

City of Piedmont  
PARK COMMISSION AGENDA REPORT

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DATE: June 7, 2017

TO: Park Commissioners

FROM: Nancy B. Kent, Parks & Project Manager

SUBJECT: Consideration of Impacts to City Owned Street Trees Related to the Proposed Wireless Communication Facilities by Crown Castle at five (5) Sites Adjacent to Piedmont Park at the Following Addresses: 799 Magnolia Ave., 358 Hillside Ave., 428 El Cerrito Ave., 355 Jerome Ave., and 1159 Winsor Ave.

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RECOMMENDATION

Make findings and provide recommendations to the Planning Commission and City Council with respect to each of the five (5) sites, based on the impacts of the proposed construction on the City owned street trees and planting strips.

BACKGROUND

Crown Castle NG West LLC filed an application in November 2016 for nine proposed Verizon distributed antenna systems (DAS) wireless communication facilities, located generally around Piedmont Park and Piedmont High School. Crown Castle NG West LLC is a company that builds wireless communications facilities and then leases them to wireless service providers, such as AT&T, T-Mobile, Sprint, and Verizon. A distributed antenna system (DAS) is a network of spatially separated antenna nodes connected to a common source that provides wireless service within a specific geographic area.

The proposed project consists of a total of nine (9) systems total. Five (5) installations on the tops of existing utility poles, three (3) installations on the tops of existing street light poles, and one (1) installation on a new street light. The applicants have proposed that ground equipment related to the pole top antennas be located in underground vaults in the sidewalk.

Following this Staff Report is a Memorandum dated June 7, 2017 prepared by City of Piedmont Senior Planner Pierce Macdonald-Powell. This document provides a description of each site with extensive details related to the Application Summary, Regulatory Background, Code Compliance, Park Commission Recommendations, General Plan Policies & Actions, and City Council Actions Required for the application.

DISCUSSION

Pursuant to Chapter 17.46 of the Piedmont Municipal Code, wireless communication facilities applications must be reviewed and approved prior to their installation. The process to review a

wireless application combines the review of the design of the installation, the proposed changes to the existing site conditions, and the proposed use of the right-of-way. Pursuant to a public hearing and recommendations of both the Park Commission and then the Planning Commission, the City Council will be the deciding authority at one of their regularly scheduled public hearings.

In as much as this is a complex issue with many layers and volumes of information, it is important for the public and the Park Commissioners to understand that the Park Commission's charge in this matter is fairly narrow. Pursuant to PMC Section 25.5(a), the Park Commission's charge is to make a recommendation of approval or disapproval to the City Council regarding the proposed wireless communication facilities' impacts on the City-owned street tree(s) in the public right-of-way.

Of the nine (9) proposed systems, five (5) fall under the purview of the Park Commission because of their potential impacts to the City owned street trees and planting strips. The five (5) subject sites are as follows:

- 799 Magnolia Ave - Project #3 – Site #PHS03
- 358 Hillside Ave. – Project #4 – Site #PHS04
- 428 El Cerrito Ave. – Project #6 – Site #PHS06
- 355 Jerome Ave. – Project #7 – Site #PHS07
- 1159 Winsor Ave. – Project #8 – Site #PHS08

A map showing the locations of all 9 sites is attached as Exhibit A. The specific sites pertaining to this discussion are labeled by Project numbers 3,4,6,7, and 8. Additionally, since the street trees will be the subject of discussion for the Park Commission for this application, it should be noted that included as an attachment to Pierce Macdonald-Powell's Memorandum is the applicant's arborist report from Nicole Harris on page 151, and the City's arborist report from Jim Clark of Hortscience on page 199. Finally, public comments received by the City as of the publishing of this Staff Report are included in the Memorandum from page 216 to 347.

#### PARK COMMISSION ACTION

In Section 3.13 of the Piedmont Municipal Code (PMC) entitled Trees on Public Property, the Intent is stated as follows:

*“The street trees of Piedmont provide multiple benefits to the residents and to the public at large. The trees are a verdant urban canopy, providing beauty, shade, and privacy. The uniformity and maturity of the street trees in Piedmont distinguish the city from vacant, suburban subdivisions and add significant aesthetic and economic value to the city's residential housing stock. As a matter of public policy, the overwhelming benefit of the city's urban forest to the city's residents and the general public outweighs the occasional regulatory limitations on individual properties, taking into consideration that there is an established process in Section 3.213(b) for individuals to obtain city review of view claims relating to city street trees. It is therefore in the public interest to regulate street trees and to provide penalties for noncompliance.”*

As previously stated, it is the responsibility of the Park Commission, pursuant to PMC Section 25.5(a), to make a recommendation of approval or disapproval to the City Council regarding the proposed wireless communication facilities' impacts on the City-owned street tree(s) in the public right-of-way.

In making its recommendation, the Park Commission shall make specific findings of fact for each of the project sites to support all of the following conclusions for each of the five (5) project sites near street trees. In addition, should the Park Commission be able to make findings recommending approval of one or more of the projects based upon possible modifications or changes to that project, then the Park Commission may make findings conditioned upon new or modified conditions of approval. These possible new or modified conditions of approval may be voted upon by the Park Commission as part of a motion to recommend approval.

Whether the action is to approve or disapprove, Staff recommends that the Park Commission make findings based on the following framework for each of the five (5) proposed project sites individually, based on the specific conditions of each site and specific designs of each installation:

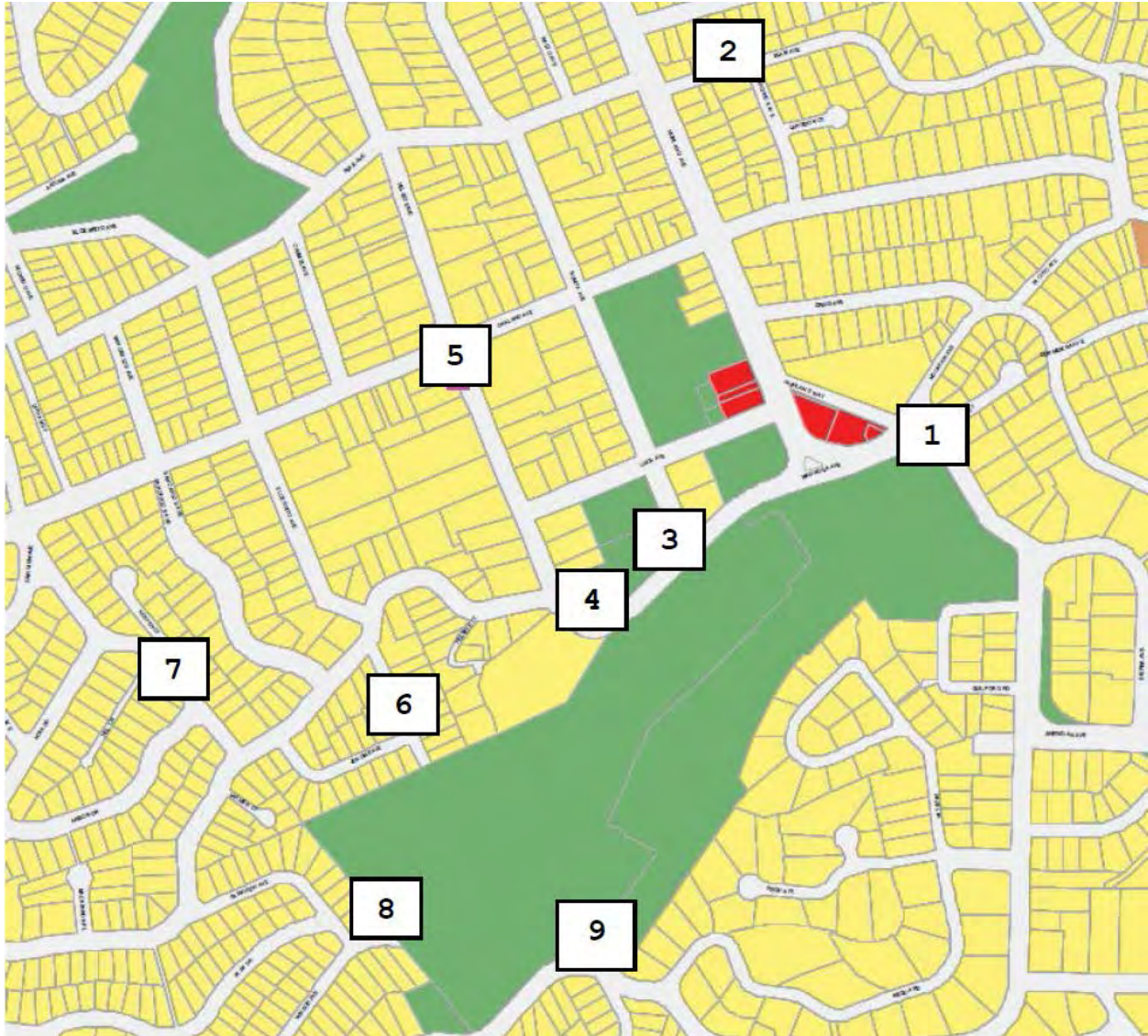
- 799 Magnolia Ave - Project #3 – Site #PHS03
- 358 Hillside Ave. – Project #4 – Site #PHS04
- 428 El Cerrito Ave. – Project #6 – Site #PHS06
- 355 Jerome Ave. – Project #7 – Site #PHS07
- 1159 Winsor Ave. – Project #8 – Site #PHS08

Park Commission Findings Framework:

As conditioned, the project at (please state the project address), (will) (will not) have adverse impacts on the City-owned street tree(s) and (is) (is not) in conformance with the General Plan in that:

1. The project (maintains) (does not maintain) the street trees and other amenities that make the public space attractive as outlined in Design and Preservation Policy 27.1, because (to be completed by maker of motion).
2. The project (maintains) (does not maintain) the visual character and pedestrian safety and comfort in the sidewalks and planting strips as outlined in Design and Preservation Policy 27.2, because (to be completed by maker of motion).

By: Nancy B. Kent, Parks & Project Manager  
Chester Nakahara, Public Works Director



MAP OF PROPOSED SITES  
Crown Castle NG West LLC



City of Piedmont  
CALIFORNIA



## MEMORANDUM

DATE: June 7, 2017

TO: Park Commission

FROM: Pierce Macdonald-Powell, Senior Planner

SUBJECT: STAFF REPORT FOR proposed projects at 799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue and 1159 Winsor Avenue

### AGENDA ITEM NUMBER 2

- a. 799 Magnolia Avenue – Project #3
- b. 358 Hillside Avenue – Project #4
- c. 428 El Cerrito Avenue – Project #6
- d. 355 Jerome Avenue (335 Jerome Avenue) – Project #7
- e. 1159 Winsor Avenue – Project #8

### APPLICATIONS SUMMARY:

Wireless Communication Facilities Permit Applications and Variances #16-0385

Crown Castle NG West LLC / Beacon Development  
358 Hillside Avenue and Sites Generally Surrounding Piedmont Park

Crown Castle NG West LLC and Beacon Development request Park Commission review and recommendation regarding potential impacts to street trees associated with five (5) proposed wireless communication facilities antenna installations. The proposed five wireless communication installations would be located on street lights and utility poles in the public right-of-way in zone A (single-family residential zone) and zone B (public facilities zone). Each of the proposed new installations would have one to three antennas and an underground vault beneath the sidewalk for antenna equipment.

The five sites are part of a larger group of applications for a total of nine sites scheduled for Planning Commission review and public hearing on June 12, 2017, as well as a subsequent hearing before the City Council, which is the decision-making body. The larger group of applications are wireless communication facilities permit applications and variance applications for a proposed Distributed Antenna System (DAS) intended to improve data coverage and capacity to the immediate area (within approximately 1/3 mile) of each installation. In the City of Piedmont, the Planning Commission must review plans for proposed wireless communication facilities pursuant to the City's development standards and criteria, and make a recommendation to the City Council, which is the deciding body for the proposed applications.

Pursuant to Division 17.46 of the Piedmont Municipal Code, wireless communication facilities applications, variances, and site agreement (lease) must be reviewed for the proposed DAS installation. The process to review a wireless communication facilities

application combines the review of the installation design, the proposed changes to the existing site conditions, and the proposed use of the public right-of-way. The City Council is the deciding authority for wireless communication facilities applications and variance applications after a public hearing and recommendation from the Park Commission and Planning Commission. The proposal does not require a design review permit pursuant to Division 17.66 of the Piedmont Municipal Code.

### **REGULATORY BACKGROUND:**

Wireless communication facilities are considered a public utility and are subject to the federal Telecommunications Act (1996) and the authority of the California Public Utilities Commission (CPUC). In general, wireless communication facilities within the public right-of-way may be allowed as a conditional use in all zoning districts within the City, including zone A and zone B, pursuant to divisions 17.20 to 17.28 of the Piedmont City Code. Wireless communication facilities in the right-of-way are not subject to typical zoning requirements related to towers and buildings in zone A and zone B, such as floor area ratio, lot coverage, or landscape coverage. Wireless communication antennas and equipment in the public right-of-way, located on street lights, utility poles, and in underground vaults, are subject to the Piedmont Municipal Code Division 17.46 (Wireless Communication Facilities), Chapter 3 (Trees), Section 5.4.20 (Noise), and Chapter 18 (Streets and Sidewalks).

Wireless communication technology and regulations have changed and evolved since Piedmont's first installations on City Hall in the late 1990s. Today, there are existing wireless communication facility antennas in Piedmont located at: the median across from 1658 Lower Grand Avenue (AT&T), Piedmont Community Church (T-Mobile), the Piedmont Corporation Yard (T-Mobile), the roof of City Hall (AT&T and Sprint), and the PG&E transmission tower at Sandringham Road and Estates Drive (AT&T and T-Mobile).

In addition to regulations under the Piedmont Municipal Code, the following federal and state regulations are applicable in the review of the wireless communication facilities permit applications filed by Crown Castle NG West LLC.

### ***Limits of City Ownership of the Public Right-of-Way***

- The public right-of-way is land owned by the City and dedicated for public use. The unconditional acceptance of the dedication of land as public right-of-way imbues this land with “public interest” under the law (Curtin’s California Land Use and Planning Law, 22<sup>nd</sup> Edition, page 110). Public interest, as defined by case law, is associated with public utilities, interstate commerce, an obligation to serve the public, equitable rates and fees, and federal and state jurisdiction. Crown Castle is a registered competitive local exchange carrier (CLEC) and Crown Castle has a certificate of public convenience and necessity issued by the California Public Utilities Commission. For these reasons, Crown Castle is a “utility company” for the purposes of the use of the public right-of-way.
  - **Takeaway:** Crown Castle NG West LLC has the right to propose antenna installations in the public right-of-way because it is a utility company.

- While the City of Piedmont “owns” the fee interest in the right-of-way, the State of California controls the rules related to the right-of-way. In *Pacific Telegraph & Telephone Co. v. San Francisco* (1961, Cal App 1st District) 197 Cal App 2d 133, an action to determine if a state statute provided a statewide franchise for telephone lines, the court rejected evidence of city ownership of the street. The court concluded that ownership was irrelevant as the case did not involve adjudicating real property rights. The question was simply whether the company had a statewide franchise to install facilities in the right-of-way. The Court noted that the State exercises broad preemptive powers in this area. In addition, the court in the Pacific case held it was not in error to reject any testimony or evidence relating to the City’s fee interests, since the action was not brought for purposes of obtaining title to the property. Thus, a fight over the rights of a telecom franchisee, the fee interest was held to be irrelevant. While this case was not a case involving wireless service, the City believes that the result would be the same (see discussion of sub-section 7901, next point).

➤ **Takeaway:** The fact that the City is the owner of the public right-of-way does not provide the City with any additional rights.

- The State of California has the right to grant franchises to use the rights-of-way within or owned by a city, which the State has done for gas, electric, telephone and cable. Pursuant to Public Utilities Code, Division 4. Laws Relating to Utility Corporations and Their Employees [7503 - 8286], and Chapter 3. Telegraph or Telephone Corporations [7901 - 7912], telephone companies including cellular service companies and licensed neutral host carriers, such as Crown Castle NG West LLC, have a right to construct within the sidewalk and planter strip areas within the public right-of-way so long as the construction does not “incommode” the public use of the sidewalk (e.g. flow of pedestrian traffic, disabled access, parking, exiting a parked car, exiting a driveway, etc.). Sub-section 7901 of the Public Utilities Code reads, as follows:

“7901. Telegraph or telephone corporations may construct lines of telegraph or telephone lines along and upon any public road or highway, along or across any of the waters or lands within this State, and may erect poles, posts, piers, or abutments for supporting the insulators, wires, and other necessary fixtures of their lines, in such manner and at such points as not to incommode the public use of the road or highway or interrupt the navigation of the waters.”

With a telephone franchise under section 7901, the telephone company has the right to the use of the right-of-way. Cellular and telecommunications companies may obtain franchises under section 7901. Section 7901 allows use of the right-of-way in such manner and at such points as not to incommode the public use of the road. Section 7901.1 gives the city the right to exercise reasonable control as to the time, place and manner in which the roads... are accessed. This control must be applied to all entities in an equivalent manner.

➤ **Takeaway:** The City may control the time, place, and manner in which the public right-of-way is accessed by a utility company like Crown Castle, so long as the control is applied to all entities fairly.

- Regarding street lights, under current law, the City of Piedmont as the owner of the street light can decide in its proprietary capacity, whether it wishes to allow others to use the street light. So, if the City decides to rent space on the street light, then the City can currently charge what it desires and the other party is willing to pay. However, as to the telephone/cell/telecom companies, since they have an independent right to be in the right-of-way, they can always erect their own pole or use electric/telephone poles. There is a pending bill before the State Legislature (SB 649) to remove a city's authority related to small cell antennas on City facilities such as street lights, traffic lights, and other city-owned facilities in the right-of-way.
  - **Takeaway:** The City owns the street lights and acts as a landlord regarding the use of the street lights. However, there is a bill before the State legislature that could change the City's rights related to City-owned facilities in the right-of-way.
- As to telephone and electric poles, they are generally subject to the joint pole authority rules regardless of who owns them. These rules regulate rent and other obligations. Joint pole authority rules or other California Public Utilities Commission rules regulate which different utilities may locate on joint poles. The City retains only reasonable zoning/aesthetic regulations, as set forth above.
  - **Takeaway:** The City of Piedmont does not own the utility poles. The City's authority over the utility poles is its Municipal Code regulations, discussed below.

### ***Zoning and the Public Right-of-Way***

- The Piedmont Municipal Code has specific regulations and development standards for wireless communication facilities pursuant to Division 17.46, which are separate and distinct from the zoning regulations for buildings in zone A and zone B in Chapter 17.
- Street lights are not subject to city zoning regulations. The Piedmont Municipal Code has specific standards for roadway construction pursuant to Chapter 18, which are separate and distinct from the zoning regulations in Chapter 17. The City's authority relative to street and right-of-way standards is found in California Government Code Section 40401 to 40404. Under State law, the City Council has review authority over work in the public right-of-way. This authority extends to construction, maintenance, and management of sidewalks, street lights, curbs, grades, and street trees. Much of the City's authority to manage improvements in the public right-of-way is delegated to the Director of Public Works. In Piedmont, the regulations applicable to streets and sidewalks are found in Chapter 18 of the City Code.
  - **Takeaway:** The City Council has the authority to review work in the public right-of-way, including the design of street lights and other City-owned features.
- Electrical utility poles and utility lines are not subject to local zoning regulations.

California Government Code section 53091(e) states “Zoning ordinances of a county or city shall not apply to ... the production or generation of electrical energy, facilities that are subject to Section 12808.5 of the Public Utilities Code [transmission lines of electrical energy, including poles and other accessory structures], or electrical substations in an electrical transmission system that receives electricity at less than 100,000 volts...” The City of Piedmont zoning ordinance does not make provisions for the location or construction of transmission lines. The location of utilities and authorization for work within the public right-of-way are subject to the review and approval of the Public Works Director pursuant to section 17.06.050.C of the City Code and Chapter 18 of the City Code, Streets and Sidewalks.

- **Takeaway:** The City does not regulate the design and location of utility poles or overhead transmission wires. General Plan policies encourage the creation of underground utility districts, only.

### ***Federal Telecommunications Act of 1996***

- The federal Telecommunications Act of 1996 specifically identifies public rights-of-way as appropriate locations for wireless communications facilities. Section 704, Facilities Siting; Radio Frequency Emission Standards, states that the government, “shall prescribe procedures by which Federal departments and agencies may make available on a fair, reasonable, and nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements.”
- **Takeaway:** The federal Telecommunications Act of 1996 anticipated proposals for antenna installations in the public right-of-way, while recognizing that there could be conflicts with the current or planned use of the right-of-way.

### ***Street Trees and the Public Right-of-Way***

- Article IV of Chapter 3, Trees, of the City Code provides the regulations applicable to City trees. Pursuant to section 3.14, City Approval Required, the vegetation on public property is owned by the City of Piedmont. No person other than a City employee or other contractual agent of the City may plant, prune, treat, or remove vegetation on public property. A property owner may request that the City plant, prune, treat or remove a tree in a parking strip or other City right-of-way as provided in this Article IV.
- Section 3.18 of the City Code specifically governs the removal of trees located within parking strips in the public right-of-way. Section 3.18.1, City Approval Required, states that no person shall remove a tree in a parking strip or other city

right-of-way without the prior approval of the Park Commission after a hearing on the request as provided in this Section 3.18. This prohibition includes but is not limited to the proposed removal of a tree for sidewalk repairs or for the clearing of sanitary sewer and storm drain easements. A tree on public property may be removed without Park Commission approval only after a tree is declared an imminent hazard to public safety by the City Administrator or Public Works Director. The Park Commission responsibilities are outlined in section 25.5 of the City Code.

- **Takeaway:** The City of Piedmont has a long history of maintaining and investing in its street trees. Installations that may impact street trees must be reviewed by the Park Commission and City Council.

### ***Shot-Clock for Wireless Communication Facilities and Collocation***

- Federal Communications Commission (FCC) Wireless Facility Rules Implementing Section 6409(a) and California's AB 57 restrict the City's ability to regulate collocation of wireless communications facilities and also require the City to take action on the application within a reasonable time limit established by the FCC. The City can review wireless communication facilities for location, placement and design when it is the first deployment of a wireless installation but cannot regulate by discretionary review certain future collocations and modifications of wireless telecommunications facilities that may occur after the first deployment on a utility pole. In general, the reasonable time limit for action on an application for new antenna deployment is 150 days. After 150 days an application can be "deemed approved." The reasonable time limit for action on an application for collocation can be as little as 60 days. City staff have 30 days to review an initial submittal of an application and then 10 days to review re-submittals of the application.
- **Takeaway:** The time limit for the City's decision on the applications for new antenna deployment filed by Crown Castle NG West LLC is 150 days. After 150 days an application can be "deemed approved."

### ***Charter Cities***

- Charter cities, like Piedmont, are not exempted from federal Telecommunications Act requirements or the State of California's AB 57.

### ***Reasonable Zoning Regulations and Reasonable Aesthetic Requirements***

- Under Public Utilities Code section 7901.1, the City of Piedmont has the right to provide for reasonable zoning regulations in the right-of-way and can exercise reasonable aesthetic requirements. Examples of the types of control that can be exercised by the City include zoning and aesthetic requirements applied by the City of Rancho Palos Verdes to antennas proposed by Sprint. The City's requirements were upheld by the courts (see *Sprint v. Rancho Palos Verdes* (2009, 9th Circuit) 583 Fed3d 716). Local regulations can include rules to control the proliferation of antennas, limit visual clutter, protect unobstructed sight lines, reduce obstruction of scenic views, maintain pedestrian use of sidewalks, promote harmonious development, and achieve consistency with local design



guidelines.

- **Takeaway:** According to case law, the City of Piedmont can apply reasonable zoning regulations and reasonable aesthetic regulations to proposals for wireless communication facilities, such as rules to control the proliferation of antennas, limit visual clutter, protect unobstructed sight lines, reduce obstruction of scenic views, maintain pedestrian use of sidewalks, promote harmonious development, and achieve consistency with local design guidelines

### **CODE COMPLIANCE:**

Wireless communication facilities, located on street lights, utility poles, and in underground vaults, are subject to the Piedmont Municipal Code, including the following regulations Division 17.46 (Wireless Communication Facilities), Chapter 3 (Trees), Section 5.4.20 (Noise), and Chapter 18 (Streets and Sidewalks) of the City Code. The sections of the Code related to street trees and planting strips are provided below, and the compliance with other City requirements will be considered by the Planning Commission on June 12, 2017.

