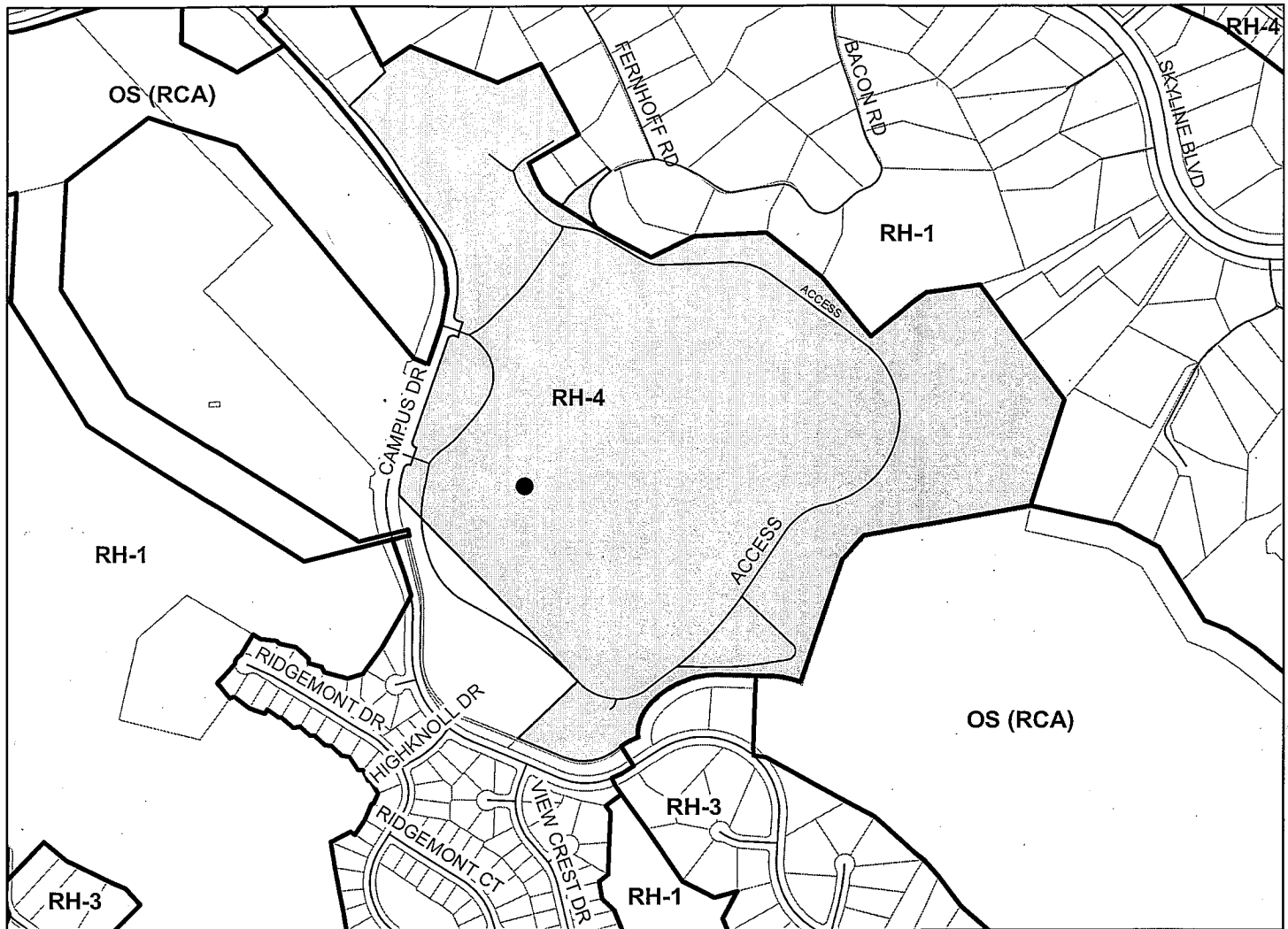


Location:	12500 Campus Drive (Merritt College)
Assessor's Parcel Number:	37 -2685-001-39
Proposal:	To swap 2 antennas and 1 equipment cabinet with 2 new larger antennas and 1 new cabinet and to install various accessory equipment. The antennas would each be wall-mounted to one of the library's two penthouses that face the interior campus quad and the equipment cabinet would be located on the rooftop. The telecommunications facility and changes are not readily visible from the public right-of-way
Applicant /	Sam Savig (for: Sprint)
Phone Number:	(916) 622-3737
Owner:	Peralta Community College District
Planning Permits Required:	Major Conditional Use Permit with additional findings to allow the expansion of a Macro Telecommunications Facility within a Residential Zone; Regular Design Review with additional findings
General Plan:	Institutional
Zoning:	RH-4 Hillside Residential Zone - 4
Environmental	Exempt, Section 15301(e) of the State CEQA Guidelines:
Determination:	Existing Facilities (Additions to existing structures); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	Non-Historic Property; no survey rating
Service Delivery District:	4
City Council District:	6
Date Filed:	May 10, 2012
Staff Recommendation:	Decision based on staff report
Finality of Decision:	<i>Appealable to City Council within 10 days</i>
For Further Information:	Contact case planner Aubrey Rose, AICP, Planner II at (510) 238-2071 or arose@oaklandnet.com

SUMMARY

The applicant requests Planning Commission approval of a Major Conditional Use Permit and Regular Design Review to allow modifications to a Macro telecommunications facility at a library building located at the interior of a community college campus. These permits are required to ensure the use and its design are compatible with and do not negatively impact the residential zone. Based on the application's enhancement of an essential service and conformity to required criteria, staff recommends approval of the requested permits, subject to findings and conditions of approval described in this report.

CITY OF OAKLAND PLANNING COMMISSION



0 1,000 Feet



Case File: CMD12-060
Applicant: Sam Savig
Address: 12500 Campus Drive
Zone: RH-4

PROPERTY DESCRIPTION

The telecommunications facility is located at Merritt College along Campus Drive in the Oakland hills. The facility is located at the library building that runs east to west between an upslope parking lot and the down slope quad at the interior of the campus. The library building measures 44'-6" in height (measured on the north/rear/interior-facing side) and contains a 15'-6" penthouse on each end. The site consists of approximately fifteen co-located antennas, wall-mounted on north and east/west (exterior) sides of the penthouses as well as antennas by other carriers along the west wall. Unscreened equipment cabinets are located on the rooftop adjacent to the interior side of each penthouse with all of the carrier's cabinets adjacent to the eastern penthouse in a 26'-10" x 10' lease area. The majority of the antennas (twelve) were approved and installed in 2010. The campus also contains a monopole at the western edge of parking areas across Campus Drive approximately 1,500 feet from the subject site. The subject facility is not readily visible from the public right-of-way; a small portion at the eastern penthouse is visible from the public right-of-way five hundred feet to the south adjacent to a residence located at 13200 Campus Drive.

PROJECT DESCRIPTION

The proposal is to swap two existing antennas and one equipment cabinet with two larger six-foot antennas and a new cabinet, and to install various accessory equipment including four Remote Radio Units. At the western penthouse (Sector A), one north facing antenna (facing interior towards the campus quad) would be replaced at the western end, and at the eastern penthouse (Sector B), one antenna facing the quad would be replaced at the same location. Antennas would not project above the penthouse rooflines and would be camouflaged to match the grey color of the concrete building. One equipment cabinet would be replaced with two new cabinets. The changes would not be readily visible from the public right-of-way.

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".

The effect of the preceding section on this application are discussed in the KEY ISSUES AND IMPACTS section of this report.

