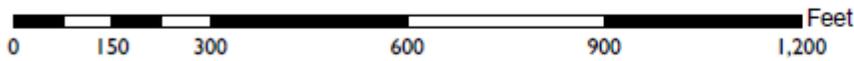
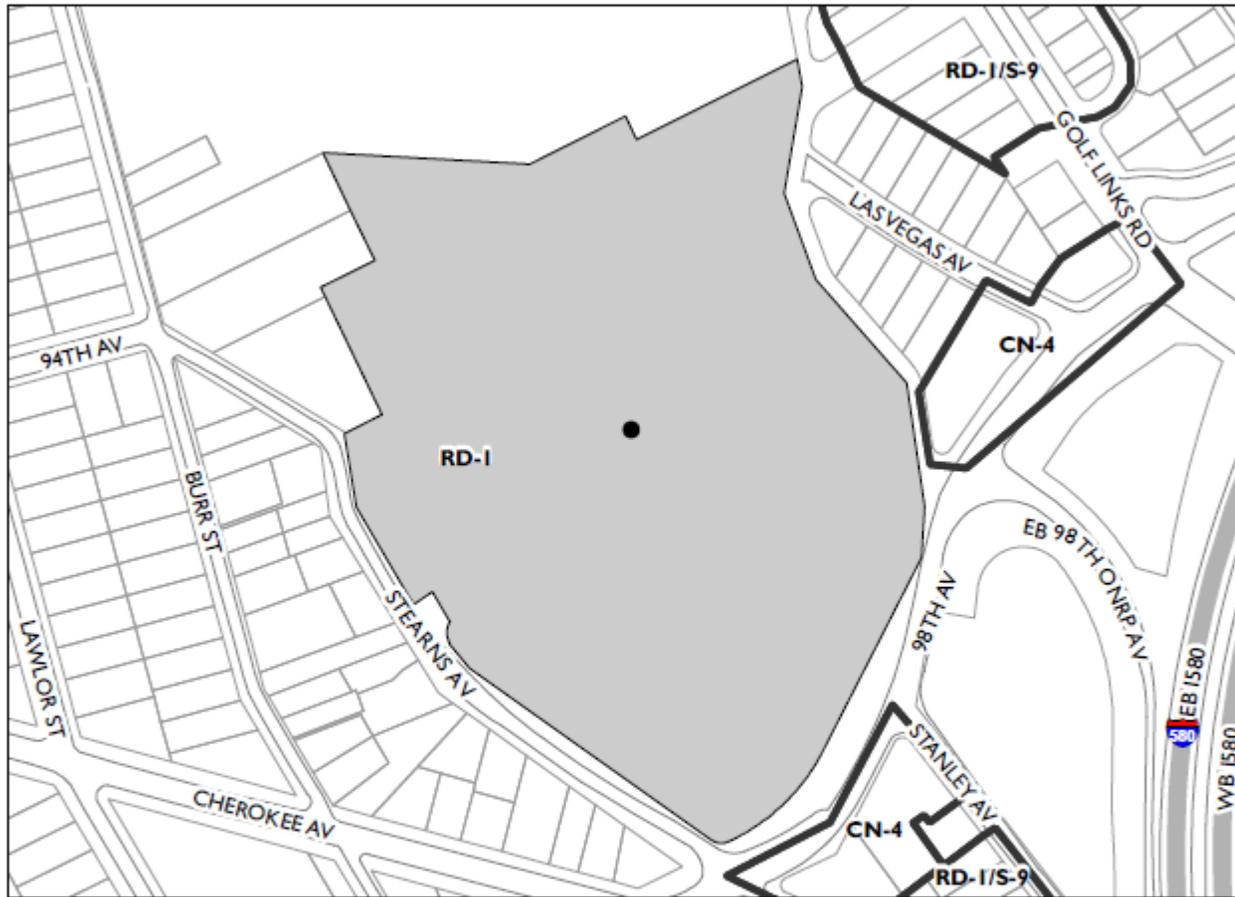


Location:	9500 Stearns Ave- See map on page 2
Assessor's Parcel Number:	043A475500117
Proposal:	Installation of new unpersoned telecommunications facility including nine (9) panel antennas, fifteen (15) Remote Radio Units (RRUs), and all related equipment on a replacement field light pole at the Bishop O/Dowd football field. The replacement pole will be the same height as the existing.
Applicant:	AT&T Mobility/ Aaron De La O
Phone Number:	916-792-8686
Owner:	Roman Catholic Welfare Corporation of Oakland
Case File Number:	PLN22187
Planning Permits Required:	Major Conditional Use Permit & Regular Design Review
General Plan:	Institutional
Zoning:	RD-1 One Family Residential Zone
Environmental Determination:	Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Non-Historic Properties
City Council district:	CCD7
Status:	Staff recommendation for approval
Staff Recommendation:	Approve with Conditions
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner Robert D. Merkamp at (510)238-6283 or by email at rmerkamp@oaklandaca.gov

SUMMARY

The applicant requests Planning Commission approval to establish a new unpersoned telecommunications facility located on a replacement stadium light pole at Bishop O’Dowd High School. The project involves mounting antennas onto a replacement pole as described in the submitted plans to enhance wireless services in those areas. The antennas would be located below the field lights and the new pole would not be taller than the existing pole it would replace. Regular Design Review and a Major Conditional Use Permit are required for the installation of a new Telecommunications Facility within 100 feet of a Residential zone. AT&T already has a telecommunications facility on the school property but, due to unrelated construction on the campus, the antenna coverage has been blocked and a new location on campus is required. The proposed project, antenna and associated equipment would be similar to other equipment within the same area and around the City. The antenna and associated equipment would be painted and textured to match the existing structure. As a result, the proposed telecommunication facility is an appropriate location and would not significantly increase negative visual impacts to adjacent and neighboring mixed use and residential properties. The project meets all the required findings for approval.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN22187
Applicant: Aaron De La O
Address: 9500 Stearns Ave
Zone: RD-1

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. Specifically:

- 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 Federal Communications Commission (FCC) standards in this regard. (See 47 U.S.C. Section 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 (See 47 U.S.C.332(c)(7)(B)(ii) and 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, consult the following:

Competition & Infrastructure Policy Division (CIPD) of the Wireless Telecommunications Bureau, main division number: (202) 418-1310. <https://www.fcc.gov/general/competition-infrastructure-policy-division-wireless-telecommunications-bureau>

PROJECT DESCRIPTION

- Installation of nine (9) AT&T Panel Antennas, fifteen (15) AT&T Remote Radio Units (RRUs), and associated equipment.
- Installation of ground level equipment on a platform at grade level within a screened enclosure.

The proposed antennas and RRUs will not be accessible to the public.