#### ***Chapter 3 Tree Ordinance***

The Municipal Code Chapter 3 includes City regulations for the treatment of trees, including trees in the public right-of-way. Section 3.13 of Article IV of Chapter 3, Trees, in the Piedmont City Code reads, “The street trees of Piedmont provide multiple benefits to the residents and to the public at large. The trees are a verdant urban canopy, providing beauty, shade and privacy. The uniformity and maturity of the street trees in Piedmont distinguish the city from vacant suburban subdivisions and add significant aesthetic and economic value to the city’s residential housing stock. As a matter of public policy, the overwhelming benefit of the city’s urban forest to the city’s residents and to the general public outweighs the occasional regulatory limitations on individual properties...”

Section 25.5 of the Piedmont Municipal Code states, “The park commission shall have the following powers and duties: (a) To consider and make recommendations to the Council on matters affecting the beautification, planting, litter control, development, uses, acquisition and disposal and maintenance of all parks, park improvements, park memorials, street trees, parking strips (i.e., the portion of the street right-of-way between the sidewalk and curb) and other planted areas owned or controlled by the City. In addition, (b) To consider and make recommendations to the Council concerning proposed solutions to those additional matters which appropriately may be referred to the commission by the Council; or which, relating to the beautification of the matters referred to in subsection (a) hereof, may be investigated by the commission on its own motion.”

Crown Castle NG West LLC and Beacon Development contracted with Nicole Harris, certified arborist, to review the proposed construction and excavation and to make recommendations for tree protection measures. Ms. Harris’ reports are provided in Attachment B. The City of Piedmont contracted with Jim Clark, certified arborist with Hortscience, Inc., to conduct a peer review of the project arborist’s reports, evaluate the proposed work, and estimate the value of the trees. Dr. Clark’s report is provided as Attachment D.

Although the applicants do not propose to remove any street trees in the applications, the City Arborist concluded that there are potential substantial impacts to street trees related to the applications, including the required removal of a street tree. The applicants propose work that will require substantial clearance pruning, excavation within the driplines of street trees, and the removal of one street tree due to conflicts with proposed excavation and construction, according to Dr. Clark. The one street tree that is expected to be severely damaged or removed by the construction is a mature *Tristaniaopsis laurina* (Water Gum) located near the installation proposed at 428 El Cerrito Avenue.

A summary table of the five project sites and project descriptions to be reviewed by the Park Commission is provided as Attachment A to this staff report. Public comments received about the Park Commission review are included as Attachment F. The applicants' proposed plans are provided as Attachment G.

### **PARK COMMISSION ACTION:**

It is the responsibility of the Park Commission, pursuant to City Code section 25.5(a), to make a recommendation of approval or disapproval to the City Council regarding the proposed wireless communication facilities' impacts on the City-owned street tree(s) in the public right-of-way.

In making its recommendation, the Park Commission shall make specific findings of fact for each of the project sites to support all of the following conclusions for each of the five project sites near street trees. In addition, should the Park Commission be able to make findings recommending approval of one or more of the projects based upon possible modifications or changes to that project, then the Park Commission may make findings conditioned upon new or modified conditions of approval. These possible new or modified conditions of approval may be voted upon by the Park Commission as part of a motion to recommend approval.

Staff recommends that the Park Commission make the following findings **for each of the five proposed project sites individually, based on the specific conditions of each site and specific designs of each installation** (799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue and 1159 Winsor Avenue).

### **Park Commission Findings:**

- 1) As conditioned, the project at (please state the project address) will (will not) have adverse impacts on the City-owned street tree(s) and is (is not) in conformance with the General Plan in that:
  - The project maintains (does not maintain) the street trees and other amenities that make the public space attractive as outlined in Design and Preservation Policy 27.1, because \_\_\_\_\_.
  - The project maintains (does not maintain) the visual character and pedestrian safety and comfort in the sidewalks and planting strips as outlined in Design and Preservation Policy 27.2, because \_\_\_\_\_.

### **CONDITIONS OF APPROVAL FOR CONSIDERATION:**

Should the Commission wish to make the required findings to recommend approval of the Wireless Communication Facilities Permit applications and Variance applications, then the Commission might consider the following conditions of approval for each of the project applications:

- a. **Bond.** Prior to issuance of an encroachment permit for the proposed work within the public right-of-way, the applicants or contractor shall provide a bond equal to the combined value of the trees within the public right-of-way (\$20,900, total) which shall be released after 5 years after construction has finished if all of the street trees within 25 feet of the construction remain in good health and good condition.
- b. **Contract engineer.** Prior to issuance of an encroachment permit for proposed work in the public right-of-way, the applicant shall file a deposit of \$15,000 for each installation site to be used by the City to cover the costs associated with contract engineer to monitor construction and excavation within the right-of-way. The applicants are responsible for the full cost of the contract engineer.
- c. **Contract arborist.** Prior to issuance of an encroachment permit for proposed work in the public right-of-way, the applicant shall file a deposit of \$15,000 for each installation site to be used by the City to cover the costs associated with a City contract arborist to monitor tree pruning associated with the proposed construction and excavation in the public right-of-way. The applicants are responsible for the full cost of the contract arborist.
- d. **Patch and repair.** The applicant shall patch and repair City sidewalks and other improvements in the public right-of-way, such as curbs or walls, to match the color, texture, materials, and scoring pattern of the existing improvements, including custom integral cement color in accordance with City of Piedmont standard plans and as directed by the Director of Public Works.
- e. **Alternative vault design and location - utilities.** Prior to issuance of an encroachment permit, applicants or contractor shall provide detailed utility plans with existing utilities locations and shall pot-hole for utilities as required by the Public Works Director. If an approved location is found to be unsuitable due to conflicts with underground utilities then the applicant shall relocate the underground vault to a location in the parking lane of the street immediately adjacent to the approved location. Street-rated underground vault and construction shall be used for all street locations subject to review and approval of the City Engineer. If the street location is also unsuitable due to conflicts with tree roots, utilities, or other physical condition(s), then the project shall be subject to new application(s) and fees and shall be scheduled for review by the Planning Commission and City Council.

- f. **Alternative vault design and location - tree roots.** Prior to issuance of an encroachment permit for installation of the antennas and equipment, applicants or contractor shall perform test excavation of the area of the vault excavation by hand and/or with an air spade to identify major roots (2 inches in diameter or greater) within the area of excavation, as required by the Public Works Director. If an approved location is found to be unsuitable due to conflicts with major tree roots then the applicant shall relocate the underground vault to a location in the parking lane of the street immediately adjacent to the approved location. Street-rated underground vault and construction shall be used for all street locations subject to review and approval of the City Engineer. If the street location is also unsuitable due to conflicts with tree roots, utilities, or other physical condition(s), then the project shall be subject to new application(s) and fees and shall be scheduled for review by the Planning Commission and City Council.
  
- g. **Contractor's General Liability Insurance.** To ensure that the contractor doing work in the City will be responsible for damages caused by the work to City property or to neighboring property, the applicants shall require all contractors performing work on the Project to maintain General Liability Insurance for protection from claims for damages because of bodily injury, including death, and claims for damages, other than to the contractor's work itself, to property which may arise out of or result from the contractor's operations. Such insurance shall be written for not less than \$1,000,000 per occurrence. The insurance shall include an endorsement requiring 10 days prior notice to the City if the insurance is to be cancelled or changed, and the applicants shall immediately arrange for substitute insurance coverage. If the contractor's insurance carrier states in writing that it is unable to provide the required endorsement, then the applicants shall be responsible for providing the City with the required notice if the insurance is to be cancelled or changed. The applicants' failure to provide such notice shall constitute grounds for revocation of the City's wireless communication facilities permit. If the applicants do not have a general contractor, the applicants shall maintain property insurance and coverage for contractors, which is substantially equivalent to the contractor's requirement of this section.

City of Piedmont General Plan goals, policies, programs, and actions, related to street trees, which may be used for reference, are included below. General Plan goals, policies, programs and actions are listed in detail in Exhibit E to this staff report.

### **GENERAL PLAN POLICIES AND ACTIONS**

The Piedmont General Plan includes policies and actions intended to preserve the residential character of the community. General Plan policies and actions related to the current proposal include the following:

**Goal 27: City Identity and Aesthetics - Ensure that streets, parks, civic buildings, and other aspects of the “public realm” contribute to Piedmont’s overall identity, beauty and visual quality.**

**Policy 27.1: Streets as Public Space**

Recognize that streets are important public spaces as well as transportation routes. Sidewalks, street trees, landscaping, and other amenities should be provided and maintained to keep these spaces attractive.

**Policy 27.2: Sidewalks and Planting Strips**

Manage sidewalk space and planting strips along Piedmont streets to promote pedestrian safety and comfort, enhance visual character, and reduce the impact of vehicle traffic on adjacent yards.

**CITY COUNCIL ACTION REQUIRED:**

The City Council has the final deciding authority for the proposed wireless communication facilities permit applications, variance applications, and site agreement. The Park Commission shall make a recommendation to the City Council and Planning Commission regarding the proposed applications’ potential impacts to City-owned street trees and sidewalk planting strips. The City Council shall take the Park Commission’s and Planning Commission’s recommendations under consideration, pursuant to section 17.46.080 of the City of Piedmont Municipal Code. The City Council’s decision is final.

**Attachments:**

Attachment A	Pages 12-14	Project Details Summary Chart
Attachment B	Pages 15-193	Project Applications and Reports, including Arborist Report
Attachment C	Pages 194-198	Photographic Simulations
Attachment D	Pages 199-205	Hortscience Arborist Report and Peer Review
Attachment E	Pages 206-215	General Plan Policies
Attachment F	Starts page 216	Public Comment (received by June 1, 2017)
Attachment G	Separate document	Project Plans and Specifications

Site Number	Location/Zone	Cross Street	Type	(E) Height/ Light	(P) Height/ Light	Project Description	Items for Consideration
PHS03	799 Magnolia Ave Zone B	Bonita Ave	(N) light pole to replace existing	Light at 31 feet 7 inches	34 feet and 8 inches  Light at 31 feet and 10 inches	<p>Proposed application would install two new antennas with maximum height of 34 feet 8 inches on a new street light to replace existing street light in the same location.</p> <p>Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna).</p> <p>Applicants propose an underground vault for equipment related to antennas. In the vault would be one remote radio (model RRUS-12B4) and one remote radio (model RRUS-12 B13). Both radios have maximum output power of 2 x 60W (subject to license handling). Each radio can provide service to one to eight wireless service carriers (subject to license handling). Proposed remote radios provide broad frequency capacity and include the following bandwidth ranges: 746 to 756 MHz downlink; 777 to 7787 MHz uplink; 2,110 to 2,155 MHz downlink; 1,710 to 1755 MHz uplink; B13 LTE; and B4 for WCDMA and LTE. Other vault equipment includes a sump pump, two exhaust fans, and a disconnect box.</p>	<p>No variance for height required. However a variance is required for power meter which is at 6 feet above ground level, which is a hazard for pedestrians.</p> <p>Site is adjacent to crosswalk and main entrance to Piedmont High School. Sidewalk is wide and provides a 2-foot-wide planter strip between the sidewalk and the curb. Area is adjacent to an old low retaining wall and low hedge in Dress Best For Less parking area.</p> <p>One 18-inch DBH Liquidambar tree is located within 15 feet of the excavation for the proposed underground vault. The project arborist recommends tree protection measures. The City contract arborist reviewed the project arborist report and conducted a site visit. The City contract arborist concluded that the tree’s health is good and that construction impacts related to the installation of the streetlight, excavation for the underground vault, and clearance pruning could be within the tolerances of the tree. The City contract arborist recommended tree protection measures in addition to those recommended by the project arborist. With the tree protection measures, the health of the tree is not expected to be impacted by the project.</p> <p>Following items may require additional study:</p> <ul style="list-style-type: none"><li>• Hazard signs</li><li>• Appearance of antenna or antennas with “tilt”</li><li>• Noise of remote radio units, sump pumps, and exhaust fans</li><li>• Noise of vault cover</li><li>• Surface of vault cover (e.g. Steel? Cement? Fiberglass?)</li><li>• Potential obstruction to pedestrian travel</li></ul>
PHS04	358 Hillside Ave Zone B	Magnolia Ave	(N) light pole to replace existing	Light at 23 feet and 11 inches	28 feet 8 inches  Light at 17 feet 2 Inches	<p>Proposed application would install two antennas with maximum height of 28 feet 8 inches on a new street light to replace existing street light in the same location.</p> <p>Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna).</p> <p>Applicants propose an underground vault for equipment related to antennas. In the vault would be one remote radio (model RRUS-12B4) and one remote radio (model RRUS-12 B13). Both radios have maximum output power of 2 x 60W (subject to license handling). Each radio can provide service to one to eight wireless service carriers (subject to license handling). Proposed remote radios provide broad frequency capacity and include the following bandwidth ranges: 746 to 756 MHz downlink; 777 to 7787 MHz uplink; 2,110 to 2,155 MHz downlink; 1,710 to 1755 MHz uplink; B13 LTE; and B4 for WCDMA and LTE. Other vault equipment includes a sump pump, two exhaust fans, and a disconnect box.</p>	<p>No variance required for height or distance to face of curb. However, variance required for power meter at 6 feet above ground level which is a pedestrian hazard.</p> <p>Site is constricted by a step in the sidewalk and perimeter wall, which is owned by the City and which is covered in vegetation. Excavation for underground vault could undermine footing of wall. Sidewalk work may require re-engineering of entire 34-foot-long segment of sidewalk (approximate).</p> <p>There is a 7-inch DBH London Plane tree within 18 feet of the proposed underground vault. Project arborist recommended tree protection measures for work near the London Plane tree. City staff did not request independent review of the work because the proposed vault is 18 feet or more from the tree (see discussion for tree at 799 Magnolia, above). Protection measures recommended by the City contract arborist may be applied to the site as a condition of approval.</p> <p>Following items may require additional study:</p> <ul style="list-style-type: none"><li>• Hazard signs</li><li>• Appearance of antenna or antennas with “tilt”</li><li>• Noise of remote radio units, sump pumps, and exhaust fans</li><li>• Noise of vault cover and surface of vault cover (Steel? Cement? Fiberglass?)</li><li>• Potential obstruction to pedestrian travel</li></ul>



Site Number	Location/Zone	Cross Street	Type	(E) Height/ Light	(P) Height/ Light	Project Description	Items for Consideration
PHS06	428 El Cerrito Ave Zone A	Jerome Ave	(N) utility pole #110118128 to replace existing	39 feet 7 inches  No street light	49 feet 8 inches (50-foot class II utility pole and 7 feet of pole is beneath the ground)  No street light	<p>Application would install one antenna with a maximum height of 49 feet 8 inches on a new utility pole to replace an existing utility pole in the same location.</p> <p>Applicants propose to install one Commscope antenna, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). The antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts).</p> <p>Applicants propose an underground vault for equipment related to the antenna. In the vault would be one remote radio (model RRUS-12B4) and one remote radio (model RRUS-12 B13). Both radios have maximum output power of 2 x 60W (subject to license handling). Each radio can provide service to one to eight wireless service carriers (subject to license handling). Proposed remote radios provide broad frequency capacity and include the following bandwidth ranges: 746 to 756 MHz downlink; 777 to 7787 MHz uplink; 2,110 to 2,155 MHz downlink; 1,710 to 1755 MHz uplink; B13 LTE; and B4 for WCDMA and LTE. Other vault equipment includes a sump pump, two exhaust fans, and a disconnect box.</p>	<p>Site is very narrow and constrained. Sloping topography and fire hydrant. Private stucco and cement wall. Street trees are located on this block but no street trees are provided on Jerome Avenue as sidewalk turns at corner (unusual for Piedmont). Major pedestrian route to high school. Potential significant view impact.</p> <p>Variance required for height greater than 35 feet. Variance required for power meter which is 5 feet 5 inches above ground level which is a pedestrian hazard.</p> <p>Street trees on the El Cerrito side screen existing utilities, add privacy, and create shade on narrow street. Existing 9-inch DBH Tristaniopsis laurina (Water Gum) tree on El Cerrito would not tolerate proposed construction and would have to be removed per City Arborist. Project arborist recommends widening planter to offset construction impacts. Widened planter would remove 18 inches of part of the 5-foot 2-inch sidewalk, making remaining sidewalk 3 feet 8 inches, which is not ADA compliant (because it would be less than 4 feet wide and not a hardship created by an existing condition). Alternative locations for tree and tree well are constrained by utilities and the driveway curb cut to 419 El Cerrito Avenue to the northwest.</p> <p>Following items may require additional study:</p> <ul style="list-style-type: none"><li>• Hazard signs</li><li>• Appearance of antenna or antennas with “tilt”</li><li>• Noise of remote radio units, sump pumps, and exhaust fans.</li><li>• Noise of vault cover and surface of vault cover (Steel? Cement? Fiberglass?)</li><li>• Appearance of stand-off brackets and risers/chases</li><li>• Distance to the face-of-curb and proximity of driveway and curb cut</li><li>• Scenic views</li><li>• Footings for private wall adjacent to excavation</li><li>• Lumber specifications for new utility pole (Class II)</li><li>• Potential obstruction to pedestrian travel</li><li>• LP-1, SP-1, and SP-2 mislabel street tree which is a Tristaniopsis laurina, and other consistency issues</li></ul>
PHS07	355 Jerome Ave Zone A	Keefer Court and Hill Lane	(N) utility pole #110110146 to replace existing	45 feet  Light at 21 feet 10 Inches	53 feet 2 inches tall. Pole is 47 feet 6 inches tall. (55-foot pole, Class H3, and 7 feet 6 inches of pole below ground level) (12.5 inches dia., 39 inch circ.).  Street light at 21 feet 10 inches.	<p>Proposed application would install three antennas on a new utility pole to replace an existing utility pole in a new location approximately 2 feet to the northwest of the existing location. Existing utility pole would be removed.</p> <p>Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna).</p> <p>Applicants propose an underground vault for equipment related to antennas. In the vault would be one remote radio (model RRUS-12B4) and one remote radio (model RRUS-12 B13). Both radios have maximum output power of 2 x 60W (subject to license handling). Each radio can provide service to one to eight wireless service carriers (subject to license handling). Proposed remote radios provide broad frequency capacity and include the following bandwidth ranges: 746 to 756 MHz downlink; 777 to 7787 MHz uplink; 2,110 to 2,155 MHz downlink; 1,710 to 1755 MHz uplink; B13 LTE; and B4 for WCDMA and LTE. Other vault equipment includes a sump pump, two exhaust fans, and a disconnect box.</p>	<p>Variance required for height greater than 35 feet. Variance required for antenna closer than 18 inches to face of curb. Photo simulation shows antenna extending over the street. Power meter is 5 feet from ground level, a hazard to pedestrians. Potential significant view impact.</p> <p>Potential damage to 13-inch DBH London Plane tree, as well as a second London Plane tree 21 feet to the northwest of the existing utility pole. Both trees are Piedmont street trees and in good condition. Project arborist recommends removing existing pole by cutting at ground level and constructing new pole in a new location. Applicants show new location 2 feet to the northwest of existing location. Vault would be in a central location between the two trees. City contract arborist notes that the canopy of the 13-inch DBH London Plane would need to be pruned on the north to provide clearance for construction. City contract arborist concluded that installation of the new pole and vault at the new locations could be within the tolerances of both trees if careful construction methods were used. The City arborist report provides additional protection guidelines.</p> <p>Following items may require additional study:</p> <ul style="list-style-type: none"><li>• Hazard signs</li><li>• Appearance of antenna or antennas with “tilt”</li><li>• Noise of remote radio units, sump pumps, and exhaust fans.</li><li>• Noise of vault cover and surface of vault cover (Steel? Cement? Fiberglass?)</li><li>• Appearance of stand-off brackets and risers/chases</li><li>• Distance to the face-of-curb</li><li>• Scenic views</li><li>• Internal consistency with plans</li><li>• Lumber specifications for new utility pole (Class H3)</li><li>• Potential obstruction to pedestrian travel</li></ul>

Site Number	Location/Zone	Cross Street	Type	(E) Height/ Light	(P) Height/ Light	Project Description	Items for Consideration
PHS08	1159 Winsor Ave Zone A	Park View Ave	(N) utility pole #110113803 to replace existing	30 feet 1 inch  Light at 25 feet 2 Inches	38 feet 6 inches (45-foot pole, no extension, and 6 feet 6 inches of pole beneath ground level). Class III Pole (12.5 Inches dia.) with new power meter, risers, stand-off brackets, and sign  Light at 25 feet 2 inches.	<p>Proposed application would install two antennas with maximum height of 38 feet 6 inches on a new utility pole to replace an existing utility pole in a new locations approximately 2 feet 6 inches to the east of the existing location. Existing utility pole would be removed.</p> <p>Applicants propose to install two Commscope antennas model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna).</p> <p>Applicants propose an underground vault for equipment related to antennas. In the vault would be one remote radio (model RRUS-12B4) and one remote radio (model RRUS-12 B13). Both radios have maximum output power of 2 x 60W (subject to license handling). Each radio can provide service to one to eight wireless service carriers (subject to license handling). Proposed remote radios provide broad frequency capacity and include the following bandwidth ranges: 746 to 756 MHz downlink; 777 to 7787 MHz uplink; 2,110 to 2,155 MHz downlink; 1,710 to 1755 MHz uplink; B13 LTE; and B4 for WCDMA and LTE. Other vault equipment includes a sump pump, two exhaust fans, and a disconnect box.</p>	<p>Narrow and constrained street with limited turnaround space. Access to school property. Photo sim shows antenna extending over the street on proposed 4-foot cross arm at top of pole. Proposed vault is very near City sewer and storm drain inlet. Existing anchor to be used for guy wires. Construction and pole “tip up” will require access onto School District property or there would be damage to magnolias and oaks for clearance pruning.</p> <p>Variance required to exceed 35 feet height. Variance required to construct antennas over the street (not the required 18 inches from antenna to face-of-curb) and power meter to be constructed at 5 feet 6 inches, pedestrian hazard.</p> <p>Potential damage to 26-inch DBH Canary Island Date Palm tree and 5-inch Horse Chestnut tree. Both trees are Piedmont street trees and in good condition. Project arborist recommends removing existing pole by cutting at ground level so as to not disturb roots near base of Palm tree and constructing new pole in a new location. Applicants show new location 2 feet 6 inches to the east of existing location. Vault would be in a central location between the two trees. City contract arborist notes that it is likely that additional clearance pruning of trees on or adjacent to the street will occur. The City arborist report concluded that installation of the new pole and vault in the proposed locations could be within the tolerances of both trees if careful construction methods were used. The City arborist report provides additional tree protection guidelines.</p> <p>Following items may require additional study:</p> <ul style="list-style-type: none"><li>• Hazard signs</li><li>• Appearance of antenna or antennas with “tilt”</li><li>• Noise of remote radio units, sump pumps, and exhaust fans.</li><li>• Noise of vault cover and surface of vault cover (Steel? Cement? Fiberglass?)</li><li>• Appearance of stand-off brackets and risers/chases</li><li>• Distance to the face-of-curb, access and construction</li><li>• Scenic views</li><li>• Internal consistency with plans</li><li>• Lumber specifications for new utility pole (Class III)</li></ul>

**PHS03 – 799 Magnolia Avenue**

**CITY OF PIEDMONT****120 VISTA AVENUE****PIEDMONT, CA 94611****TEL: (510) 420-3050****FAX: (510) 658-3167**

RECEIVED BY \_\_\_\_\_

DEPOSIT PAID \_\_\_\_\_

DATE FILED \_\_\_\_\_

NUMBER \_\_\_\_\_

PLANNER \_\_\_\_\_

(For staff use only)

**APPLICATION FOR:  
WIRELESS COMMUNICATIONS FACILITIES (WCF)**

**Purpose:** *The purpose of the application is to provide a mechanism for an applicant to supply necessary information to the City of Piedmont so that it can review the proposed project for conformance with all applicable regulations and guidelines. The purpose of Chapter 17.46, Wireless Communications Facilities, is to provide a comprehensive set of standards for the development and installation of wireless communication facilities. The regulations are designed to protect and promote public safety and community welfare, property values, and the character and aesthetic quality of the city, while at the same time not unduly restricting the development of wireless communication facilities, and not unreasonably discriminating among wireless communication service providers of functionally equivalent services, including retail and other commercial providers of wireless communication services. This division applies to applications for approval of the installation of new or modified wireless communication facilities, including applications previously received by the city but not yet approved, disapproved or conditionally approved by a final city decision.*

<b>Fees:</b>	x	\$2,710	Initial Deposit (the total fee will be equal to the cost to process)
	_____	\$5,425	Initial Deposit if 3 <sup>rd</sup> party review is required pursuant to 17G.3.1(i) (the total fee will be equal to the cost to process)
	_____	\$815	One variance
	_____	\$405	Each additional variance
	\$2,710	<b>TOTAL</b>	

**Project Address:** PIEDMONT HIGH SCHOOL 03 - 799 MAGNOLIA AVE (ZONE B)

**2 sets of plans** must be submitted with this application for an initial staff review for completeness.

**8 additional sets of plans** may be requested by City Staff if this application is to be heard by the Planning Commission and/or the City Council.

