

Case File Number: PLN15180

September 2, 2015

Location:	The Public Right-of-Way at Asilomar Dr. (Adjacent to 2047 Asilomar Dr.) (See map on reverse)
Assessors Parcel Numbers:	048E-7344-005-00 (nearest lot adjacent to the project site.)
Proposal:	The installation of a distributed antenna system (DAS) wireless telecommunication facility on a new public utility pole in the right-of-way on Asilomar Dr.; facility includes two panel Kathrein antennas mounted at approximately at 50'-1" pole height; an associated equipment box (approx.. 5'-5" tall by 24" wide); one battery backup, and one meter box located on the right-of-way 4' away from the new pole.
Applicant:	New Cingular Wireless PCS, LLC. For AT&T Mobility
Contact Person/ Phone Number:	Matthew Yergovich (415)596-3474
Owner:	City of Oakland
Case File Number:	PLN15180
Planning Permits Required:	Regular Design Review (non-residential) to install a wireless Macro Telecommunications Facility (17.136.050 (B)(2); Additional Findings for a Macro Facility (OMC Sec. 17.128.070(B)(C).
General Plan:	Hillside Residential
Zoning:	RH-4 Hillside Residential 4 Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines (small facilities or structures; installation of small new equipment and facilities in small structures), and none of the exceptions to the exemption in CEQA Guidelines Section 15300.2 apply to the proposal. Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status:	Not a Potential Designated Historic Property; Survey rating: N/A
Service Delivery District:	2
City Council District:	4
Date Filed:	June 3 rd , 2015
Finality of Decision:	Appealable to City Council within 10 Days
For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

SUMMARY

The proposal is to install a distributed antenna system ("DAS") wireless Telecommunications Macro Facility on a replacement Joint Pole Authority (JPA) utility pole located in the public right-of-way along Asilomar Drive between Aztec Way and Tampa Avenue. New Cingular Wireless PCS for AT&T Mobility is proposing to install two panel antennas mounted on top of a new JPA replacement pole, resulting in a new height of 50'-1" (to top of antennas); an associated equipment box, one battery backup

CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: PLN15180

Applicant: New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility)

Address: The Public Right-of-Way adjacent to 2047 Asilomar Drive

Zone: RH-4

and meter boxes within an approximately 5'-5" tall by 2' wide singular equipment box located at grade along the right-of-way.

A Major Design Review permit is required to install a new Telecommunications Facility located within 100' of a residential zone. As detailed below, the project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions of approval.

PROJECT DESCRIPTION

The applicant (New Cingular Wireless PCS, LLC. for AT&T Mobility) is proposing to install a distributed antenna system ("DAS") wireless Telecommunications Macro Facility on a new replacement JPA utility pole located in the public right-of-way along Asilomar Dr. near 2047 Asilomar Dr. in a hillside area surrounded by single-family homes. The project consists of swapping an existing 34'-6" foot JPA pole with a new 50'-1" JPA pole in the same location, with two panel antennas (each is two-feet long and 10- inches wide) mounted onto the new JPA pole resulting in a 50'-1" tall pole; an associated equipment box, one battery backup and meter boxes within an approximately 5'-5" tall by 2' wide single equipment box located in public right-of-way 4' feet away from the pole. The proposed facility is an alternative location chosen by the applicant as a response to neighbor opposition to a facility near 2052 Tampa Ave. (Case #DR13035) and subsequent alternative location near 2040 Tampa Ave.(Case #PLN14038) became unfeasible when an existing tree, to be used as a screening element, was removed. The proposed antennas and associated equipment will be secured from the public. (See Attachment A).

TELECOMMUNICATIONS BACKGROUND

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

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

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

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

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

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

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

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

PROPERTY DESCRIPTION

The existing 34’-6” tall JPA utility pole is located in the City of Oakland public right-of-way adjacent to 2047 Asilomar Dr. to the south, which contains a single-family residence on a steep upslope parcel, and another residence on the parcel to the north, in a relatively wooded hillside residential area.

GENERAL PLAN ANALYSIS

The subject property is located within the Hillside Residential Area of the General Plan Land Use & Transportation Element (LUTE). The Hillside Residential Classification is intended “*to create, maintain, and enhance neighborhood residential areas that are characterized by detached, single unit structures on hillside lots*”. The proposed “DAS” telecommunication facilities will be mounted on a new wood JPA pole intended to resemble existing PG&E utility poles within the City of Oakland public right-of-way. Visual impacts will be mitigated since the antennas are mounted 50’+ plus feet above the right-of-way. The equipment cabinets will be housed within a single box and painted to match the existing utility pole and sited in a non-descript area next to a retaining wall for a hillside. Therefore, the proposed unmanned wireless telecommunication facility will not adversely affect or detract from the resource conservation characteristics of the neighborhood.

Civic and Institutional uses

Objective N2

Encourage adequate civic, institutional and educational facilities located within Oakland, appropriately designed and sited to serve the community.

Staff finds the proposal to be in conformance with the objectives of the General Plan by servicing the community with enhanced telecommunications capability.

ZONING ANALYSIS

The proposed project is located in RH-4 Hillside Residential 4 Zone. The intent of the RH-4 Zone is: “*to create, maintain, and enhance areas for single-family dwellings on lots of six thousand five hundred (6,500) to eight thousand (8,000) square feet and is typically appropriate in already developed areas of the Oakland Hills*”. The proposed telecommunication facility is located adjacent to 2047 Asilomar Dr. in a hillside residential area of the Oakland Hills. The project requires Regular Design Review per 17.136.050, which states that Macro Telecommunications Facilities proposed in residential areas with special findings, to allow the installation of new telecommunication facilities on an existing JPA pole located in the public right-of-way in a Residential Zone. Special findings are required for Design Review approval to ensure that the facility is concealed to the extent possible.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as categorical exemptions from environmental review. Staff finds that the proposed project is categorically exempt from the environmental review requirements pursuant to Section 15301, (additions and alterations to existing facilities), and Section 15303 (small facilities or structures; installation of small new equipment and facilities in small structures), and that none of the exceptions to the exemption in CEQA Guidelines Section 15300.2 are not triggered by the proposal, and 15183 (projects consistent with a General Plan or Zoning) further applies.

KEY ISSUES AND IMPACTS

1. Regular Design Review

Section, 17.136.050 and 17.128.070 of the City of Oakland Planning Code requires Regular Design Review for Macro Telecommunication Facilities in the Hillside Residential zone or that are located within one hundred (100) feet of the boundary of any residential zone. The required findings for Regular Design Review, and the reasons this project meets them, are listed and included in staff's evaluation as part of this report.

2. Project Site

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

- A. Co-located on an existing structure or facility with existing wireless antennas.
- B. City-owned properties or other public or quasi-public facilities.
- C. Existing commercial or industrial structures in non-residential zones (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).
- D. Existing commercial or industrial structures in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
- E. Other non-residential uses in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.
- F. Residential uses in non-residential zones (excluding all HBX Zones and the D-CE-3 and D-CE-4 Zones).
- G. Residential uses in residential zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.

*Facilities located on an A, B or C ranked preferences do not require a site alternatives analysis.

Since the proposed project involves locating the installation of new antennas and associated equipment cabinets on an existing utility pole, the proposed project meets: (B) quasi-public facilities on for a new wood JPA pole in the public right-of-way. The applicant has also provided a statement on site alternative analysis to indicate a public necessity for telecommunication services in the area and to show a number of alternative sites that were considered.

3. Project Design

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

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

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

City of Oakland Planning staff, along with the applicant, completed an on-site site design analysis and determined that the site selected conforms to all other telecommunication regulation requirements. The project meets design criteria (C) since the antennas will be mounted on a new wood JPA pole resembling existing PG&E wood poles in the area, in addition to locating the new pole in an area where the new facility is surrounded by utility poles and the equipment cabinet box and battery backup box will be housed within a single equipment box ground-mounted and painted to match the color of an existing PG&E utility pole to minimize potential visual impacts from public view. In addition, the applicant conducted an extensive site design alternative analysis of 2 alternative sites (See attachment C) where significant gaps in coverage exist and was visually the least obtrusive.

4. Project Radio Frequency Emissions Standards

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

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

The RF-EME Electromagnetic Energy Compliance Report, prepared by William F. Hammett, P.E. for Hammett & Edison Inc. Consulting Engineers, indicates that the proposed project meets the radio frequency (RF) emissions standards as required by the regulatory agency. The report states that the proposed project will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not cause a significant impact on the environment. Additionally, staff recommends as a condition of approval that, prior to the issuance of a final building permit, the applicant submits a certified RF emissions report stating that the facility is operating within acceptable thresholds established by the regulatory federal agency.

CONCLUSION

The proposed project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions.

RECOMMENDATIONS:


1. Affirm staff's environmental determination
2. Approve Design Review application
PLN15180 subject to the attached findings
and conditions of approval

Prepared by:



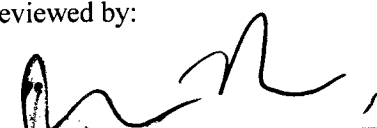
Jose M. Herrera-Preza
Planner II

Reviewed by:



Scott Miller
Zoning Manager

Reviewed by:



Darin Ranelletti, Deputy Director
Bureau of Planning

Approved for forwarding to the
City Planning Commission:

RACHEL FLYNN, Director
Department of Planning and Building

ATTACHMENTS:

- A. Project Plans & Photo simulations & Alternative Site Analysis
- B. Hammett & Edison, Inc., Consulting Engineering RF Emissions Report
- C. Site Alternative Analysis

FINDINGS FOR APPROVAL

This proposal meets all the required findings under Section 17.136.050.(B), of the Non-Residential Design Review criteria and all the required findings under Section 17.128.070(B), of the telecommunication facilities (Macro) Design Review criteria and as set forth below: Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

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 project consists of replacing a 34'-6" Joint Pole Authority (JPA) utility pole with a new 50'-1" JPA utility in the same location and adding two telecommunications panel antennas (two feet long and 10-inches wide), affixed on top of the utility pole; an associated equipment box, one battery backup and meter boxes within a 5'-5" tall by 2' wide equipment box located on the ground, in the public right-of-way along Asilomar Dr. between Aztec Way and Tampa Avenue. The proposed antennas will be located 47' above the right-of-way near other utility poles which will help the facility to blend in with the existing surrounding hillside residential area. The equipment cabinet, serving the utility pole, will be sited on the ground to reduce visual clutter on the pole from the neighboring properties. Therefore, the proposal will have minimal visual impacts from public view.