PROPERTY DESCRIPTION

The site is located at Bishop O’Dowd High School in East Oakland. The antennas would be mounted to a replacement pole next to the athletics field adjacent to the campus’ 98th Avenue frontage. The equipment shelter would be screened by fencing and located next to Stearns Avenue. The parcel is fully developed with an educational use. Across 98th Avenue are some small commercial businesses with residential uses further south as well as to the immediate west across Stearns. To the east is a hill with a dense thicket of trees and the I-580 freeway and some more residential and small-scale commercial to the northeast.

GENERAL PLAN & ZONING ANALYSIS

The site is classified as Institutional. The general plan Land Use and Transportation Element (LUTE) defines the intent of this area to “identify, 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 proposed telecommunications facility would be mounted on a replacement light pole overlooking the football field at the school. The new pole would be the same height as the last one and would also contain lighting, and therefore continue to serve the existing educational use.

The parcel is zoned RD-1, a One-Family Residential zone, which intends to “create, improve, and enhance area with detached, single-unit structures.” Section 17.33.040 and 17.128.025 of the City of Oakland Planning Code requires a Major Conditional Use Permit for new telecommunications facilities with 100 feet of residential zones. Section 17.136.040 of the City of Oakland Municipal Code requires Regular Design Review with special findings to ensure that the facility is concealed to the greatest extent possible. The required findings for the entitlements are listed and included in staff’s evaluation further in this report.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines list the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Section 15303, new construction or conversion of small structures, and Section 15183, projects consistent with the General Plan or Zoning.

KEY ISSUES AND IMPACTS

The proposal to establish a new unmanned telecommunications facility is subject to the following Planning Code development standards, which are followed by staff’s analysis in relation to this application:

17.128.110 Site Location Preferences

New wireless facilities shall generally be located on the following properties or facilities in 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 Nonresidential 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 Nonresidential uses in Residential Zones, HBX Zones, or the D-CE-3 or D-CE-4 Zones.**
- F. Residential uses in Nonresidential 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.**

Site alternative analysis is not required because the proposal conform to ‘B’ as an existing Institutional Use.

17.128.120 Site Design Preferences

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.**

Site design alternative analysis is required because the proposal conforms with ‘E’, the proposal involves replacing an existing light pole with a new pole of identical height and with nine panel antennas and 15 RRU’s attached. The majority of the equipment will be undiscernible from public views and this will be similar to an existing pole approved by the Planning Commission in March of 2016.

The applicant submitted an alternatives analysis as a part of their submittal (Attachment C). The analysis demonstrated that due to the widely varying topography, this was the preferred location for the antennas to meet suitable coverage goals. The property in question is an institutional use and it is replacing an existing light pole with a new strengthened pole that will continue to serve as a light pole as well as an antenna installation. To require this at another site would likely mean they would either need another pole and/or need to locate it in a lower-density residential neighborhood or within open space. This would cause the pole to be more visually apparent than the proposed location. It will replace an existing stadium light pole, be the same height and which should help to camouflage the facility in that people would normally expect to see tall poles adjacent to a high school football field where at any other alternative in the vicinity the pole would be much more visible. Verizon followed a similar strategy seven years ago in their application at the same site and this worked quite well.

CONCLUSION

The project meets all the required findings for approval and would provide an essential telecommunication service to the community and the City of Oakland at large. It would also be available to emergency services such as police, fire department and emergency response teams. Staff believes that the proposal is designed to meet the established zoning and telecommunication regulations and recommends supporting the Regular Design Review and Major Conditional Use Permit application.

RECOMMENDATIONS:

- For approvals:
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:



Robert D. Merkamp
Zoning Manager

Approved for forwarding to the Planning Commission:

 For

Ed Manasse Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings Approval
- B. Conditions of Approval
- C. PLN22187 Plans
- D. PLN22187 Photo Simulations
- E. PLN22187 Site Analysis
- F. PLN22187 RF Report

ATTACHMENT A: FINDINGS

This proposal meets the required findings under Regular Design Review Criteria for Nonresidential Facilities (OMC Sec. 17.136.050(B)), Telecommunications Regulations/Design Review and Conditional Use Permit Criteria for Monopole Telecommunications Facilities (OMC Sec. 17.128.080(B)(C)), and General Use Permit Criteria (OMC Sec. 17.134.050) as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

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

- 1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;**

The proposal involves the construction of a new light pole that will also contain nine (9) antennas and 15 RRU's. This pole will replace the existing stadium light pole and it will continue to actually function as such, the antennas will be mounted below it. The equipment cabinets will be to the west along Stearns and screened 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 proposals will not create a new view obstruction, as the replacement pole will be no taller than the existing pole already there. By locating on the spot of an existing pole, the project allows this application to better harmonize with the neighborhood as there's already a pole at this spot of the same height.

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

The site is classified as Institutional under the General Plan's Land Use and Transportation element. Telecommunication activities are civic activities and are generally permitted throughout the city.

TELECOMMUNICATIONS REGULATIONS/DESIGN REVIEW CRITERIA FOR MONOPOLE TELECOMMUNICATIONS FACILITIES (OMC SEC. 17.128.080(B))

- 1. Collocation is to be encouraged when it will decrease the visual impact and collocation is to be discouraged when it will increase negative visual impact.**

The antennas will be mounted to a replacement light pole that will be no taller than the existing pole. The pole will continue to light the stadium playing field and will have antennas below it. The main reason they're not simply affixing the antennas to the existing pole is one of engineering and whether the existing pole can carry the weight. However, this is an excellent means of lessening the visual impact of the antennas as A) a pole of the same height is already there and B) the alternative would be to erect yet another pole in the neighborhood which would be an increase in the negative visual impacts.

- 2. Monopoles should not be sited to create visual clutter or negatively affect specific views.**

The Monopole Facility will be designed to fade into the surrounding context. The pole will replace an existing pole of the same height, so no new impacts are being introduced.

- 3. Monopoles shall be screened from the public view wherever possible.**

The Monopole facility will be designed to fade into the surrounding context as the pole is already an established visual element at this location. In addition, the new pole will serve, just as the current pole does, as a light pole for the school's stadium. So this should not be perceived as a dramatic new change in greater need of screening than if there was no existing pole at the location at all.

- 4. Equipment shelters or cabinets must be concealed from the public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.**

The equipment shelter is screened from public views by a fenced off enclosure (masonry fencing at the bottom with chain link at the top) from the public view.

- 5. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the zone district as much as possible. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area. Equipment shelters or cabinets shall be consistent with the general character of the area.**

The proposal calls for no alterations to the existing school facility. The creation of a monopole that is designed to appear and function as a light pole in conjunction with other functional light poles will create a perfect solution for the placement of this essential facility adjacent to a much travelled and prominent road.

- 6. 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 monopole and equipment will be out of reach of the public.