GENERAL PLAN ANALYSIS

The project site is located within an Institutional area under the General Plan's Land Use & Transportation Element (LUTE) adopted 1998. This classification is intended for Merritt College. The Intent of the area is: *"to create, maintain, and enhance areas appropriate for educational facilities, cultural and institutional uses, health services and medical uses as well as other uses of similar character."* The General Plan Conformity Guidelines are silent on Telecommunications Facilities in Institutional areas. The project to enhance service by the minor expansion of an existing telecommunications facility located at a well-suited hilltop location not readily visible from the public right of way conforms to this intent. Conditions of approval to maintain camouflaging of antennas and accessory equipment by paint and to improve concealment by sheltering equipment cabinets will ensure an improved design. Staff therefore finds the proposal, as conditioned, to conform to the General Plan.

ZONING ANALYSIS

The project site is located in the RH-4 Hillside Residential Zone - 4. The intent of the RH-4 zone is to create, maintain, and enhance areas for single-family dwellings on lots of 6,500 to 8,000 square feet and is typically appropriate in already developed areas of the Oakland Hills. The project requires a Major Conditional Use Permit and Regular Design Review with additional findings to allow the expansion of a Macro Telecommunications Facility located within a residential zone. These permits are required to ensure the use and its design are compatible with and do not negatively impact the residential zone. The project is co-located at a non-residential site so a site alternatives analysis is not required. The project does not consist of concealed antennas (proposed wall mounting rather than enclosed rooftop mounting alternative) and a required site design alternatives analysis has been submitted to explain why the technology would not be served from the rooftop. Staff findings the proposed design to also be preferable to the alternative scenario of roof mounting visible antennas or bulky enclosures as described in the KEY ISSUES AND IMPACTS section of this report. Conditions of approval to maintain camouflaging of antennas and accessory equipment by paint and to improve concealment by sheltering equipment cabinets will ensure an improved design. Staff therefore finds the proposal, as conditioned, to conform to the Planning Code.

Based on the application's enhancement of an essential service and conformity to required criteria, staff recommends approval of the requested permits, subject to findings and conditions of approval described in this report.

These permits are required to ensure the use and its design are compatible with and do not negatively impact the residential zone. Based on the application's enhancement of an essential service and conformity to required criteria, staff recommends approval of the requested permits, subject to findings and conditions of approval described in this report.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301(e) of the State CEQA Guidelines exempts project involving additions to existing facilities or structures. The proposal to replace two existing antennas and one equipment cabinet with two new antennas and two new cabinets at an existing telecommunications facility where conditions require concealment meets this description: the project would constitute minor additions only. The project is therefore exempt from Environmental Review.

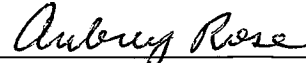
KEY ISSUES AND IMPACTS

Numerous existing telecommunications sites in the City consist of wall-mounted antennas. Ideally, these are painted to match the color of the respective building. In a joint effort by the Planning Commission and staff since 2011 to improve new and existing telecommunications projects, staff considers whether a site is best served in terms of compatible design by wall mounting, roof mounted, concealed roof mounted, or concealed ground mounted antenna and cabinet shelters. In this case, ground mounting would not be viable given the site is a school. In addition to not serving the technology according to the applicant, staff finds that rooftop mounting within an enclosure would be bulky which is undesirable and that unenclosed rooftop mounting would set an undesirable precedent. Staff therefore recommends continued wall mounting with antennas and any accessory equipment including cables painted to match the color of the building, as ensured by conditions of approval. Antennas are visible from within the campus and are barely discernible from the public right-of-way as described in the PROPERTY DESCRIPTION section of this report. Staff worked with the applicant to lower the proposed antennas to not project above the roofline. Staff has also added a condition of approval that existing and proposed rooftop mounted equipment cabinets be screened by a shelter. While no antennas are roof mounted, the cabinets already are pushed to the edge of the penthouses.

As described in the BACKGROUND section of this report, the Federal government has limited the City's review to use and design and to not include health concerns with a satisfactory emissions report. All of these criteria are met by this proposal. In conclusion, as conditioned, staff supports the project.

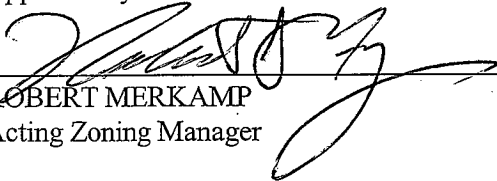
- RECOMMENDATIONS:**
1. Affirm staff's environmental determination.
 2. Approve the Major Conditional Use Permit and Regular Design Review subject to the attached Findings and Conditions.

Prepared by:



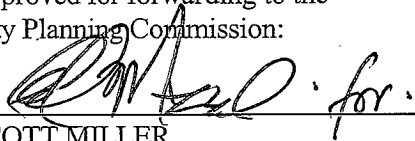
AUBREY ROSE, AICP
Planner II

Approved by:



ROBERT MERKAMP
Acting Zoning Manager

Approved for forwarding to the
City Planning Commission:



SCOTT MILLER
Interim Planning & Zoning Director
Planning, Building and Neighborhood Preservation

ATTACHMENTS:

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

Attachment A: Findings for Approval

This proposal meets the required findings under General Use Permit Criteria (OMC Sec. 17.134.050), Conditional Use Permit Criteria for Macro Facilities (OMC Sec. 17.128.070(C)), Regular Design Review Criteria for Non-Residential Facilities (OMC Sec. 17.136.050(B)), and Design Review Criteria for Macro Facilities (OMC Sec. 17.128.070(B)), of the Oakland Planning Code (Title 17) as set forth below. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type.

GENERAL USE PERMIT CRITERIA (OMC SEC. 17.134.050)

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

The project modifies an existing facility at a hilltop building to enhance service with negligible changes to antenna design and improvements to cabinet design.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

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

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

The project will increase wireless service at a time of severely increased demand due to contemporary technologies.

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.

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

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

The project site is located within an Institutional area under the General Plan's Land Use & Transportation Element (LUTE) adopted 1998. This classification is intended for Merritt College. The Intent of the area is: *"to create, maintain, and enhance areas appropriate for educational facilities, cultural and institutional uses, health services and medical uses as well as other uses of similar character."* The General Plan Conformity Guidelines are silent on Telecommunications Facilities in Institutional areas. The project to enhance service by the minor expansion of an existing telecommunications facility located at a well-suited hilltop location not readily visible from the public right of way conforms to this intent. Conditions of approval to maintain camouflaging of antennas and accessory equipment by paint and to improve concealment by sheltering equipment cabinets will ensure an improved design.

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

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

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

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

This finding is met as the project will be barely discernible in terms of appearance in comparison to the existing approved facility.

REGULAR DESIGN REVIEW CRITERIA FOR NON-RESIDENTIAL FACILITIES (OMC SEC. 17.136.050(B))

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures:

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

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

An existing rooftop cabinet area will be enclosed in a shelter.

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

The facility is building mounted.

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

No grading or change to landscaping are involved.

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

Antennas will be wall-mounted below rooflines.

6. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

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

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

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

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

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

Antennas will be wall-mounted on a concrete building.

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

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

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

Equipment cabinets will be concealed within a shelter.

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

Cabinets are roof mounted and do not conflict with the hillside area with open space.

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

This finding is not applicable; the proposal does not involve antennas attached to a roof.

7. That all reasonable means of reducing public access to the antennas and equipment has been made, including, but not limited to, placement in or on buildings or structures, fencing, antilimbing measures and anti-tampering devices.

Antennas are attached to the sides of rooftop penthouses including exterior sides and cabinets will be located within a rooftop shelter of a library building inside of a community college campus and public access is not anticipated.

Attachment B: Conditions of Approval

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, **staff report**, and the **plans dated October 17, 2012 and submitted on October 23, 2012**, , and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.
- b) This action by the **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:
I. Major Conditional Use Permit and Regular Design Review for modifications to a rooftop Macro telecommunications facility at 12500 Campus Drive (Merritt College, library building, campus quad facing facade)

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

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

3. Scope of This Approval; Major and Minor Changes

Ongoing

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

4. Conformance with other Requirements

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

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

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

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

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

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

7. Indemnification***Ongoing***

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

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

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

9. Severability***Ongoing***

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

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

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

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

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

12. Underground Utilities***Prior to issuance of a building permit***

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

13. Improvements in the Public Right-of-Way (General)***Approved prior to the issuance of a P-job or building permit***

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

- d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

14. **Payment for Public Improvements**

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

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

15. **Compliance Matrix**

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

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

16. **Construction Management Plan**

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

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

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

Ongoing throughout demolition, grading, and/or construction

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

- a) Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- e) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- g) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations. Clear signage to this effect shall be provided for construction workers at all access points.