**Application Fees**

The cost to process the application will determine the final application fees. You will be charged for any amount not covered by the initial deposit. If the cost to process the application is less than the initial deposit, you will receive a partial refund of your deposit.

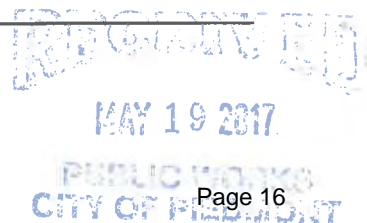
Please indicate what steps you have taken to discuss this project with City staff prior to

submittal: Beacon Development has met with Kevin Jackson and Pierce Macdonald-Powell on a number of occasions

to discuss this project. Also conducted at least 3 site meetings.

Revised April 19, 2017

1



**Detailed Description of Proposed Project:** *Please attach additional pages, as needed.* \_\_\_\_\_  
**See attached detailed project description.**

### **I. Applicant Information:**

**Name of Commercial Wireless Provider:** Crown Castle NG West LLC

**Contact Person at Company:** Sharon James

**Company Address:** 695 River Oaks Parkway

City San Jose

State CA

Zip 95134

**Office phone #:** (408) 468-5553

**Mobile Phone #:** (408) 426-6629

**Fax #:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Project Applicant (e.g. the wireless provider's agent):**

**Company Name:** Beacon Development, LLC

**Contact Person at Company:** Bob Gundermann & Jason Osborne

**Company Address:** 3 Rovina Lane

City Petaluma

State CA

Zip 94952

**Office phone #:** (925) 899-1999

**Mobile Phone #:** (415) 559-2121

**Fax #:** (415) 358-5766

**Email Address:** jason@beacondev.net

**Agent's Prof. License #:** n/a

**Expiration Date:** \_\_\_\_\_

**Piedmont Business License # of Agent:** Will obtain

**Expiration Date:** \_\_\_\_\_

(Please contact the City Clerk at 510-420-3040 for Piedmont Business License information.)

### **Property Owner Information:**

**Property Owner Name:** City of Piedmont

**Mailing Address:** 120 Vista Avenue

City Piedmont

State CA

Zip 95611

**Office phone #:** (510) 420-3039

**Mobile Phone #:** \_\_\_\_\_

**Fax #:** (510) 658-3167

**Email Address:** kjackson@ci.piedmont.ca.us

My signature below signifies that I:

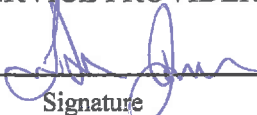
- have read and provided all applicable information per this Application for Wireless Communications Facilities, including the information listed in the Submittal Checklist.
- have reviewed the legal description on the property deed and indicated all recorded easements and deed restrictions on the submitted site plan (*Please provide a description here of the easements and restrictions that were indicated on the property deed of the subject property*) \_\_\_\_\_
- believe the information provided in this application is accurate to the best of my knowledge.
- am aware that my initial deposits of \$2,360 or \$4,720 (exclusive of variance fees) may not cover the cost to process this pre-application and that additional deposits may be required. I agree to provide additional deposits if they are required. I am aware that the City will deduct the costs to cover the processing of this application from the deposit(s), and that any unused money remaining after action has been taken on the project, will be returned to me.
- am aware that City staff, Planning Commissioners, and/or City Council Members will be on the property to view proposed construction. (Please note any special instructions regarding access to the property such as gates, alarms, etc.) \_\_\_\_\_
- understand that if this application is approved, a building permit (issued within one year from the approval date) is required for construction and that no construction may commence prior to the issuance of the building permit. No changes may be made without City approval, and changes may require a new application.

**SIGNATURE OF PROPERTY OWNER:**

Pursuant to RUA between City of Piedmont and Crown Castle NG West LLC

Print Name	Signature	Date
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**SIGNATURE OF WIRELESS SERVICE PROVIDER'S AUTHORIZED REPRESENTATIVE:**

Print Name <u>Sharon Jones</u>	Signature 	Date <u>5/19/17</u>
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**AGENT AUTHORIZATION:** This authorization must be signed by the property owner if the applicant is not the property owner. This authorization also permits City staff to contact the Wireless Service Provider and its agent if necessary.

I authorize Jason Osborne to act as my agent in the processing of all matters pertaining to this application.

SIGNATURE OF PROPERTY OWNER  date 5/19/17



**II. Land Use Information:****A. Land Use Zone:**

Please circle the land use zone of the proposed project: A    **B**    C    D    E

If the project is located in a zone other than Zone B, other than publicly-owned facilities in other zones, or other than the public right-of-way, please submit a written statement explaining the attempts made to locate in Zone B, on publicly-owned facilities in other zones, and in the public right-of-way, and the supporting materials outlined in the Documentation Checklist (Section VIII. of this application).

**B. New Facility Project:**

1. Is the proposed project located on a property used for residential purposes? ☐ Yes ☒ No
2. Does the project include the siting or construction of a new WCF facility? ☒ Yes ☐ No
3. Does the project consist of communications equipment located completely inside a structure, not visible from the outside, whose purpose is solely to provide wireless communications within the same structure, including Wi-Fi hotspots and access points, with no alteration to the exterior of the structure? ☐ Yes ☐ No

**C. Existing Facility Project:**

1. Is the project at an existing WCF facility? ☐ Yes ☒ No
2. Is the project for maintenance and repair (in which the model, type, mechanical, and electrical specifications, size and number of existing antennas, feed lines and ground-mounted equipment remains the same; OR is the project an upgrade project in which any equipment is added and/or replaced? ☐ Maintenance & Repair ☐ Upgrade
3. If the project is an "Upgrade" to an existing facility, please identify any of the following descriptions that apply:
 

a. Replacement of antenna(s):	<input type="checkbox"/> Yes <input type="checkbox"/> No	number_____
b. Addition of antenna(s):	<input type="checkbox"/> Yes <input type="checkbox"/> No	number_____
c. Replacement of feed line(s):	<input type="checkbox"/> Yes <input type="checkbox"/> No	number_____
d. Addition of feed line(s):	<input type="checkbox"/> Yes <input type="checkbox"/> No	number_____
e. Replacement of ground mounted equipment:	<input type="checkbox"/> Yes <input type="checkbox"/> No	number_____
f. Addition of ground mounted equipment:	<input type="checkbox"/> Yes <input type="checkbox"/> No	number_____
g. Changes to access, parking, or landscaping:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
h. Increase in the height of freestanding tower:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
i. Replacement of wireless tower or foundation:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Changes to conceal or camouflage exterior:	<input type="checkbox"/> Yes <input type="checkbox"/> No	

k. Other (describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. If the project is an "upgrade" to an existing facility, please describe how the project camouflages, conceals and/or screens the modified equipment so as to mitigate any adverse impact on aesthetics and views. N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. If the project is an "upgrade" to an existing facility, please describe any proposed changes to the physical size of the exposed surface area of all existing components of the tower or base station (including but not limited to the height, circumference, width of the wireless tower or base station, etc.) or any increase by more than 10% from the existing dimensions of any structure(s) required to support the wireless tower or base station (such as guy wires, brackets, beams, etc.). N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**D. Facilities located within the Public Right-of-Way:**

1. Is the provider is a telephone corporation? ☒ Yes ☐ No  
 → If yes, please provide certification as outlined in Section IX of this application.
2. Do you have an environmental review document certified by the CPUC? ☒ Yes ☐ No  
 → If yes, please provide a copy of the document as outlined in Section IX of this application.
3. Is the facility proposed to be sited on a City pole (streetlight standard)? ☒ Yes ☐ No  
 → If yes, please provide a list of the pole(s) as outlined in Section IX of this application.
4. Is the facility proposed to be sited on a third party's utility pole? ☐ Yes ☒ No  
 → If yes, please provide written authorization from the appropriate utility company.

**E. Height:**

What is the maximum height (measured from lowest adjacent grade) of the new or replacement antenna, pole and/or equipment? 32 feet 4 inches

*(Please be aware of the maximum building height from grade for each zone in which the wireless communication facility is located, including existing structures or facilities to which the antennae are proposed to be mounted.)*

**F. California Environmental Quality Act (CEQA):**

Do you believe the project is exempt from CEQA? ☒ Yes ☐ No

1. If yes, please cite the statutory or categorical exemption in Articles 18 and 19 of the CEQA Guidelines, Title 14 of the California Code Regulations and explain how the project meets this exemption: Section 15301(b)

**III. Building and Structural Information:****A. Loading:**

Are additional gravity and wind loads likely to result from components of the project, such as additional arrays, or bigger, heavier antennas or mounting arms not accounted for in the original design? ☒ Yes ☐ No

1. If yes, please describe the new loads and the equipment causing them. Adding two antennas. New structurals will be provided at time of BP.  
submittal.

**B. Excavation, trenching and grade modifications:**

Does the proposed project include any excavation, trenching and/or grade modifications?

☒ Yes ☐ No

1. If yes, please describe: See attached detailed project description

**IV. Applicant's Wireless Communications Facilities Findings:**

The following information is required from all applicants.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.070 of the City's Municipal Code.

- a) **New wireless communications facilities must be collocated with existing facilities and with other planned new facilities whenever feasible..** Please note that §17.46.070.A.1 states "A new wireless tower must be designed and constructed to accommodate future collocation(s) unless the city determines that collocation would be infeasible because of physical or design issues specific to the site." *(Indicate whether the proposed facility will be collocated with another facility. If it will not, comment on the feasibility of collocation and indicate what measures have been taken to attempt to collocate the facility with another facility. Additionally, indicate the aesthetic benefits and drawbacks of the proposed facility.):*

Placing new wireless communication facilities on existing utility structures

- b) **No wireless communication facility may exceed 35 feet in height, measured from the ground to the highest point of the wireless communication facility, unless the zoning district in which the wireless communication facility is located expressly provides a higher height limit. Ground mounted wireless communication equipment, base station, antenna, pole, or tower must be the minimum functional height, unless a variance is granted. Roof mounted equipment and antennas must be located to minimize visibility. (Indicate the height of any ground mounted equipment, antennas, poles or towers and explain why the proposed heights are required.):**

Ground equipment will be placed in underground vault. No visual impact. Antennas placed at 32'-10" RAD center.

- c) **Wireless communication facility(ies) must be designed to minimize visual impacts. When feasible, the facility(ies) must be concealed or camouflaged. The facility(ies) must have a non-reflective finish and be painted or otherwise treated to minimize visibility and the obstruction of views. The facility(ies) may not bear signs, other than certification, warning, emergency contacts, or other signage required by law or expressly required by the City. (Describe the materials and finishes of the equipment, antennas, poles, and towers and indicate how these materials and finishes will be non-reflective and will minimize any visual impacts.):** Equipment will be painted to match pole.

**A wireless communication receiving and transmission facility may not adversely affect the public health, peace and safety. (Indicate any measures proposed to address the public health, peace and safety.):** Site is in compliance with FCC standards. No further mitigation measures needed. See attached EMF study.

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- e) **A wireless communication facility located in the public right-of-way may not cause: (i) physical or visual obstruction, or safety hazard, to pedestrians, cyclists, or motorists; or (ii) inconvenience to the public's use of the right-of-way. Equipment, walls, and landscaping located above grade must be at least 18 inches from the front of the curb and not interfere with the public's use of the right-of-way. See attached EMF study**  
Ground equipment will be vaulted and equipment on pole painted to match.
- 

- f) **Each wireless communication facility must comply with federal and state statutes governing local agencies' land use authority regarding the siting of wireless communication facilities, including without limitation 47 USC sections 253, 332(c)(7), 47 USC section 1455 (also known as section 6409 of the 2012 Middle Class Tax Relief and Jobs Act), California Government Code sections 50030, 65850.6 and 65964, and California Public Utilities Code sections 7901 and 7901.1. Each reference to a federal and state statutes is to the statute as it may be as amended from time-to-time and to the extent the statute remains in effect. Crown Castle is a public utility that is authorized by the FCC and the California Public Utilities Code § 7901 that grants a statewide franchise to telephone corporations to place telephone equipment in the public rights of way.**
-



**V. Applicant's Wireless Communications Facilities Priority for Location Findings:**

The following information is required from all projects located in Zones A, C, D & E, projects not located in or on publicly-owned facilities, or projects in locations other than the public right-of-way.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.040 of the City's Municipal Code.

- a) The facility is necessary to close a significant gap in the operator's service coverage or capacity. *Please comment:* \_\_\_\_\_

N/A

- b) The proposal satisfies each of the applicable development standards in section 17.46.070 above. *Please comment:* \_\_\_\_\_

N/A

- c) The applicant has evaluated and met the priority for location standards of section 17.46.040 A above., including the evaluation of a possible alternative site(s) in Zone D that is not used for residential purposes; evaluation of a possible alternative site(s) in non-residential property in Zone A, C or E; evaluation of a possible alternative site(s) on or in an existing structure where the wireless communications facility can be concealed; evaluation of a possible alternative site(s) where collocation with other wireless communications facility is possible; and evaluation of a possible alternative site(s) where the wireless communications structure can be located on or in a new structure that can be incorporated in an inconspicuous or compatible manner with the surrounding area. *Please comment:* \_\_\_\_\_

N/A

- d) The proposed design is consistent with City of Piedmont Design Guidelines. *Please comment:* \_\_\_\_\_

N/A

- e) The proposed facility has been located and designed for collocation to the greatest extent reasonably feasible, and the applicant has submitted a statement of its willingness to allow other wireless service providers to collocate on the proposed facility. *Please comment:* \_\_\_\_\_

N/A

**The development standards in 17.46.070 shall be fully considered. Please make sure you have completed the Findings in Section IV of this application form.**



**VI. Applicant's Variance Findings:**

The following information is required from all projects that require a variance.

In order for the Planning Commission to approve an application for a variance, required findings must be made. Please describe how the proposed project meets the variance criteria of Section 17.70 of the City's Municipal Code.

- a) **The property and existing improvements present unusual physical circumstances of the property (including but not limited to size, shape, topography, location and surroundings), so that strictly applying the terms of this chapter would keep the property from being used in the same manner as other conforming properties in the zone; Describe specific, unique problems with the property, such as location, surroundings, mature trees, natural obstacles or formations, and explain why the improvements cannot be made in conformity with codes and regulations:** \_\_\_\_\_

N/A

- b) **The project is compatible with the immediately surrounding neighborhood and the public welfare; and Explain why, without the variance, the property cannot be used in the same manner as others in the same zone, and explain how the variance will not give the property an advantage over others in the same zone.:** \_\_\_\_\_

N/A

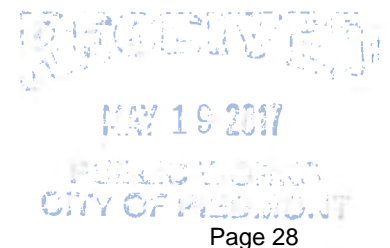
- c) **Accomplishing the improvement without a variance would cause unreasonable hardship in planning, design, or construction. Unreasonable hardship" for purposes of this subsection refers to the unusual physical characteristics of the underlying lot and existing improvements on the lot which prohibit development of the lot in a manner consistent with lots conforming to City standards. "Unreasonable hardship" shall not refer to any conditions personal to the applicant. Please describe the hardship(s) inherent to this property:** \_\_\_\_\_

N/A

**VII. Notice Instructions:**

Required for all projects that will be heard by the Planning Commission and/or City Council (e.g., non-exempt projects, projects without proposed collocation, and projects referred to the Planning Commission by the Planning Director).

1. Complete the attached Notice and make one photocopy for each adjacent neighbor.
2. Hand deliver or mail one copy of the Notice to each adjacent neighbor at least 30 days before the initial hearing. Adjacent neighbors often include one neighbor on each side, three across the street, and three in the rear. You may address the notices to "Property Owner", if you do not know the names of your adjacent neighbors.
3. Complete the attached Affidavit of Service and return it along with one copy of the Notice to the Department of Public Works at least 30 days before the hearing. Please note the Affidavit of Service is not required to be notarized.
4. Please call the Department of Public Works at (510) 420-3050, if you have any questions or would like help in determining the addresses or names of your adjacent neighbors.



**NOTICE OF AN APPLICATION FOR  
WIRELESS COMMUNICATIONS FACILITY**

Dear Neighbor:

I/ We have submitted an application for consideration by the Piedmont Planning Commission which seeks City approval of an application to (description of project) PIEDMONT HIGH SCHOOL 03 - 799 MAGNOLIA AVE

The purpose of this form is to notify you of my application. My application will be considered by the Planning Commission on or after (date) \_\_\_\_\_.

This notice will be followed by a notice from the City confirming the date of the hearing and inviting you to comment on the application. The Planning Commission regularly meets at 5:00 p.m. on the second Monday of every month in the Council Chambers at City Hall, 120 Vista Avenue. Please contact the Department of Public Works at 420-3050, if you have any questions regarding this application.

Signed,

Signature



Date

5/10/17

Jason Osborne

Name of Applicant

799 MAGNOLIA AVE

Address of Project



## AFFIDAVIT OF SERVICE BY APPLICANT/ AGENT

(To be attached to a copy of the Notice and returned to the Department of Public Works.)

\_\_\_\_\_ being sworn, says that he or she is over 18 years of age  
affiant (applicant/agent) name

and a resident of \_\_\_\_\_  
County, Country

That affiant's residence address is \_\_\_\_\_.

That affiant served a copy of the attached notice of an application for variance and/or Planning Commission design review by placing said copy in an envelope addressed to:

which envelope was then sealed and postage fully prepaid thereon, and thereafter was on \_\_\_\_\_ date  
deposited in the United States mail or delivered personally by hand.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_ at \_\_\_\_\_, California.  
date address

Signed \_\_\_\_\_  
Affiant's signature



## VIII. Drawing and Document Elements Checklist:

### Wireless Communications Facility (WCF) Application

A vital part of the WCF Application is to have adequate plan set information in order to properly review the proposed wireless telecommunications facility in conformance with Chapter 17.46 of the Municipal Code and all other relevant guidelines and regulations. Unless otherwise indicated, you must provide all of the following information. Two (2) sets of drawings (24" x 36" in size) must be submitted with the WCF Application. All drawings must be accurately scaled and dimensioned. One copy of non-drawing documents must be submitted with the WCF Application.

Should your application be deemed complete and placed on the agenda for a Commission or Council hearing, 8 additional sets of plans will be requested by City Staff.

**Existing Site Plan** (preferred scale 1/8") should include:

- ☒ Scale, north arrow, and dimensions;
- ☒ Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- ☒ Location of existing structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- ☒ Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- ☒ Setback dimensions measured from the property lines to the closest point of Structure(s) (§17.2.71-73), including eaves and other architectural projections.

**Proposed Site Plan** (preferred scale 1/8") should include:

- ☒ Scale, north arrow, and dimensions;
- ☒ Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- ☒ Location of existing and proposed structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- ☒ Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- ☒ Footprints (outline) and identification of structures on adjacent properties within 20 feet of the property line or more than 100 feet from the proposed construction. Indicate the dimensions between the closest point of any adjacent structure and the proposed construction;
- ☒ Setback dimensions measured from the property lines to the closest point of proposed ground-mounted equipment, antenna, and Structure(s) (§17.2.71-73) including eaves and other architectural projections.

**Existing Elevations (or Photographs should no existing building exist)** (preferred scale 1/4") should include:

- ☒ Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- ☒ All elevations of each structure on which modifications are proposed;
- ☐ Show buildings, other structures, WCF equipment, fences, retaining walls, and any other relevant feature;
- ☐ Indication of building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- ☒ Indication of the height of buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- ☒ Photographs showing existing conditions may be submitted as supplemental information or in place of elevations when no existing structures or buildings exist on site.



**Proposed Elevations** (preferred scale 1/4") should include:

- ☒ Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- ☒ All elevations of each structure on which modifications are proposed;
- ☐ Show buildings, other structures, WCF equipment, fences, retaining walls, required signage, and any other relevant feature;
- ☒ Indication of proposed building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- ☒ Indication of the proposed height of new buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- ☐ Photographs or photo simulations showing proposed conditions may be submitted as supplemental information.

**Equipment Details** (preferred scale at least 1/2") should include:

- ☒ Scale, dimensions, and drawing label;
- ☒ Include details of antenna and other proposed wireless communications equipment.

**Landscape plans** (preferred scale 1/8") should include:

- ☐ Scale, north arrow and dimensions;
- ☐ Include property lines, footprints of all structures and all hardscape areas;
- ☐ Show planting areas and provide a plant list including the size and species;
- ☐ Arborist report for work within the driplines of existing trees;
- ☐ Provide information on irrigation.

**Photo Simulations** (optional):

- ☒ In addition to proposed elevations, photo simulations may be submitted to demonstrate the aesthetics and impacts of a proposed wireless communications facility.

**Story Poles, per City of Piedmont story pole policy.****Graphic Calculations (1 set only):**

Please submit plans which graphically illustrate the required calculations. Calculations are expressed as percentages. Separate graphic calculations are to be submitted, as follows:

- ☐ **Existing and Proposed Structure Coverage** equals the number of square feet of structures covering the lot divided by the number of square feet in the lot. (Equipment, antennas, poles, and towers are included in this calculation,) For a complete definition of structure coverage, please see Piedmont City Code §17.2.71-73.
- ☐ **Existing and Proposed Hardscape Surface Coverage** equals the number of square feet of structures plus the number of square feet of all hardscape, all divided by the number of square feet in the lot. For a complete definition of Hardscape Surface, please see Piedmont City Code §17.2.35.

**Documentation for sites outside of Zone B, publicly-owned facilities in other zones, or the public right-of-way:**

- ☐ **Map and Written Description** showing and describing the exact area in Piedmont which applicant contends cannot receive coverage from a site in Zone B or a site outside of City, showing the boundaries of the area clearly on a map and setting forth the exact street addresses of each Piedmont home not within the area receiving coverage – Piedmont City Code §17G.4.2(a).
- ☐ **Copies of Detailed Technical Reports or Tests** which clearly prove that each home within the area fails to receive coverage from Zone B or from any other Zone within Piedmont, or from specific locations outside of Piedmont – Piedmont City Code §17G.4.2(b).
- ☐ **Copies of Detailed Technical Reports or Tests** which prove that each home within the area does receive coverage from the alternate site proposed by applicant – Piedmont City Code §17G.4.2(c).



- ☐ **List of All Possible Site Locations within Zone B** and all possible site locations outside of the city from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(d).
- ☐ **Exact Information on All Possible Site Locations Outside of Zone B within the City** from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(e).
- ☐ **Exact Information on the Alternate Site** proposed by the applicant, including the exact location of the site as shown on a map and by street address, a copy of an executed Lease or PCS Site Agreement for the site, a detailed report on all costs and expenses in constructing and completing such site for use, including a verifiable bid for the work on such site, and an exact schematic drawing – Piedmont City Code §17G.4.2(f).