TELECOMMUNICATIONS REGULATIONS/CONDITIONAL USE PERMIT CRITERIA FOR MACRO TELECOMMUNICATIONS FACILITIES (OMC SEC. 17.128.080(C))

- 1. The project must meet the special design review criteria listed in Subsection B. of this Section.**

Please see above

- 2. Monopoles should not be located any closer than one thousand five hundred (1,500) feet from existing monopoles unless technologically required or visually preferable.**

While this proposal is closer than 1,500 feet to the nearest monopole, it is the visually preferable alternative; to meet the distance separation stated above, it would require the erection of another pole in either open space or a low-density residential neighborhood as those two land uses constitute the vast majority of the land within 1500' of the pole location. It is true there is commercial directly across 98th Avenue, but that location would also be too close to the monopole and would be less attractive as it would add a pole to the neighborhood. This site is therefore preferable for several reasons, A) the property already contains an AT&T telecom facility that needs relocation due to other construction, B) it is designed to replace an existing light pole already at the location that is the same height, thus reducing the need for yet another pole in a more sensitive location than the proposed and C) it is located on an institutional property which is just the sort of property the planning code identifies as being preferable for these facilities. Therefore, this is the visually preferable site.

- 3. The proposed project must not disrupt the overall community character.**

The project will be screened from view and will not disrupt the overall community character. The screening will be required to be compatible with the existing structure and to be maintained.

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 Radio Frequency report shows that the surrounding buildings will be below the FCC MPE limits for the General Population. The proposal will increase the capacity of wireless service for people in the City.

- 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 proposed telecommunications facility will be located on a monopole that will also serve as a light pole for the existing athletic field. It meets the finding by designing the monopole facility to blend into the civic use on the site.

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

The proposal will increase wireless network capacity for the City which is an essential service to the community.

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

Please see above.

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

The proposal complies with the General Plan Institutional area. The telecommunications facility will enhance wireless capabilities for the area.

ATTACHMENT B: CONDITIONS OF APPROVAL

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report and the approved plans dated 6/9/2022, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire two calendar years from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, 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 Approval, 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 or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. 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 #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum

setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval 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 Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (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 this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project 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 project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval 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. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
 - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.

- ii. Covering with new paint to match the color of the surrounding surface.
- iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Dust Controls – Construction Related

Requirement: The project applicant shall implement all of the following applicable dust control measures during construction of the project:

- a) Water all exposed surfaces of active construction areas at least twice daily. 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 feasible.
- 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) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Criteria Air Pollutant Controls - Construction Related

Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two 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.
- b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”).
- c) 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. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only

be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.

- e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

19. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture’s recommendations for 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. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- 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 project 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 notifying the City and applicable 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

20. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling 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.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

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.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- 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. Applicant shall use temporary power poles instead of generators where feasible.

- d. Stationary noise sources shall be located as far from adjacent properties 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.
- e. 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. Extreme Construction Noise

a. *Construction Noise Management Plan Required*

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. *Public Notification Required*

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

23. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 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 City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

24. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

25. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

PROJECT SPECIFIC CONDITIONS**26. Emissions Report**

Requirement: A RF emissions report shall be submitted to the Planning Bureau 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.

Requirement: Prior to a final inspection

When Required: Prior to final building permit inspection sign-off

Initial Approval: N/A

Monitoring/Inspection: N/A

27. Camouflage

Requirement: The antenna, related equipment shall be painted, texturized, and/or maintained to match the pole.

When Required: Prior to a final inspection

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

SYMBOLS & ABBREVIATIONS

AD	AREA DRAIN
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
CATV	CABLE TV PULLBOX
CB	CATCH BASIN
COM-MH	COMMUNICATION MANHOLE
COM-PB	COMMUNICATION PULLBOX
CONC	CONCRETE
DI	DRAIN INLET
DWY	DRIVEWAY
ELEC-MH	ELECTRIC MANHOLE
EPB	ELECTRIC PULLBOX
FND-MON	FOUND STANDARD MONUMENT
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
HB	HOSE BIBB
IRR	IRRIGATION CONTROL VALVE
JB	JUNCTION BOX
L/S	LANDSCAPE
ML	MONUMENT LINE
MISC-MH	MISCELLANEOUS MANHOLE
MISC-PB	MISCELLANEOUS PULLBOX
MISC-CO	MISCELLANEOUS CLEANOUT
RWD	REDWOOD TREE
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SIGN	SIGNS
SSCO	SANITARY CLEANOUT
SSMH	SANITARY MANHOLE
STL-D	STREET LIGHT DOUBLE ARM
STL-S	STREET LIGHT SINGLE ARM
STL-T	STREET LIGHT TRAFFIC SIGNAL
STFB	STREET LIGHT PULLBOX
SW, S/W	SIDEWALK
TRAF-S	TRAFFIC SIGNAL
TREE	TREE SYMBOL
VLT	ELEC VAULT
WM	WATER METER
WV	WATER VALVE
19	1'-FT CONTOUR INTERVAL
AC PAVEMENT	AC PAVEMENT
CONCRETE	CONCRETE
TREE (DIAMETER SIZE IN INCHES)	TREE (DIAMETER SIZE IN INCHES)