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

18. Days/Hours of Construction Operation

Ongoing throughout demolition, grading, and/or construction

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

- a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.
- b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.
- c) Construction activity shall not occur on Saturdays, with the following possible exceptions:
 - i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.
 - ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.
- d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.
- e) No construction activity shall take place on Sundays or Federal holidays.
- f) Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.
- g) Applicant shall use temporary power poles instead of generators where feasible.

19. Noise Control

Ongoing throughout demolition, grading, and/or construction

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

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

20. **Noise Complaint Procedures**

Ongoing throughout demolition, grading, and/or construction

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

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

21. **Interior Noise**

Prior to issuance of a building permit and Certificate of Occupancy

If necessary to comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, shall be incorporated into project building design, based upon recommendations of a qualified acoustical engineer and submitted to the Building Services Division for review and approval prior to issuance of building permit. Final recommendations for sound-rated assemblies, and/or other appropriate features/measures, will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases. Written confirmation by the acoustical consultant, HVAC

or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that:

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

22. Operational Noise-General

Ongoing

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

23. Construction Traffic and Parking

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

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

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

24. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

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

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

25. Waste Reduction and Recycling

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

Prior to issuance of demolition, grading, or building permit

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

Ongoing

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

PROJECT-SPECIFIC CONDITIONS

26. Emissions Report

Prior to a final inspection

An RF emissions report shall be submitted to the Planning & Zoning Division 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.

27. Camouflage antennas and accessory equipment

Prior to a final inspection

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

28. Enclose cabinets

Prior to submitting for a building permit

Plans shall be revised to show all equipment cabinets in the applicant's lease area concealed within an enclosure that is the smallest possible size necessary to enclose the cabinets and is painted and maintained to match the color of the building where it is attached.

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote)

MERRITT
COLLEGE

SF33XC751-A
12590 CAMPUS DR
OAKLAND, CA 94619

ISSUE STATUS

Δ	DATE	DESCRIPTION
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DATE: 10/17/12

3268 Parkway Rd, Suite 200, Loomis, CA 95650
Contact: Larry Humphrey, Phone: 916-574-1100
E-Mail: larry@streamlineengineering.com
3268 Parkway Rd, Suite 200, Loomis, CA 95650
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E-Mail: larry@streamlineengineering.com
3268 Parkway Rd, Suite 200, Loomis, CA 95650
Contact: Larry Humphrey, Phone: 916-574-1100
E-Mail: larry@streamlineengineering.com

12857 ALCOSTA BLVD SUITE 300
SAN RAMON, CA 94583



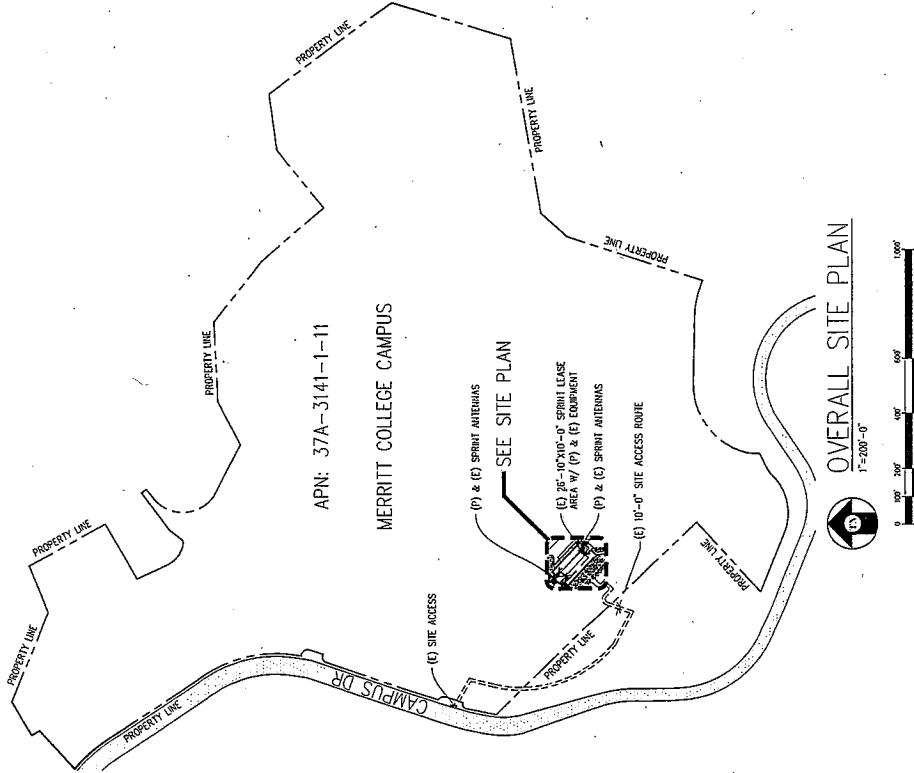
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OVERALL

SITE PLAN

SHEET NUMBER:

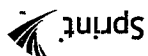
A-1



ISSUE STATUS	DATE	DESCRIPTION	J	J	K
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	08/21/12	ZD 100%			
	10/17/12	CURT REV			
	-	-			
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WRI BY:	J. SMITH
ECED BY:	J. GRAY
APPROVED BY:	-
DATE:	10/17/12

Streamline Engineering
and Design, Inc.
3268 Perryridge Rd., Suite 200 Louisville, KY 40260
Contact: Larry Houghton, Phone: 916-275-4190
E-Mail: larry@streamlinedesign.com Fax: 916-660-1941
streamlinedesign.com



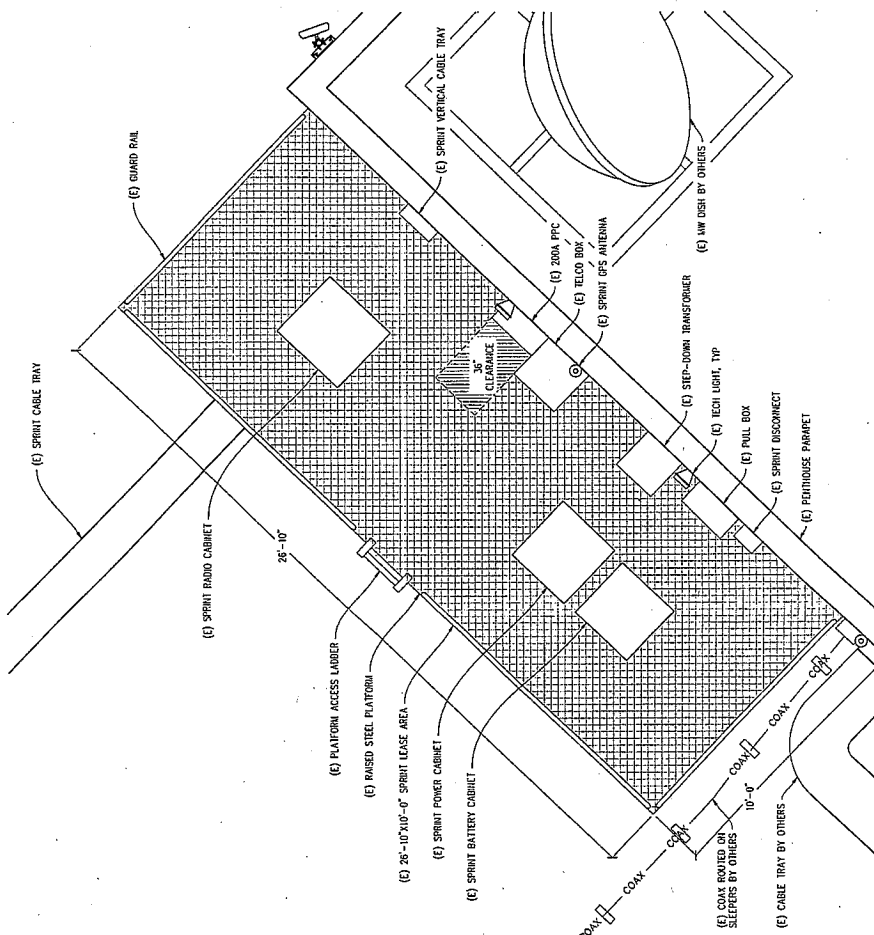
12657 ALICOSTA BLVD SUITE 300
SAN RAMON, CA 94583