**Documentation for Wireless Communication Facilities located within the Public Right-of-Way (ROW):**

- ☒ Certification that the provider is a telephone corporation.
- ☒ Any environmental review document(s) certified by the California Public Utilities Commission for siting the proposed facilities in the City's ROW.
- ☒ For projects in which the facility is proposed to be sited on a City pole (e.g., streetlight standard), please provide a list of said poles including identification by location and badge/ID number.
- ☒ For projects in which the facility is proposed to be sited on a third party's utility pole (e.g., PG&E pole), please provide a list of said poles including identification by location and badge/ID number AND written authorization from the appropriate utility company.
- ☒ Site plans that illustrate the boundaries of the ROW and the location of infrastructure in the ROW, including without limitation sidewalks, curbs, gutters, driveways, landscaping, other existing communications equipment, utility poles, light poles, fire hydrants, bus stops, bike lanes, traffic signals and above and below ground utility equipment vaults, etc.
- ☒ Analysis demonstrating the impacts to sightlines for drivers, bicyclists, and pedestrians.

If you believe that any of the above requirements do not pertain to your project, please call the Department of Public Works at (510) 420-3050 and make an appointment to meet with a planner.



Crown Castle  
695 River Oaks Parkway  
San Jose, CA 95134

April 7, 2017

City of Piedmont  
120 Vista Avenue  
Piedmont, CA 94611  
Phn: (510) 420-3050  
Fax: (510) 658-3167



RE: Detailed Description of Proposed Crown Castle DAS Expansion Project @ 799 Magnolia Ave.

PNS-03

To Pierce Macdonald-Powell,

This project involves the following:

- REPLACE EXISTING 30'-6" CITY STREETLIGHT AND INSTALL NEW 30'-0" STEEL CITY STREETLIGHT IN PLACE.
- INSTALL NEW (2) COMMScope SBNHH-1D65A 56" PANEL ANTENNAS WITH ELECTRICAL TILT.
- INSTALL NEW 4' X 6' CROWN CASTLE VAULT WITH (2) RRUS-12 & (1) DISCONNECT BOX INSIDE.
- INSTALL NEW (1) POWER METER ON POLE.
- PLACE STREET SIGN AT 8' 2" - 9' 8"; EXISTING HEIGHT AT 8' 2" - 9' 8".

The equipment on the pole will be painted to match the wood and will be compatible with other poles in the area. The installation will not adversely affect abutting and surrounding neighborhoods and will have no effect on traffic.

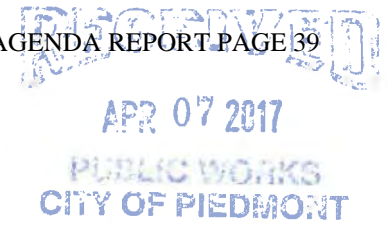
#### Statement of Operations

The proposed facility will use existing electrical and telephone services, which are readily available to the site. No nuisances will be generated by the proposed facility, nor will the facility injure the public health, safety, morals or general welfare of the community. The technology does not interfere with any other forms of communication devices whether public or private.

Upon completion of construction, finetuning of the facility may be necessary, meaning the site will be adjusted once or twice a month by a service technician for routine maintenance. No additional parking spaces are needed at the project site for maintenance activities. The site is entirely selfmonitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security.

Because the facility will be un-staffed, there will be no regular hours of operation and no impact to existing traffic patterns. Existing public roads will provide access to the technician who arrives infrequently to service the site. No on-site water or sanitation services will be required as a part of this proposal.

1. Street use permit shall be obtained by contractor prior to commencing work.
2. All work to be conducted in the right of way.
3. All disturbed landscaping shall be replaced to similar existing conditions.
4. Any sidewalk closure shall be coordinated with the city and proper signing will be placed.



5. No materials or equipment shall be stored on private property or block access to private property.
6. Cleanup of site will be completed each evening and the site will be returned to existing conditions at the completion of construction.

#### Alternative Site Analysis

Please find supplemental material discussing alternative any applicable alternative locations or designs on the attached document, which have been reviewed within our RF Propagation package.

#### Zoning Analysis

The site of the proposed facility is located in a public right-of-way. This project requires no requested zoning changes. This particular location falls within Zone B.

#### New Node and Installation of a New Pole

Crown Castle NG West LLC ("Crown Castle") is submitting the accompanying complete application to install its telecommunications network facilities in accordance with your code, ordinances and regulations. Please be advised the Federal Communications Commission (FCC) has adopted Rules and Regulations that impact how you must process this application. **In addition, state law also limits your regulation of Crown Castle's access to the public rights of way.**

#### Crown Castle's Deployment

Crown Castle provides telecommunications services to wireless carriers. It does so via telecommunications networks installed in the public rights of way that integrate elements including fiber optic cables as well as personal wireless services facilities, such as antennas and related equipment. These networks are sometimes referred to as distributed antenna systems ("DAS") or Small Cell networks.

Pursuant to the California Public Utility Commission, Crown Castle has been granted a certificate of public convenience and necessity ("CPCN"). As a result, Crown Castle must be granted access to the public rights of way in the same manner and on the same terms applicable to other certificated telecommunications providers and utilities.

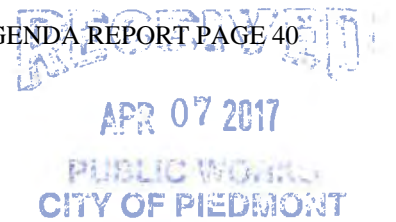
#### Federal Regulations Applicable to This Application

Federal law and the FCC's rules implementing the law require that this permit application be processed to a final decision by this jurisdiction without undue delay. Specifically, because this application proposes to install new equipment on a new pole in the public rights of way, this application must be acted on within one hundred fifty (150) days from its submission, today.<sup>1</sup>

Moreover, pursuant to FCC regulations, this application is deemed complete 30 days after today, unless you provide written notice to Crown Castle.<sup>2</sup> If you contend that the application is incomplete,

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<sup>1</sup> In re Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review, Declaratory Ruling, 24 FCC Rcd. 13994 ¶¶ 32, 45-46 (2009) ("FCC Shot Clock Order"); In the matter of Acceleration of Broadband Deployment By Improving Wireless Facilities Siting Policies, Report and Order, FCC 14-153, WT Docket No. 13-238, ¶ 272 (FCC Oct. 21, 2014) ("Wireless Infrastructure Order") (clarifying that DAS nodes that involve installation of new poles trigger the 150 day shot clock).



within the next 30 days you must provide written notice specifying any items you claim are missing to make the application complete.<sup>3</sup> For each item alleged to be missing, you must specify the code provision, ordinance, application instruction, or otherwise publically-stated procedure that requires the submission of the information.<sup>4</sup>

Among other Federal and State Rights, we note that California Public Utilities Code § 7901 grants a statewide franchise to telephone corporations to place telephone equipment in the public rights-of-way and that use of the rights-of-way by telephone corporations is a matter of statewide concern that is not subject to local regulation except for limited regulation of the time, place, and manner of such use. In addition, the Telecommunications Act limits the authority of local jurisdictions by, among other restrictions, requiring approval within a reasonable period of time. In submitting this application, Crown Castle expressly reserves all of its Federal and State Rights, including, without limitation, its rights under federal and state law to challenge the requirement for a discretionary permit for its proposed installation in the public right-of-way. Neither the act of submitting the application nor anything contained therein shall be construed as a waiver of any such rights.

Please send all written requests for additional information regarding this application to:

Jason Osborne  
Beacon Development, LLC  
3 Rovina Lane, Petaluma, CA 94952  
(415) 559-2121  
jason@beacondev.net

Sincerely,

Sharon James

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2 Wireless Infrastructure Order at ¶¶ 257, 259.

3 Wireless Infrastructure Order at ¶¶ 259-260.

4 Id.

ALSO

**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate distributed antenna system ("DAS") nodes (ID# 258040 "Piedmont High School") proposed to be located near Piedmont High School in Piedmont, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

**Executive Summary**

Verizon proposes to install directional panel antennas on four poles sited in the public right-of-way in Piedmont. The proposed operations will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

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

**General Facility Requirements**

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to a central "hub" (which in turn are connected to the traditional



APR 07 2017



**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 “Piedmont High School”**

wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the antennas and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

### **Computer Modeling Method**

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

### **Site and Facility Description**

Based upon information provided by Verizon, it is proposed to install eight CommScope Model SBNHH-1D65A directional panel antennas in pairs on four poles sited in the public right-of-way in Piedmont, near Piedmont High School. The antennas would employ 2° downtilt,\* would be mounted at effective heights of at least 26 feet above ground, and would be oriented as shown in Table 1. The maximum effective radiated power in any direction would be 1,141 watts, representing simultaneous operation at 805 watts for AWS and 336 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

### **Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.019 mW/cm<sup>2</sup>, which is 2.7% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building† is 1.6% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation. The maximum calculated levels at ground for all of the nodes are given in Table 1:

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\* Assumed for the purposes of this study.

† Located at least 35 feet away, based on photographs from Google Maps.



**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

Node Number	Approximate Address	Antenna Orientations	Effective Height	Calculated Exposure at Ground Power Density vs. FCC Limit	
CA-PHS03 N37.823568, W122.233254	799 Magnolia Avenue	90/190°T	32'3.5"	0.012 mW/cm <sup>2</sup>	1.6%
CA-PHS04 N37.822997, W122.234129	Magnolia Avenue	105/220°T	26'3.5"	0.014 mW/cm <sup>2</sup>	2.3%
CA-PHS08m N37.820328, W122.236256	1159 Winsor Avenue	160/280°T	36'3"	0.014 mW/cm <sup>2</sup>	1.9%
CA-PHS09m1 N37.820145, W122.234044	Across 314 Wildwood Ave	100/220°T	27'7.5"	0.019 mW/cm <sup>2</sup>	2.7%

*Table 1. CommScope Model SBNHH-1D65A, with two 2x40W RRUS-12 (700 MHz, AWS)*

### Recommended Mitigation Measures

Due to their mounting locations and heights, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antennas or the poles. No access within 4 feet directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the pertinent node is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs<sup>‡</sup> be posted at the antennas and/or on the poles below the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

### Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the DAS nodes proposed by Verizon Wireless in Piedmont, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating nodes. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

<sup>‡</sup> Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of PUC GO95.

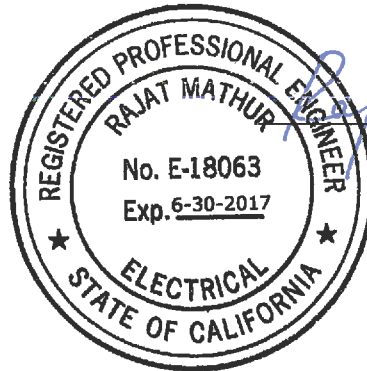


**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

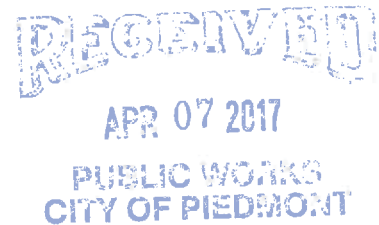
**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-18063, which expires on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

December 2, 2016



*Rajat Mathur*  
Rajat Mathur, P.E.  
707/996-5200



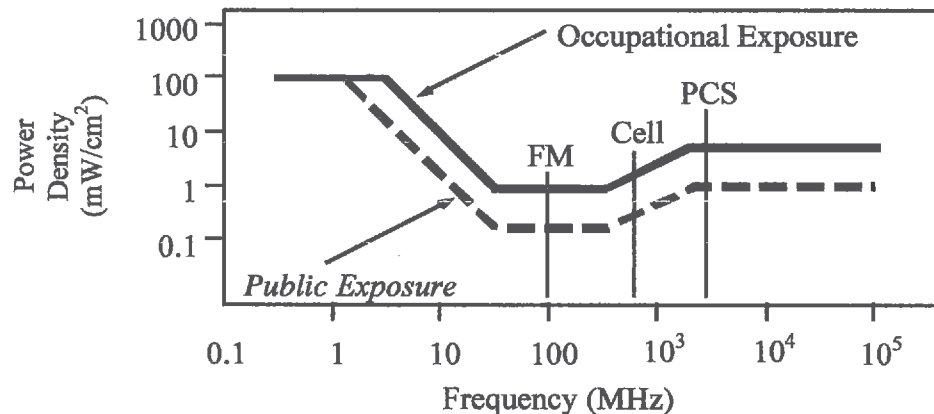


## FCC Radio Frequency Protection Guide

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

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

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



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



## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

#### Near Field.

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

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

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

where  $\theta_{BW}$  = half-power beamwidth of the antenna, in degrees, and

$P_{net}$  = net power input to the antenna, in watts,

$D$  = distance from antenna, in meters,

$h$  = aperture height of the antenna, in meters, and

$\eta$  = aperture efficiency (unitless, typically 0.5-0.8).

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

#### Far Field.

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

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

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

$D$  = distance from the center of radiation to the point of calculation, in meters.

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



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# ABACUS

CONSULTING ARBORISTS



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

February 1, 2017

Bob Gunderman  
Beacon Development, LLC  
1757 Greenwood Road  
Pleasanton, CA 94566



Re: Cell Vault and Sidewalk Replacement at 799 Magnolia Avenue, Piedmont, CA

Dear Mr. Gunderman:

Pursuant to your request, an evaluation of the trees at the development site and within 25' of the development area which could be impacted by the proposed development was conducted. The location is 799 Magnolia Avenue along the south west corner of Bonita Avenue and Magnolia Avenue, in Piedmont, California. See Appendix A – Site Map.

There is one (1) tree within 25' of the proposed development area that could potentially be impacted by the development. Tree #1 is a 18" DBH<sup>1</sup> American Sweetgum, *Liquidambar styraciflua* with an 22' canopy radius. It is located 15' southwest of the proposed replacement of the sidewalk and vault in a 10' by 7' decomposed granite planter area.

American Sweetgum trees, as a species, form large diameter surface roots which damage infrastructure. There are areas of the sidewalk which have been previously replaced and the root flare is inches from the existing sidewalk. The distance of the proposed development from the tree should be adequate as to not encounter any significant roots, however, the recommendations provide for direction in the event a significant root is encountered.

In addition, there are small trees and shrubs in a planter area in close proximity to the development location.

The following recommendations will provide adequate protection for the tree and the shrubs in the planter during construction:

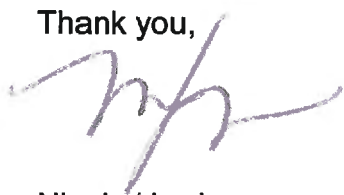
1. Clearance pruning shall be required on the tree for the new pole. All pruning shall be by a qualified ISA certified arborist. No cuts into live wood shall be greater than 1"

<sup>1</sup>Diameter at Breast High is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted here. A Swedish caliper<sup>1</sup> was used to measure the DBH for trees less than 26" in diameter and a steel diameter tape<sup>1</sup> for trees greater than 26"Ø.

- sufficient leaf surface near the trunk to accommodate a larger cut). No structural limbs shall be removed;
2. The root growing space for this tree, a decomposed granite planter between the vault location and the tree, shall be protected from additional soil compaction with exclusionary fencing. No vehicles or material stocking shall be allowed in this space;
  3. One (1) day prior to removal of the concrete sidewalk, the decomposed granite root space shall be irrigated to maximum soil saturation to a depth of 16". This may require application of water more than once to achieve saturation depth.
  4. Any roots encountered during removal of the sidewalk or trenching shall not be 'pulled' by equipment. Roots which are more than 12' from the base of the tree shall be cut clean by hand;
  5. Root shaving<sup>2</sup> shall not be performed on any roots;
  6. Roots encountered greater than 4" diameter shall be inspected by a qualified ISA certified arborist. Substantial roots will be required to be bridged rather than cut which may require the sidewalk to be raised. A root protection system will be designed onsite by a qualified ISA certified arborist during development in the event substantial roots are found;
  7. Any exposed roots shall be protected from the sun and air during the development period with canvas or burlap. The canvas or burlap shall be moistened daily;
  8. Soil contamination shall be avoided. Limestone gravel shall not be used for any portion of the project. All other gravel shall be acceptable if it is washed prior to use;
  9. Concrete wash out shall be contained and removed from the site (No wash out of any kind is to be dumped into the rooting space of the trees).

If you need any additional clarification, please feel free to contact me.

Thank you,



Nicole Harrison,  
ISA Certified Arborist #WC-6500AM, TRAQ



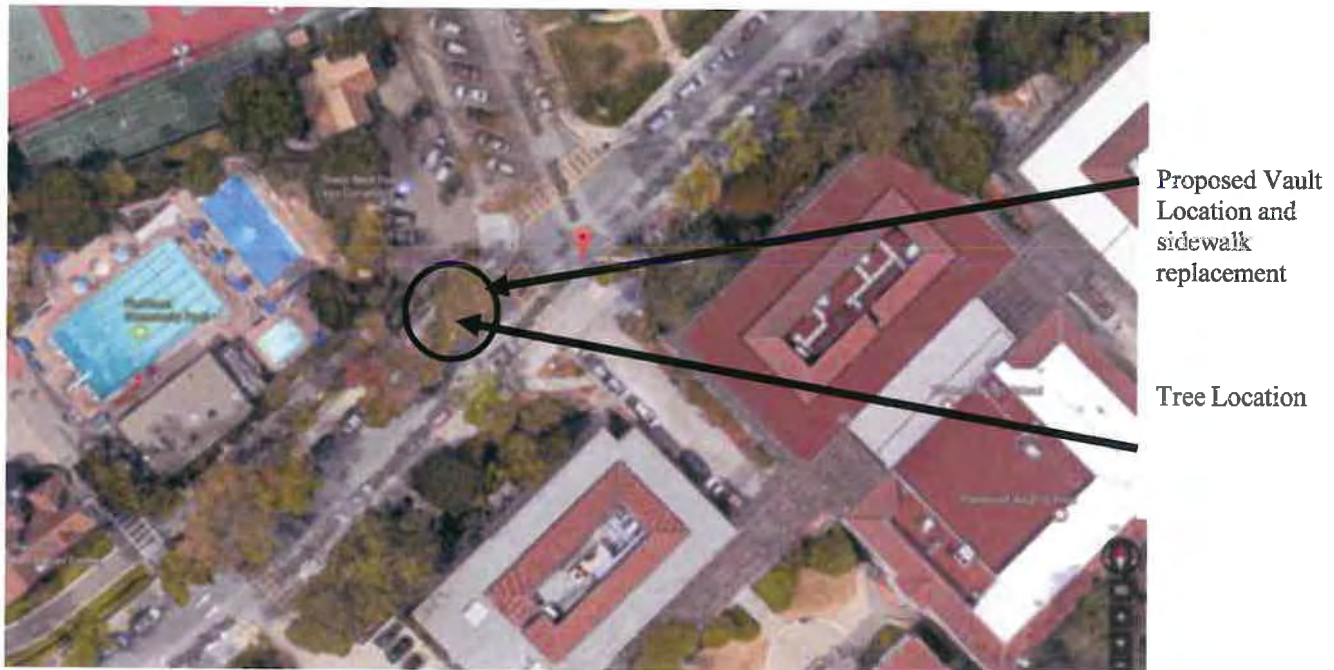
Attachments:

- Appendix A – Site Map
- Appendix B – Site Photos
- Appendix C – Disclosure

<sup>2</sup> Root Shaving removes part of a root with a longitudinal cut removing the upper half of the root. This type of pruning causes callous development on the root which in turn causes additional diameter growth on the root.



## Appendix A – Site Map



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## Appendix B – Site Photos

Photo's by Nicole Harrison, January 26, 2017

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Tree #1

Proposed vault location

Tree protection area



Shrubs to be protected

## Appendix C - Disclosure



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

### Disclosure, Assumptions and Disclaimer

- 1) I, Nicole Harrison, *ISA Certified Arborist #WE-6500AM*, of **"ABACUS"**, did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) This report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: \_\_\_\_\_

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PUBLIC WORKS  
CITY OF PIEDMONT

**PHS04 – 358 Magnolia Avenue**



**CITY OF PIEDMONT**

120 VISTA AVENUE

PIEDMONT, CA 94611

TEL: (510) 420-3050

FAX: (510) 658-3167

RECEIVED BY \_\_\_\_\_  
 DEPOSIT PAID \_\_\_\_\_  
 DATE FILED \_\_\_\_\_  
 NUMBER \_\_\_\_\_  
 PLANNER \_\_\_\_\_  
 (For staff use only)

**APPLICATION FOR:  
 WIRELESS COMMUNICATIONS FACILITIES (WCF)**

**Purpose:** *The purpose of the application is to provide a mechanism for an applicant to supply necessary information to the City of Piedmont so that it can review the proposed project for conformance with all applicable regulations and guidelines. The purpose of Chapter 17.46, Wireless Communications Facilities, is to provide a comprehensive set of standards for the development and installation of wireless communication facilities. The regulations are designed to protect and promote public safety and community welfare, property values, and the character and aesthetic quality of the city, while at the same time not unduly restricting the development of wireless communication facilities, and not unreasonably discriminating among wireless communication service providers of functionally equivalent services, including retail and other commercial providers of wireless communication services. This division applies to applications for approval of the installation of new or modified wireless communication facilities, including applications previously received by the city but not yet approved, disapproved or conditionally approved by a final city decision.*

<b>Fees:</b>	x	\$2,710	Initial Deposit (the total fee will be equal to the cost to process)
	_____	\$5,425	Initial Deposit if 3 <sup>rd</sup> party review is required pursuant to 17G.3.1(i) (the total fee will be equal to the cost to process)
	_____	\$815	One variance
	_____	\$405	Each additional variance
	\$2,710	<b>TOTAL</b>	

**Project Address:** PIEDMONT HIGH SCHOOL 04 - MAGNOLIA AVE (ZONE B)

**2 sets of plans** must be submitted with this application for an initial staff review for completeness.  
**8 additional sets of plans** may be requested by City Staff if this application is to be heard by the Planning Commission and/or the City Council.

**Application Fees**

The cost to process the application will determine the final application fees. You will be charged for any amount not covered by the initial deposit. If the cost to process the application is less than the initial deposit, you will receive a partial refund of your deposit.

Please indicate what steps you have taken to discuss this project with City staff prior to  
 submittal: Beacon Development has met with Kevin Jackson and Pierce Macdonald-Powell on a number of occasions

to discuss this project. Also conducted at least 3 site meetings.

**Detailed Description of Proposed Project:** *Please attach additional pages, as needed.* \_\_\_\_\_  
See attached detailed project description.

**I. Applicant Information:**

**Name of Commercial Wireless Provider:** Crown Castle NG West LLC

**Contact Person at Company:** Sharon James

**Company Address:** 695 River Oaks Parkway

City San Jose

State CA

Zip 95134

**Office phone #:** (408) 468-5553

**Mobile Phone #:** (408) 426-6629

**Fax #:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Project Applicant (e.g. the wireless provider's agent):**

**Company Name:** Beacon Development, LLC

**Contact Person at Company:** Bob Gundermann & Jason Osborne

**Company Address:** 3 Rovina Lane

City Petaluma

State CA

Zip 94952

**Office phone #:** (925) 899-1999

**Mobile Phone #:** (415) 559-2121

**Fax #:** (415) 358-5766

**Email Address:** jason@beacondev.net

**Agent's Prof. License #:** n/a

**Expiration Date:** \_\_\_\_\_

**Piedmont Business License # of Agent:** Will obtain

**Expiration Date:** \_\_\_\_\_

(Please contact the City Clerk at 510-420-3040 for Piedmont Business License information.)

**Property Owner Information:**

**Property Owner Name:** City of Piedmont

**Mailing Address:** 120 Vista Avenue

City Piedmont

State CA

Zip 95611

**Office phone #:** (510) 420-3039

**Mobile Phone #:** \_\_\_\_\_

**Fax #:** (510) 658-3167

**Email Address:** kjackson@ci.piedmont.ca.us

My signature below signifies that I:

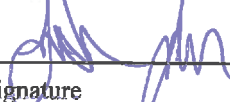
- have read and provided all applicable information per this Application for Wireless Communications Facilities, including the information listed in the Submittal Checklist.
- have reviewed the legal description on the property deed and indicated all recorded easements and deed restrictions on the submitted site plan (*Please provide a description here of the easements and restrictions that were indicated on the property deed of the subject property*) \_\_\_\_\_
- believe the information provided in this application is accurate to the best of my knowledge.
- am aware that my initial deposits of \$2,360 or \$4,720 (exclusive of variance fees) may not cover the cost to process this pre-application and that additional deposits may be required. I agree to provide additional deposits if they are required. I am aware that the City will deduct the costs to cover the processing of this application from the deposit(s), and that any unused money remaining after action has been taken on the project, will be returned to me.
- am aware that City staff, Planning Commissioners, and/or City Council Members will be on the property to view proposed construction. (Please note any special instructions regarding access to the property such as gates, alarms, etc.) \_\_\_\_\_
- understand that if this application is approved, a building permit (issued within one year from the approval date) is required for construction and that no construction may commence prior to the issuance of the building permit. No changes may be made without City approval, and changes may require a new application.