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

The proposal improves wireless telecommunication service in the hillside residential area. The installation will be sited near other utility poles of similar height in the surrounding area to have minimal visual impacts on public views, thereby protecting the value of private and public investments in the area.

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 Hillside Residential Area of the General Plan's Land Use & Transportation Element (LUTE). The Hillside Residential Classification is intended "*to create, maintain, and enhance neighborhood residential areas that are characterized by detached, single unit structures on hillside lots*". The proposed telecommunication facilities will be mounted onto a new wood JPA pole, replacing an existing pole and intended to resemble existing utility poles within the City of Oakland public right-of-way. The proposed unmanned wireless telecommunication facility will be located on a new utility pole and will not detract from the hillside residential value of the neighborhood. Visual impacts will be minimized since the site is relatively wooded, with trees partially obscuring views of the pole. Furthermore the equipment serving the facility and usually mounted on the pole will be mounted inside a cabinet 4 feet away from the pole at the ground level to reduce visual clutter on the pole. Therefore, the Project conforms to the applicable General Plan and Design Review criteria.

17.128.070(B) DESIGN REVIEW CRITERIA FOR MACRO FACILITIES

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

The proposed antennas will be painted to match the utility pole and blend with the surroundings.

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 proposed antennas will not be mounted on any building or architecturally significant structure, but rather on a utility pole.

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

The proposed antennas will be mounted on a new JPA utility pole (to replace an existing JPA pole in the same location) and painted to match the pole, which will be further camouflaged by surrounding mature trees.

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

The associated equipment will be located within a single equipment box attached to the utility pole and painted to match the pole and blend with the surroundings.

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

The proposed equipment cabinets will be compatible with the existing utility related equipment.

6. For antennas attached to the roof, maintain a 1:1 ratio for equipment setback; screen the antennas to match existing air conditioning units, stairs, or elevator towers; avoid placing roof mounted antennas in direct line with significant view corridors.

N/A.

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 onto a new JPA utility pole. They will not be accessible to the public due to their location. The equipment accommodation and battery backup boxes will also be located inside a single equipment box ground-mounted 4 feet way from pole and will be secured to the greatest extent possible from the public and vehicles.

CONDITIONS OF APPROVAL
PLN15180

STANDARD CONDITIONS:

1. Approved Use

Ongoing

a) The project shall be constructed and operated in accordance with the authorized use as plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

b) This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes: **To install a "DAS" wireless Telecommunications Facility (AT&T wireless) through the replacement of an existing 34'-6" foot tall JPA utility pole located in the public right - of- way onto a new JPA pole at 50'-1" high on the pole in the same location; includes two panel antennas, an associated equipment box, one battery backup and meter boxes within a 5'-5" tall by 2' wide equipment box on ground level 4' feet away from the pole, under Oakland Municipal Code 17.128 and 17.136.**

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

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

3. Scope of This Approval; Major and Minor Changes

Ongoing

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

4. Conformance with other Requirements

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

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

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

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

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

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

7. Indemnification***Ongoing***

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

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

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

9. Severability***Ongoing***

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

10. Job Site Plans***Ongoing throughout demolition, grading, and/or construction***

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

11. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management***Prior to issuance of a demolition, grading, and/or construction permit***

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

12. Days/Hours of Construction Operation***Ongoing throughout demolition, grading, and/or construction***

The project applicant shall require construction contractors to limit standard construction activities as follows:

- a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.
- b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.
- c) Construction activity shall not occur on Saturdays, with the following possible exceptions:
 - i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.

- ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.
- d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.
- e) No construction activity shall take place on Sundays or Federal holidays.
- f) Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

PROJECT SPECIFIC CONDITIONS:**13. Radio Frequency Emissions*****Prior to the final building permit sign off***

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

14. Operational***Ongoing***

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

15. Possible District Undergrounding PG&E Pole***Ongoing***

Should the PG &E utility pole be voluntarily removed for purposes of district undergrounding or otherwise, the telecommunications facility can only be re-established by applying for and receiving approval of a new application to the Oakland Planning Department as required by the regulations.

Existing



Proposed

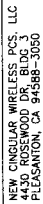


view from Borello Drive looking south at site



(PROW) 2047 ASILOMAR DR, OAKLAND, CA 94611

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**OAKHILLS AT&T
SOUTH NETWORK
NODE 054E**
2047 ASILOMAR DR
OAKLAND, CA 94611

CURRENT ISSUE DATE: 5/22/15

PERMITTING

BY: _____ DATE: _____ DESCRIPTION: _____ REV: _____

BY	DATE	DESCRIPTION	REV
ACI	04/28/15	ZDs	0
ACI	05/12/15	GRID FURNITURE ADDED	1
ACI	5/22/15	POLE SWAP AZIMUTH UPDATE	2



Aers Communications Inc.
1-800-825-4ACI
5711 Research Drive



3030 Warrenville Rd, Suite 340
Lisle, IL 60532
www.extenel.com

SEAL OF APPROVAL

SHEET TITLE:

**TITLE SHEET
AND
PROJECT INFORMATION**

[illegible]

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51/77/5

CENTERLINE
SPOT ELEVATION (DATUM)

[illegible][illegible][illegible]

DRIVING DIRECTIONS

- FROM: 2676 BISHOP BLVD. RICH. SAN RAMON, CA
DISTANCE: 26.3 MILES (29 MIN)
TO: 2047 ASHLAND DR. OAKLAND, CA 94611
1. HEAD SOUTHEAST TOWARD SUMMIT DR. 0.2 MI
2. TURN LEFT ONTO SOUTHWEST AVENUE NO. 0.2 MI
3. TURN LEFT ONTO MOUNTAIN BLVD. 0.3 MI
4. MERGE ONTO I-580 N. TO THE RAMP TO
5. MERGE ONTO I-580 N. TO A. 0.6 MI
6. MERGE ONTO I-580 N. TO A. 0.6 MI
7. MERGE ONTO I-580 N. TO A. 0.6 MI
8. OAKLAND/AVENUE. 1.1 MI
9. CONTINUE ONTO CA-24 N. 2.3 MI
10. KEEP LEFT AT THE FORK TO STAY ON CA-24 W.
11. TAKE THE EXIT TOWARD HAYWARD/OAKLAND 13.5
12. TAKE THE OAKLAND AVENUE E EXIT TOWARD
13. MERGE ONTO CA-13 S. 1.2 MI
14. MERGE ONTO CA-13 S. 1.2 MI
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99. MERGE ONTO CA-13 S. 1.2 MI
100. MERGE ONTO CA-13 S. 1.2 MI

SIGNATURE BLOCK

MUNICIPAL AFFAIRS	APPROVED BY:	INITIALS	DATE:
RF MANAGER			
CONSTRUCTION MANAGER			
PROJECT MANAGER			
APPLICANT AGENT:			
APPLICANT:			

PROJECT DESCRIPTION

THESE DRAWINGS DEPICT A PORTION OF A DISTRIBUTED ANTENNA SYSTEM (DAS) TELECOMMUNICATIONS NETWORK, TO BE CONSTRUCTED BY EXTENET SYSTEMS AND OWNED AND OPERATED BY NEW CINGULAR WIRELESS PCS, LLC, IN THE PUBLIC RIGHT OF WAY PURSUANT TO AUTHORITY GRANTED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION.

THE MAIN COMPONENTS OF THIS INSTALLATION ARE:
 (1) THE ADDITION OF TWO (2) 27.75"x10.625"x6.25" PANEL ANTENNAS, ASSOC.
 ELECTRICAL COMPONENTS, AND MOUNTING BRACKETS AS REQUIRED, LOCATED
 ON AN EXISTING PG&E UTILITY POLE, AND THE ADDITION OF (1) PAD MOUNTED
 EQUIPMENT SHROUD CONTAINING ONE (1) BBU CABINET, ONE (1) RADIO UNIT,
 ASSOC. ELECTRICAL COMPONENTS, AS REQUIRED, LOCATED IN FERRY.