SHEET TITLE:

EXISTING EQUIPMENT PLAN

SHEET NUMBER:


A-3



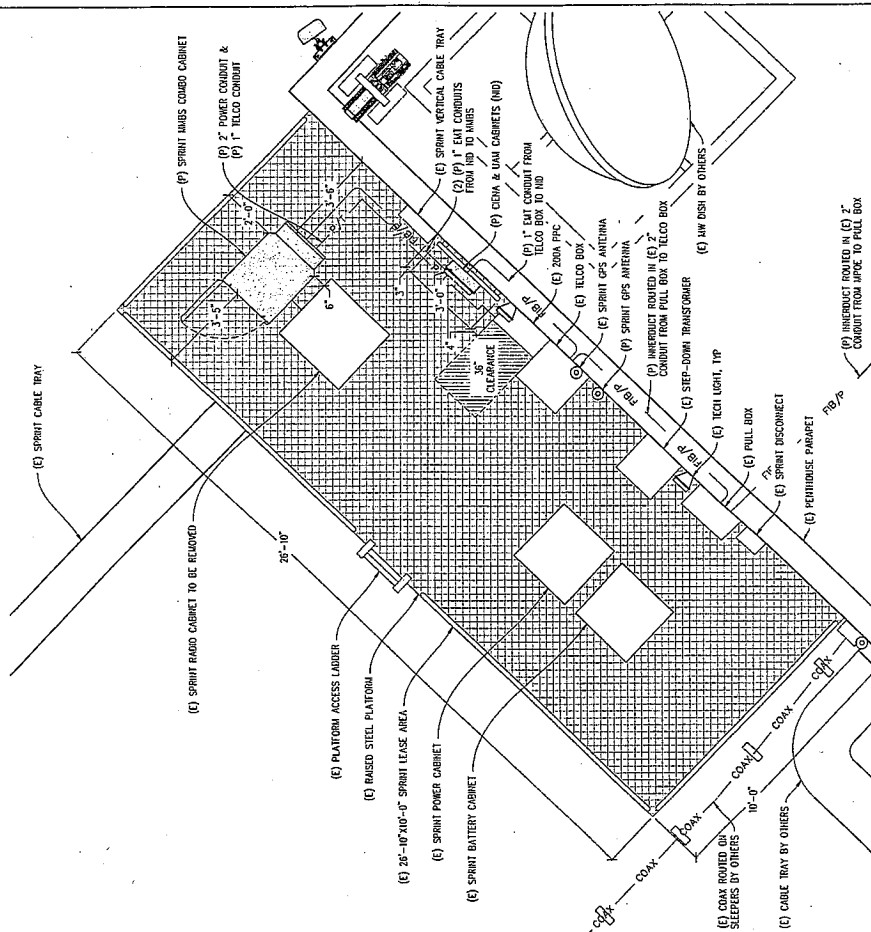
EXISTING EQUIPMENT PLAN



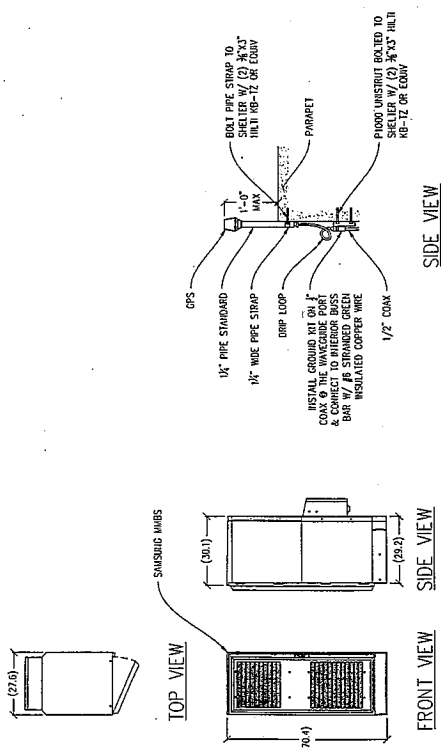
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08/23/12	2D 100%	J.K.
10/17/12	CLIENT REV	K.S.
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DRAWN BY: J SMITH		
CHECKED BY: J GRAY		
APPROVED BY: -		
DATE:	10/17/12	

[illegible]

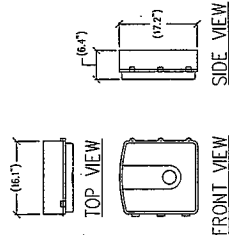
SHEET TITLE:
INTERIM EQUIPMENT
PLAN & DETAILS
SHEET NUMBER:
A-4



INTERIM EQUIPMENT PLAN

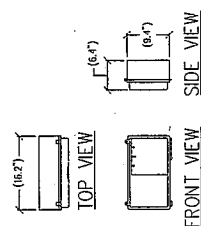


① $\frac{\text{MMBS CABINET}}{1/2'' = 1'-0''}$.



3 CN 3911 DETAIL 1"=1'-0"

② 1"=1'-0" GPS ANTENNA DETAIL



④ UAM DETAIL
1"=1'-0"

ISSUE STATUS		
DATE	DESCRIPTION	
08/02/12	2D 90%	J
08/21/12	2D 100%	J
10/17/12	CLEAR REV	K
-	-	-
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DRAWN BY: J. SMITH

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 10/17/12

Streamline Engineering
and Design, Inc.

3250 Penny Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamline.com Fax: 916-660-1941

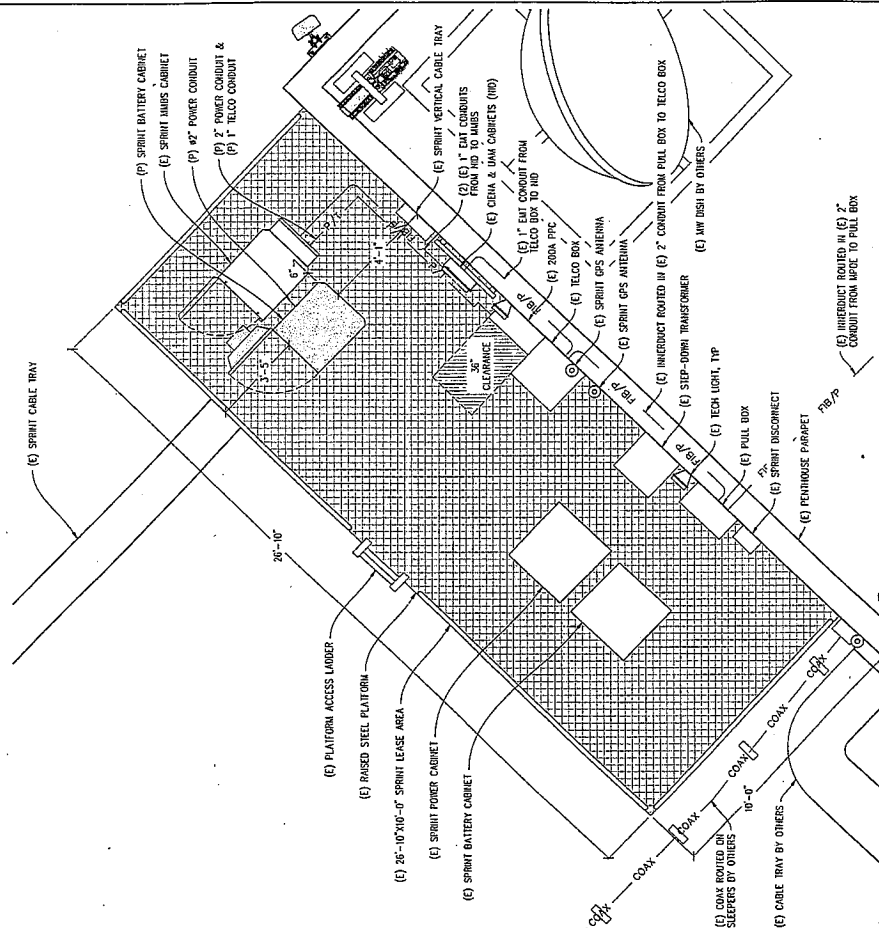
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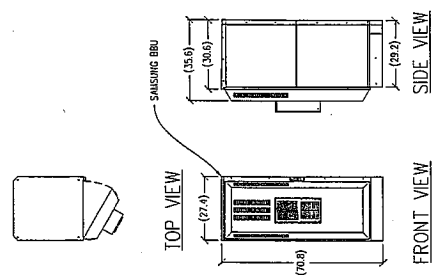
12857 ALICIA BLVD SUITE 300
SAN RAMON, CA 94583