LEGEND

NOTE: ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

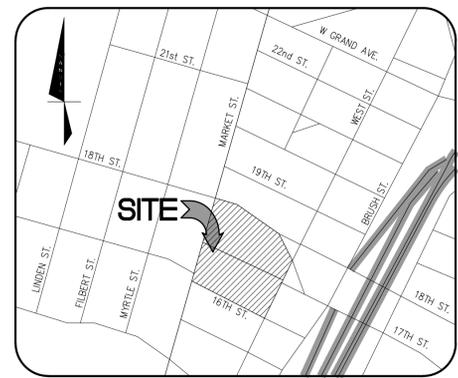
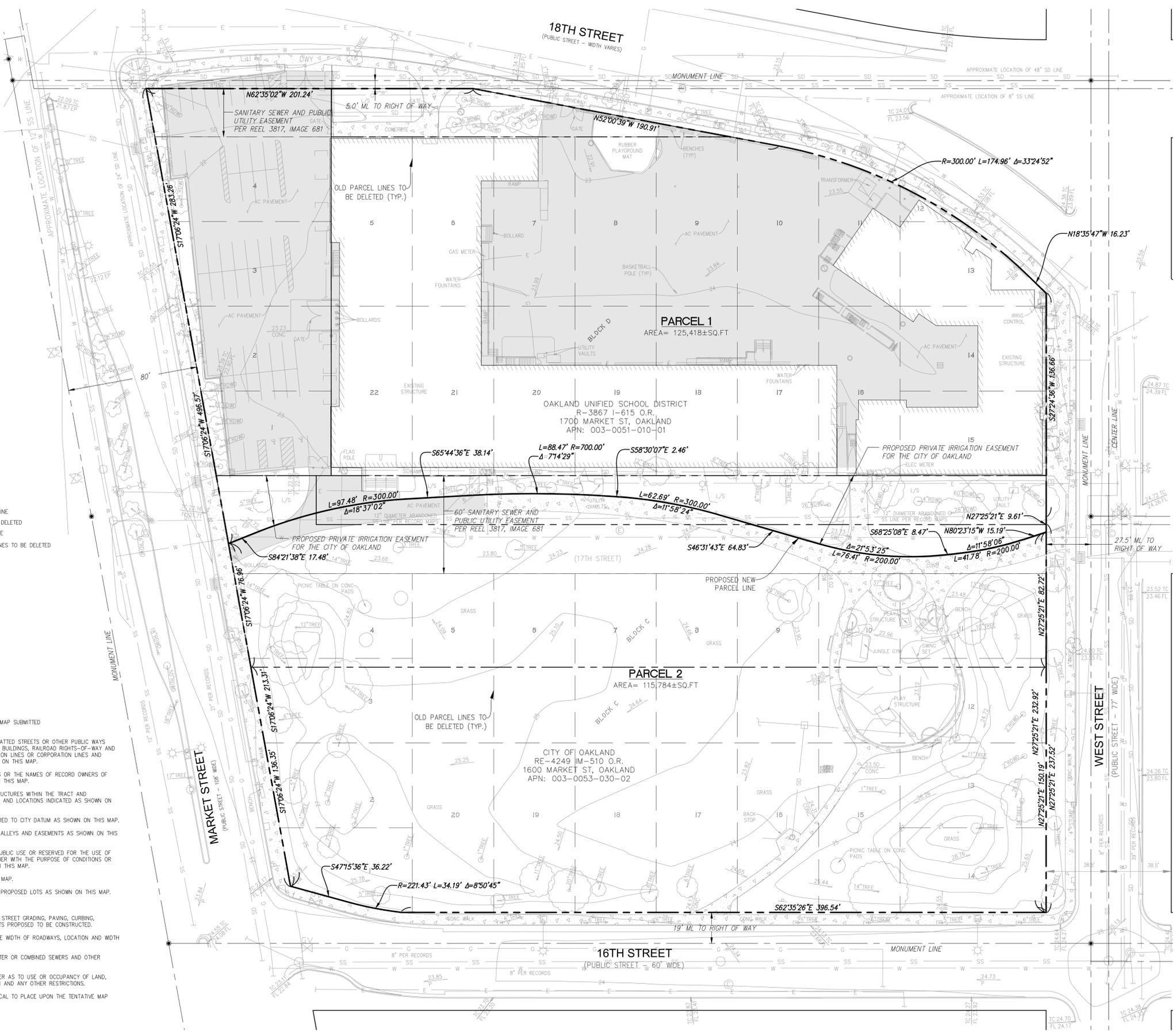
---	INDICATES EXTERIOR BOUNDARY LINE
---	INDICATES OLD LOT LINES TO BE DELETED
---	INDICATES PROPOSED PARCEL LINE
---	INDICATES EXISTING PROPERTY LINES TO BE DELETED
---	INDICATES EASEMENT LINE
---	MONUMENT LINE
X	FENCE
---	CURB LINE
---	WATER LINE
---	STORM DRAIN LINE
---	SANITARY SEWER LINE
---	UNDERGROUND ELECTRIC LINE
---	GAS UTILITY LINE

TENTATIVE MAP NOTES:

EASEMENTS, INFRASTRUCTURE, AND PUBLIC FACILITIES

MUNICIPAL CODE SECTION 16.08.00 STATES THAT A TENTATIVE MAP SUBMITTED TO THE CITY SHALL SHOW EACH OF THE FOLLOWING ITEMS:

- THE LOCATION, WIDTH AND NAMES OF THE EXISTING OR PLATTED STREETS OR OTHER PUBLIC WAYS WITHIN OR ADJACENT TO THE TRACT, EXISTING PERMANENT BUILDINGS, RAILROAD RIGHTS-OF-WAY AND OTHER IMPORTANT FEATURES SUCH AS POLITICAL SUBDIVISION LINES OR CORPORATION LINES AND WATERCOURSES OR OTHER PHYSICAL FEATURES AS SHOWN ON THIS MAP.
- THE TRACT NUMBER OF NAMES OF ADJACENT SUBDIVISIONS OR THE NAMES OF RECORD OWNERS OF ADJOINING PARCELS OF UNSUBDIVIDED LAND AS SHOWN ON THIS MAP.
- EXISTING SEWERS, CULVERTS OR OTHER UNDERGROUND STRUCTURES WITHIN THE TRACT AND IMMEDIATELY ADJACENT THERETO WITH PIPE SIZES, GRADES AND LOCATIONS INDICATED AS SHOWN ON THIS MAP.
- CONTOURS WITH INTERVALS OF FIVE FEET OR LESS, REFERRED TO CITY DATUM AS SHOWN ON THIS MAP.
- THE LAYOUT, NAMES AND PROPOSED WIDTHS OF STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THIS MAP.
- ALL PARCELS OF LAND INTENDED TO BE DEDICATED FOR PUBLIC USE OR RESERVED FOR THE USE OF PROPERTY OWNERS IN THE PROPOSED SUBDIVISION, TOGETHER WITH THE PURPOSE OF CONDITIONS OR LIMITATIONS OF SUCH RESERVATION, IF ANY, AS SHOWN ON THIS MAP.
- TRUE NORTH POINT, SCALE AND DATE AS SHOWN ON THIS MAP.
- THE LAYOUT, NUMBERS AND APPROXIMATE DIMENSIONS OF PROPOSED LOTS AS SHOWN ON THIS MAP.
- THE PROFILE OF EACH STREET WITH TENTATIVE GRADES.
- SIGNED STATEMENT BY SUBDIVIDER INDICATING AMOUNT OF STREET GRADING, PAVING, CURBING, SIDEWALK AND STORM, SANITARY AND OTHER IMPROVEMENTS PROPOSED TO BE CONSTRUCTED.
- THE CROSS-SECTIONS OF PROPOSED STREETS SHOWING THE WIDTH OF ROADWAYS, LOCATION AND WIDTH OF SIDEWALKS AS SHOWN ON THIS MAP.
- A PLAN AND PROFILE OF PROPOSED SANITARY, STORM WATER OR COMBINED SEWERS AND OTHER PUBLIC UTILITIES, WITH GRADE AND SIZES INDICATED.
- STATEMENT OF RESTRICTIONS TO BE IMPOSED BY SUBDIVIDER AS TO USE OR OCCUPANCY OF LAND, BUILDING SETBACK, YARD AREAS, VALUE OF CONSTRUCTION AND ANY OTHER RESTRICTIONS.
- ANY REQUIRED DATA WHICH IT IS IMPOSSIBLE OR IMPRACTICAL TO PLACE UPON THE TENTATIVE MAP SHALL BE SUBMITTED IN WRITING WITH THE MAP.



