PacBell site at the Shepherd Canyon Fire Station and the Chabot Observatory confirmed that the cabinets generate noise.**

D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE at Section 17.136.070. **The proposal fails to conform to all applicable design review criteria as set forth below.**

E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council. **The proposal does not conform with the Oakland General Plan which encourages protecting and enhancing residential neighborhoods.**

Section 17.128.060 Mini Facilities

B. Design Review Criteria for Mini Facilities. In addition to the design review criteria listed in Chapter 17.136, the following specific additional criteria must be met when design review is required before an application can be granted.

1. Equipment shelters or cabinets shall be screened from the view by using landscaping, or materials and colors consistent with surrounding backdrop or placed underground. **The equipment cabinet is not screened from the view of adjacent neighbors. The freestanding cabinet also has a potential to negatively impact the neighbors with the noise from the fans.**

Conditional Use Permit Criteria for Mini Facilities.

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

1. The project must meet the specific design review criteria listed in subsection B of this section. **The project does not meet one of the specific design review criteria in subsection B of this section.**

2. The proposed project must not disrupt the overall community character. **The proposed project would place three antennas and an accompanying cabinet in the middle of a well established residential neighborhood. Its obtrusive appearance would negatively affect the view along Glendome Circle and from nearby residences. The further introduction of a non residential use into this residential neighborhood disrupts the overall community character.**

3. In zones R-10 through R-60, inclusive, the project must not have any visual impact. (Ord. 11904 & 5.01 (part), 1996: prior planning code 8506). **The proposed project antennas would be located approximately 45' from ground level, making it highly visible from the surrounding neighborhood and impacting many neighbors views. Adjacent residences would be looking up at antennas, further compounding the visual unattractiveness of the electrical towers.**

17.136.070 Design review criteria

Except as different criteria are prescribed elsewhere in the zoning regulations, design review approval may be granted only if the proposal conforms to all of the following criteria, as well as to any and all other applicable design review criteria.

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures. **The attachment of three panels on the existing PG & E tower will amplify the negative visual impact of the existing facility. Nearby adjacent residential uses would be looking up at the unattractive panels. The installation of the accompanying cabinet would also increase the industrial character of the facility, therefore the proposal would not relate well to the surrounding area.**

2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics; **The proposed design will adversely affect the neighborhood by further industrializing the residential neighborhood.**

3. That the proposed design will be sensitive to the topography and landscape; **The equipment cabinet's industrial appearance obstructs the well-maintained surrounding landscape.**

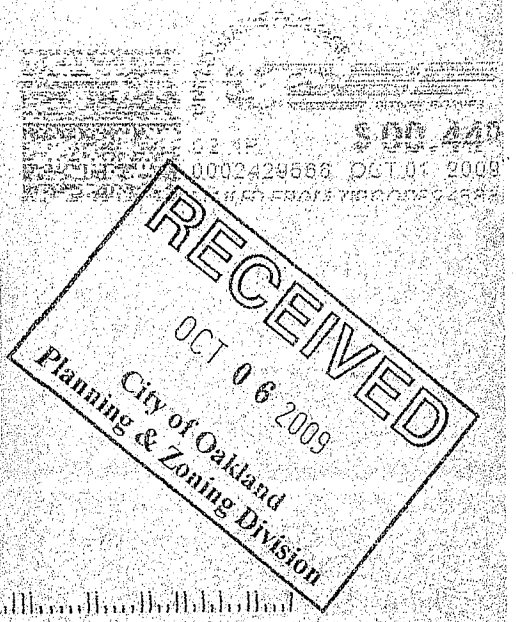
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill; **N/A**

5. That the proposed design conforms in all significant respects with the Oakland Comprehensive Plan and with any applicable district plan or development or development control map which has been adopted by the City Council. **The proposed design does not conform with Oakland General Plan.**

ATTACHMENT E

NSA Wireless, Inc.
12647 Alcosta Blvd. Suite 100
San Ramon, CA. 94583

Michael Bradly
CEDA Planning Department
250 Frank H. Ogawa Plaza, Ste. 2114
Oakland, CA. 94612



NOTICE OF NEIGHBORHOOD MEETING

Meeting Information

Date: October 15, 2009
Time: 7:00 p.m.
Where: 4101 Park Blvd.
Park Blvd. Presbyterian Church
Oakland, CA 94602

Site Information

Address: 601 Glendome Cir (PG&E)
024-0607-052
Zoning: R30/PU

Applicant

Verizon Wireless

Contact Information

Charnel James
NSA WIRELESS, INC
(530) 219-1833

Verizon Wireless is proposing a wireless communication facility at 601 Glendome Cir. needed by Verizon Wireless as part of its Oakland wireless network. The proposed Verizon Wireless site is an unmanned facility consisting of nine (9) panel antennas flush mounted to a 12 foot extension on the top of the PG&E tower. Plans and photo simulations will be available for your review at the meeting. This project has not been scheduled for Planning Commission meeting at this time. The purpose of this meeting is to address neighborhood comments and design recommendations. You are invited to attend this community open house at Park Boulevard Presbyterian Church located at 4101 Park Blvd on October 15, 2009 from 7:00 p.m. until 9:00 pm to review the project and make comment or recommendations.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact Charnel James at (530) 219-1833. Please contact Michael Bradley at (510) 238-6935 with the City of Oakland Planning Department if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (925) 244-1890 at your earliest convenience and we will make every effort to provide you with an interpreter.