SHEET TITLE:
FINAL CONFIGURATION
EQUIPMENT PLAN & DETAILS
SHEET NUMBER:

A-5



FINAL CONFIGURATION
EQUIPMENT PLAN
K=1'-0"



① $K^* = 1 \cdot 0^*$ BATTERY CABINET

MERRITT
COLLEGE

SF33XC751-A
1200 CAMPUS DR.
OAKLAND, CA 94619

ISSUE STATUS

A	DATE	DESCRIPTION
1	08/17/12	ISSUED
2	09/17/12	REVISED
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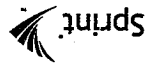
DRAWN BY: J. SMITH

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 10/17/12

Streamline Engineering
anti design, inc.
3268 Perry Rd, Suite 200, Los Angeles, CA 90050
E-Mail: bary@streamlineengineering.com, Fax: 916-660-1941
Charles Larry Houghway Phone: 916-274-1861
Streamline Engineering, Inc. is a professional engineering firm. We are not responsible for the accuracy or completeness of the information provided by others. We are not responsible for the accuracy or completeness of the information provided by others. We are not responsible for the accuracy or completeness of the information provided by others.



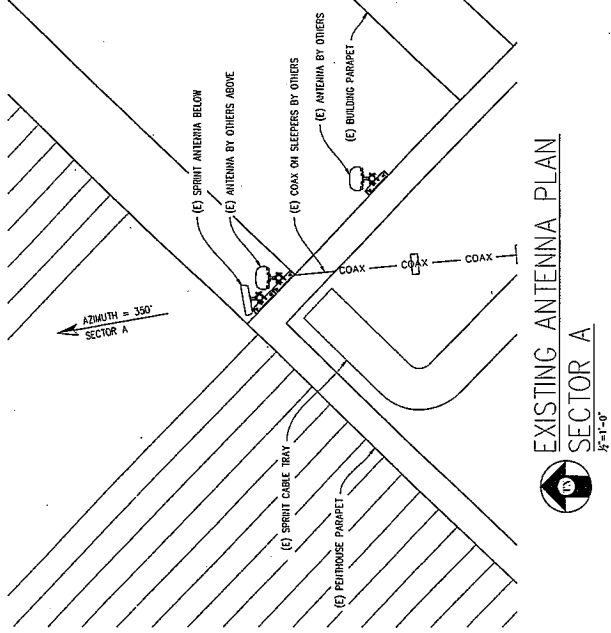
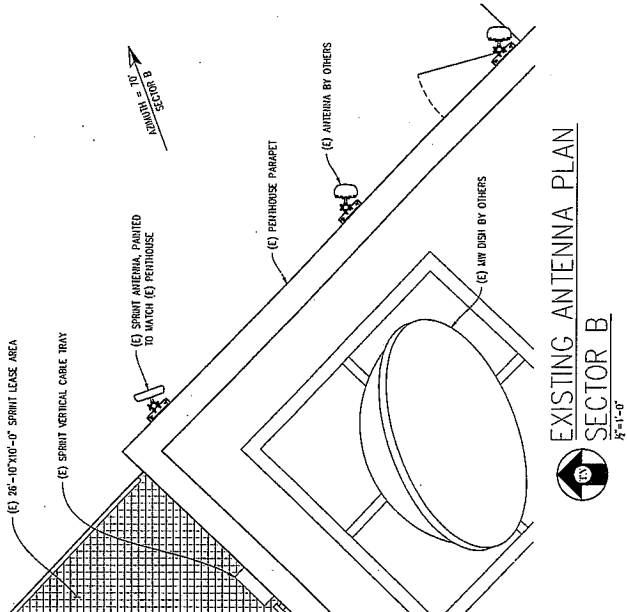
12657 ALCOSTA BLVD SUITE 300
SAN RAMON, CA 94583

SHEET TITLE:

EXISTING ANTENNA PLANS

SHEET NUMBER:

A-6



MERRITT
COLLEGE

SF33XC751-A
1200 CAMPUS DR.
SUNNYVALE, CA 94089

ISSUE STATUS

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DRAWN BY: J. SMITH

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 10/17/12

Streamline Engineering
and Design, Inc.
3258 Perryville Rd., Suite 200, Loomis, CA 95650
E-Mail: bmy@streamlineeng.com Fax: 916-660-1941
Contact: Larry Hughes, Phone: 916-275-4180
We are a full service engineering and design firm. We have been in business since 1985 and have a proven track record of successful projects. Our team consists of experienced engineers, designers, and project managers. We are committed to providing high-quality services and excellent customer service. Our clients include government agencies, private industry, and educational institutions. We are proud to be a part of the Loomis community and look forward to continuing our growth and success.



12657 AL COSTA BLVD SUITE 300
SAN RAMON, CA 94583

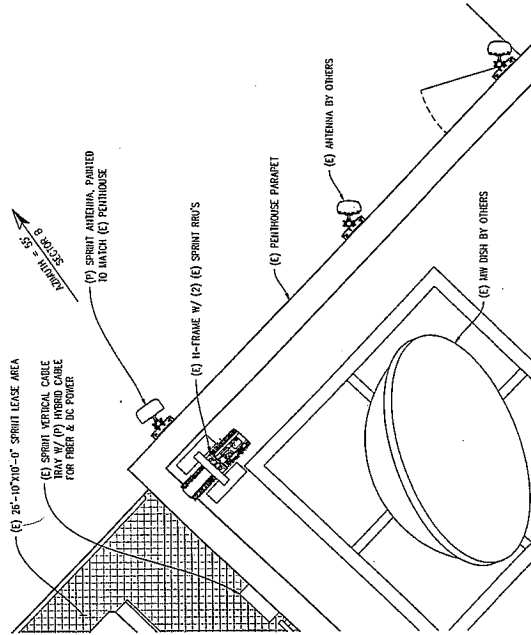
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FINAL CONFIGURATION