VICINITY MAP

N.T.S.



TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY BY SANDIS DATED JUNE 2021.

FEMA NOTE

THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 060100067G DATED AUGUST 3, 2009. FLOOD ZONE INFORMATION FROM FEMA FLOOD MAP SERVICE CENTER.

UNDERGROUND UTILITY NOTE:

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

GENERAL NOTES:

- OWNER: OAKLAND UNIFIED SCHOOL DISTRICT AND CITY OF OAKLAND
- APPLICANT: OAKLAND UNIFIED SCHOOL DISTRICT, 1000 BROADWAY, SUITE 300, OAKLAND, CA 94607
- ENGINEER: SANDIS, 4265 SPIRES WAY, SUITE C, MODESTO, CA 95356
- BENCHMARK: THE ELEVATION REFERENCE FOR THIS SURVEY IS CITY OF OAKLAND MONUMENT 8 SE 10, DESCRIBED AS PIN MONUMENT 52.58 FEET SOUTH OF NORTH PROPERTY LINE OF 18TH STREET AND 12 FEET WEST OF CENTERLINE OF MARKET STREET (13.33 FEET NORTH OF MON 8 SE 11), FOUND IN BOOK BL 48 PAGE 35. ELEV=20.387 FEET (CITY OF OAKLAND DATUM)
- BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE PUBLISHED STATE PLANE COORDINATES LISTED ON THE CITY OF OAKLAND MONUMENT RECORDS. COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 FOR CALIFORNIA ZONE 4. DISTANCES SHOWN ON THIS SURVEY WERE CALCULATED BASED ON A GROUND BASED PROJECTION OF THE CONTROL MONUMENT POSITIONS AS ESTABLISHED BY A GPS CONTROL SURVEY.
- APNS: 003-0051-010-01, 003-0053-030-02
- EXISTING ZONING: CURRENT ZONING CLASSIFICATION IS RM-2/S-20 PER CITY OF OAKLAND PLANNING AND ZONING INFORMATION VIEWER.
- SITE AREA: TOTAL AREA: 241,202± SQ.FT 5.53 ±AC, NUMBER OF PARCELS: 2
- EXISTING SITE IMPROVEMENTS: ALL EXISTING ON-SITE IMPROVEMENTS TO REMAIN.
- FRONTAGE IMPROVEMENTS: ALL FRONTAGE STREET IMPROVEMENTS TO REMAIN.
- PROPOSED IRRIGATION EASEMENT OVER PARCEL 1, IN FAVOR OF PARCEL 1.

SANDIS
BUILD ON.
SANDIS.NET

DATE: 08/06/2021	DATE: NOVEMBER 17, 2022
SCALE: 1"=30'	
DRAFTED: EV	
PROJECT No.: 618052.A	
	CHRISTIAN CINTEAN P.L.S. NO. 8941 EXPIRES 9-30-22

No.	REVISION	DATE	BY

TENTATIVE PARCEL MAP NO. 11293 A 2 LOT SUBDIVISION
LOTS 1-22, BLOCK D AND LOTS 1-20 OF BLOCK C, MAPS RECORDED IN BOOK X OF DEEDS AT PAGE 784, ALAMEDA COUNTY RECORDS TOGETHER WITH A PORTION OF 17TH STREET AN 18TH STREET AS SHOWN ON SAID MAP

OAKLAND CALIFORNIA

SHEET 1 OF 1 SHEETS



Existing



Proposed



Proposed AT&T
Installation

view from 98th Avenue looking northeast at site

Existing



Proposed



view from 98th Avenue looking southwest at site

Existing



Proposed



view from Stearns Avenue looking northwest at site

Existing



Proposed



Proposed AT&T
Installation

view from Stearns Avenue looking southeast at site

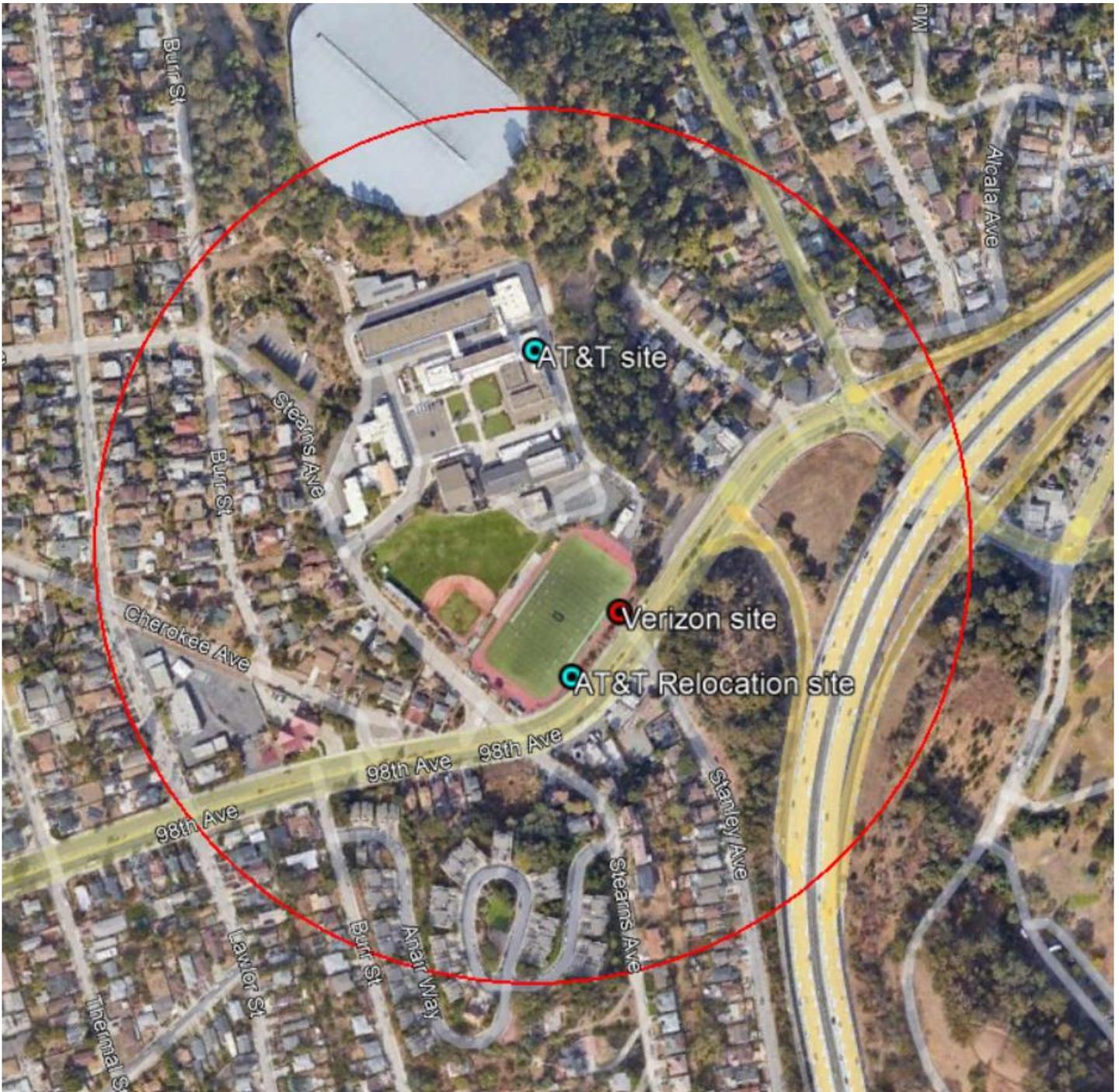
Project Narrative And Alternatives Analysis