DRAWING INDEX

T1	TITLE SHEET & PROJECT INFORMATION
T2	GENERAL NOTES AND SCHEDULES
A1	SITE PLAN
A2	UTILITY POLE ELEVATIONS / RISER DETAILS
D1	EQUIPMENT DETAILS
S1	POWER & RF SAFETY PROTOCOLS

BUILDING / SITE DATA

[illegible]

PROJECT TEAM

PROPERTY OWNER: MAINE PUBLIC RIGHT OF WAY 2016 BASS STREET DOWNSIDE DANFORTH, ME 04111	CONSTRUCTION MANAGER: FOOTER INTERNE OF, LLC CONTRACT #10-000000 PHONE: (310) 406-0829	ARCHITECT: 5310 COMMUNICATIONS, INC. 13015 RICHMOND DRIVE CANTON, MA 01868 CONTACT: GARY DETRELL PHONE: (310) 292-8818 FAX: (310) 292-8818 EMAIL: mrs@5310.com
APPLICANT: 4100 BROADVIEW DR., SUITE 3 NEW BEDFORD, MA 01905 CONTACT: WENDY MILLER PHONE: (508) 258-1703	APPLICANT AGENT: MATTHEW VERONICA EXETER SYSTEMS INC 1926 WEBSTER ST NEW BEDFORD, MA 01905 CONTACT: MATT VERONICA PHONE: (508) 596-3411 EMAIL: mveronica@esystems.com	

at&t
 NEW CINGULAR WIRELESS PCS, LLC
 4430 ROSEWOOD DR. BLDG 3
 PLACANTON, CA 94586-3050

PROJECT INFORMATION:
 OAKHILLS AT&T
 SOUTH NETWORK
 NODE 054E
 2047 ASILOMAR DR
 OAKLAND, CA 94611

CURRENT ISSUE DATE:
 5/22/15

ISSUED FOR:
 PERMITTING

BY: = DATE: = DESCRIPTION: = REV:

BY	DATE	DESCRIPTION	REV
ACI	5/22/15	POLE SMP AZIMUTH UPDATE	2
ACI	05/12/15	GRD FURNITURE ADDED	1
ACI	04/28/15	ZDA	0

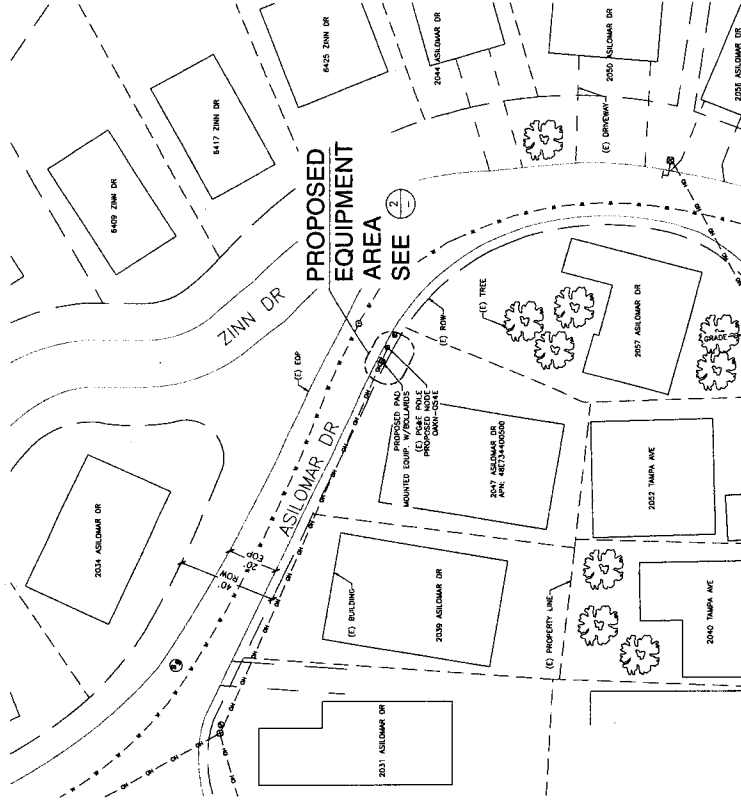
PLANS PREPARED BY:
ACI
 1-800-825-4ACI
 5711 Research Drive
 Canton, MI 48106
CONSTRUCTED BY:
net
 YOUR NETWORK
 SYSTEMS
 3030 Worrenville Rd, Suite 340
 Lisle, IL 60532
 www.extnet.com
SEAL OF APPROVAL:

ACI NUMBER: 0452-054E

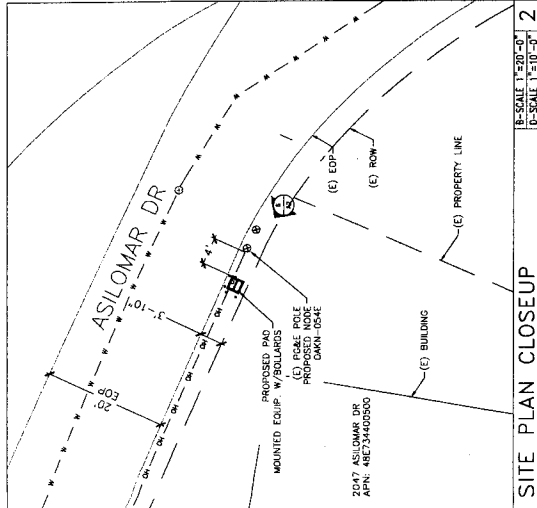
SHEET TITLE:

SITE PLAN

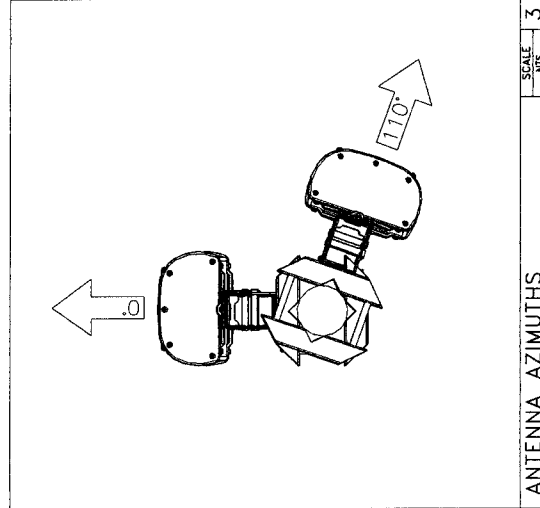
SHEET NUMBER: A1
REVISION: 2
 5/22/15



0' 5' 15' 25' 50'
 B-SCALE 1"=50'-0"
 D-SCALE 1"=25'-0"



SITE PLAN CLOSEUP
 B-SCALE 1"=50'-0"
 D-SCALE 1"=25'-0"



ANTENNA AZIMUTHS
 SCALE 1:10

SITE PLAN

NEW CINGULAR WIRELESS PCS, LLC
4430 ROSEWOOD DR, BLDG 3
PLEASANTON, CA 94588-3050

PROJECT INFORMATION:

**OAKHILLS AT&T
SOUTH NETWORK
NODE 054E**

357 ASILOMAR DR
OAKLAND, CA 94611

CURRENT ISSUE DATE: **5/22/15**

ISSUED FOR: **PERMITTING**

BY: DATE: DESCRIPTION: REV:

ACI	5/22/15	POLE SWP ADJUST UPDATE	2
ACI	05/12/15	GRD FURNITURE ADDED	1
ACI	04/28/15	ZDP	0

PLANS PREPARED BY:

AGI

4000 225th Ave
5711 Research Drive
Canton, MI 48188

AGI NUMBER: **045-054E**

CONSTRUCTED BY:

nej

YOUR NETWORK
ANYWHERE

3030 Wilmette Rd, Suite 340
Lisle, IL 60532
www.eneet.com

SEAL OF APPROVAL:

SHEET TITLE: **ELEVATIONS & RISER DETAILS**

SHEET NUMBER: **A2** REVISION: **2** 5/22/15

COMMUNICATIONS MAKE-READY

1. INSTALL PG&E 1" SCH 80 CONDUIT AT 7:30 POSITION FOR POWER SERVICE.
2. INSTALL 3" SCH 80 U-GUARD AT 11:00 POSITION OVER COAX.
3. INSTALL RADIO, BBU, OPTIM, & METER SOCKET IN PAD MOUNTED SHROUD 4" FROM POLE.
4. INSTALL SAFETY SWITCH 4" OFF OF POLE (USING UNISTRUTS) AT 9:00 POSITION.
5. INSTALL CLIMBING PEGS AT 3:00 & 12:00 POSITION, 8"-6" AGL TO COMM ZONE.

POWER MAKE-READY

1. REPLACE EXISTING 0.4 40" POLE W/ CL3 55" POLE.
2. INSTALL (2) PANEL ANTENNAS W/ MOUNTING BRACKET ON POLE TOP AT 47'-6" AGL.
3. INSTALL COMBINERS AND (4/6) 1/2" COAX.
4. INSTALL PG&E WEATHER HEAD AND 1" SCH 80 CONDUIT AT 7:30 POSITION FOR POWER SERVICE.
5. INSTALL 3" SCH 80 U-GUARD AT 11:00 POSITION OVER COAX.
6. PROVIDE 120/240 3-WIRE SINGLE PHASE, 100 AMP SERVICE TO 1" PG&E CONDUIT AT 7:30 POSITION TO METER SOCKET FROM SERVICE DROP 32'-3" AGL.