**SIGNATURE OF PROPERTY OWNER:**

Pursuant to RUA between City of Piedmont and Crown Castle NG West LLC

Print Name	Signature	Date
------------	-----------	------

**SIGNATURE OF WIRELESS SERVICE PROVIDER'S AUTHORIZED REPRESENTATIVE:**

Print Name	Signature	Date
SHARON JAMES		5/19/17

**AGENT AUTHORIZATION:** This authorization must be signed by the property owner if the applicant is not the property owner. This authorization also permits City staff to contact the Wireless Service Provider and it agent if necessary.

I authorize Jason Osborne to act as my agent in the processing of all matters pertaining to this application.

SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ date \_\_\_\_\_

**II. Land Use Information:****A. Land Use Zone:**

Please circle the land use zone of the proposed project: A    **B**    C    D    E

If the project is located in a zone other than Zone B, other than publicly-owned facilities in other zones, or other than the public right-of-way, please submit a written statement explaining the attempts made to locate in Zone B, on publicly-owned facilities in other zones, and in the public right-of-way, and the supporting materials outlined in the Documentation Checklist (Section VIII. of this application).

**B. New Facility Project:**

1. Is the proposed project located on a property used for residential purposes? ☐ Yes ☒ No
2. Does the project include the siting or construction of a new WCF facility? ☒ Yes ☐ No
3. Does the project consist of communications equipment located completely inside a structure, not visible from the outside, whose purpose is solely to provide wireless communications within the same structure, including Wi-Fi hotspots and access points, with no alteration to the exterior of the structure? ☐ Yes ☐ No

**C. Existing Facility Project:**

1. Is the project at an existing WCF facility? ☐ Yes ☒ No
2. Is the project for maintenance and repair (in which the model, type, mechanical, and electrical specifications, size and number of existing antennas, feed lines and ground-mounted equipment remains the same; OR is the project an upgrade project in which any equipment is added and/or replaced? ☐ Maintenance & Repair ☐ Upgrade
3. If the project is an "Upgrade" to an existing facility, please identify any of the following descriptions that apply:
  - a. Replacement of antenna(s): ☐ Yes ☐ No number\_\_\_\_\_
  - b. Addition of antenna(s): ☐ Yes ☐ No number\_\_\_\_\_
  - c. Replacement of feed line(s): ☐ Yes ☐ No number\_\_\_\_\_
  - d. Addition of feed line(s): ☐ Yes ☐ No number\_\_\_\_\_
  - e. Replacement of ground mounted equipment: ☐ Yes ☐ No number\_\_\_\_\_
  - f. Addition of ground mounted equipment: ☐ Yes ☐ No number\_\_\_\_\_
  - g. Changes to access, parking, or landscaping: ☐ Yes ☐ No
  - h. Increase in the height of freestanding tower: ☐ Yes ☐ No
  - i. Replacement of wireless tower or foundation: ☐ Yes ☐ No
  - j. Changes to conceal or camouflage exterior: ☐ Yes ☐ No

k. Other (describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. If the project is an "upgrade" to an existing facility, please describe how the project camouflages, conceals and/or screens the modified equipment so as to mitigate any adverse impact on aesthetics and views. N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. If the project is an "upgrade" to an existing facility, please describe any proposed changes to the physical size of the exposed surface area of all existing components of the tower or base station (including but not limited to the height, circumference, width of the wireless tower or base station, etc.) or any increase by more than 10% from the existing dimensions of any structure(s) required to support the wireless tower or base station (such as guy wires, brackets, beams, etc.). N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**D. Facilities located within the Public Right-of-Way:**

1. Is the provider is a telephone corporation? ☒ Yes ☐ No  
 → If yes, please provide certification as outlined in Section IX of this application.
2. Do you have an environmental review document certified by the CPUC? ☒ Yes ☐ No  
 → If yes, please provide a copy of the document as outlined in Section IX of this application.
3. Is the facility proposed to be sited on a City pole (streetlight standard)? ☒ Yes ☐ No  
 → If yes, please provide a list of the pole(s) as outlined in Section IX of this application.
4. Is the facility proposed to be sited on a third party's utility pole? ☐ Yes ☒ No  
 → If yes, please provide written authorization from the appropriate utility company.

**E. Height:**

What is the maximum height (measured from lowest adjacent grade) of the new or replacement antenna, pole and/or equipment? 26 feet 4 inches

*(Please be aware of the maximum building height from grade for each zone in which the wireless communication facility is located, including existing structures or facilities to which the antennae are proposed to be mounted.)*

**F. California Environmental Quality Act (CEQA):**

Do you believe the project is exempt from CEQA? ☒ Yes ☐ No

1. If yes, please cite the statutory or categorical exemption in Articles 18 and 19 of the CEQA Guidelines, Title 14 of the California Code Regulations and explain how the project meets this exemption: Section 15301(b)

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**III. Building and Structural Information:****A. Loading:**

Are additional gravity and wind loads likely to result from components of the project, such as additional arrays, or bigger, heavier antennas or mounting arms not accounted for in the original design? ☒ Yes ☐ No

1. If yes, please describe the new loads and the equipment causing them. Adding two antennas. New structurals will be provided at time of BP.  
submittal.

**B. Excavation, trenching and grade modifications:**

Does the proposed project include any excavation, trenching and/or grade modifications?

☒ Yes ☐ No

1. If yes, please describe: See attached detailed project description



**IV. Applicant's Wireless Communications Facilities Findings:**

The following information is required from all applicants.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.070 of the City's Municipal Code.

- a) **New wireless communications facilities must be collocated with existing facilities and with other planned new facilities whenever feasible..** Please note that §17.46.070.A.1 states "A new wireless tower must be designed and constructed to accommodate future collocation(s) unless the city determines that collocation would be infeasible because of physical or design issues specific to the site." (*Indicate whether the proposed facility will be collocated with another facility. If it will not, comment on the feasibility of collocation and indicate what measures have been taken to attempt to collocate the facility with another facility. Additionally, indicate the aesthetic benefits and drawbacks of the proposed facility.*):

Placing new wireless communication facilities on existing utility structures

- b) **No wireless communication facility may exceed 35 feet in height, measured from the ground to the highest point of the wireless communication facility, unless the zoning district in which the wireless communication facility is located expressly provides a higher height limit. Ground mounted wireless communication equipment, base station, antenna, pole, or tower must be the minimum functional height, unless a variance is granted. Roof mounted equipment and antennas must be located to minimize visibility. (*Indicate the height of any ground mounted equipment, antennas, poles or towers and explain why the proposed heights are required.*):**

Ground equipment will be placed in underground vault. No visual impact. Antennas placed at 32'-10" RAD center.

- c) **Wireless communication facility(ies) must be designed to minimize visual impacts. When feasible, the facility(ies) must be concealed or camouflaged. The facility(ies) must have a non-reflective finish and be painted or otherwise treated to minimize visibility and the obstruction of views. The facility(ies) may not bear signs, other than certification, warning, emergency contacts, or other signage required by law or expressly required by the City. (*Describe the materials and finishes of the equipment, antennas, poles, and towers and indicate how these materials and finishes will be non-reflective and will minimize any visual impacts.*):** Equipment will be painted to match pole.



**A wireless communication receiving and transmission facility may not adversely affect the public health, peace and safety. (Indicate any measures proposed to address the public health, peace and safety.):** Site is in compliance with FCC standards. No further mitigation measures needed. See attached EMF study.

- e) **A wireless communication facility located in the public right-of-way may not cause: (i) physical or visual obstruction, or safety hazard, to pedestrians, cyclists, or motorists; or (ii) inconvenience to the public's use of the right-of-way. Equipment, walls, and landscaping located above grade must be at least 18 inches from the front of the curb and not interfere with the public's use of the right-of-way.** See attached EMF study  
Ground equipment will be vaulted and equipment on pole painted to match.

- f) **Each wireless communication facility must comply with federal and state statutes governing local agencies' land use authority regarding the siting of wireless communication facilities, including without limitation 47 USC sections 253, 332(c)(7), 47 USC section 1455 (also known as section 6409 of the 2012 Middle Class Tax Relief and Jobs Act), California Government Code sections 50030, 65850.6 and 65964, and California Public Utilities Code sections 7901 and 7901.1. Each reference to a federal and state statutes is to the statute as it may be as amended from time-to-time and to the extent the statute remains in effect.** Crown Castle is a public utility that is authorized by the FCC and the California Public Utilities Code § 7901 that grants a statewide franchise to telephone corporations to place telephone equipment in the public rights of way.

**V. Applicant's Wireless Communications Facilities Priority for Location Findings:**

The following information is required from all projects located in Zones A, C, D & E, projects not located in or on publicly-owned facilities, or projects in locations other than the public right-of-way.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.040 of the City's Municipal Code.

- a) The facility is necessary to close a significant gap in the operator's service coverage or capacity. *Please comment:* \_\_\_\_\_

N/A

- b) The proposal satisfies each of the applicable development standards in section 17.46.070 above. *Please comment:* \_\_\_\_\_

N/A

- c) The applicant has evaluated and met the priority for location standards of section 17.46.040 A above., including the evaluation of a possible alternative site(s) in Zone D that is not used for residential purposes; evaluation of a possible alternative site(s) in non-residential property in Zone A, C or E; evaluation of a possible alternative site(s) on or in an existing structure where the wireless communications facility can be concealed; evaluation of a possible alternative site(s) where collocation with other wireless communications facility is possible; and evaluation of a possible alternative site(s) where the wireless communications structure can be located on or in a new structure that can be incorporated in an inconspicuous or compatible manner with the surrounding area. *Please comment:* \_\_\_\_\_

N/A

- d) The proposed design is consistent with City of Piedmont Design Guidelines. *Please comment:* \_\_\_\_\_

N/A

- e) The proposed facility has been located and designed for collocation to the greatest extent reasonably feasible, and the applicant has submitted a statement of its willingness to allow other wireless service providers to collocate on the proposed facility. *Please comment:* \_\_\_\_\_

N/A

**The development standards in 17.46.070 shall be fully considered. Please make sure you have completed the Findings in Section IV of this application form.**

**VI. Applicant's Variance Findings:**

The following information is required from all projects that require a variance.

In order for the Planning Commission to approve an application for a variance, required findings must be made. Please describe how the proposed project meets the variance criteria of Section 17.70 of the City's Municipal Code.

- a) **The property and existing improvements present unusual physical circumstances of the property (including but not limited to size, shape, topography, location and surroundings), so that strictly applying the terms of this chapter would keep the property from being used in the same manner as other conforming properties in the zone; Describe specific, unique problems with the property, such as location, surroundings, mature trees, natural obstacles or formations, and explain why the improvements cannot be made in conformity with codes and regulations:** \_\_\_\_\_

N/A

- b) **The project is compatible with the immediately surrounding neighborhood and the public welfare; and Explain why, without the variance, the property cannot be used in the same manner as others in the same zone, and explain how the variance will not give the property an advantage over others in the same zone.:** \_\_\_\_\_

N/A

- c) **Accomplishing the improvement without a variance would cause unreasonable hardship in planning, design, or construction. Unreasonable hardship" for purposes of this subsection refers to the unusual physical characteristics of the underlying lot and existing improvements on the lot which prohibit development of the lot in a manner consistent with lots conforming to City standards. "Unreasonable hardship" shall not refer to any conditions personal to the applicant. Please describe the hardship(s) inherent to this property:** \_\_\_\_\_

N/A

**VII. Notice Instructions:**

Required for all projects that will be heard by the Planning Commission and/or City Council (e.g., non-exempt projects, projects without proposed collocation, and projects referred to the Planning Commission by the Planning Director).

1. Complete the attached Notice and make one photocopy for each adjacent neighbor.
2. Hand deliver or mail one copy of the Notice to each adjacent neighbor at least 30 days before the initial hearing. Adjacent neighbors often include one neighbor on each side, three across the street, and three in the rear. You may address the notices to "Property Owner", if you do not know the names of your adjacent neighbors.
3. Complete the attached Affidavit of Service and return it along with one copy of the Notice to the Department of Public Works at least 30 days before the hearing. Please note the Affidavit of Service is not required to be notarized.
4. Please call the Department of Public Works at (510) 420-3050, if you have any questions or would like help in determining the addresses or names of your adjacent neighbors.

**NOTICE OF AN APPLICATION FOR  
WIRELESS COMMUNICATIONS FACILITY**

Dear Neighbor:

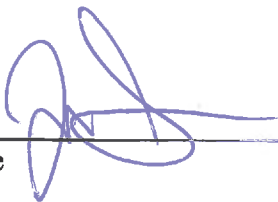
I/ We have submitted an application for consideration by the Piedmont Planning Commission which seeks City approval of an application to (description of project) \_\_\_\_\_  
**PIEDMONT HIGH SCHOOL 04 - MAGNOLIA AVE**

The purpose of this form is to notify you of my application. My application will be considered by the Planning Commission on or after (date) \_\_\_\_\_.

This notice will be followed by a notice from the City confirming the date of the hearing and inviting you to comment on the application. The Planning Commission regularly meets at 5:00 p.m. on the second Monday of every month in the Council Chambers at City Hall, 120 Vista Avenue. Please contact the Department of Public Works at 420-3050, if you have any questions regarding this application.

Signed,

Signature



Date

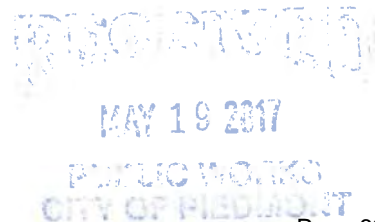
5/19/17

**Jason Osborne**

Name of Applicant

**MAGNOLIA AVE**

Address of Project



## AFFIDAVIT OF SERVICE BY APPLICANT/ AGENT

(To be attached to a copy of the Notice and returned to the Department of Public Works.)

\_\_\_\_\_ being sworn, says that he or she is over 18 years of age  
affiant (applicant/agent) name

and a resident of \_\_\_\_\_  
County, Country

That affiant's residence address is \_\_\_\_\_.

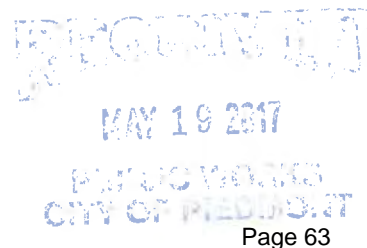
That affiant served a copy of the attached notice of an application for variance and/or Planning Commission design review by placing said copy in an envelope addressed to:

which envelope was then sealed and postage fully prepaid thereon, and thereafter was on \_\_\_\_\_  
date  
 deposited in the United States mail or delivered personally by hand.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_ at \_\_\_\_\_, California.  
date address

Signed \_\_\_\_\_  
Affiant's signature





## VIII. Drawing and Document Elements Checklist:

### Wireless Communications Facility (WCF) Application

A vital part of the WCF Application is to have adequate plan set information in order to properly review the proposed wireless telecommunications facility in conformance with Chapter 17.46 of the Municipal Code and all other relevant guidelines and regulations. Unless otherwise indicated, you must provide all of the following information. Two (2) sets of drawings (24" x 36" in size) must be submitted with the WCF Application. All drawings must be accurately scaled and dimensioned. One copy of non-drawing documents must be submitted with the WCF Application.

Should your application be deemed complete and placed on the agenda for a Commission or Council hearing, 8 additional sets of plans will be requested by City Staff.

**Existing Site Plan** (preferred scale 1/8") should include:

- ☒ Scale, north arrow, and dimensions;
- ☒ Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- ☒ Location of existing structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- ☒ Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- ☒ Setback dimensions measured from the property lines to the closest point of Structure(s) (§17.2.71-73), including eaves and other architectural projections.

**Proposed Site Plan** (preferred scale 1/8") should include:

- ☒ Scale, north arrow, and dimensions;
- ☒ Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- ☒ Location of existing and proposed structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- ☒ Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- ☒ Footprints (outline) and identification of structures on adjacent properties within 20 feet of the property line or more than 100 feet from the proposed construction. Indicate the dimensions between the closest point of any adjacent structure and the proposed construction;
- ☒ Setback dimensions measured from the property lines to the closest point of proposed ground-mounted equipment, antenna, and Structure(s) (§17.2.71-73) including eaves and other architectural projections.

**Existing Elevations (or Photographs should no existing building exist)** (preferred scale 1/4") should include:

- ☒ Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- ☒ All elevations of each structure on which modifications are proposed;
- ☐ Show buildings, other structures, WCF equipment, fences, retaining walls, and any other relevant feature;
- ☐ Indication of building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- ☒ Indication of the height of buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- ☒ Photographs showing existing conditions may be submitted as supplemental information or in place of elevations when no existing structures or buildings exist on site.

**Proposed Elevations** (preferred scale 1/4") should include:

- ☒ Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- ☒ All elevations of each structure on which modifications are proposed;
- ☐ Show buildings, other structures, WCF equipment, fences, retaining walls, required signage, and any other relevant feature;
- ☒ Indication of proposed building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- ☒ Indication of the proposed height of new buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- ☐ Photographs or photo simulations showing proposed conditions may be submitted as supplemental information.

**Equipment Details** (preferred scale at least 1/2") should include:

- ☒ Scale, dimensions, and drawing label;
- ☒ Include details of antenna and other proposed wireless communications equipment.

**Landscape plans** (preferred scale 1/8") should include:

- ☐ Scale, north arrow and dimensions;
- ☐ Include property lines, footprints of all structures and all hardscape areas;
- ☐ Show planting areas and provide a plant list including the size and species;
- ☐ Arborist report for work within the driplines of existing trees;
- ☐ Provide information on irrigation.

**Photo Simulations** (optional):

- ☒ In addition to proposed elevations, photo simulations may be submitted to demonstrate the aesthetics and impacts of a proposed wireless communications facility.

**Story Poles, per City of Piedmont story pole policy.****Graphic Calculations (1 set only):**

Please submit plans which graphically illustrate the required calculations. Calculations are expressed as percentages. Separate graphic calculations are to be submitted, as follows:

- ☐ **Existing and Proposed Structure Coverage** equals the number of square feet of structures covering the lot divided by the number of square feet in the lot. (Equipment, antennas, poles, and towers are included in this calculation,) For a complete definition of structure coverage, please see Piedmont City Code §17.2.71-73.
- ☐ **Existing and Proposed Hardscape Surface Coverage** equals the number of square feet of structures plus the number of square feet of all hardscape, all divided by the number of square feet in the lot. For a complete definition of Hardscape Surface, please see Piedmont City Code §17.2.35.

**Documentation for sites outside of Zone B, publicly-owned facilities in other zones, or the public right-of-way:**

- ☐ **Map and Written Description** showing and describing the exact area in Piedmont which applicant contends cannot receive coverage from a site in Zone B or a site outside of City, showing the boundaries of the area clearly on a map and setting forth the exact street addresses of each Piedmont home not within the area receiving coverage – Piedmont City Code §17G.4.2(a).
- ☐ **Copies of Detailed Technical Reports or Tests** which clearly prove that each home within the area fails to receive coverage from Zone B or from any other Zone within Piedmont, or from specific locations outside of Piedmont – Piedmont City Code §17G.4.2(b).
- ☐ **Copies of Detailed Technical Reports or Tests** which prove that each home within the area does receive coverage from the alternate site proposed by applicant – Piedmont City Code §17G.4.2(c).

- ☐ **List of All Possible Site Locations within Zone B** and all possible site locations outside of the city from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(d).
- ☐ **Exact Information on All Possible Site Locations Outside of Zone B within the City** from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(e).
- ☐ **Exact Information on the Alternate Site** proposed by the applicant, including the exact location of the site as shown on a map and by street address, a copy of an executed Lease or PCS Site Agreement for the site, a detailed report on all costs and expenses in constructing and completing such site for use, including a verifiable bid for the work on such site, and an exact schematic drawing – Piedmont City Code §17G.4.2(f).

**Documentation for Wireless Communication Facilities located within the Public Right-of-Way (ROW):**

- ☒ Certification that the provider is a telephone corporation.
- ☒ Any environmental review document(s) certified by the California Public Utilities Commission for siting the proposed facilities in the City's ROW.
- ☒ For projects in which the facility is proposed to be sited on a City pole (e.g., streetlight standard), please provide a list of said poles including identification by location and badge/ID number.
- ☒ For projects in which the facility is proposed to be sited on a third party's utility pole (e.g., PG&E pole), please provide a list of said poles including identification by location and badge/ID number AND written authorization from the appropriate utility company.
- ☒ Site plans that illustrate the boundaries of the ROW and the location of infrastructure in the ROW, including without limitation sidewalks, curbs, gutters, driveways, landscaping, other existing communications equipment, utility poles, light poles, fire hydrants, bus stops, bike lanes, traffic signals and above and below ground utility equipment vaults, etc.
- ☒ Analysis demonstrating the impacts to sightlines for drivers, bicyclists, and pedestrians.

If you believe that any of the above requirements do not pertain to your project, please call the Department of Public Works at (510) 420-3050 and make an appointment to meet with a planner.



Crown Castle  
695 River Oaks Parkway  
San Jose, CA 95134

April 7, 2017

City of Piedmont  
120 Vista Avenue  
Piedmont, CA 94611  
Phn: (510) 420-3050  
Fax: (510) 658-3167

RE: Detailed Description of Proposed Crown Castle DAS Expansion Project on Magnolia Ave.

To Pierce Macdonald-Powell,

PH504

This project involves the following:

- REPLACE EXISTING CITY STREET LIGHT WITH NEW 24' STEEL CITY STREETLIGHT IN PLACE.
- INSTALL NEW (2) COMMScope SBNHH-1D65A 56" PANEL ANTENNAS WITH ELECTRICAL TILT.
- NEW 4' X 6' CROWN CASTLE VAULT WITH (2) RRUS-12 AND (1) DISCONNECT BOX INSIDE.
- NEW (1) POWER METER ON POLE.

The equipment on the pole will be painted to match the wood and will be compatible with other poles in the area. The installation will not adversely affect abutting and surrounding neighborhoods and will have no effect on traffic.

#### Statement of Operations

The proposed facility will use existing electrical and telephone services, which are readily available to the site. No nuisances will be generated by the proposed facility, nor will the facility injure the public health, safety, morals or general welfare of the community. The technology does not interfere with any other forms of communication devices whether public or private.

Upon completion of construction, finetuning of the facility may be necessary, meaning the site will be adjusted once or twice a month by a service technician for routine maintenance. No additional parking spaces are needed at the project site for maintenance activities. The site is entirely selfmonitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security.

Because the facility will be un-staffed, there will be no regular hours of operation and no impact to existing traffic patterns. Existing public roads will provide access to the technician who arrives infrequently to service the site. No on-site water or sanitation services will be required as a part of this proposal.

1. Street use permit shall be obtained by contractor prior to commencing work.
2. All work to be conducted in the right of way.
3. All disturbed landscaping shall be replaced to similar existing conditions.
4. Any sidewalk closure shall be coordinated with the city and proper signing will be placed.
5. No materials or equipment shall be stored on private property or block access to private property.



6. Cleanup of site will be completed each evening and the site will be returned to existing conditions at the completion of construction.

#### Alternative Site Analysis

Please find supplemental material discussing alternative any applicable alternative locations or designs on the attached document, which have been reviewed within our RF Propagation package.

#### Zoning Analysis

The site of the proposed facility is located in a public right-of-way. This project requires no requested zoning changes. This particular location falls within Zone B.

#### New Node and Installation of a New Pole

Crown Castle NG West LLC ("Crown Castle") is submitting the accompanying complete application to install its telecommunications network facilities in accordance with your code, ordinances and regulations. Please be advised the Federal Communications Commission (FCC) has adopted Rules and Regulations that impact how you must process this application. **In addition, state law also limits your regulation of Crown Castle's access to the public rights of way.**

#### Crown Castle's Deployment

Crown Castle provides telecommunications services to wireless carriers. It does so via telecommunications networks installed in the public rights of way that integrate elements including fiber optic cables as well as personal wireless services facilities, such as antennas and related equipment. These networks are sometimes referred to as distributed antenna systems ("DAS") or Small Cell networks.