AT&T Wireless Site: CCL00194

**Alameda County
APN 043A-4755-001-17
Bishop O'Dowd High School
9500 Stearns Avenue
Oakland, CA 94305**

PROJECT AREA



PROJECT NARRATIVE

AT&T currently has a wireless communications facility on the Bishop O'Dowd High School campus. That installation includes radio equipment housed in an 11'x20' shelter and antennas mounted on a rooftop. The high school, as part of an improvement initiative, constructed the new building shown below which blocked the transmission from AT&T's antennas to important coverage objectives to the south. The proposed relocation of equipment is a technological solution to the blocking of signal from AT&T's existing site caused by the installation of the new building. The Diocese specifically directed AT&T to relocate to the light standard next to Verizon.



THE PROPOSED INSTALLATION

The proposed installation mimics that of Verizon Wireless' installation on the adjacent light standard. The installation of antennas on the light standard is meant to maintain the visual integrity of the Bishop O'Dowd High School and is the configuration required by the Diocese as owners of the high school.

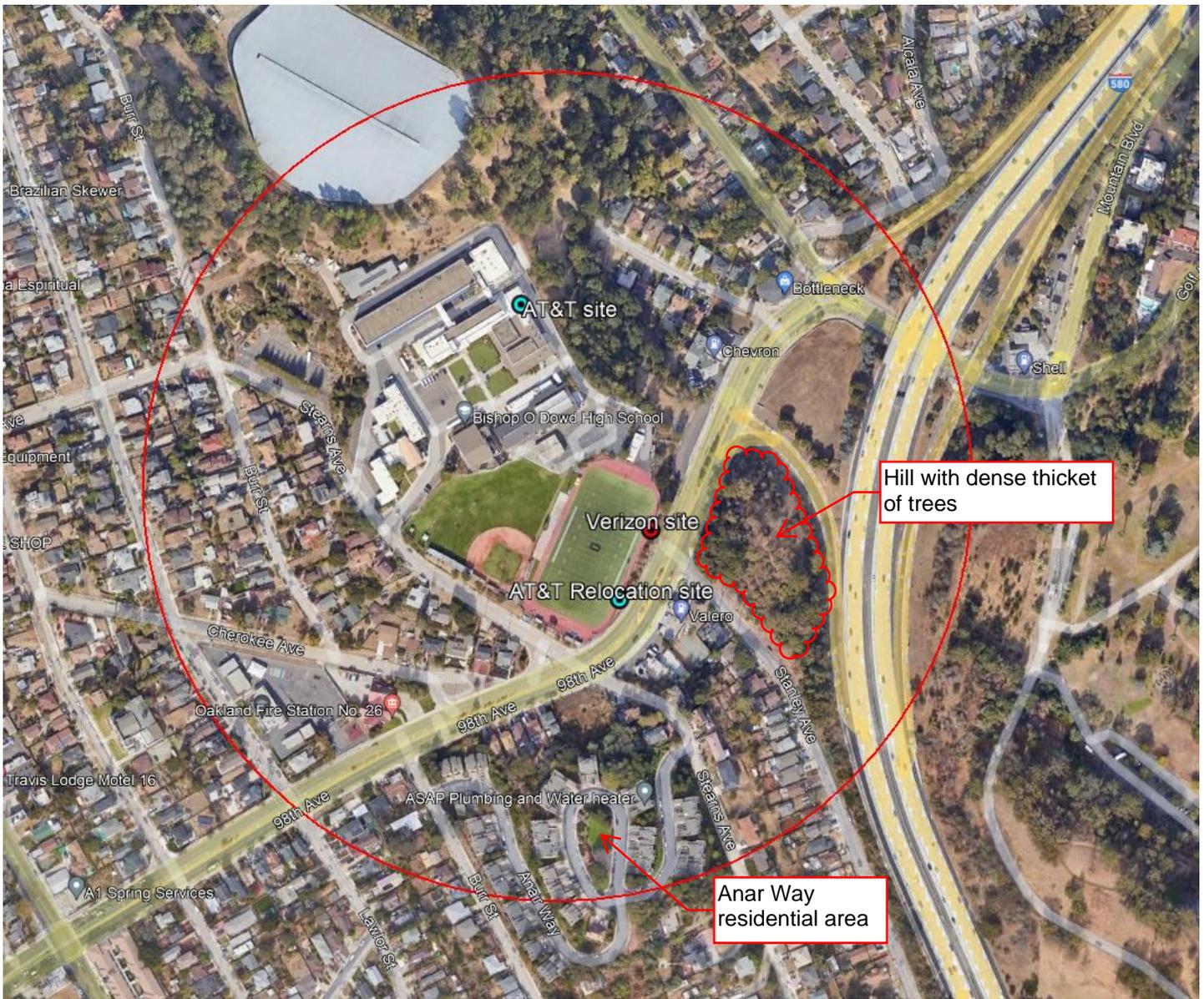
The use of light standards for the mounting of antennas is a solution that is common practice and preferred by many permitting agencies. Such usage of existing structures limits the addition of vertical structures throughout a community. The mounting of antennas on sport field lighting standards also provides the carrier with a higher centerline of antenna than is typically accomplished by building rooftops and other stealthed structures. Typically, the higher the antennas are from the ground the larger the area they will cover. Being able to achieve higher antenna levels on existing structures helps to avoid a proliferation of shorter antenna structures needed to provide coverage to the same area.



The use case of antennas mounted to a field light standard at Bishop O'Dowd High School has been established by Verizon. AT&T's application is to be afforded the same use as has been granted to Verizon. While both antenna arrays are visible from public rights of way, these installations are preferred over any other options available. This preference is evidenced by Verizon's choice to make their proposed installation there the primary candidate, the Diocese's acceptance of the design and their leasing to Verizon, and the City of Oakland's approval of Verizon's application despite the antennas being visible to the public.