MAKE-READY NOTES

4

ASILOMAR DR

POWER SPACE PLAN VIEW

3

COMM. SPACE PLAN VIEW

2

ASILOMAR DR

EQUIP. SPACE PLAN VIEW

1

PROPOSED ELEVATION SOUTHEAST

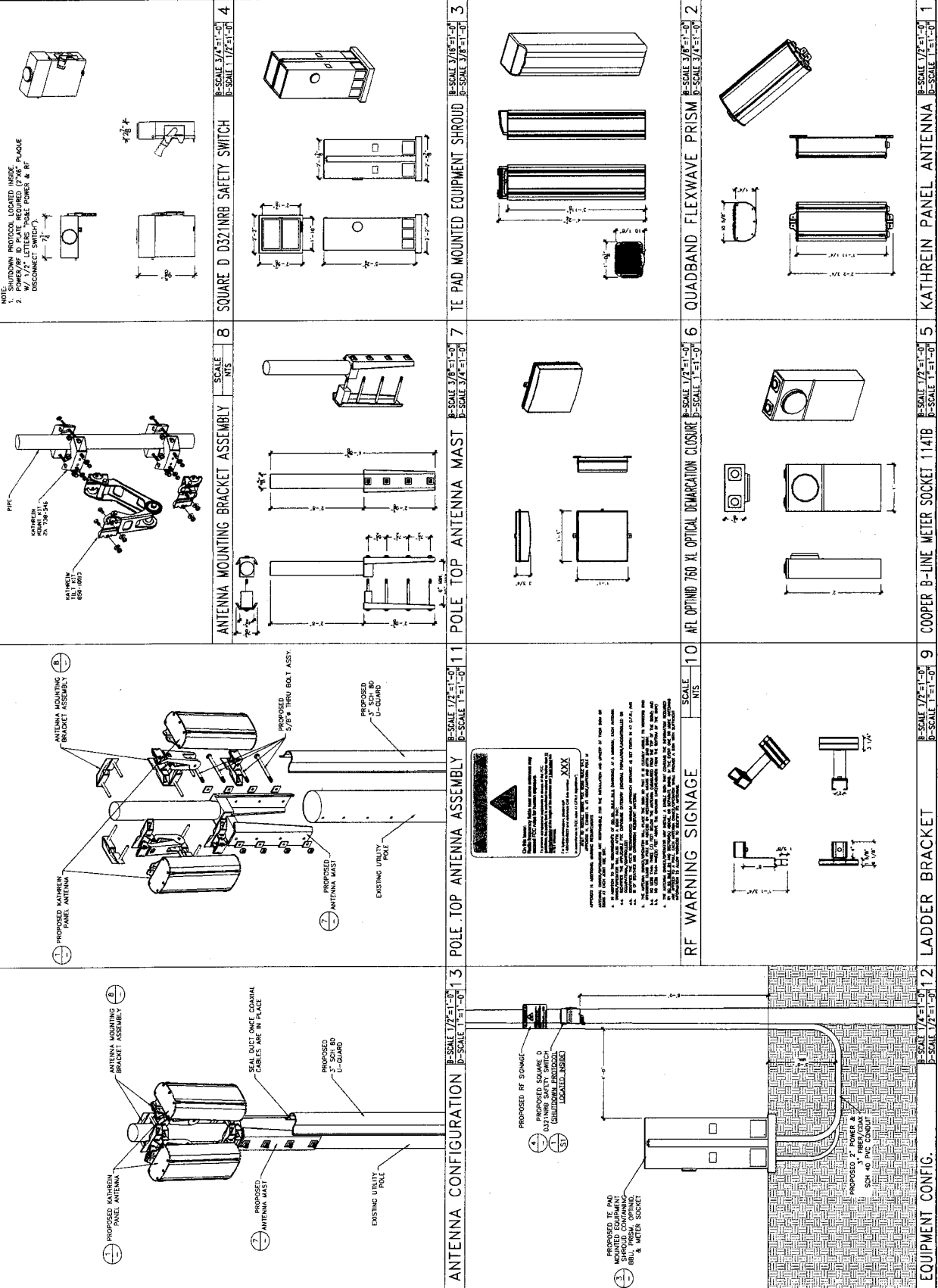
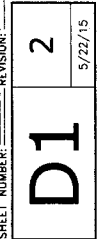
6

SCALE: 1/8"=1'-0"

EXISTING ELEVATION SOUTHEAST

5

SCALE: 1/8"=1'-0"



SHUTDOWN PROTOCOL 7"X9" LAMINATED CARD CARDSTOCK



AT&T oDAS Shutdown Procedure

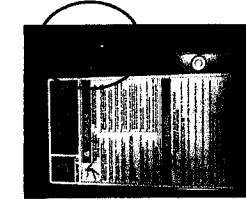
PROCEDURE TO DE-ENERGIZE RADIO FREQUENCY (RF) SIGNAL EMERGENCY and NON-EMERGENCY WORK REQUIRING RF SIGNAL SHUTDOWN

- PG&E personnel SHALL contact AT&T Mobility Switch Center to notify them of an emergency shutdown 800-638-2822. Dial option 9 for cell site "Related" emergency's then option 1. Provide the following information when calling or leave a voicemail:
 - Identify yourself and give callback phone number.
 - Site number and if applicable site name (located on the shutdown box)
 - Site address and location
 - Nature of emergency and site condition
- Pull Disconnect Handle down to the Open or "OFF" Position. The RF signal will shut down within a few seconds. A visual inspection of the interior blade will confirm that both incoming AC Lead and Battery Backup are disconnected.
- Notify AT&T (New Cingular) Switch Center when the emergency work is completed.

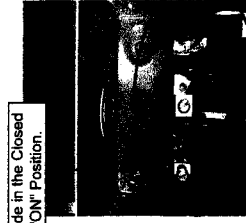
See reverse side to view photo of the "on" and "off" position.



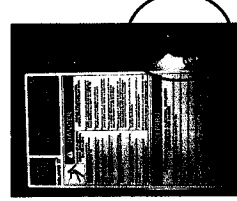
Switch in the Closed Position ("ON")



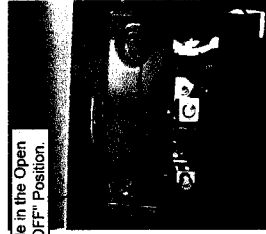
Blade in the Closed or "ON" Position.



Switch in the Open Position ("Off")



Blade in the Open or "OFF" Position.



FRONT

BACK

SHUTDOWN PROTOCOL

SCALE
WTS 1

at&t
NEW CINGULAR WIRELESS PCS, LLC
4430 ROSEWOOD DR, BLDG 3
PLEASANTON, CA 94588-3050

**OAKHILLS AT&T
SOUTH NETWORK
NODE 054E**
2047 ASLOMAR DR
OAKLAND, CA 94611

CURRENT ISSUE DATE: **5/22/15**

ISSUED FOR: **PERMITTING**

BY: = DATE: = DESCRIPTION: = REV:

ACI	5/22/15	POLE SWP ADJUST UPDATE	2	
ACI	05/12/15	GRD FURNITURE ADDED	1	
ACI	04/28/15	ZONING	0	
BY	DATE	DESCRIPTION	REV	

ACI
1-800-828-ACI
5711 Research Drive
Canton, MI 48106

nei
YOUR NETWORK.
EVERYWHERE.
3030 Westerville Rd, Suite 340
Lisle, IL 60532
www.enetel.com

PLANS PREPARED BY:
CONSTRUCTED BY:
SEAL OF APPROVAL:

SHEET TITLE:
**POWER & RF
SAFETY
PROTOCOLS**

SHEET NUMBER: **S1**
REVISION: **2**
5/22/15



June 3, 2015

City Planner
Planning Department
City of Oakland
250 Frank Ogawa Plaza, 2nd Floor
Oakland, CA 94612

Re: Proposed AT&T Mobility DAS Node Installation
Applicant: **New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility)**
Nearest Site Address: **Public Right of Way near 2047 Asilomar Dr.**
Site ID: **SW-CA-OAKHILLS-ATT Node 54E**
Latitude/Longitude: **37.830055, -122.203930**

Dear City Planner,

On behalf of New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility ("AT&T"), this letter and attached materials are to apply for a design review permit to install a distributed antenna system ("DAS") node in the public right-of-way near 2047 Asilomar Drive ("Node 54E").¹ This is the same DAS node that AT&T pursued by its previous application filed on January 30, 2013 at 2052 Tampa Ave (Node 54B / DR13-035). After opposition to that proposal, we worked with Planning Staff to relocate the facility. Then on March 6, 2014, we withdrew that application and filed a new application for an AT&T facility on a utility pole at 2040 Tampa Avenue (Node 54C / PLN14-038). Planning was originally in favor of this location but later withdrew its support when an adjacent tree that provided screening was cut down. After meeting with Planning Staff on site, it was determined that the present proposal for a facility at a utility pole near 2047 Asilomar Drive (Node 54E) is the least intrusive alternative. The following is an explanation of the existing site, a project description of the redesigned facility, the project purpose and justifications in support of this proposal.

A. Project Description.

The proposed location for our facility currently consists of an approximate 34 feet six inch tall wooden utility pole in the public right-of-way on the west side of Asilomar Drive between Aztec Way and Tampa Avenue, at about 2047 Asilomar Drive. Communication lines are attached to the pole at 26 feet four inches above ground. Power lines are on the pole at about 32 feet six inches above ground. A cobra head street light is located on the pole at about 28 feet four inches above ground.

AT&T proposes to affix two panel antennas to the pole that are approximately two feet long, 10 inches wide and six inches deep, vertically extending to a height of 42 feet two inches above ground by a seven feet long pole-top extension and antenna mounting bracket. We also propose a ground cabinet equipment box approximately 96 inches long by 24 inches wide and deep at ground level. A miniature emergency shut-off safety switch and electricity meter will be placed on the pole at about 11 feet above ground. The equipment will be connected to telecommunications and lines already on the pole. All equipment will be painted brown to match the utility pole. Our proposal is depicted in the attached design drawings and photographic simulations.

¹ AT&T expressly reserves all rights concerning the city's jurisdiction to assert zoning regulation over the placement of wireless facilities in the public rights-of-way.

This is an unmanned facility that will operate at all times (24 hours per day, seven days per week) and will be serviced about once per year by an AT&T technician. Our proposal will greatly benefit the area by improving wireless telecommunications service as detailed below.

B. Project Purpose.

The purpose of this project is to provide AT&T third and fourth generation (3G and 4G) wireless voice and data coverage to the surrounding area where there is currently a significant gap in service coverage. These wireless services include mobile telephone, wireless broadband, emergency 911, data transfers, electronic mail, Internet, web browsing, wireless applications, wireless mapping and video streaming. The proposed node is part of a larger DAS providing coverage to areas of the Oakland, Berkeley, Kensington and El Cerrito that are otherwise very difficult or impossible to cover using traditional macro wireless telecommunications facilities due to the local topography and mature vegetation. The attached radio frequency propagation maps depict AT&T's larger DAS project. Further radio frequency details are set forth in the attached Radio Frequency Statement, including propagation maps depicting existing and proposed coverage in the vicinity of Node 54E.