Pursuant to the California Public Utility Commission, Crown Castle has been granted a certificate of public convenience and necessity ("CPCN"). As a result, Crown Castle must be granted access to the public rights of way in the same manner and on the same terms applicable to other certificated telecommunications providers and utilities.

#### Federal Regulations Applicable to This Application

Federal law and the FCC's rules implementing the law require that this permit application be processed to a final decision by this jurisdiction without undue delay. Specifically, because this application proposes to install new equipment on a new pole in the public rights of way, this application must be acted on within one hundred fifty (150) days from its submission, today.<sup>1</sup>

Moreover, pursuant to FCC regulations, this application is deemed complete 30 days after today, unless you provide written notice to Crown Castle.<sup>2</sup> If you contend that the application is incomplete, within the next 30 days you must provide written notice specifying any items you claim are missing to

<sup>1</sup> In re Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review, Declaratory Ruling, 24 FCC Rcd. 13994 ¶¶ 32, 45-46 (2009) ("FCC Shot Clock Order"); In the matter of Acceleration of Broadband Deployment By Improving Wireless Facilities Siting Policies, Report and Order, FCC 14-153, WT Docket No. 13-238, ¶ 272 (FCC Oct. 21, 2014) ("Wireless Infrastructure Order") (clarifying that DAS nodes that involve installation of new poles trigger the 150 day shot clock).

<sup>2</sup> Wireless Infrastructure Order at ¶¶ 257, 259.

make the application complete.<sup>3</sup> For each item alleged to be missing, you must specify the code provision, ordinance, application instruction, or otherwise publically-stated procedure that requires the submission of the information.<sup>4</sup>

Among other Federal and State Rights, we note that California Public Utilities Code § 7901 grants a statewide franchise to telephone corporations to place telephone equipment in the public rights-of-way and that use of the rights-of-way by telephone corporations is a matter of statewide concern that is not subject to local regulation except for limited regulation of the time, place, and manner of such use. In addition, the Telecommunications Act limits the authority of local jurisdictions by, among other restrictions, requiring approval within a reasonable period of time. In submitting this application, Crown Castle expressly reserves all of its Federal and State Rights, including, without limitation, its rights under federal and state law to challenge the requirement for a discretionary permit for its proposed installation in the public right-of-way. Neither the act of submitting the application nor anything contained therein shall be construed as a waiver of any such rights.

---

<sup>3</sup> Wireless Infrastructure Order at ¶¶ 259-260.

<sup>4</sup> Id.

Please send all written requests for additional information regarding this application to:

Jason Osborne  
Beacon Development, LLC  
3 Rovina Lane, Petaluma, CA 94952  
(415) 559-2121  
jason@beacondev.net

Sincerely,

Sharon James



**Verizon Wireless • Piedmont, California  
Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate distributed antenna system ("DAS") nodes (ID# 258040 "Piedmont High School") proposed to be located near Piedmont High School in Piedmont, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

**Executive Summary**

Verizon proposes to install directional panel antennas on four poles sited in the public right-of-way in Piedmont. The proposed operations will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

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

**General Facility Requirements**

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to a central "hub" (which in turn are connected to the traditional



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**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the antennas and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

### **Computer Modeling Method**

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

### **Site and Facility Description**

Based upon information provided by Verizon, it is proposed to install eight CommScope Model SBNHH-1D65A directional panel antennas in pairs on four poles sited in the public right-of-way in Piedmont, near Piedmont High School. The antennas would employ 2° downtilt,\* would be mounted at effective heights of at least 26 feet above ground, and would be oriented as shown in Table 1. The maximum effective radiated power in any direction would be 1,141 watts, representing simultaneous operation at 805 watts for AWS and 336 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

### **Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.019 mW/cm<sup>2</sup>, which is 2.7% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building† is 1.6% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation. The maximum calculated levels at ground for all of the nodes are given in Table 1:

\* Assumed for the purposes of this study.

† Located at least 35 feet away, based on photographs from Google Maps.



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**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

Node Number	Approximate Address	Antenna Orientations	Effective Height	Calculated Exposure at Ground Power Density vs. FCC Limit	
CA-PHS03 N37.823568, W122.233254	799 Magnolia Avenue	90/190°T	32'3.5"	0.012 mW/cm <sup>2</sup>	1.6%
CA-PHS04 N37.822997, W122.234129	Magnolia Avenue	105/220°T	26'3.5"	0.014 mW/cm <sup>2</sup>	2.3%
CA-PHS08m N37.820328, W122.236256	1159 Winsor Avenue	160/280°T	36'3"	0.014 mW/cm <sup>2</sup>	1.9%
CA-PHS09m1 N37.820145, W122.234044	Across 314 Wildwood Ave	100/220°T	27'7.5"	0.019 mW/cm <sup>2</sup>	2.7%

*Table 1. CommScope Model SBNHH-1D65A, with two 2x40W RRUS-12 (700 MHz, AWS)*

### Recommended Mitigation Measures

Due to their mounting locations and heights, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antennas or the poles. No access within 4 feet directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the pertinent node is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs<sup>‡</sup> be posted at the antennas and/or on the poles below the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

### Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the DAS nodes proposed by Verizon Wireless in Piedmont, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating nodes. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

<sup>‡</sup> Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of PUC GO95.

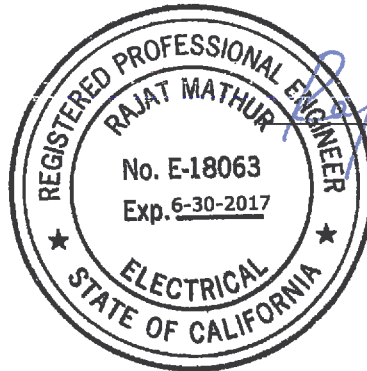


**Verizon Wireless • Piedmont, California  
Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-18063, which expires on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

December 2, 2016



*Rajat Mathur*  
Rajat Mathur, P.E.  
707/996-5200

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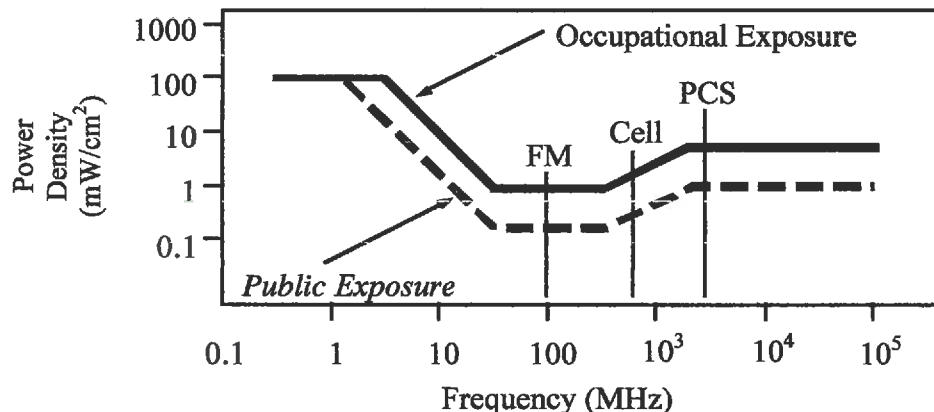
**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

## FCC Radio Frequency Protection Guide

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

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

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



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



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## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

#### Near Field.

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

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

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

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

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

#### Far Field.

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

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

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

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



# ABACUS

CONSULTING ARBORISTS



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

February 1, 2017

Bob Gunderman  
Beacon Development, LLC  
1757 Greenwood Road  
Pleasanton, CA 94566

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Re: Cell Vault at 709 Magnolia Ave, Piedmont, CA

Dear Mr. Gunderman:

Pursuant to your request, an evaluation of the trees at the development site and within 25' of the development area which could be impacted by the proposed development was conducted. The location is Magnolia Avenue (37.823029, -122.234112) along the north side of the curve on the Piedmont Recreation Center property, in Piedmont, California. See Appendix A – Site Map.

There is one (1) tree within 25' of the proposed development area that could potentially be impacted by the development. The tree is a 7" DBH<sup>1</sup> London Plane Tree, *Platanus acerifolia*, located 20' west of the proposed vault location. The following recommendations will provide adequate protection for the tree during construction:

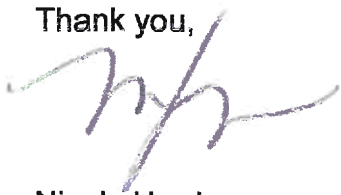
1. The root growing space for this tree, a narrow decomposed granite run between the vault location and the tree, shall be protected from additional soil compaction with exclusionary fencing. No vehicles or material stocking shall be allowed in this space;
2. One (1) day prior to removal of the concrete sidewalk, the decomposed granite root space shall be irrigated to maximum soil saturation to a depth of 16". This may require application of water more than once to achieve saturation depth.
3. Any roots encountered less than 2" in diameter during trenching and/or digging shall not be 'pulled' by equipment, but shall be cut clean by hand.
4. Any roots encountered greater than 2" shall be inspected and cut by a qualified ISA certified arborist;
5. Soil contamination shall be avoided. Limestone gravel shall not be used for any portion of the project. All other gravel shall be acceptable if it is washed prior to use;

<sup>1</sup> DBH: Diameter at Breast High is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted here. A Swedish caliper<sup>1</sup> was used to measure the DBH for trees less than 26" in diameter and a steel diameter tape<sup>1</sup> for trees greater than 26"Ø.



If you need any additional clarification, please feel free to contact me.

Thank you,



Nicole Harrison,  
*ISA Certified Arborist #WC-6500AM, TRAQ*

**Attachments:**

- Appendix A – Site Map
- Appendix B – Site Photos
- Appendix C – Disclosure



## Appendix A – Site Map



Proposed Vault  
Location

Tree Location

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## Appendix B – Site Photos



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## Appendix C - Disclosure



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

### Disclosure, Assumptions and Disclaimer

- 1) I, Nicole Harrison, *ISA Certified Arborist #WE-6500AM*, of "**ABACUS**", did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) This report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: \_\_\_\_\_

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**PHS06 – 428 El Cerrito Avenue**



**CITY OF PIEDMONT****120 VISTA AVENUE****PIEDMONT, CA 94611****TEL: (510) 420-3050****FAX: (510) 658-3167**

RECEIVED BY \_\_\_\_\_  
 DEPOSIT PAID \_\_\_\_\_  
 DATE FILED \_\_\_\_\_  
 NUMBER \_\_\_\_\_  
 PLANNER \_\_\_\_\_  
 (For staff use only)

**APPLICATION FOR:  
 WIRELESS COMMUNICATIONS FACILITIES (WCF)**

**Purpose:** *The purpose of the application is to provide a mechanism for an applicant to supply necessary information to the City of Piedmont so that it can review the proposed project for conformance with all applicable regulations and guidelines. The purpose of Chapter 17.46, Wireless Communications Facilities, is to provide a comprehensive set of standards for the development and installation of wireless communication facilities. The regulations are designed to protect and promote public safety and community welfare, property values, and the character and aesthetic quality of the city, while at the same time not unduly restricting the development of wireless communication facilities, and not unreasonably discriminating among wireless communication service providers of functionally equivalent services, including retail and other commercial providers of wireless communication services. This division applies to applications for approval of the installation of new or modified wireless communication facilities, including applications previously received by the city but not yet approved, disapproved or conditionally approved by a final city decision.*

<b>Fees:</b>	<u>  X  </u>	\$2,710	Initial Deposit (the total fee will be equal to the cost to process)
	<u>      </u>	\$5,425	Initial Deposit if 3 <sup>rd</sup> party review is required pursuant to 17G.3.1(i) (the total fee will be equal to the cost to process)
	<u>  ·  </u>	\$815	One variance
	<u>  X  </u>	\$405	Each additional variance
	<u>\$2,710</u>	<b>TOTAL</b>	

**Project Address:** PIEDMONT HIGH SCHOOL 06 - ACROSS 428 EL CERRITO AVE (ZONE A)

**2 sets of plans** must be submitted with this application for an initial staff review for completeness.  
**8 additional sets of plans** may be requested by City Staff if this application is to be heard by the Planning Commission and/or the City Council.

**Application Fees**

The cost to process the application will determine the final application fees. You will be charged for any amount not covered by the initial deposit. If the cost to process the application is less than the initial deposit, you will receive a partial refund of your deposit.

Please indicate what steps you have taken to discuss this project with City staff prior to submittal: Beacon Development has met with Kevin Jackson and Pierce Macdonald-Powell on a number of occasions

to discuss this project. Also conducted at least 3 site meetings.

**Detailed Description of Proposed Project:** *Please attach additional pages, as needed.* \_\_\_\_\_  
**See attached detailed project description.**

### **I. Applicant Information:**

**Name of Commercial Wireless Provider:** Crown Castle NG West LLC  
**Contact Person at Company:** Sharon James  
**Company Address:** 695 River Oaks Parkway  
City San Jose State CA Zip 95134  
**Office phone #:** (408) 468-5553 **Mobile Phone #:** (408) 426-6629  
**Fax #:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

### **Project Applicant (e.g. the wireless provider's agent):**

**Company Name:** Beacon Development, LLC  
**Contact Person at Company:** Bob Gundermann & Jason Osborne  
**Company Address:** 3 Rovina Lane  
City Petaluma State CA Zip 94952  
**Office phone #:** (925) 899-1999 **Mobile Phone #:** (415) 559-2121  
**Fax #:** (415) 358-5766 **Email Address:** jason@beacondev.net  
**Agent's Prof. License #:** n/a **Expiration Date:** \_\_\_\_\_  
**Piedmont Business License # of Agent:** Will obtain **Expiration Date:** \_\_\_\_\_  
(Please contact the City Clerk at 510-420-3040 for Piedmont Business License information.)

### **Property Owner Information:**

**Property Owner Name:** City of Piedmont  
**Mailing Address:** 120 Vista Avenue  
City Piedmont State CA Zip 95611  
**Office phone #:** (510) 420-3039 **Mobile Phone #:** \_\_\_\_\_  
**Fax #:** (510) 658-3167 **Email Address:** kjackson@ci.piedmont.ca.us



My signature below signifies that I:


- have read and provided all applicable information per this Application for Wireless Communications Facilities, including the information listed in the Submittal Checklist.
- have reviewed the legal description on the property deed and indicated all recorded easements and deed restrictions on the submitted site plan (*Please provide a description here of the easements and restrictions that were indicated on the property deed of the subject property*) \_\_\_\_\_
- believe the information provided in this application is accurate to the best of my knowledge.
- am aware that my initial deposits of \$2,360 or \$4,720 (exclusive of variance fees) may not cover the cost to process this pre-application and that additional deposits may be required. I agree to provide additional deposits if they are required. I am aware that the City will deduct the costs to cover the processing of this application from the deposit(s), and that any unused money remaining after action has been taken on the project, will be returned to me.
- am aware that City staff, Planning Commissioners, and/or City Council Members will be on the property to view proposed construction. (Please note any special instructions regarding access to the property such as gates, alarms, etc.) \_\_\_\_\_
- understand that if this application is approved, a building permit (issued within one year from the approval date) is required for construction and that no construction may commence prior to the issuance of the building permit. No changes may be made without City approval, and changes may require a new application.

**SIGNATURE OF PROPERTY OWNER:**

Pursuant to RUA between City of Piedmont and Crown Castle NG West LLC

Print Name	Signature	Date
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**SIGNATURE OF WIRELESS SERVICE PROVIDER'S AUTHORIZED REPRESENTATIVE:**

Print Name	Signature	Date
Shawn Jones		5/19/17

**AGENT AUTHORIZATION:** This authorization must be signed by the property owner if the applicant is not the property owner. This authorization also permits City staff to contact the Wireless Service Provider and it agent if necessary.

I authorize Jason Osborne to act as my agent in the processing of all matters pertaining to this application.

SIGNATURE OF PROPERTY OWNER  date 5/19/17

**II. Land Use Information:****A. Land Use Zone:**

Please circle the land use zone of the proposed project: **(A)** B C D E

If the project is located in a zone other than Zone B, other than publicly-owned facilities in other zones, or other than the public right-of-way, please submit a written statement explaining the attempts made to locate in Zone B, on publicly-owned facilities in other zones, and in the public right-of-way, and the supporting materials outlined in the Documentation Checklist (Section VIII. of this application).

**B. New Facility Project:**

1. Is the proposed project located on a property used for residential purposes? ☐ Yes ☒ No
2. Does the project include the siting or construction of a new WCF facility? ☒ Yes ☐ No
3. Does the project consist of communications equipment located completely inside a structure, not visible from the outside, whose purpose is solely to provide wireless communications within the same structure, including Wi-Fi hotspots and access points, with no alteration to the exterior of the structure? ☐ Yes ☐ No

**C. Existing Facility Project:**

1. Is the project at an existing WCF facility? ☐ Yes ☒ No
2. Is the project for maintenance and repair (in which the model, type, mechanical, and electrical specifications, size and number of existing antennas, feed lines and ground-mounted equipment remains the same; OR is the project an upgrade project in which any equipment is added and/or replaced? ☐ Maintenance & Repair ☐ Upgrade
3. If the project is an "Upgrade" to an existing facility, please identify any of the following descriptions that apply:
  - a. Replacement of antenna(s): ☐ Yes ☐ No number\_\_\_\_\_
  - b. Addition of antenna(s): ☐ Yes ☐ No number\_\_\_\_\_
  - c. Replacement of feed line(s): ☐ Yes ☐ No number\_\_\_\_\_
  - d. Addition of feed line(s): ☐ Yes ☐ No number\_\_\_\_\_
  - e. Replacement of ground mounted equipment: ☐ Yes ☐ No number\_\_\_\_\_
  - f. Addition of ground mounted equipment: ☐ Yes ☐ No number\_\_\_\_\_
  - g. Changes to access, parking, or landscaping: ☐ Yes ☐ No
  - h. Increase in the height of freestanding tower: ☐ Yes ☐ No
  - i. Replacement of wireless tower or foundation: ☐ Yes ☐ No
  - j. Changes to conceal or camouflage exterior: ☐ Yes ☐ No

k. Other (describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. If the project is an "upgrade" to an existing facility, please describe how the project camouflages, conceals and/or screens the modified equipment so as to mitigate any adverse impact on aesthetics and views. N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. If the project is an "upgrade" to an existing facility, please describe any proposed changes to the physical size of the exposed surface area of all existing components of the tower or base station (including but not limited to the height, circumference, width of the wireless tower or base station, etc.) or any increase by more than 10% from the existing dimensions of any structure(s) required to support the wireless tower or base station (such as guy wires, brackets, beams, etc.). N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**D. Facilities located within the Public Right-of-Way:**

1. Is the provider is a telephone corporation? ☒ Yes ☐ No  
 → If yes, please provide certification as outlined in Section IX of this application.
2. Do you have an environmental review document certified by the CPUC? ☒ Yes ☐ No  
 → If yes, please provide a copy of the document as outlined in Section IX of this application.
3. Is the facility proposed to be sited on a City pole (streetlight standard)? ☒ Yes ☐ No  
 → If yes, please provide a list of the pole(s) as outlined in Section IX of this application.
4. Is the facility proposed to be sited on a third party's utility pole? ☐ Yes ☒ No  
 → If yes, please provide written authorization from the appropriate utility company.

**E. Height:**

What is the maximum height (measured from lowest adjacent grade) of the new or replacement antenna, pole and/or equipment? 47 feet 4 inches

*(Please be aware of the maximum building height from grade for each zone in which the wireless communication facility is located, including existing structures or facilities to which the antennae are proposed to be mounted.)*

**F. California Environmental Quality Act (CEQA):**

Do you believe the project is exempt from CEQA? ☒ Yes ☐ No

1. If yes, please cite the statutory or categorical exemption in Articles 18 and 19 of the CEQA Guidelines, Title 14 of the California Code Regulations and explain how the project meets this exemption: Section 15301(b)

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**III. Building and Structural Information:****A. Loading:**

Are additional gravity and wind loads likely to result from components of the project, such as additional arrays, or bigger, heavier antennas or mounting arms not accounted for in the original design? ☒ Yes ☐ No

1. If yes, please describe the new loads and the equipment causing them. Adding two antennas. New structurals will be provided at time of BP.  
submittal.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. Excavation, trenching and grade modifications:**

Does the proposed project include any excavation, trenching and/or grade modifications?

☒ Yes ☐ No

1. If yes, please describe: See attached detailed project description  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### IV. Applicant's Wireless Communications Facilities Findings:

The following information is required from all applicants.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.070 of the City's Municipal Code.

- a) **New wireless communications facilities must be collocated with existing facilities and with other planned new facilities whenever feasible..** Please note that §17.46.070.A.1 states "A new wireless tower must be designed and constructed to accommodate future collocation(s) unless the city determines that collocation would be infeasible because of physical or design issues specific to the site." *(Indicate whether the proposed facility will be collocated with another facility. If it will not, comment on the feasibility of collocation and indicate what measures have been taken to attempt to collocate the facility with another facility. Additionally, indicate the aesthetic benefits and drawbacks of the proposed facility.):*

Placing new wireless communication facilities on existing utility structures

- b) **No wireless communication facility may exceed 35 feet in height, measured from the ground to the highest point of the wireless communication facility, unless the zoning district in which the wireless communication facility is located expressly provides a higher height limit. Ground mounted wireless communication equipment, base station, antenna, pole, or tower must be the minimum functional height, unless a variance is granted. Roof mounted equipment and antennas must be located to minimize visibility. (Indicate the height of any ground mounted equipment, antennas, poles or towers and explain why the proposed heights are required.):**

Ground equipment will be placed in underground vault. No visual impact. Antennas placed at 32'-10" RAD center.

- c) **Wireless communication facility(ies) must be designed to minimize visual impacts. When feasible, the facility(ies) must be concealed or camouflaged. The facility(ies) must have a non-reflective finish and be painted or otherwise treated to minimize visibility and the obstruction of views. The facility(ies) may not bear signs, other than certification, warning, emergency contacts, or other signage required by law or expressly required by the City. (Describe the materials and finishes of the equipment, antennas, poles, and towers and indicate how these materials and finishes will be non-reflective and will minimize any visual impacts.):**

Equipment will be painted to match pole.

**A wireless communication receiving and transmission facility may not adversely affect the public health, peace and safety. (Indicate any measures proposed to address the public health, peace and safety.):** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- e) **A wireless communication facility located in the public right-of-way may not cause: (i) physical or visual obstruction, or safety hazard, to pedestrians, cyclists, or motorists; or (ii) inconvenience to the public's use of the right-of-way. Equipment, walls, and landscaping located above grade must be at least 18 inches from the front of the curb and not interfere with the public's use of the right-of-way. See attached EMF study**
- Ground equipment will be vaulted and equipment on pole painted to match.
- \_\_\_\_\_
- \_\_\_\_\_

- f) **Each wireless communication facility must comply with federal and state statutes governing local agencies' land use authority regarding the siting of wireless communication facilities, including without limitation 47 USC sections 253, 332(c)(7), 47 USC section 1455 (also known as section 6409 of the 2012 Middle Class Tax Relief and Jobs Act), California Government Code sections 50030, 65850.6 and 65964, and California Public Utilities Code sections 7901 and 7901.1. Each reference to a federal and state statutes is to the statute as it may be as amended from time-to-time and to the extent the statute remains in effect.**
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



**V. Applicant's Wireless Communications Facilities Priority for Location Findings:**

The following information is required from all projects located in Zones A, C, D & E, projects not located in or on publicly-owned facilities, or projects in locations other than the public right-of-way.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.040 of the City's Municipal Code.

- a) The facility is necessary to close a significant gap in the operator's service coverage or capacity. *Please comment:* Yes per RF propagation maps.

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- b) The proposal satisfies each of the applicable development standards in section 17.46.070 above. *Please comment:* Yes

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- c) The applicant has evaluated and met the priority for location standards of section 17.46.040 A above., including the evaluation of a possible alternative site(s) in Zone D that is not used for residential purposes; evaluation of a possible alternative site(s) in non-residential property in Zone A, C or E; evaluation of a possible alternative site(s) on or in an existing structure where the wireless communications facility can be concealed; evaluation of a possible alternative site(s) where collocation with other wireless communications facility is possible; and evaluation of a possible alternative site(s) where the wireless communications structure can be located on or in a new structure that can be incorporated in an inconspicuous or compatible manner with the surrounding area. *Please comment:* There are no viable options in Zone B to cover Zone A because of the topography of Piedmont. Therefore, we chose to place our equipment on existing public utility infrastructure.