ALTERNATIVES

The primary coverage objectives are Bishop O'Dowd High School, 98th Avenue, and the McArthur Freeway (580), the underpass and on/off ramps from 580 to 98th Avenue and Golf Links Road. The only way to cover all these objectives with only one site installation is by utilizing the light standards at Bishop O'Dowd HS. This is because of the varying terrain and signal blocking obstructions as shown below. Nearly all of the land in the immediate area is lower than the high school's football field with the exception of where Anar way circles the summit of a hill to the south. This area is disqualified due to its residential surroundings and recreational use. The 580 freeway is 40' lower in elevation than the ground at the proposed installation. There is a hill with a dense thicket of trees between the light standards and 580. The area immediately east of 580 is low ground blocked by a hill adjacent to the freeway. The rest of the area is residential use and therefore disqualified.



CONCLUSION

- Maintaining uninterrupted wireless communication services to all the coverage objectives mentioned above is essential to the safety of the community.
- The relocation of AT&T's equipment became necessary due to improvements made at the high school.
- AT&T's use of the parcel for its wireless communications facility is already established.
- AT&T is proposing to relocate its site from one part of the High School to another location with only a lease amendment.
- AT&T is mimicking the existing installation by Verizon as permitted by the City of Oakland's Planning agencies.
- There are no viable collocation opportunities in the subject area.
- Due to the challenging terrain, duplicating the coverage that would be provided by the proposed installation would require multiple new wireless antenna locations.

Because of the reasons explained in this report AT&T is requesting approval of its application to relocate its wireless facility to the light standard as described in the project application.

Respectfully submitted,

Aaron De La O

Site Acquisition Manager
J5 Infrastructure Partners
Authorized agents of AT&T

 Mobile: 916-792-8686

 adelao@j5ip.com



Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name: East San Leandro	Site Structure Type: Light Pole
Address: 9500 Stearns Avenue Oakland, CA 94605	Latitude: 37.752079
Report Date: July 22, 2022	Longitude: -122.153944
	Project: Modification

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the East San Leandro installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the Light Pole to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, David C. Cotton, Jr., am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. This analysis includes a statistical factor reducing the actual power of the antenna system to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience.

Analysis

AT&T Mobility proposes the following installation at this location:

- (P) LEASE AREA W/ ASSOCIATED GROUND EQUIPMENT & GENERATOR & (P) UTILITIES TO (P) SITE LOCATION.
- (P) LIGHT POLE W/ RELOCATED
- (E) FIELD LIGHTS & CONTROL BOXES & (P) ANTENNAS & ANTENNA EQUIPMENT.

The antennas will be mounted on a 73'-5"-foot Light Pole with centerlines 63 & 55 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. Panel antennas have been installed at this site by other wireless operators. Operating parameters for these antennas considered in this analysis are also listed in Appendix A.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 4.57% of the FCC General Population limits. Based on the operating parameters in Appendix A, the cumulative power density level at this location from all antennas is 4.5781% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 11.5675% of the FCC General Population limits. Based on the operating parameters in Appendix A, the cumulative power density level at this location from all antennas is 17.6755% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2) near the antennas at the proposed Light Pole to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

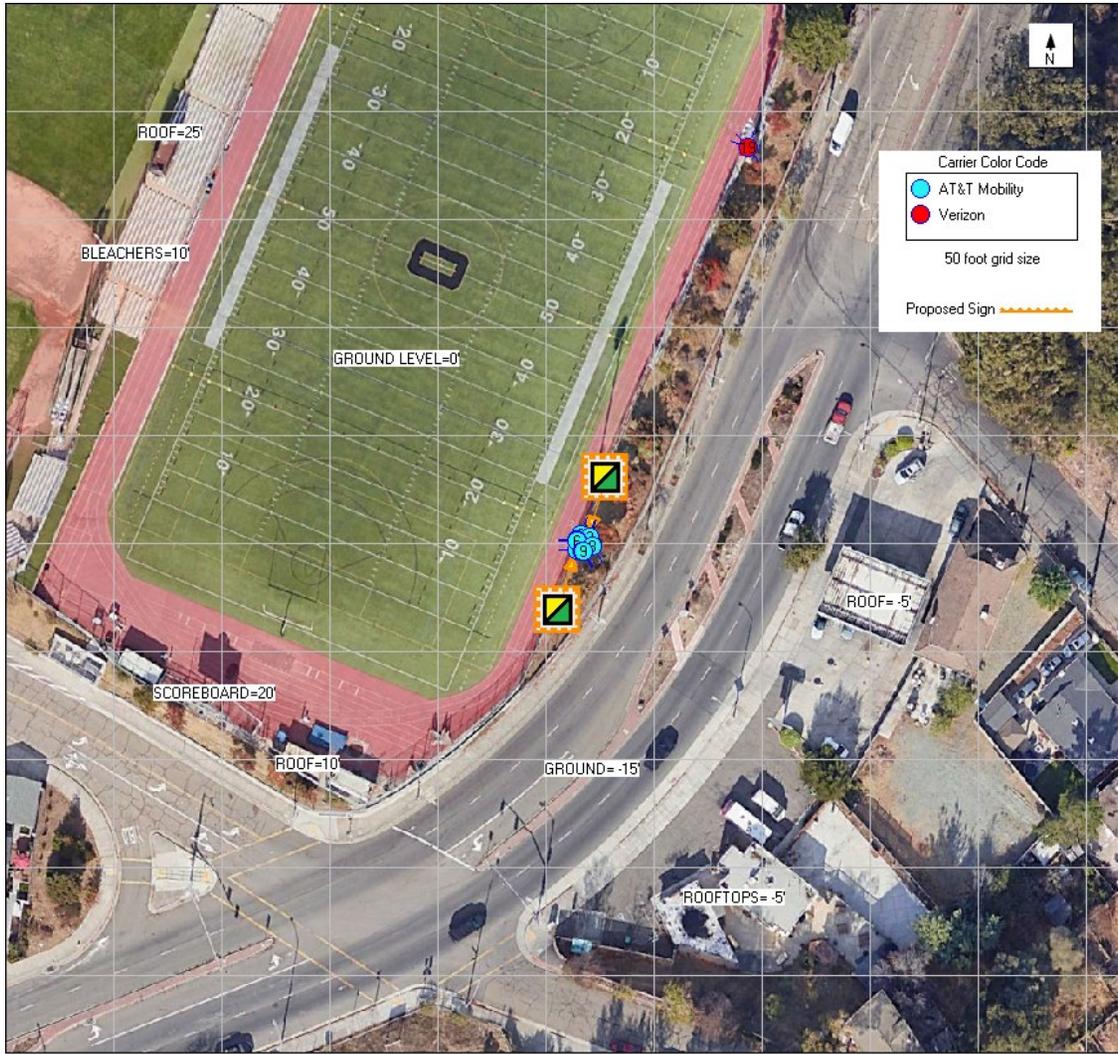


Figure 2: Mitigation Recommendations

Recommendations

AT&T Mobility Access Location
 Post 2ea. (7"x7" sized)
 Caution Signs at 23ft below directional antennas 180 degrees opposite to each other.