A DAS network consists of a series of radio access nodes connected to small telecommunications antennas, typically mounted on existing wooden utility poles within the public rights-of-way, to distribute wireless telecommunications signals. DAS networks provide telecommunications transmission infrastructure for use by wireless services providers. These facilities allow service providers such as AT&T to establish or expand their network coverage and capacity. The nodes are linked by fiber optic cable that carry the signal stemming from a central equipment hub to a node antenna. Although the signal propagated from a node antenna spans over a shorter range than a conventional tower system, DAS can be an effective tool to close service coverage gaps.

C. Project Justification, Alternative Site and Design Analysis.

Node 54E is an integral part of the overall DAS project, and it is located in a difficult coverage area because of its winding roads, hilly terrain and plentiful trees. The coverage area consists of a hilly Oakland Hills neighborhood off of Asilomar Drive, Tampa Avenue, Drake Drive, Balboa Drive, and surrounding areas. Node 54E will cover transient traffic along the roadways and provide in-building service to the surrounding residences as depicted in the propagation maps, which are exhibits to the attached Radio Frequency Statement.

Based on AT&T's analysis of alternative sites, if the originally chosen candidate Node 54B at 2052 Tampa Ave (also referred to as "Alternative 1") and Node 54C at 2040 Tampa Avenue are not preferred by the City, then the currently proposed Node 54E at 2047 Asilomar Drive is the least intrusive means to close AT&T's significant service coverage gap in the area. Node 54E best uses existing utility infrastructure, adding small equipment without disturbing the character of the neighborhoods served. Deploying a DAS node at an existing pole location minimizes any visual impact by utilizing an inconspicuous spot. By installing antennas and equipment at this existing pole location, AT&T does not need to propose any new infrastructure in this coverage area. The equipment cabinet will not be seen from windows of nearby houses because it will be screened by a sidewalk wall and landscaping. Node 54E should be barely noticeable amidst the backdrop of trees and terrain.

The DAS node RF emissions are also much lower than the typical macro site, they are appropriate for the area, and they are fully compliant with the FCC's requirements for limiting human exposure to radio frequency energy. The attached radio frequency engineering analysis provided by Hammett & Edison, Inc., Consulting Engineers, confirms that the proposed equipment will operate well within (and actually far below) all applicable FCC public exposure limits. The facility will also comply with California Public Utility Commission (CPUC) General Orders 95 (concerning overhead line design, construction and maintenance) and 170 (CEQA review) that govern utility use in the public right-of-way.

This proposed redesign is a viable alternative design developed according to our discussions with the Planning Department in the context of Applications DR13-035 and PLN14-038. As discussed with City Planning, Node 54E is

ExteNet Systems
For AT&T Mobility
1826 Webster Street • San Francisco, CA 94115
(415) 596-3474 • myergovich@extenetsystems.com

the least intrusive option. Also the proposed location is a good coverage option because it sits at a spot from which point AT&T can adequately propagate its wireless signal.

AT&T considered alternative sites on other utility poles in this area but none of these sites is as desirable from construction, coverage or aesthetics perspectives. The proposed location is approximately equidistant from other DAS nodes that AT&T plans to place in surrounding hard-to-reach areas, so that service coverage can be evenly distributed. There are a number of trees near the proposed site that will allow the installation to blend in with the backdrop of foliage. Additionally, the proposed facility is not in the path of any protected view sheds. The other utility poles in the area are more conspicuous than the proposed pole. In addition to the utility pole proposed to host Node 54E, AT&T considered alternative sites set forth in the attached Alternative Site Analysis.

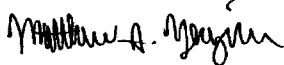
Alternative designs were considered including placing equipment on the pole, as is typically undertaken, screened within a singular equipment box. However, Planning Staff and AT&T mutually agreed that ground-mounted equipment would better suit the area because of the available right-of-way space, retaining wall and landscaping that screens the ground cabinet from view by the adjacent house. We also evaluated whether equipment could be undergrounded but unfortunately this is not possible because there is insufficient right-of-way space for the necessary equipment access and the equipment would be compromised from saturation by rainwater. The antennas cannot be undergrounded because they rely on a line-of-site in order to properly transmit a signal.

Revised drawings, an AT&T Radio Frequency Statement, propagation maps, photographic simulations, and a radio-frequency engineering analysis are included with this packet.

As this application seeks authority to install a wireless telecommunication facility, the FCC's Shot Clock Order² requires the city to issue its final decision on AT&T's application within 150 days. We respectfully request expedited review and approval of this application. Feel free to contact me if you have any questions. Thank you.

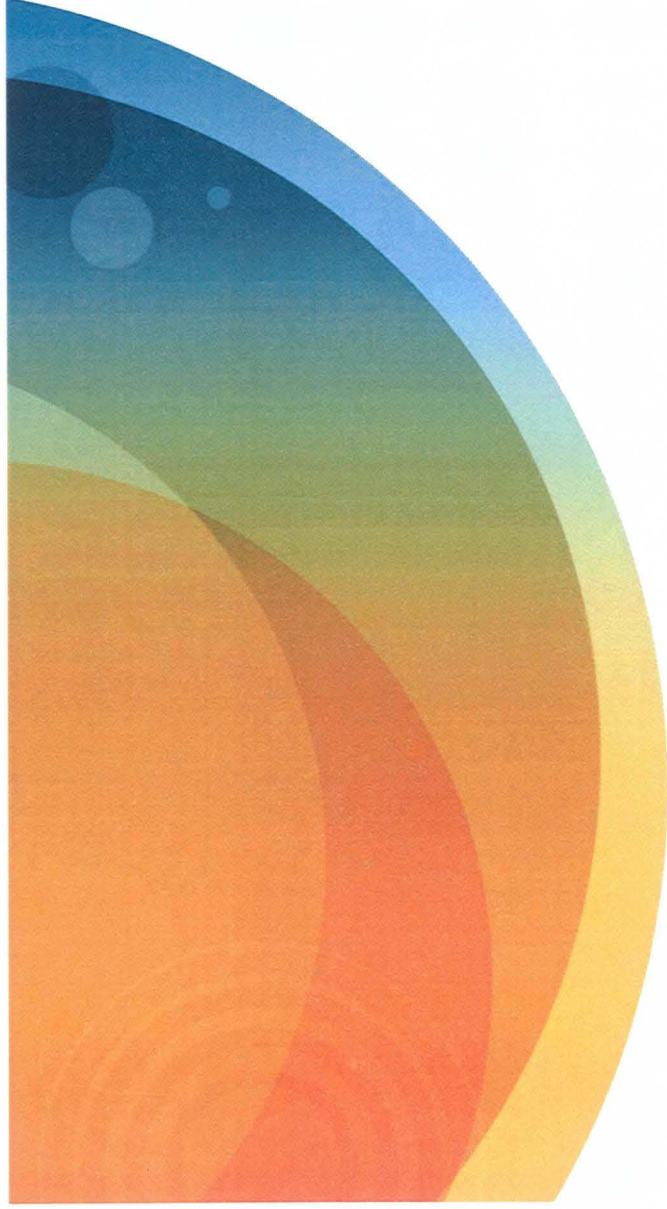
Thank you.

Best Regards,
EXTENET SYSTEMS



Matthew S. Yergovich
For AT&T Mobility

² See Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B), WT Docket No. 08-165, Declaratory Ruling, 24 F.C.C.R. 13994 (2009).