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- d) The proposed design is consistent with City of Piedmont Design Guidelines. *Please comment:* Yes. We are placing our equipment on existing public utility infrastructure.

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- e) The proposed facility has been located and designed for collocation to the greatest extent reasonably feasible, and the applicant has submitted a statement of its willingness to allow other wireless service providers to collocate on the proposed facility. *Please comment:* Yes. No issue collocation.

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**The development standards in 17.46.070 shall be fully considered. Please make sure you have completed the Findings in Section IV of this application form.**

**VI. Applicant's Variance Findings:**

The following information is required from all projects that require a variance.

In order for the Planning Commission to approve an application for a variance, required findings must be made. Please describe how the proposed project meets the variance criteria of Section 17.70 of the City's Municipal Code.

- a) **The property and existing improvements present unusual physical circumstances of the property (including but not limited to size, shape, topography, location and surroundings), so that strictly applying the terms of this chapter would keep the property from being used in the same manner as other conforming properties in the zone; Describe specific, unique problems with the property, such as location, surroundings, mature trees, natural obstacles or formations, and explain why the improvements cannot be made in conformity with codes and regulations:** Please see attached supplemental variance application material.
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- b) **The project is compatible with the immediately surrounding neighborhood and the public welfare; and Explain why, without the variance, the property cannot be used in the same manner as others in the same zone, and explain how the variance will not give the property an advantage over others in the same zone.:** Please see attached supplemental variance application material.
- 
- 
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- c) **Accomplishing the improvement without a variance would cause unreasonable hardship in planning, design, or construction. Unreasonable hardship" for purposes of this subsection refers to the unusual physical characteristics of the underlying lot and existing improvements on the lot which prohibit development of the lot in a manner consistent with lots conforming to City standards. "Unreasonable hardship" shall not refer to any conditions personal to the applicant. Please describe the hardship(s) inherit to this property:** Please see attached supplemental variance application material.
- 
- 
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-

**VII. Notice Instructions:**

Required for all projects that will be heard by the Planning Commission and/or City Council (e.g., non-exempt projects, projects without proposed collocation, and projects referred to the Planning Commission by the Planning Director).

1. Complete the attached Notice and make one photocopy for each adjacent neighbor.
2. Hand deliver or mail one copy of the Notice to each adjacent neighbor at least 30 days before the initial hearing. Adjacent neighbors often include one neighbor on each side, three across the street, and three in the rear. You may address the notices to "Property Owner", if you do not know the names of your adjacent neighbors.
3. Complete the attached Affidavit of Service and return it along with one copy of the Notice to the Department of Public Works at least 30 days before the hearing. Please note the Affidavit of Service is not required to be notarized.
4. Please call the Department of Public Works at (510) 420-3050, if you have any questions or would like help in determining the addresses or names of your adjacent neighbors.

**NOTICE OF AN APPLICATION FOR  
WIRELESS COMMUNICATIONS FACILITY**

Dear Neighbor:

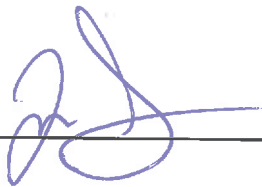
I/ We have submitted an application for consideration by the Piedmont Planning Commission which seeks City approval of an application to (description of project) PIEDMONT HIGH SCHOOL 06 - ACROSS 428 EL CERRITO AVE

The purpose of this form is to notify you of my application. My application will be considered by the Planning Commission on or after (date) \_\_\_\_\_.

This notice will be followed by a notice from the City confirming the date of the hearing and inviting you to comment on the application. The Planning Commission regularly meets at 5:00 p.m. on the second Monday of every month in the Council Chambers at City Hall, 120 Vista Avenue. Please contact the Department of Public Works at 420-3050, if you have any questions regarding this application.

Signed,

Signature



Date

5/19/17

Jason Osborne

Name of Applicant

ACROSS 428 EL CERRITO AVE

Address of Project

**AFFIDAVIT OF SERVICE BY APPLICANT/ AGENT**

(To be attached to a copy of the Notice and returned to the Department of Public Works.)

\_\_\_\_\_ being sworn, says that he or she is over 18 years of age  
affiant (applicant/agent) name

and a resident of \_\_\_\_\_  
County, Country

That affiant's residence address is \_\_\_\_\_.

That affiant served a copy of the attached notice of an application for variance and/or Planning Commission design review by placing said copy in an envelope addressed to:

which envelope was then sealed and postage fully prepaid thereon, and thereafter was on \_\_\_\_\_  
date  
deposited in the United States mail or delivered personally by hand.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_ at \_\_\_\_\_, California.  
date address

Signed \_\_\_\_\_  
Affiant's signature



## VIII. Drawing and Document Elements Checklist:

### Wireless Communications Facility (WCF) Application

**A vital part of the WCF Application is to have adequate plan set information in order to properly review the proposed wireless telecommunications facility in conformance with Chapter 17.46 of the Municipal Code and all other relevant guidelines and regulations. Unless otherwise indicated, you must provide all of the following information. Two (2) sets of drawings (24" x 36" in size) must be submitted with the WCF Application. All drawings must be accurately scaled and dimensioned. One copy of non-drawing documents must be submitted with the WCF Application.**

Should your application be deemed complete and placed on the agenda for a Commission or Council hearing, **8 additional sets of plans** will be requested by City Staff.

**Existing Site Plan** (preferred scale 1/8") should include:

- Scale, north arrow, and dimensions;
- Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- Location of existing structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- Setback dimensions measured from the property lines to the closest point of Structure(s) (§17.2.71-73), including eaves and other architectural projections.

**Proposed Site Plan** (preferred scale 1/8") should include:

- Scale, north arrow, and dimensions;
- Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- Location of existing and proposed structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- Footprints (outline) and identification of structures on adjacent properties within 20 feet of the property line or more than 100 feet from the proposed construction. Indicate the dimensions between the closest point of any adjacent structure and the proposed construction;
- Setback dimensions measured from the property lines to the closest point of proposed ground-mounted equipment, antenna, and Structure(s) (§17.2.71-73) including eaves and other architectural projections.

**Existing Elevations (or Photographs should no existing building exist)** (preferred scale 1/4") should include:

- Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- All elevations of each structure on which modifications are proposed;
- Show buildings, other structures, WCF equipment, fences, retaining walls, and any other relevant feature;
- Indication of building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- Indication of the height of buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- Photographs showing existing conditions may be submitted as supplemental information or in place of elevations when no existing structures or buildings exist on site.



**Proposed Elevations** (preferred scale 1/4") should include:

- ☒ Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- ☒ All elevations of each structure on which modifications are proposed;
- ☐ Show buildings, other structures, WCF equipment, fences, retaining walls, required signage, and any other relevant feature;
- ☒ Indication of proposed building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- ☒ Indication of the proposed height of new buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- ☐ Photographs or photo simulations showing proposed conditions may be submitted as supplemental information.

**Equipment Details** (preferred scale at least 1/2") should include:

- ☒ Scale, dimensions, and drawing label;
- ☒ Include details of antenna and other proposed wireless communications equipment.

**Landscape plans** (preferred scale 1/8") should include:

- ☐ Scale, north arrow and dimensions;
- ☐ Include property lines, footprints of all structures and all hardscape areas;
- ☐ Show planting areas and provide a plant list including the size and species;
- ☐ Arborist report for work within the driplines of existing trees;
- ☐ Provide information on irrigation.

**Photo Simulations** (optional):

- ☒ In addition to proposed elevations, photo simulations may be submitted to demonstrate the aesthetics and impacts of a proposed wireless communications facility.

**Story Poles, per City of Piedmont story pole policy.****Graphic Calculations (1 set only):**

Please submit plans which graphically illustrate the required calculations. Calculations are expressed as percentages. Separate graphic calculations are to be submitted, as follows:

- ☐ **Existing and Proposed Structure Coverage** equals the number of square feet of structures covering the lot divided by the number of square feet in the lot. (Equipment, antennas, poles, and towers are included in this calculation.) For a complete definition of structure coverage, please see Piedmont City Code §17.2.71-73.
- ☐ **Existing and Proposed Hardscape Surface Coverage** equals the number of square feet of structures plus the number of square feet of all hardscape, all divided by the number of square feet in the lot. For a complete definition of Hardscape Surface, please see Piedmont City Code §17.2.35.

**Documentation for sites outside of Zone B, publicly-owned facilities in other zones, or the public right-of-way:**

- ☐ **Map and Written Description** showing and describing the exact area in Piedmont which applicant contends cannot receive coverage from a site in Zone B or a site outside of City, showing the boundaries of the area clearly on a map and setting forth the exact street addresses of each Piedmont home not within the area receiving coverage – Piedmont City Code §17G.4.2(a).
- ☐ **Copies of Detailed Technical Reports or Tests** which clearly prove that each home within the area fails to receive coverage from Zone B or from any other Zone within Piedmont, or from specific locations outside of Piedmont – Piedmont City Code §17G.4.2(b).
- ☐ **Copies of Detailed Technical Reports or Tests** which prove that each home within the area does receive coverage from the alternate site proposed by applicant – Piedmont City Code §17G.4.2(c).

- ☐ **List of All Possible Site Locations within Zone B** and all possible site locations outside of the city from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(d).
- ☐ **Exact Information on All Possible Site Locations Outside of Zone B within the City** from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(e).
- ☐ **Exact Information on the Alternate Site** proposed by the applicant, including the exact location of the site as shown on a map and by street address, a copy of an executed Lease or PCS Site Agreement for the site, a detailed report on all costs and expenses in constructing and completing such site for use, including a verifiable bid for the work on such site, and an exact schematic drawing – Piedmont City Code §17G.4.2(f).

**Documentation for Wireless Communication Facilities located within the Public Right-of-Way (ROW):**

- ☒ Certification that the provider is a telephone corporation.
- ☒ Any environmental review document(s) certified by the California Public Utilities Commission for siting the proposed facilities in the City's ROW.
- ☒ For projects in which the facility is proposed to be sited on a City pole (e.g., streetlight standard), please provide a list of said poles including identification by location and badge/ID number.
- ☒ For projects in which the facility is proposed to be sited on a third party's utility pole (e.g., PG&E pole), please provide a list of said poles including identification by location and badge/ID number AND written authorization from the appropriate utility company.
- ☒ Site plans that illustrate the boundaries of the ROW and the location of infrastructure in the ROW, including without limitation sidewalks, curbs, gutters, driveways, landscaping, other existing communications equipment, utility poles, light poles, fire hydrants, bus stops, bike lanes, traffic signals and above and below ground utility equipment vaults, etc.
- ☒ Analysis demonstrating the impacts to sightlines for drivers, bicyclists, and pedestrians.

If you believe that any of the above requirements do not pertain to your project, please call the Department of Public Works at (510) 420-3050 and make an appointment to meet with a planner.



May 18, 2017

Pierce Macdonald-Powell  
Senior Planner

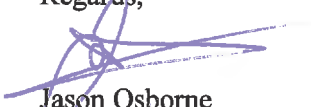
RE: Variance Application Information for Crown Castle DAS Expansion PHS06 across 428 El Cerrito Ave.

Mr. Macdonald-Powell:

GO 95 and the CPUC regulates the placement of microcellular antennas in relation to the separation between the various utility companies and their lines on wood poles. Due to the terrain in this area we are using 4ft antennas as it provides much better signal control compared to 2ft antennas. Looking at the pole, we need 6 feet of separation between the secondary power (31'-5") and the top of the antenna. Also from the bottom of the antenna to the future Crown Castle fiber (24'-7") we need 2 feet of separation. In total, we need 12 feet of separation between the secondary power and the future crown castle fiber in order to place the antennas. On this pole, we only have 6'-10" of clearance. Therefore, we placed the antennas on top of the pole. Placing the antennas below the communication zone not only would decrease the coverage as it will be affected by surrounding foliage and the building structures, but it would also bring them closer to the pedestrians creating more concern and in these cases, fall outside what is permissible.

The current design of placing the antennas at the top of the pole, allows Crown Castle to adhere to both the State utility regulations as well as achieving the purpose of increased cell/data coverage needed by its customer.

Regards,

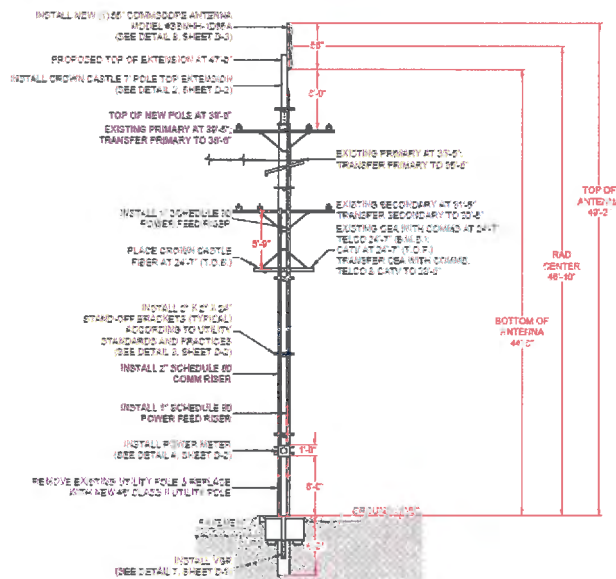


Jason Osborne  
Beacon Development, LLC  
jason@beacondev.net  
(415) 559-2121  
(415) 358-5766 fax

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MAY 19 2017

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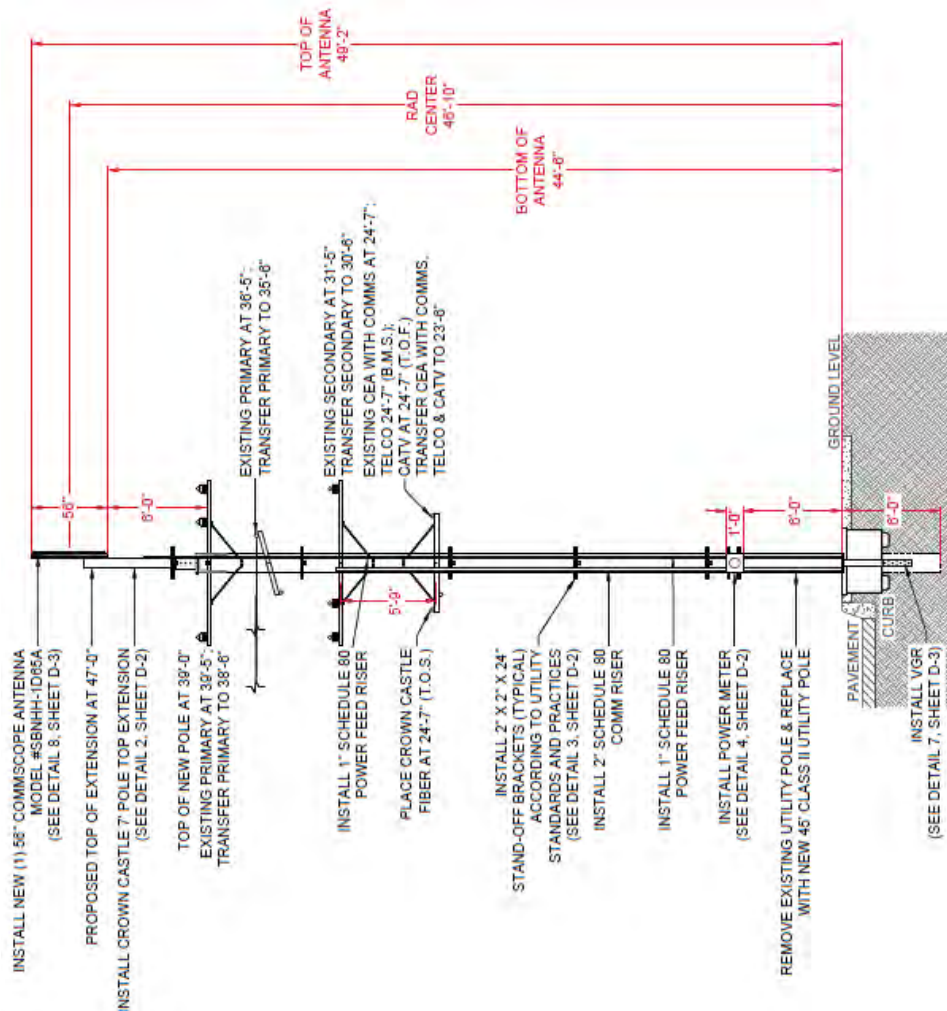


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CITY OF PIEDMONT



# CA-PHS06m Rad Center (46' 10")

GO 95 and the CPUC regulates the placement of microcellular antennas in relation to the separation between the various utility companies and their lines on wood poles. Due to the terrain in this area we are using 4ft antennas as it provides much better signal control compared to 2ft antennas. Looking at the pole, we need 6 feet separation between the secondary power (31' 5") and the top of the antenna. Also from the bottom of the antenna to the future crown castle fiber (24' 7") we need 2 feet separation. In total we need 12 feet separation between the secondary power and the future crown castle fiber in order to place the antenna which we don't have. We only have 6' 10" clearance on this pole, therefore we placed the antenna on top of the pole. Placing the antenna below the communication zone not only would decrease the coverage as it will be affected by surrounding foliage and the building structures, but it would also bring them closer to the pedestrians.





Crown Castle  
695 River Oaks Parkway  
San Jose, CA 95134

April 7, 2017

City of Piedmont  
120 Vista Avenue  
Piedmont, CA 94611  
Phn: (510) 420-3050  
Fax: (510) 658-3167

RE: Detailed Description of Proposed Crown Castle DAS Expansion Project Across 428 El Cerrito Ave.

To Pierce Macdonald-Powell,

*plus 05*

This project involves the following installations:

- REMOVE EXISTING UTILITY POLE & REPLACE WITH NEW 50' CLASS II UTILITY POLE.
- INSTALL NEW 2" X 2" X 24" STAND-OFF BRACKETS (TYPICAL) ACCORDING TO UTILITY STANDARDS AND PRACTICES.
- INSTALL NEW 1" SCHEDULE 80 POWER FEED RISER.
- INSTALL NEW 2" SCHEDULE 80 COMM RISER.
- INSTALL NEW (1) COMMScope SBNHH-1D85A 56" PANEL ANTENNA WITH ELECTRICAL TILT ON NEW ANTENNA MOUNT.
- CROWN CASTLE FIBER AT 24' 7" (T.O.S.).
- INSTALL NEW (1) POWER METER ON STANDOFF BRACKET.
- INSTALL NEW VGR.
- INSTALL NEW 4' X 6' CROWN CASTLE VAULT WITH (2) RRUS-12 RADIOS AND (1) DISCONNECT BOX INSIDE. VAULT TO HAVE NON-SLIP VAULT COVER.
- TRANSFER PRIMARY TO 38'-6".
- TRANSFER PRIMARY TO 35'-6".
- TRANSFER SECONDARY TO 30'-6".
- TRANSFER COMM ARM TO 24' 6".

The equipment on the pole will be painted to match the wood and will be compatible with other poles in the area. The installation will not adversely affect abutting and surrounding neighborhoods and will have no effect on traffic.

#### Statement of Operations

The proposed facility will use existing electrical and telephone services, which are readily available to the site. No nuisances will be generated by the proposed facility, nor will the facility injure the public health, safety, morals or general welfare of the community. The technology does not interfere with any other forms of communication devices whether public or private.

Upon completion of construction, finetuning of the facility may be necessary, meaning the site will be adjusted once or twice a month by a service technician for routine maintenance. No additional parking spaces are needed at the project site for maintenance activities. The site is entirely selfmonitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security.



Because the facility will be un-staffed, there will be no regular hours of operation and no impact to existing traffic patterns. Existing public roads will provide access to the technician who arrives infrequently to service the site. No on-site water or sanitation services will be required as a part of this proposal.

1. Street use permit shall be obtained by contractor prior to commencing work.
2. All work to be conducted in the right of way.
3. All disturbed landscaping shall be replaced to similar existing conditions.
4. Any sidewalk closure shall be coordinated with the city and proper signing will be placed.
5. No materials or equipment shall be stored on private property or block access to private property.
6. Cleanup of site will be completed each evening and the site will be returned to existing conditions at the completion of construction.

#### Alternative Site Analysis

Please find supplemental material discussing alternative any applicable alternative locations or designs on the attached document, which have been reviewed within our RF Propagation package.

#### Zoning Analysis

The site of the proposed facility is located in a public right-of-way. The site of the proposed facility is located in a public right-of-way. This particular location falls within *Zone A*, and is not preferred by the City. As a follow up to material noted in our application, it is impossible to cover "Zone A" from "Zone B", due to the topography of the area, or without placing a number of highly visible "macro" sites (large monopoles or monopines) surrounding the area which would "send in" a signal, but these would be highly visible and not provide the service intended. It is also important to mention, we are a 'telephone corporation' (Section D, section D.1, D.3 when applicable). Please also refer to Section VI (a)(b) wherein we are utilizing existing utility infrastructure which is design specifically of a "minimum functional height", while placing a Macro site in Zone B would require a much larger (taller) structure with an antenna array consistent with a typical macro site seen throughout the Bay Area. These "small cell" facilities as designed are only intended to cover a small area, and this design presented to the City of Piedmont and its residents presents the least visual impact possible. The sites (also referred to as nodes) are strategically placed throughout the City to enhance cellular coverage, but moving them, or placing them in different "zones" we would jeopardize the overall network.

#### New Node and Installation of a New Pole

Crown Castle NG West LLC ("Crown Castle") is submitting the accompanying complete application to install its telecommunications network facilities in accordance with your code, ordinances and regulations. Please be advised the Federal Communications Commission (FCC) has adopted Rules and Regulations that impact how you must process this application. **In addition, state law also limits your regulation of Crown Castle's access to the public rights of way.**

#### Crown Castle's Deployment

Crown Castle provides telecommunications services to wireless carriers. It does so via telecommunications networks installed in the public rights of way that integrate elements including fiber optic cables as well as personal wireless services facilities, such as antennas and related equipment.



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These networks are sometimes referred to as distributed antenna systems ("DAS") or Small Cell networks.

Pursuant to the California Public Utility Commission, Crown Castle has been granted a certificate of public convenience and necessity ("CPCN"). As a result, Crown Castle must be granted access to the public rights of way in the same manner and on the same terms applicable to other certificated telecommunications providers and utilities.

Federal Regulations Applicable to This Application

Federal law and the FCC's rules implementing the law require that this permit application be processed to a final decision by this jurisdiction without undue delay. Specifically, because this application proposes to install new equipment on a new pole in the public rights of way, this application must be acted on within one hundred fifty (150) days from its submission, today.<sup>1</sup>

Moreover, pursuant to FCC regulations, this application is deemed complete 30 days after today, unless you provide written notice to Crown Castle.<sup>2</sup> If you contend that the application is incomplete, within the next 30 days you must provide written notice specifying any items you claim are missing to make the application complete.<sup>3</sup> For each item alleged to be missing, you must specify the code provision, ordinance, application instruction, or otherwise publically-stated procedure that requires the submission of the information.<sup>4</sup>

Among other Federal and State Rights, we note that California Public Utilities Code § 7901 grants a statewide franchise to telephone corporations to place telephone equipment in the public rights-of-way and that use of the rights-of-way by telephone corporations is a matter of statewide concern that is not subject to local regulation except for limited regulation of the time, place, and manner of such use. In addition, the Telecommunications Act limits the authority of local jurisdictions by, among other restrictions, requiring approval within a reasonable period of time. In submitting this application, Crown Castle expressly reserves all of its Federal and State Rights, including, without limitation, its rights under federal and state law to challenge the requirement for a discretionary permit for its proposed installation in the public right-of-way. Neither the act of submitting the application nor anything contained therein shall be construed as a waiver of any such rights.

Please send all written requests for additional information regarding this application to:

Jason Osborne  
Beacon Development, LLC  
3 Rovina Lane, Petaluma, CA 94952

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<sup>1</sup> In re Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review, Declaratory Ruling, 24 FCC Rcd. 13994 ¶¶ 32, 45-46 (2009) ("FCC Shot Clock Order"); In the matter of Acceleration of Broadband Deployment By Improving Wireless Facilities Siting Policies, Report and Order, FCC 14-153, WT Docket No. 13-238, ¶ 272 (FCC Oct. 21, 2014) ("Wireless Infrastructure Order") (clarifying that DAS nodes that involve installation of new poles trigger the 150 day shot clock).