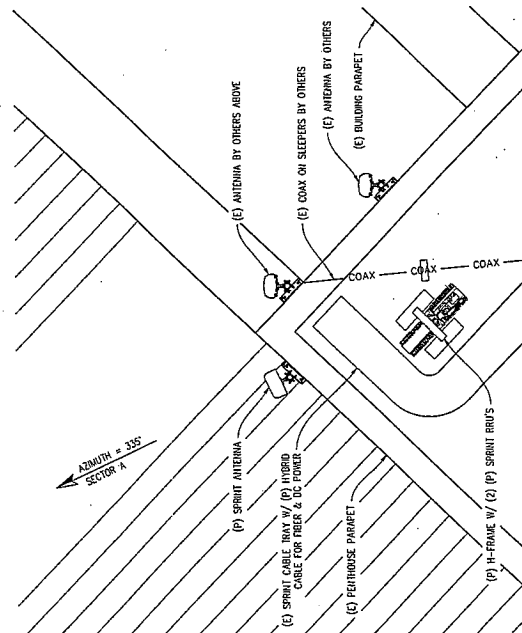
ANTENNA PLANS

SHEET NUMBER:

A-8



FINAL CONFIGURATION
ANTENNA PLAN SECTOR B
1/8"=1'-0"



FINAL CONFIGURATION
ANTENNA PLAN SECTOR A
1/8"=1'-0"

MERRITT
COLLEGE

SF33XC751-A
NEW BUILDING
OAKLAND, CA 94612

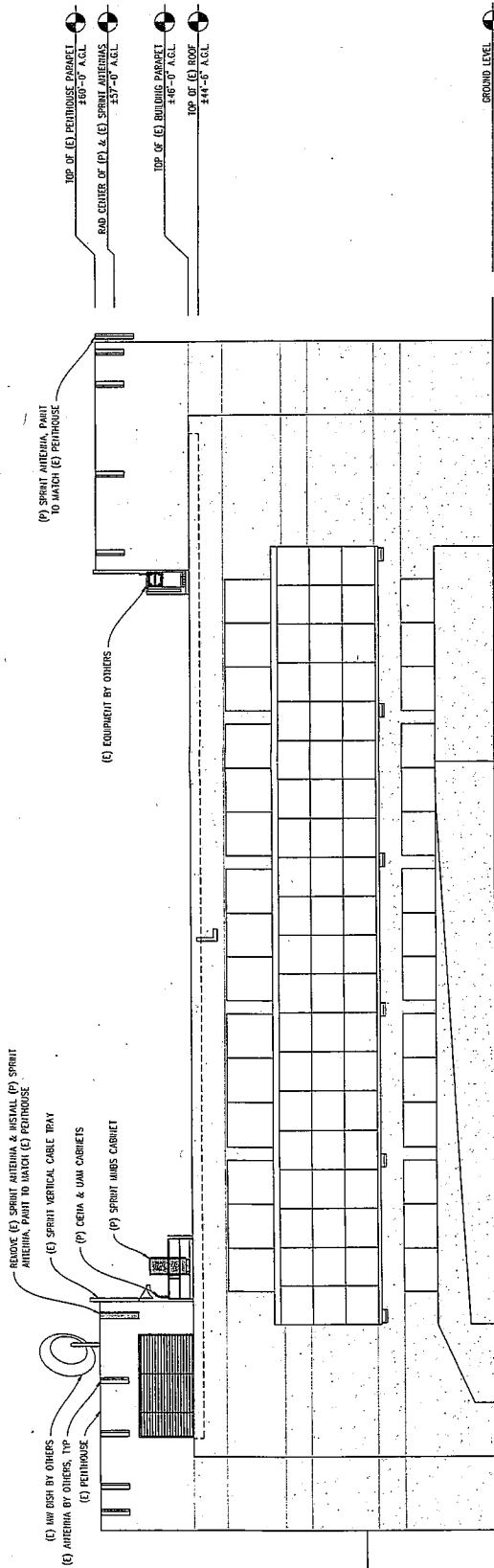
ISSUE STATUS			
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10	-	-	-
DRAWN BY: J. SMITH			
CHECKED BY: J. GRAY			
APPROVED BY: -			
DATE: 10/17/12			

Streamline Engineering
Contact: Larry Thompson, P.E.
2280 Parnassus Rd., Suite 200, Emeryville, CA 94608
Phone: 916-660-1941
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www.streamlineeng.com