Materials –
2 Caution 2 Signs

SD= 83'

BD= 23'

Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	COMMSCOPE	NNHH-65A-R4 02DT	700	20	0	74	4.6	40	4	0	10.35	1734	2845	63
1	AT&T	COMMSCOPE	NNHH-65A-R4 02DT	850	20	0	66	4.6	40	4	0	11.55	2286	3751	63
1	AT&T	COMMSCOPE	NNHH-65A-R4 02DT	1900	20	0	58	4.6	40	4	0	15.35	5484	8997	63
2	AT&T	QUINTEL	QD4616-7 V1 02DT	700	20	0	65	4.3	40	4	0	10.8712	1955	3208	63
2	AT&T	QUINTEL	QD4616-7 V1 00DT	2100	20	0	62	4.3	40	4	0	14.8883	4931	8090	63
2	AT&T	QUINTEL	QD4616-7 V1 00DT	2300	20	0	51	4.3	25	4	0	15.5103	3557	5835	63
2	AT&T	QUINTEL	QD4616-7 V1 02DT	700	20	0	65	4.3	40	2	0	10.8712	978	1604	63
3	AT&T	Ericsson	SON_AIR6449 NR TB 05.17.21 3700 AT&T	3700	20	0	11.7	2.8	108.4	1	0	23.45	23990	39358	55
4	AT&T	COMMSCOPE	NNHH-65A-R4 02DT	700	270	0	74	4.6	40	4	0	10.35	1734	2845	63
4	AT&T	COMMSCOPE	NNHH-65A-R4 02DT	850	270	0	66	4.6	40	4	0	11.55	2286	3751	63
4	AT&T	COMMSCOPE	NNHH-65A-R4 02DT	1900	270	0	58	4.6	40	4	0	15.35	5484	8997	63
5	AT&T	QUINTEL	QD4616-7 V1 02DT	700	270	0	65	4.3	40	4	0	10.8712	1955	3208	63
5	AT&T	QUINTEL	QD4616-7 V1 00DT	2100	270	0	62	4.3	40	4	0	14.8883	4931	8090	63
5	AT&T	QUINTEL	QD4616-7 V1 00DT	2300	270	0	51	4.3	25	4	0	15.5103	3557	5835	63
5	AT&T	QUINTEL	QD4616-7 V1 02DT	700	270	0	65	4.3	40	2	0	10.8712	978	1604	63
6	AT&T	Ericsson	SON_AIR6449 NR TB 05.17.21 3700 AT&T	3700	270	0	11.7	2.8	108.4	1	0	23.45	23990	39358	55
7	AT&T	COMMSCOPE	NNHH-65A-R4 02DT	700	150	0	74	4.6	40	4	0	10.35	1734	2845	63
7	AT&T	COMMSCOPE	NNHH-65A-R4 02DT	850	150	0	66	4.6	40	4	0	11.55	2286	3751	63
7	AT&T	COMMSCOPE	NNHH-65A-R4 02DT	1900	150	0	58	4.6	40	4	0	15.35	5484	8997	63
8	AT&T	QUINTEL	QD4616-7 V1 02DT	700	150	0	65	4.3	40	4	0	10.8712	1955	3208	63
8	AT&T	QUINTEL	QD4616-7 V1 00DT	2100	150	0	62	4.3	40	4	0	14.8883	4931	8090	63
8	AT&T	QUINTEL	QD4616-7 V1 00DT	2300	150	0	51	4.3	25	4	0	15.5103	3557	5835	63
8	AT&T	QUINTEL	QD4616-7 V1 02DT	700	150	0	65	4.3	40	2	0	10.8712	978	1604	63
9	AT&T	Ericsson	SON_AIR6449 NR TB 05.17.21 3700 AT&T	3700	150	0	11.7	2.8	108.4	1	0	23.45	23990	39358	55
1	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	20	0	64	6	40	4	0	16.36	6920	11353	59.4
2	Verizon	COMMSCOPE	NHH-65B-R2B 00DT	700	20	0	65	6	40	4	0	12.29	2711	4448	51.5
2	Verizon	COMMSCOPE	NHH-65B-R2B 00DT	850	20	0	60	6	40	4	0	12.7	2979	4888	51.5
2	Verizon	COMMSCOPE	NHH-65B-R2B 00DT	1900	20	0	69	6	40	4	0	15.65	5877	9641	51.5
3	Verizon	ERICSSON	SON_SM6701 28GHz VZW full array	28000	20	0	4	0.4	0.5	1	0	26.65	243	398	45.9
4	Verizon	ERICSSON	KRE 101 2251-2	3600	320	0	69	0.7	5	4	0	9.20818	167	273	36.7
5	Verizon	COMMSCOPE	NHH-45B-R2B 05DT	2100	145	0	41	6	40	4	0	17.97	10026	16448	59.4
6	Verizon	COMMSCOPE	NHH-45B-R2B 07DT	700	145	0	48	6	40	4	0	14.02	4038	6624	51.5
6	Verizon	COMMSCOPE	NHH-45B-R2B 07DT	850	145	0	43	6	40	4	0	15.26	5372	8813	51.5
6	Verizon	COMMSCOPE	NHH-45B-R2B 05DT	1900	145	0	43	6	40	4	0	17.47	8936	14660	51.5
7	Verizon	ERICSSON	SON_SM6701 28GHz VZW full array	28000	145	0	4	0.4	0.5	1	0	26.65	243	398	45.9
8	Verizon	COMMSCOPE	NHH-45B-R2B 05DT	2100	290	0	41	6	40	4	0	17.97	10026	16448	59.4
9	Verizon	COMMSCOPE	NHH-45B-R2B 05DT	700	290	0	48	6	40	4	0	13.98	4001	6563	51.5
9	Verizon	COMMSCOPE	NHH-45B-R2B 05DT	850	290	0	43	6	40	4	0	15.23	5335	8752	51.5
9	Verizon	COMMSCOPE	NHH-45B-R2B 03DT	1900	290	0	43	6	40	4	0	17.52	9039	14829	51.5
10	Verizon	ERICSSON	SON_SM6701 28GHz VZW full array	28000	290	0	4	0.4	0.5	1	0	26.65	243	398	45.9

Notes: Table depicts recommended operating parameters for AT&T Mobility proposed operations. Co-located antenna parameters based on industry standards.