Rethink Possible®

Node 54E – 2047 Asilomar Dr. Oakland, California Alternative Site Analysis

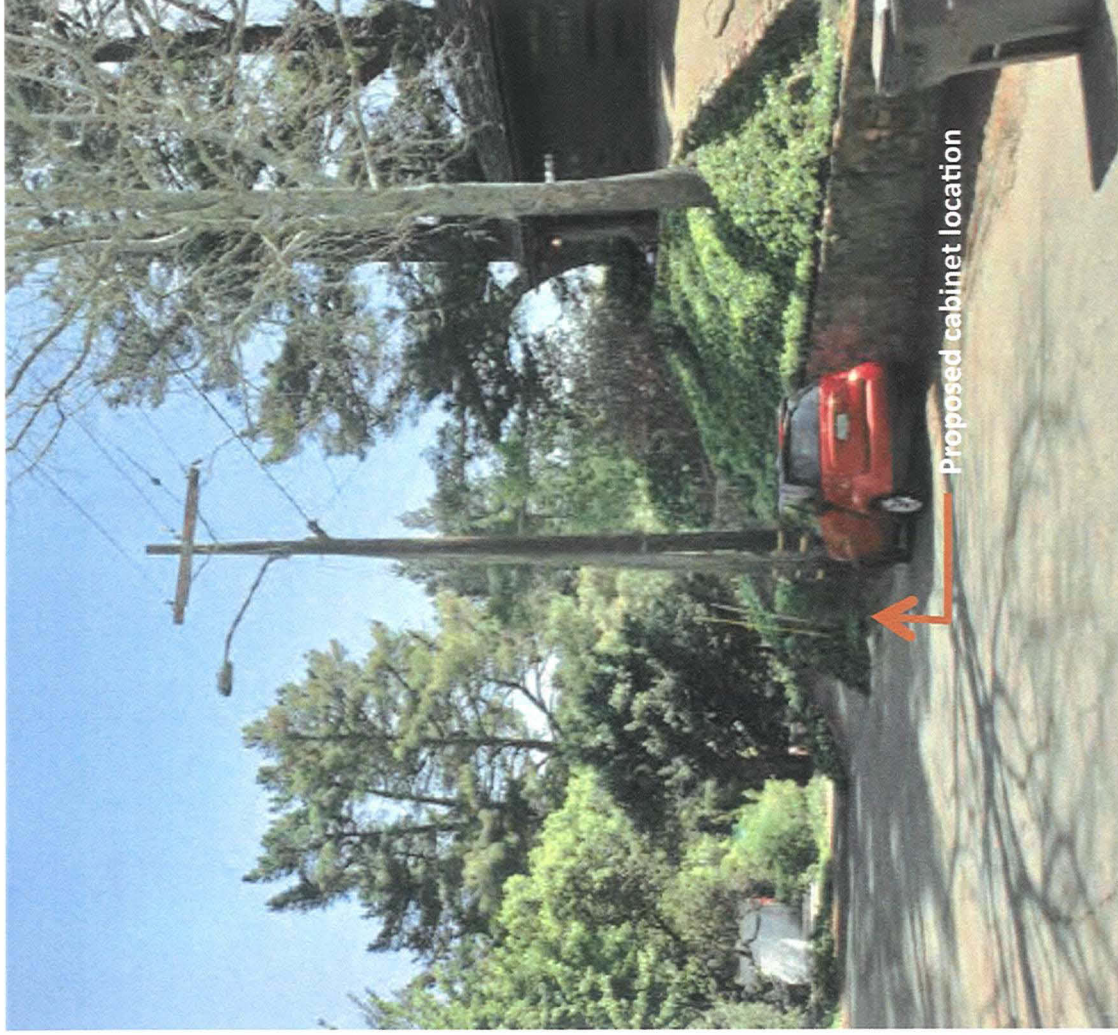


On the map above, the proposed AT&T wireless facility in the public right-of-way near 2047 Asilomar Drive (37.830055, -122.203930) is indicated as Node "54E." The 16 alternative locations that AT&T analyzed are marked by pins 54A, 54B, 54C, 54D, 54F, 54G, 54H, 54I, 54J, 54K, 54L, 54M, 54N, 54O, 54P, 54Q and 54R.

54 A: 37.829462, -122.204774
54 B: 37.829578, -122.203877
54 C: 37.829509, -122.204236
54 D: 37.829689, -122.203592
54 E: 37.830055, -122.203930 (Present Proposal)
54 F: 37.830248, -122.204420
54 G: 37.830136, -122.204936
54 H: 37.830568, -122.204656
54 I: 37.830820, -122.204896
54 J: 37.831206, -122.204986
54 K: 37.828932, -122.204461
54 L: 37.829169, -122.204041
54 M: 37.828917, -122.204378
54 N: 37.828580, -122.204738
54 O: 37.829051, -122.205188
54 P: 37.828327, -122.204916
54 Q: 37.828659, -122.205021
54 R: 37.829792, -122.205199

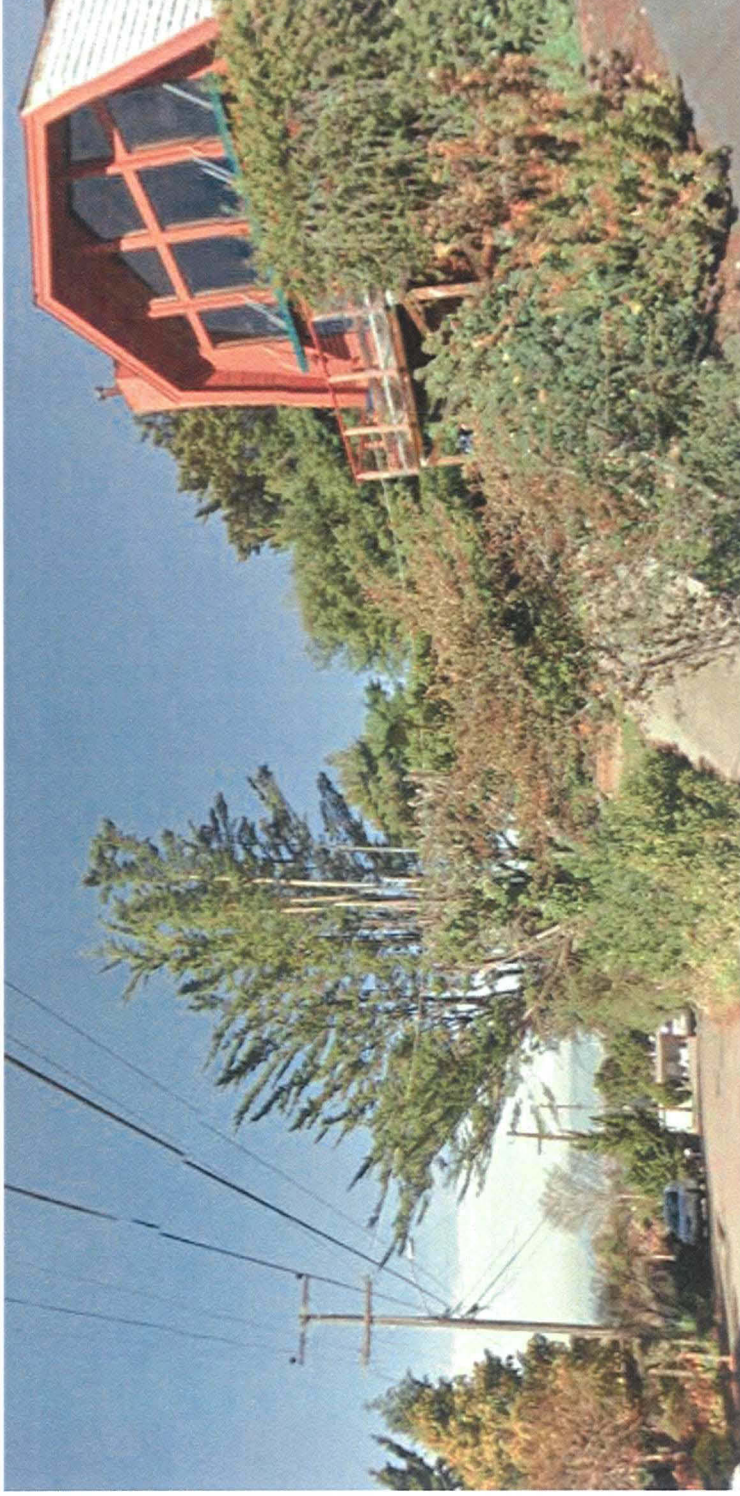


Node 54E – Present Proposal



- The location for AT&T's proposed wireless facility (Node 54E) is in the public right-of-way at a joint utility pole identified by pole number 110111902 at 2047 Asilomar Avenue (37.830055, -122.203930).
- Antennas would be pole-top mounted to the proposed pole. This photo shows the surrounding foliage and the backdrop of trees which will serve to screen the antennas, minimizing any view impact of our proposed wireless facility. Further, the location was selected given it does not impact major view corridors.
- This photo also shows that the retaining wall and landscaping would conceal the ground-mounted cabinet from view by the adjacent house. The cabinet would be placed next to the pole. AT&T re-evaluated this site and nearby alternatives to verify that the selected site is the least intrusive means to close AT&T's significant service coverage gap in the area.

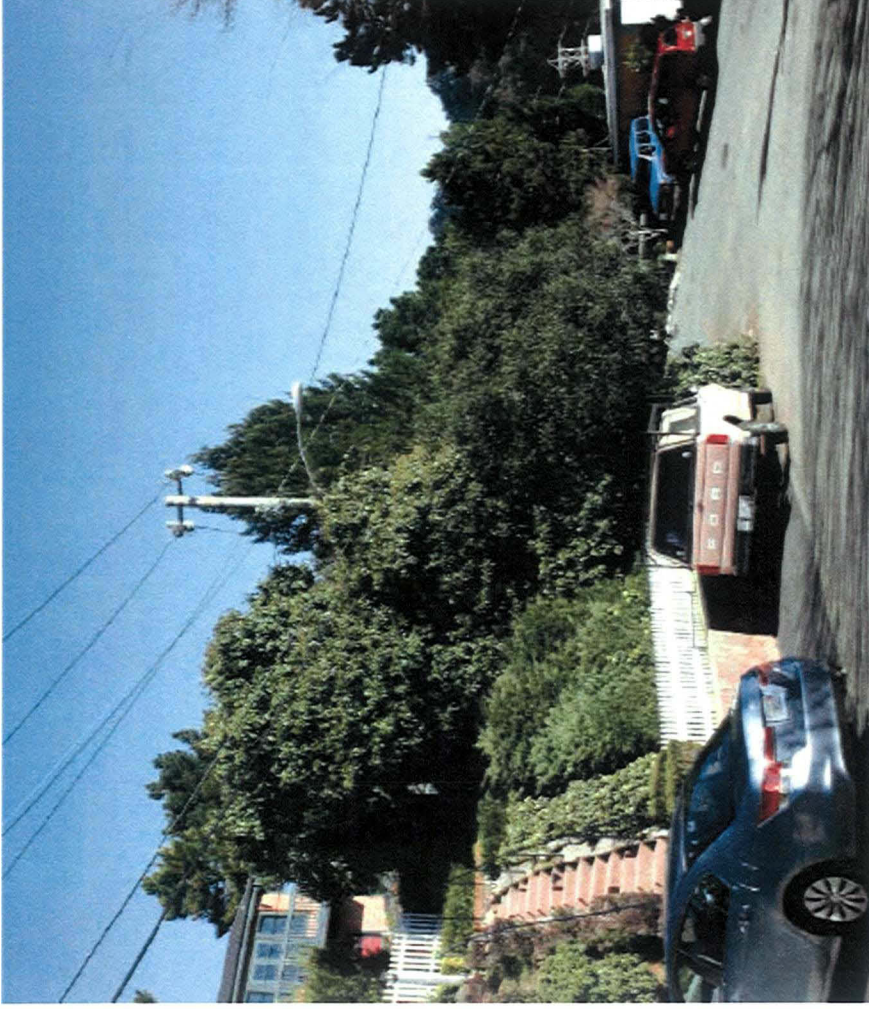
Alternative Node 54A



- Node 54A is in the public right-of-way at a joint utility pole identified by number 110111922 at 2021 Tampa Avenue (37.829462, -122.204774).
- This location is a viable alternative but is not preferred by City Planning Staff because of the view impact imposed, especially for the house across the street.