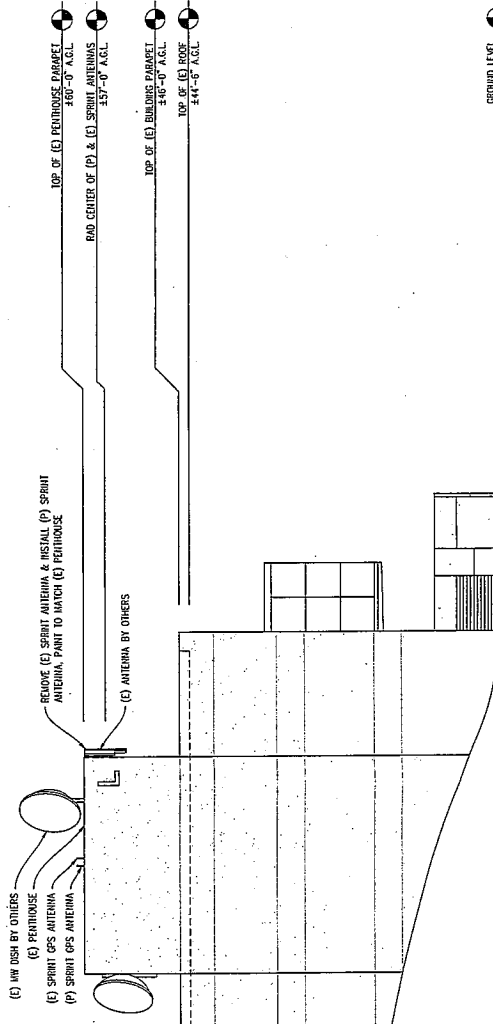


12657 ALICOSTA BLVD SUITE 300
SAN RAMON, CA 94583

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-9



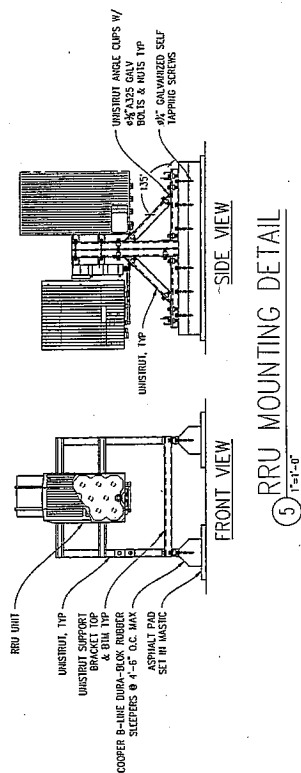
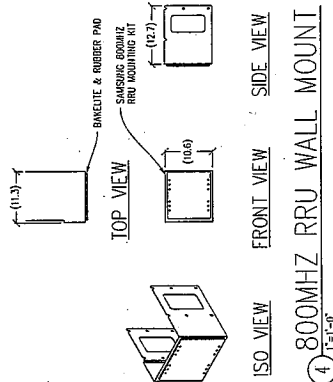
NORTHEAST ELEVATION
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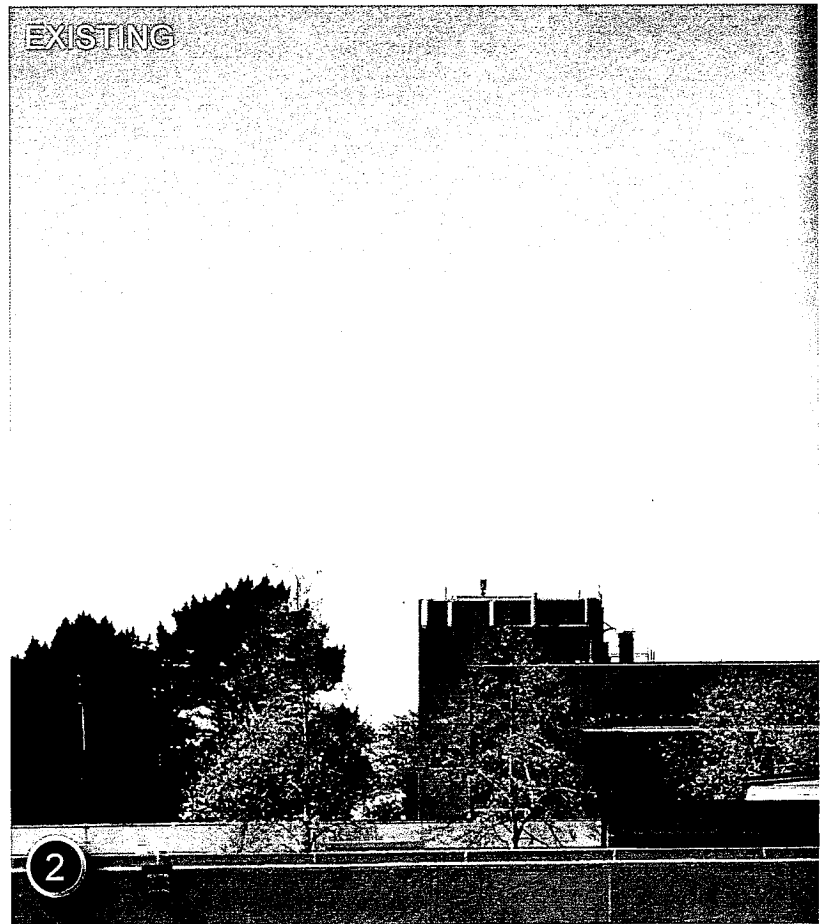
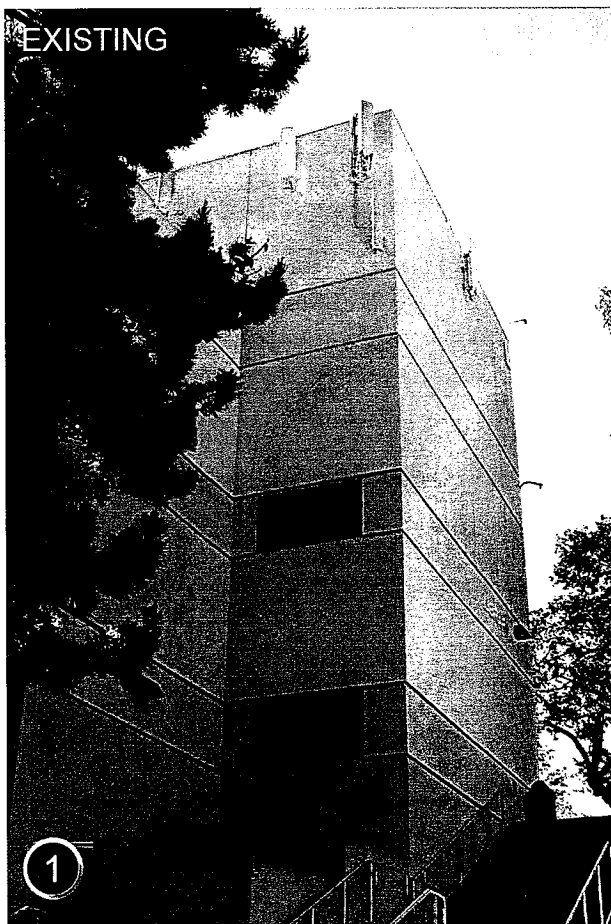
SOUTHEAST ELEVATION
1/8"=1'-0"

[illegible]

1. ALL STEEL CONSTRUCTION INCLUDING FABRICATION, DETAILING AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND JOINTS.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A572 OR A572M UNLESS OTHERWISE NOTED. ALL "W" (WIDE FLANGE) & "WT" (TWO FLANGES) TO BE ASTM A572 (F=60,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (T/10 OR H/16) SHALL BE ASTM A500 GRADE B (F=46,000 PSI) ALL STEEL SHALL BE 1/4" THICK UNLESS OTHERWISE NOTED.
3. ALL WELDING SHALL BE PERFORMED USING ER70S-6 ELECTRODES AND SHALL CONFORM WITH ALL REQUIREMENTS OF THE AISC SPECIFICATION FOR WELDING OF STEEL. MINIMUM SIZE FOR "A" BEAM, "A" IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
4. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
5. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE AISC SPECIFICATION. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE AISC SPECIFICATION. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE AISC SPECIFICATION.
6. BEARING STEEL: SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS. SPECIAL INSPECTION NOT REQUIRED UPTO 1/4" FOR FLANGES, 3/16" FOR RIVETS.
7. THREADS AND BOLTS SHALL BE ASTM F1554 100 BAR FOR FLANGES, 3/16" FOR RIVETS.
8. ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIA. UNLESS OTHERWISE NOTED. ALL HOLES SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIA. UNLESS OTHERWISE NOTED. ALL HOLES SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIA. UNLESS OTHERWISE NOTED.
9. ALL SHIP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER AISC SPECIFICATION. ALL SHIP FABRICATED STEEL STRUCTURAL MEMBERS FOR INTERIOR USE SHALL BE SHIP COAT GALVANIZED & PAINTED PER PLAN.
10. ALL SHIP FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, BURNED, WELDED OR RAN STEEL SHALL BE PROPOSED.
11. COATING TO BE DONE PER PLAN.



SHEET TITLE:
DETAILS
SHEET NUMBER:
A-10



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 and Design, Inc.

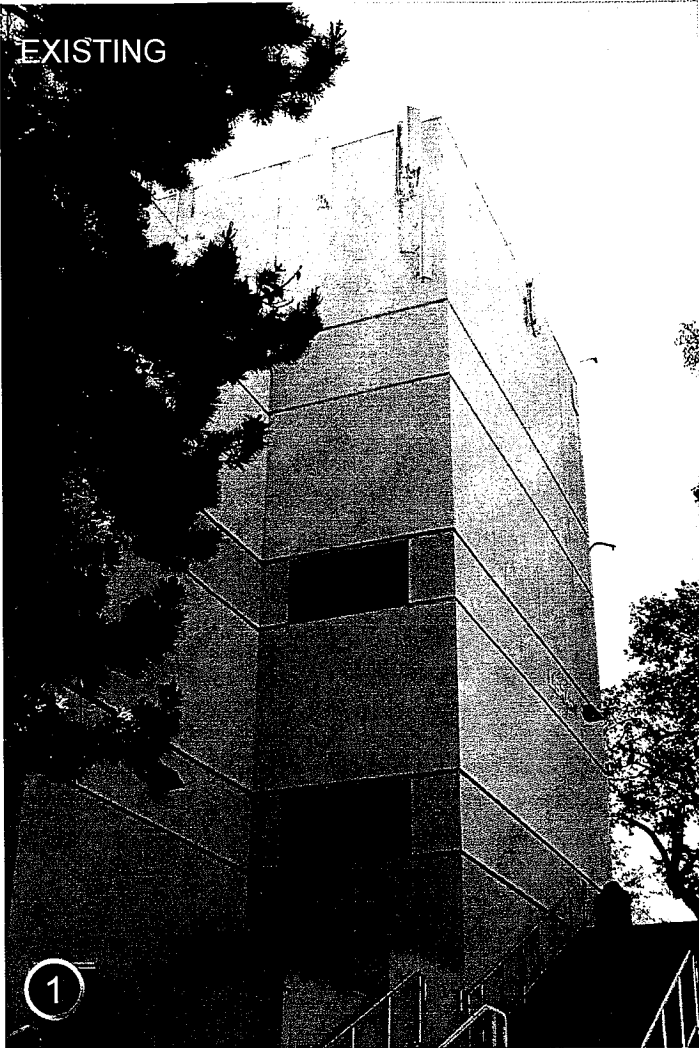
Sprint

SITE PLAN & RESPECTIVE VIEWS
SPRINT-SF33XC751- MERRITT COLLEGE
 12500 CAMPUS DR, OAKLAND, CA 94619

3268 PENRYN RD, SUITE 200 LOOMIS, CA 95650
 PHONE: (916) 660-1930
 FAX: (916) 600-1941

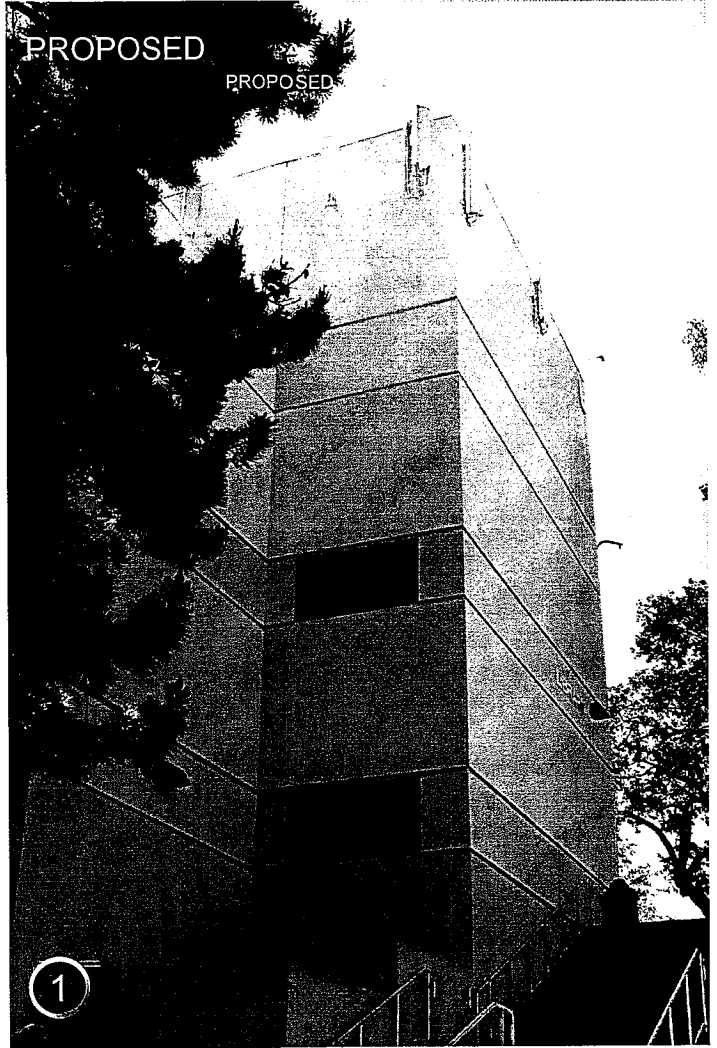
10/16/12

EXISTING



PROPOSED

PROPOSED



Sprint

VIEW 1: LOOKING SW FROM THE NORTH
CORNER OF THE BUILDING
SPRINT-SF33XC751- MERRITT COLLEGE
12500 CAMPUS DR, OAKLAND, CA 94619

Streamline Engineering

and Design, Inc.

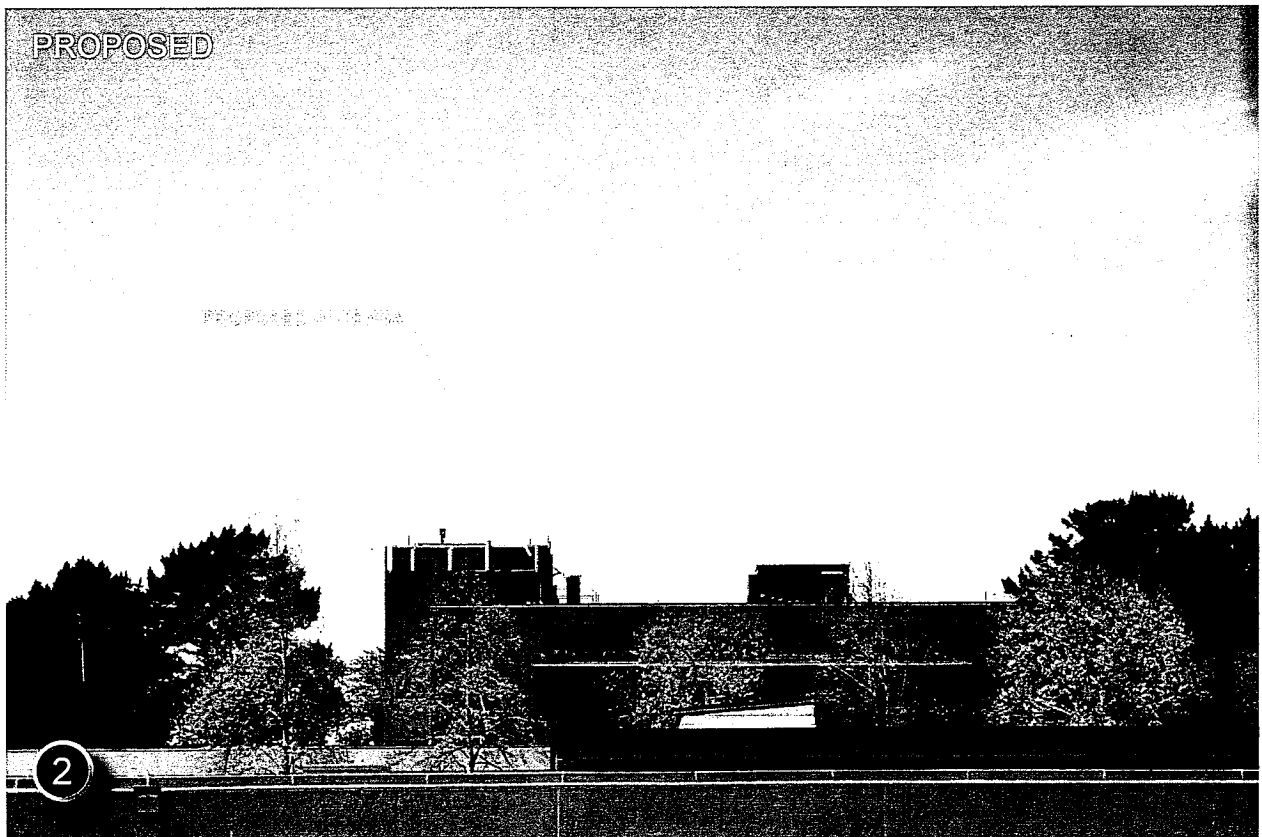
3268 PENRYN RD, SUITE 200 LOOMIS, CA 95650
PHONE: (916) 660-1930
FAX: (916) 600-1941

10/16/12

EXISTING



PROPOSED



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Sprint

VIEW 1: LOOKING SW FROM THE SOCCER FIELD
SPRINT-SF33XC751- MERRITT COLLEGE
12500 CAMPUS DR, OAKLAND, CA 94619

3268 PENRYN RD, SUITE 200 LOOMIS, CA 95650
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FAX: (916) 600-1941

10/16/12

Streamline Engineering

and Design, Inc

Date: **October 26, 2012**

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

To: City of Oakland Planning Department

This letter serves to address the request for the new LTE antennas to remain façade mounted at their current height. The RF design was done on this site at the current optimal height in order to propagate RF signal in the most efficient pattern possible to minimize blockage and cover the designated area. Antenna waves are directed downwards to provide the RF coverage in the respective area. If the antennas were to be roof mounted, signal will get shadowed and not sufficiently clear the edge of the roof parapet. This will cause signal degradation around the circumference of the building which is currently covered by these antennas causing dropped calls and lack of RF performance. Furthermore, reflection of RF waves from roof mounted antennas may not propagate to neighboring Sprint cell sites causing performance issues with those surrounding sites.

The same design is currently being used by all other carriers at this site who seek to maintain optimal performance of their equipment.

Very truly yours,

Sam Savig

Sam Savig, Streamline Engineering and Design - representing Sprint
8445 Sierra College Ste. E
Granite Bay, CA 95746