Alternative Node 54B



- Node 54B is in the public right-of-way at a joint utility pole identified by number 110111921 near 2052 Tampa Avenue (37.829578, -122.203877).
- This location was proposed to the City in AT&T's land use permit application submitted on January 30, 2013.
- This location is a viable alternative but is not preferred by City Planning Staff because of the view impact imposed, especially for the adjacent house. Therefore the land use permit application was withdrawn.



Alternative Node 54C



- Node 54C is in the public right-of-way at a joint utility pole identified by number 110111916 near 2040 Tampa Avenue (37.829509, -122.204236).
- This location was proposed to the City in AT&T's land use permit application submitted on March 6, 2014.
- This location is a viable alternative but is not preferred by City Planning Staff because of the view impact imposed, especially for the adjacent house.



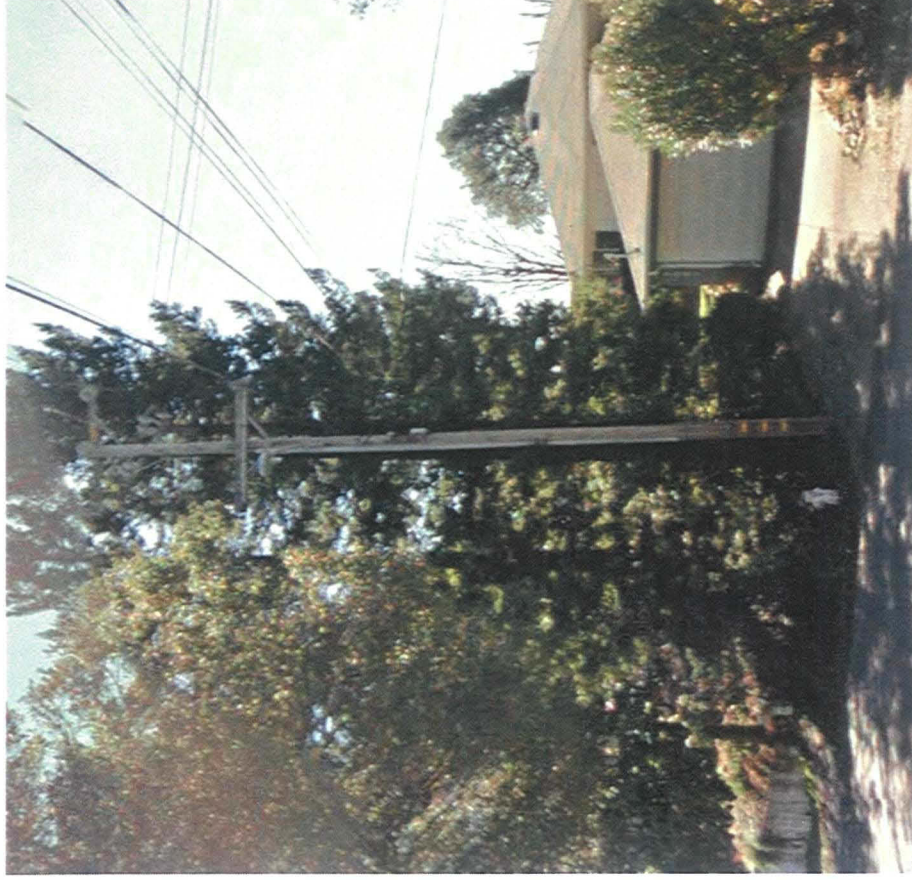
Alternative Node 54D



- Node 54D is in the public right-of-way at a joint utility pole identified by number 110111925 located near 2056 Asilomar Avenue (37.829689 -122.203592).
- This pole is not a viable alternative to close AT&T's significant service coverage gap. Placing wireless equipment on this pole would violate CPUC General Order 95 regulations because all four quadrants of the pole are occupied.



Alternative Node 54F



- Node 54F is in the public right-of-way at a joint utility pole identified by number 110111901 located near 2031 Asilomar Avenue (37.830248, -122.204420).
- This pole is not a viable alternative to close AT&T's significant service coverage gap. Placing wireless equipment on this pole would violate CPUC General Order 95 regulations because all four quadrants of the pole are occupied.



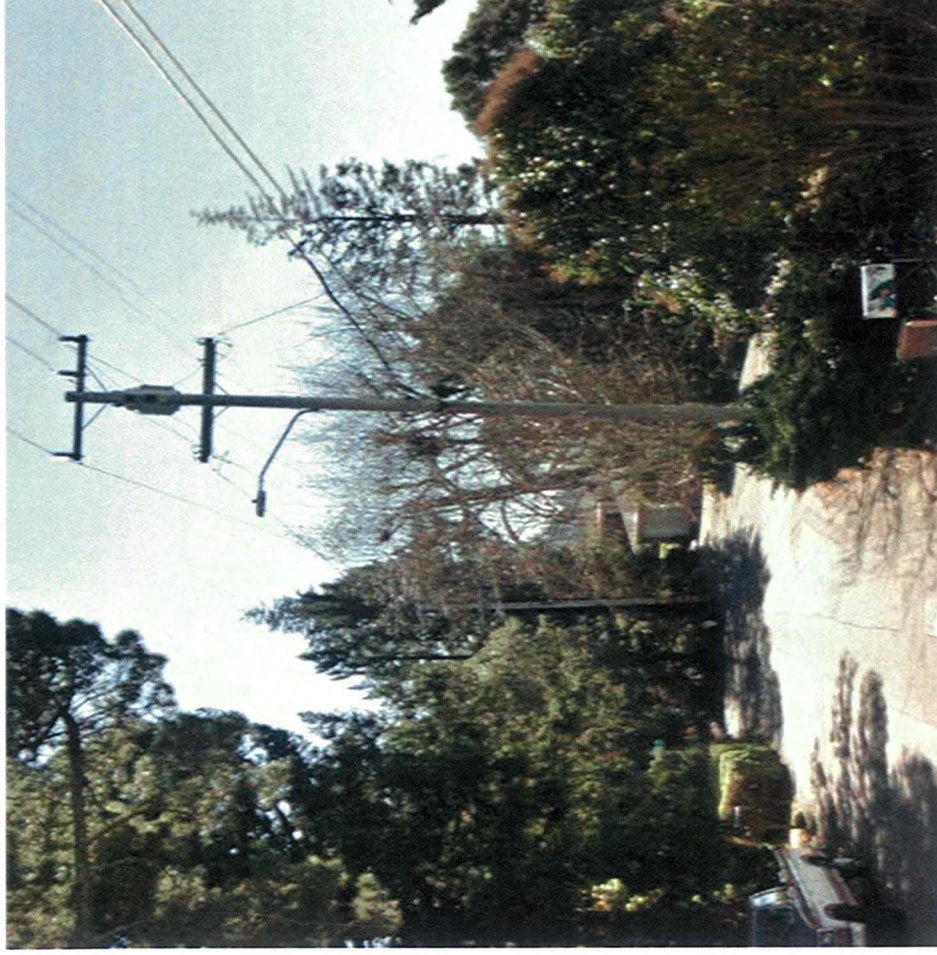
Alternative Node 54G



- Node 54G is in the public right-of-way at a joint utility pole identified by number 110478370 located near 1918 Aztec Avenue (37.830136 -122.204936).
- This location does not close AT&T's significant service coverage gap due to blockage of AT&T's signal by nearby trees, houses and terrain.



Alternative Node 54H



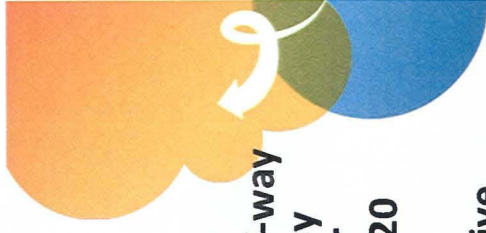
- Node 54H is in the public right-of-way at a joint utility pole identified by number 110111988 located near 2011 Asilomar Avenue (37.830568 -122.204656).
- This location does not close AT&T's significant service coverage gap due to blockage of AT&T's signal by nearby trees, houses and terrain.



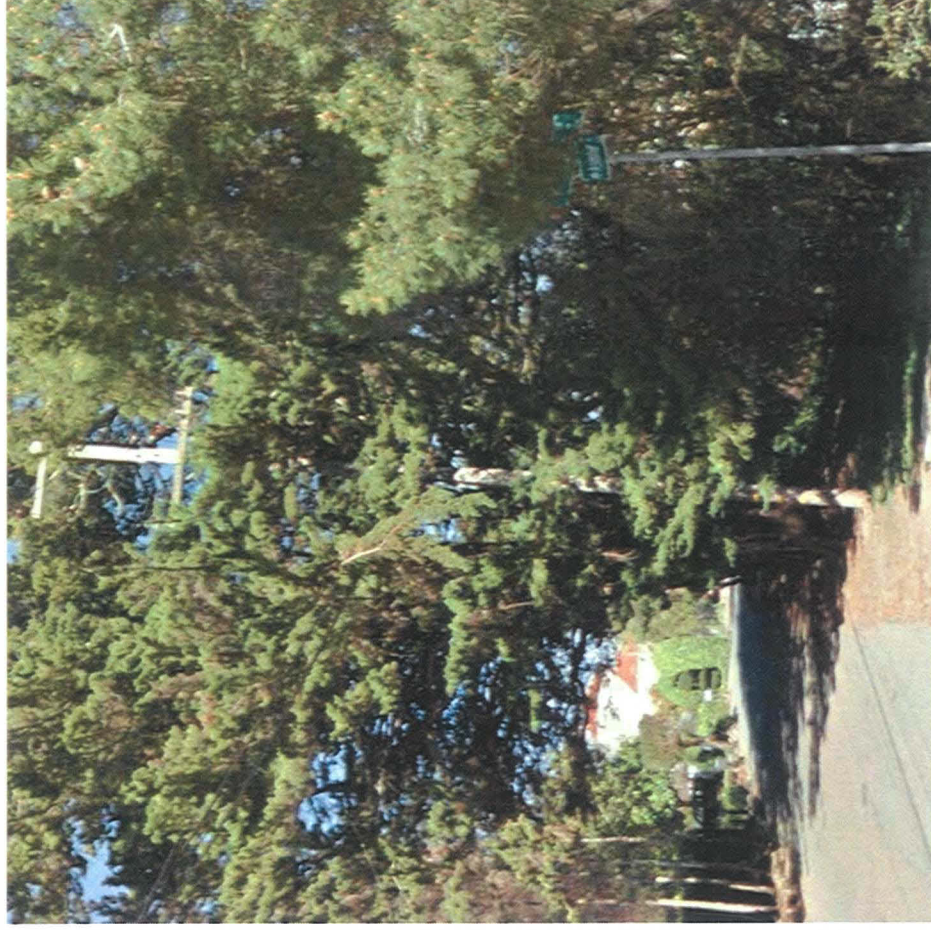
Alternative Node 54I



- Node 54I is in the public right-of-way at a joint utility pole identified by number 110111991 located near 2001 Asilomar Avenue (37.830820 -122.204896).
- This pole is not a viable alternative to close AT&T's significant service coverage gap. Placing wireless equipment on this pole would violate CPUC General Order 95 regulations because all four quadrants of the pole are occupied.



Alternative Node 54J



- Node 54J is in the public right-of-way at a joint utility pole identified by number 110011990 located across from 1989 Asilomar Avenue (37.831206, -122.204986).
- This location does not close AT&T's significant service coverage gap due to blockage of AT&T's signal by nearby trees, houses and terrain.



Alternative Node 54K



- Node 54K is in the public right-of-way at a joint utility pole across from 2086 Asilomar Avenue (37.828932 -122.204461).
- This location is a viable alternative but is not preferred by City Planning Staff because of aesthetic impact to the adjacent house.



Alternative Node 54L



- Node 54L is in the public right-of-way at a joint utility pole identified by number 110111909 located near 2074 Asilomar Avenue (37.829169, -122.204041).
- This location is a viable alternative but is not preferred by City Planning Staff because it presents an immediate view impact for the adjacent house.



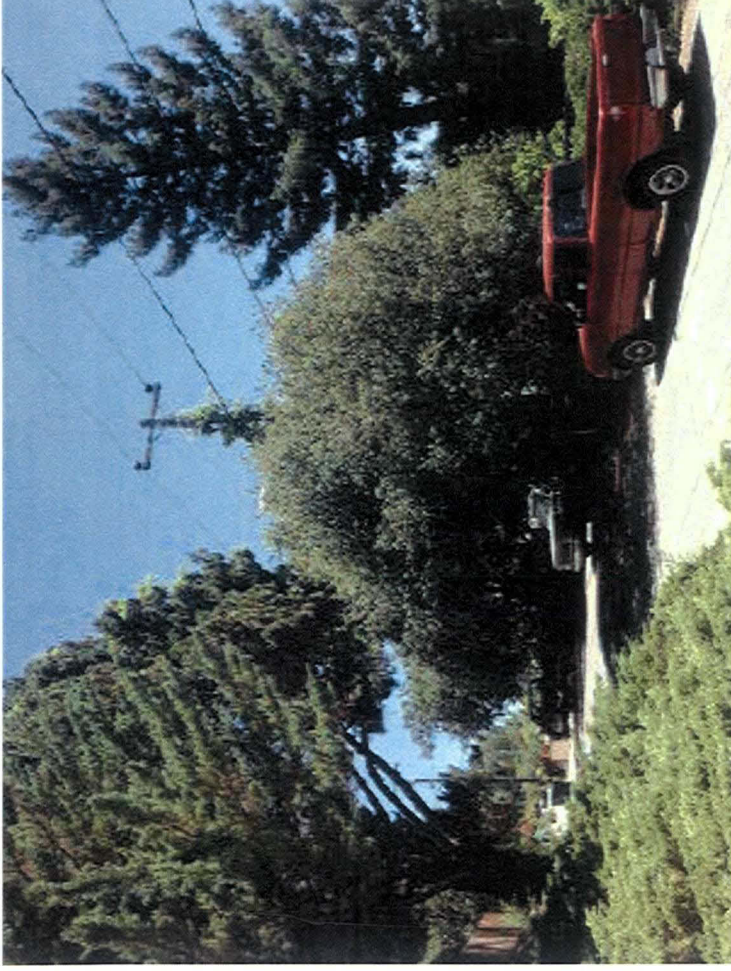
Alternative Node 54M



- Node 54M is in the public right-of-way at a joint utility pole identified by number 110111907 located near 2086 Asilomar Avenue (37.828917, -122.204378).
- This pole is not a viable alternative to close AT&T's significant service coverage gap. Placing wireless equipment on this pole would violate CPUC General Order 95 regulations because all four quadrants of the pole are occupied.



Alternative Node 54N



- Node 54N is in the public right-of-way at a joint utility pole identified by number 110111906 located near 2098 Asilomar Avenue (37.828580, -122.204738).
- This location does not close AT&T's significant service coverage gap due to blockage of AT&T's signal by nearby trees, houses and terrain.



Alternative Node 540



- Node 540 is in the public right-of-way at a joint utility pole identified by number 110111911 located near 1969 Drake Drive (37.829051, -122.205188).
- This location does not close AT&T's significant service coverage gap due to blockage of AT&T's signal by nearby trees, houses and terrain.



Alternative Node 54P



- Node 54P is in the public right-of-way at a joint utility pole identified by number 110111910 located near 1993 Drake Drive (37.828327, -122.204916).
- This location does not close AT&T's significant service coverage gap due to blockage of AT&T's signal by nearby trees, houses and terrain.



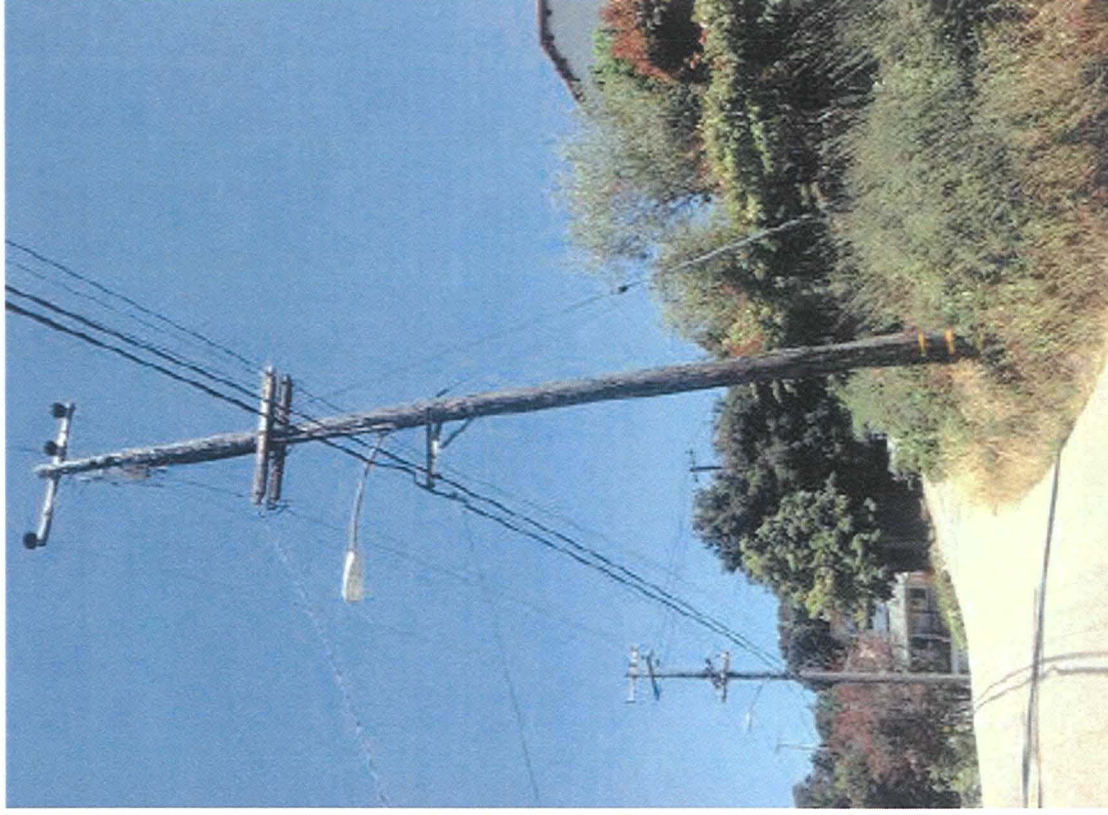
Alternative Node 54Q



- Node 54Q is in the public right-of-way at a joint utility pole located near 1981 Drake Drive (37.828659, -122.205021).
- This pole is not a viable alternative to close AT&T's significant service coverage gap. Placing wireless equipment on this pole would violate CPUC General Order 95 regulations because all four quadrants of the pole are occupied.



Alternative Node 54R



- Node 54R is in the public right-of-way at a joint utility pole identified by number 110111923 located near 1933 Drake Drive (37.829792 -122.205199).
- This location does not close AT&T's significant service coverage gap due to blockage of AT&T's signal by nearby trees, houses and terrain.



Node 54E – Alternative Site Analysis Conclusion



Based on AT&T's analysis of alternative sites, the currently proposed location at 2047 Asilomar Drive (Node 54E) is the least intrusive means to fill AT&T's significant wireless coverage gap.