<sup>2</sup> Wireless Infrastructure Order at ¶¶ 257, 259.

<sup>3</sup> Wireless Infrastructure Order at ¶¶ 259-260.

<sup>4</sup> Id.

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(415) 559-2121  
jason@beacondev.net

Sincerely,

Sharon James

A1506

**Verizon Wireless • Piedmont, California**  
**Proposed DAS Node • ID# 258040 "Piedmont High School"**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate a distributed antenna system ("DAS") node (ID# 258040 "Piedmont High School") proposed to be located in Piedmont, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

**Executive Summary**

Verizon proposes to install a directional panel antenna on a utility pole sited in the public right-of-way in Piedmont. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

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

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**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

(1 Panel) T4NR.1

Page 1 of 4

Page 108

**Verizon Wireless • Piedmont, California**  
**Proposed DAS Node • ID# 258040 "Piedmont High School"**

**General Facility Requirements**

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to a central "hub" (which in turn are connected to the traditional wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the antennas and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

**Computer Modeling Method**

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

**Site and Facility Description**

Based upon information provided by Verizon, including drawings by Coastal Communications, dated June 13, 2016, it is proposed to install one CommScope Model SBNHH-1D65A directional antenna on a utility pole sited in the public right-of-way across from 428 El Cerrito Avenue in Piedmont, near Piedmont High School. The antenna would employ 2° downtilt,\* would be mounted at an effective height of about 44'9" above ground, and would be oriented as shown in Table 1. The maximum effective radiated power in any direction would be 2,277 watts, representing simultaneous operation at 1,607 watts for AWS and 670 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.0077 mW/cm<sup>2</sup>, which is 1.2% of the applicable public exposure limit.

\* Assumed for the purposes of this study.





**Verizon Wireless • Piedmont, California**  
**Proposed DAS Node • ID# 258040 “Piedmont High School”**

The maximum calculated level at the top-floor elevation of any nearby building<sup>†</sup> is 0.47% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

Node Number	Approximate Address	Antenna Orientation	Effective Height	Calculated Exposure at Ground Power Density vs. FCC Limit
CA-PHS06m	Across 428 El Cerrito Avenue N37.822072, W122.236118	140°T	44'9"	0.0077 mW/cm <sup>2</sup> 1.2%

*Table 1. CommScope Model SBNHH-1D65A, with two 2x40W RRUS-12 (700 MHz, AWS)*

### Recommended Mitigation Measures

Due to its mounting location and height, the Verizon antenna would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antenna or the pole. No access within 7½ feet directly in front of the antenna itself, such as might occur during certain maintenance activities, should be allowed while the node is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs<sup>‡</sup> be posted at the antenna and/or on the pole below the antenna, readily visible from any angle of approach to persons who might need to work within that distance.

### Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of this DAS node proposed by Verizon Wireless in Piedmont, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating nodes. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

<sup>†</sup> Including the three-story residence located at least 55 feet away from Node CA-PHS06m, based on photographs from Google Maps.

<sup>‡</sup> Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of PUC GO95.



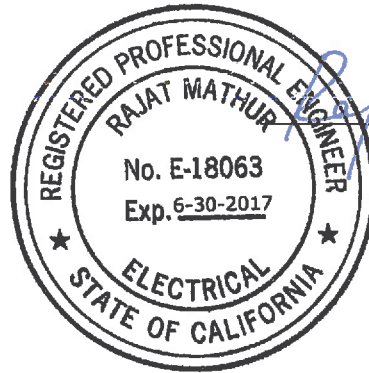


**Verizon Wireless • Piedmont, California**  
**Proposed DAS Node • ID# 258040 "Piedmont High School"**

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-18063, which expires on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

December 2, 2016



*Rajat Mathur*  
Rajat Mathur, P.E.  
707/996-5200

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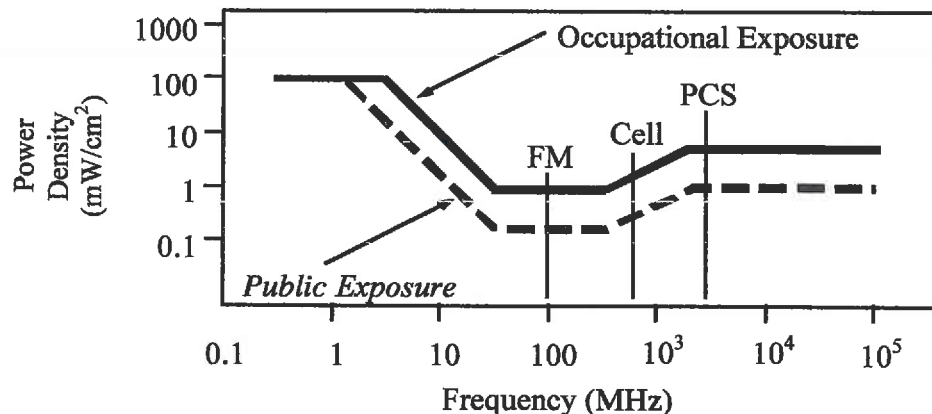
**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

## FCC Radio Frequency Protection Guide

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

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

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



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



## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

#### Near Field.

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

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

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

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

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

#### Far Field.

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

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

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

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

# ABACUS

CONSULTING ARBORISTS



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

February 1, 2017

Bob Gunderman  
Beacon Development, LLC  
1757 Greenwood Road  
Pleasanton, CA 94566

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Re: Cell Vault at 428 El Cerrito Avenue, Piedmont, CA

Dear Mr. Gunderman:

Pursuant to your request, an evaluation of the trees at the development site and within 25' of the development area which could be impacted by the proposed development. The location is northwest corner of Jerome Avenue and El Cerrito Avenue, in Piedmont, California. See Appendix A – Site Map.

There is one (1) tree within 25' of the proposed development area that will be impacted by the development. The tree is an 8" DBH<sup>1</sup> Water Gum Tree, *Tristania laurina*, located less than 2' from the sidewalk replacement area and 4' from the proposed vault location.

The following recommendations could provide adequate protection for the tree during construction provided no large structural roots must be pruned. In the event large structural roots must be pruned to accommodate the vault location, a qualified ISA certified arborist should be onsite to determine the structural damage and likelihood of failure.

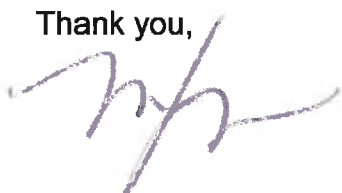
1. The existing growing space for this tree, a 29" x 16" opening in the sidewalk, is insufficient. The sidewalk should be removed on all sides to a minimum distance of 30" to the north west (uphill); 30" to the south east (downhill) x 18" by saw cutting only the depth of the concrete and removing the pieces by hand. This area should not be recovered with concrete to compensate for the likely loss of root surface due to the vault location;
2. One (1) day prior to removal of the concrete sidewalk, the current root space shall be irrigated to maximum soil saturation to a depth of 16". This may require application of water more than once to achieve saturation depth. The goal is to have the water saturate the soil underneath the concrete sidewalk that is to be removed.
3. Any roots encountered during trenching and/or digging shall not be 'pulled' by equipment, but shall be cut clean by hand provided they are less than 2" diameter;

<sup>1</sup> DBH: Diameter at Breast High is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted here. A Swedish caliper <sup>1</sup> was used to measure the DBH for trees less than 26" in diameter and a steel diameter tape<sup>1</sup> for trees greater than 26"Ø.

4. Any roots encountered greater than 2" shall be inspected and cut by a qualified ISA certified arborist;
5. Soil contamination shall be avoided. Limestone gravel shall not be used for any portion of the project. All other gravel shall be acceptable if it is washed prior to use;
6. Concrete wash out shall be contained and removed from the site (No wash out of any kind is to be dumped into the decomposed granite rooting space of the tree).
7. After installation of the vault, the soil should again be saturated to a depth of 16".

If you need any additional clarification, please feel free to contact me.

Thank you,



Nicole Harrison,  
*ISA Certified Arborist #WC-6500AM, TRAQ*

Attachments:

Appendix A – Site Map  
Appendix B – Site Photos  
Appendix C – Disclosure

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## Appendix A – Site Map



Tree Location

Proposed Vault  
Location

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## Appendix B – Site Photos

Proposed Vault  
Location

Water Gum Tree



Water Gum Tree

Concrete Area  
to be removed  
for tree space

Proposed Vault  
Location

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## Appendix C - Disclosure

# ABACUS

CONSULTING ARBORISTS



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

## Disclosure, Assumptions and Disclaimer

- 1) I, Nicole Harrison, *ISA Certified Arborist #WE-6500AM*, of "**ABACUS**", did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) This report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: \_\_\_\_\_

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**PHS07 – 355 Jerome Avenue (335 Jerome Avenue)**

**CITY OF PIEDMONT****120 VISTA AVENUE****PIEDMONT, CA 94611****TEL: (510) 420-3050****FAX: (510) 658-3167**

RECEIVED BY \_\_\_\_\_

DEPOSIT PAID \_\_\_\_\_

DATE FILED \_\_\_\_\_

NUMBER \_\_\_\_\_

PLANNER \_\_\_\_\_

(For staff use only)

**APPLICATION FOR:  
WIRELESS COMMUNICATIONS FACILITIES (WCF)**

**Purpose:** *The purpose of the application is to provide a mechanism for an applicant to supply necessary information to the City of Piedmont so that it can review the proposed project for conformance with all applicable regulations and guidelines. The purpose of Chapter 17.46, Wireless Communications Facilities, is to provide a comprehensive set of standards for the development and installation of wireless communication facilities. The regulations are designed to protect and promote public safety and community welfare, property values, and the character and aesthetic quality of the city, while at the same time not unduly restricting the development of wireless communication facilities, and not unreasonably discriminating among wireless communication service providers of functionally equivalent services, including retail and other commercial providers of wireless communication services. This division applies to applications for approval of the installation of new or modified wireless communication facilities, including applications previously received by the city but not yet approved, disapproved or conditionally approved by a final city decision.*

<b>Fees:</b>	<u>      X      </u>	\$2,710	Initial Deposit (the total fee will be equal to the cost to process)
	<u>          </u>	\$5,425	Initial Deposit if 3 <sup>rd</sup> party review is required pursuant to 17G.3.1(i) (the total fee will be equal to the cost to process)
	<u>          </u>	\$815	One variance
	<u>      X      </u>	\$405	Each additional variance
	<u>  \$2,710  </u>	<b>TOTAL</b>	

**Project Address:** PIEDMONT HIGH SCHOOL 07 - 335 Jerome Ave (ZONE A)

**2 sets of plans** must be submitted with this application for an initial staff review for completeness.

**8 additional sets of plans** may be requested by City Staff if this application is to be heard by the Planning Commission and/or the City Council.

**Application Fees**

The cost to process the application will determine the final application fees. You will be charged for any amount not covered by the initial deposit. If the cost to process the application is less than the initial deposit, you will receive a partial refund of your deposit.

Please indicate what steps you have taken to discuss this project with City staff prior to

submittal: Beacon Development has met with Kevin Jackson and Pierce Macdonald-Powell on a number of occasions

to discuss this project. Also conducted at least 3 site meetings.

Detailed Description of Proposed Project: *Please attach additional pages, as needed.* \_\_\_\_\_  
See attached detailed project description.

**I. Applicant Information:**

Name of Commercial Wireless Provider: Crown Castle NG West LLC  
Contact Person at Company: Sharon James  
Company Address: 695 River Oaks Parkway  
City San Jose State CA Zip 95134  
Office phone #: (408) 468-5553 Mobile Phone #: (408) 426-6629  
Fax #: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Project Applicant (e.g. the wireless provider's agent):**

Company Name: Beacon Development, LLC  
Contact Person at Company: Bob Gundermann & Jason Osborne  
Company Address: 3 Rovina Lane  
City Petaluma State CA Zip 94952  
Office phone #: (925) 899-1999 Mobile Phone #: (415) 559-2121  
Fax #: (415) 358-5766 Email Address: jason@beacondev.net  
Agent's Prof. License #: n/a Expiration Date: \_\_\_\_\_  
Piedmont Business License # of Agent: Will obtain Expiration Date: \_\_\_\_\_  
(Please contact the City Clerk at 510-420-3040 for Piedmont Business License information.)

**Property Owner Information:**

Property Owner Name: City of Piedmont  
Mailing Address: 120 Vista Avenue  
City Piedmont State CA Zip 95611  
Office phone #: (510) 420-3039 Mobile Phone #: \_\_\_\_\_  
Fax #: (510) 658-3167 Email Address: kjackson@ci.piedmont.ca.us



My signature below signifies that I:

- have read and provided all applicable information per this Application for Wireless Communications Facilities, including the information listed in the Submittal Checklist.
- have reviewed the legal description on the property deed and indicated all recorded easements and deed restrictions on the submitted site plan (*Please provide a description here of the easements and restrictions that were indicated on the property deed of the subject property*) \_\_\_\_\_
- believe the information provided in this application is accurate to the best of my knowledge.
- am aware that my initial deposits of \$2,360 or \$4,720 (exclusive of variance fees) may not cover the cost to process this pre-application and that additional deposits may be required. I agree to provide additional deposits if they are required. I am aware that the City will deduct the costs to cover the processing of this application from the deposit(s), and that any unused money remaining after action has been taken on the project, will be returned to me.
- am aware that City staff, Planning Commissioners, and/or City Council Members will be on the property to view proposed construction. (Please note any special instructions regarding access to the property such as gates, alarms, etc.) \_\_\_\_\_
- understand that if this application is approved, a building permit (issued within one year from the approval date) is required for construction and that no construction may commence prior to the issuance of the building permit. No changes may be made without City approval, and changes may require a new application.

**SIGNATURE OF PROPERTY OWNER:**

Pursuant to RUA between City of Piedmont and Crown Castle NG West LLC

Print Name	Signature	Date
------------	-----------	------

**SIGNATURE OF WIRELESS SERVICE PROVIDER'S AUTHORIZED REPRESENTATIVE:**

<u>Sharon James</u>	<u>[Signature]</u>	<u>5/19/17</u>
Print Name	Signature	Date

**AGENT AUTHORIZATION:** This authorization must be signed by the property owner if the applicant is not the property owner. This authorization also permits City staff to contact the Wireless Service Provider and it agent if necessary.

I authorize Jason Osborne to act as my agent in the processing of all matters pertaining to this application.

SIGNATURE OF PROPERTY OWNER [Signature] date 5/19/17



**II. Land Use Information:****A. Land Use Zone:**

Please circle the land use zone of the proposed project: **(A)** B C D E

If the project is located in a zone other than Zone B, other than publicly-owned facilities in other zones, or other than the public right-of-way, please submit a written statement explaining the attempts made to locate in Zone B, on publicly-owned facilities in other zones, and in the public right-of-way, and the supporting materials outlined in the Documentation Checklist (Section VIII. of this application).

**B. New Facility Project:**

1. Is the proposed project located on a property used for residential purposes? ☐ Yes ☒ No
2. Does the project include the siting or construction of a new WCF facility? ☒ Yes ☐ No
3. Does the project consist of communications equipment located completely inside a structure, not visible from the outside, whose purpose is solely to provide wireless communications within the same structure, including Wi-Fi hotspots and access points, with no alteration to the exterior of the structure? ☐ Yes ☐ No

**C. Existing Facility Project:**

1. Is the project at an existing WCF facility? ☐ Yes ☒ No
2. Is the project for maintenance and repair (in which the model, type, mechanical, and electrical specifications, size and number of existing antennas, feed lines and ground-mounted equipment remains the same; OR is the project an upgrade project in which any equipment is added and/or replaced? ☐ Maintenance & Repair ☐ Upgrade
3. If the project is an "Upgrade" to an existing facility, please identify any of the following descriptions that apply:
  - a. Replacement of antenna(s): ☐ Yes ☐ No number\_\_\_\_\_
  - b. Addition of antenna(s): ☐ Yes ☐ No number\_\_\_\_\_
  - c. Replacement of feed line(s): ☐ Yes ☐ No number\_\_\_\_\_
  - d. Addition of feed line(s): ☐ Yes ☐ No number\_\_\_\_\_
  - e. Replacement of ground mounted equipment: ☐ Yes ☐ No number\_\_\_\_\_
  - f. Addition of ground mounted equipment: ☐ Yes ☐ No number\_\_\_\_\_
  - g. Changes to access, parking, or landscaping: ☐ Yes ☐ No
  - h. Increase in the height of freestanding tower: ☐ Yes ☐ No
  - i. Replacement of wireless tower or foundation: ☐ Yes ☐ No
  - j. Changes to conceal or camouflage exterior: ☐ Yes ☐ No

k. Other (describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. If the project is an "upgrade" to an existing facility, please describe how the project camouflages, conceals and/or screens the modified equipment so as to mitigate any adverse impact on aesthetics and views. N/A

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. If the project is an "upgrade" to an existing facility, please describe any proposed changes to the physical size of the exposed surface area of all existing components of the tower or base station (including but not limited to the height, circumference, width of the wireless tower or base station, etc.) or any increase by more than 10% from the existing dimensions of any structure(s) required to support the wireless tower or base station (such as guy wires, brackets, beams, etc.). N/A

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**D. Facilities located within the Public Right-of-Way:**

1. Is the provider is a telephone corporation? ☒ Yes ☐ No  
 → If yes, please provide certification as outlined in Section IX of this application.
2. Do you have an environmental review document certified by the CPUC? ☒ Yes ☐ No  
 → If yes, please provide a copy of the document as outlined in Section IX of this application.
3. Is the facility proposed to be sited on a City pole (streetlight standard)? ☒ Yes ☐ No  
 → If yes, please provide a list of the pole(s) as outlined in Section IX of this application.
4. Is the facility proposed to be sited on a third party's utility pole? ☐ Yes ☒ No  
 → If yes, please provide written authorization from the appropriate utility company.

**E. Height:**

What is the maximum height (measured from lowest adjacent grade) of the new or replacement antenna, pole and/or equipment? 55 feet 0 inches

*(Please be aware of the maximum building height from grade for each zone in which the wireless communication facility is located, including existing structures or facilities to which the antennae are proposed to be mounted.)*

**F. California Environmental Quality Act (CEQA):**

Do you believe the project is exempt from CEQA? ☒ Yes ☐ No

1. If yes, please cite the statutory or categorical exemption in Articles 18 and 19 of the CEQA Guidelines, Title 14 of the California Code Regulations and explain how the project meets this exemption: Section 15301(b)

**III. Building and Structural Information:****A. Loading:**

Are additional gravity and wind loads likely to result from components of the project, such as additional arrays, or bigger, heavier antennas or mounting arms not accounted for in the original design? ☒ Yes ☐ No

1. If yes, please describe the new loads and the equipment causing them. Adding two antennas. New structurals will be provided at time of BP.  
submittal.  

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**B. Excavation, trenching and grade modifications:**

Does the proposed project include any excavation, trenching and/or grade modifications?

☒ Yes ☐ No

1. If yes, please describe: See attached detailed project description  

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#### IV. Applicant's Wireless Communications Facilities Findings:

The following information is required from all applicants.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.070 of the City's Municipal Code.

- a) **New wireless communications facilities must be collocated with existing facilities and with other planned new facilities whenever feasible..** Please note that §17.46.070.A.1 states "A new wireless tower must be designed and constructed to accommodate future collocation(s) unless the city determines that collocation would be infeasible because of physical or design issues specific to the site." *(Indicate whether the proposed facility will be collocated with another facility. If it will not, comment on the feasibility of collocation and indicate what measures have been taken to attempt to collocate the facility with another facility. Additionally, indicate the aesthetic benefits and drawbacks of the proposed facility.):*
- Placing new wireless communication facilities on existing utility structures
- 
- 
- 
- 

- b) **No wireless communication facility may exceed 35 feet in height, measured from the ground to the highest point of the wireless communication facility, unless the zoning district in which the wireless communication facility is located expressly provides a higher height limit. Ground mounted wireless communication equipment, base station, antenna, pole, or tower must be the minimum functional height, unless a variance is granted. Roof mounted equipment and antennas must be located to minimize visibility. (Indicate the height of any ground mounted equipment, antennas, poles or towers and explain why the proposed heights are required.):**

Ground equipment will be placed in underground vault. No visual impact. Antennas placed at 32'-10" RAD center.

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- c) **Wireless communication facility(ies) must be designed to minimize visual impacts. When feasible, the facility(ies) must be concealed or camouflaged. The facility(ies) must have a non-reflective finish and be painted or otherwise treated to minimize visibility and the obstruction of views. The facility(ies) may not bear signs, other than certification, warning, emergency contacts, or other signage required by law or expressly required by the City. (Describe the materials and finishes of the equipment, antennas, poles, and towers and indicate how these materials and finishes will be non-reflective and will minimize any visual impacts.):**
- Equipment will be painted to match pole.
- 
- 
- 
-

**A wireless communication receiving and transmission facility may not adversely affect the public health, peace and safety. (Indicate any measures proposed to address the public health, peace and safety.):** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- e) **A wireless communication facility located in the public right-of-way may not cause: (i) physical or visual obstruction, or safety hazard, to pedestrians, cyclists, or motorists; or (ii) inconvenience to the public's use of the right-of-way. Equipment, walls, and landscaping located above grade must be at least 18 inches from the front of the curb and not interfere with the public's use of the right-of-way. See attached EMF study**  
Ground equipment will be vaulted and equipment on pole painted to match.  
\_\_\_\_\_  
\_\_\_\_\_

- f) **Each wireless communication facility must comply with federal and state statutes governing local agencies' land use authority regarding the siting of wireless communication facilities, including without limitation 47 USC sections 253, 332(c)(7), 47 USC section 1455 (also known as section 6409 of the 2012 Middle Class Tax Relief and Jobs Act), California Government Code sections 50030, 65850.6 and 65964, and California Public Utilities Code sections 7901 and 7901.1. Each reference to a federal and state statute is to the statute as it may be as amended from time-to-time and to the extent the statute remains in effect.**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**V. Applicant's Wireless Communications Facilities Priority for Location Findings:**

The following information is required from all projects located in Zones A, C, D & E, projects not located in or on publicly-owned facilities, or projects in locations other than the public right-of-way.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.040 of the City's Municipal Code.

- a) The facility is necessary to close a significant gap in the operator's service coverage or capacity. *Please comment:* Yes per RF propagation maps.

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- b) The proposal satisfies each of the applicable development standards in section 17.46.070 above. *Please comment:* Yes

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- c) The applicant has evaluated and met the priority for location standards of section 17.46.040 A above., including the evaluation of a possible alternative site(s) in Zone D that is not used for residential purposes; evaluation of a possible alternative site(s) in non-residential property in Zone A, C or E; evaluation of a possible alternative site(s) on or in an existing structure where the wireless communications facility can be concealed; evaluation of a possible alternative site(s) where collocation with other wireless communications facility is possible; and evaluation of a possible alternative site(s) where the wireless communications structure can be located on or in a new structure that can be incorporated in an inconspicuous or compatible manner with the surrounding area. *Please comment:* There are no viable options in Zone B to cover Zone A because of the topography of Piedmont. Therefore, we chose to place our equipment on existing public utility infrastructure.

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MAY 19 2017

- d) The proposed design is consistent with City of Piedmont Design Guidelines. *Please comment:* Yes. We are placing our equipment on existing public utility infrastructure.

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- e) The proposed facility has been located and designed for collocation to the greatest extent reasonably feasible, and the applicant has submitted a statement of its willingness to allow other wireless service providers to collocate on the proposed facility. *Please comment:* Yes. No issue collocation.

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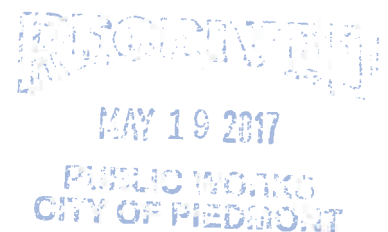
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**The development standards in 17.46.070 shall be fully considered. Please make sure you have completed the Findings in Section IV of this application form.**



**VI. Applicant's Variance Findings:**

The following information is required from all projects that require a variance.

In order for the Planning Commission to approve an application for a variance, required findings must be made. Please describe how the proposed project meets the variance criteria of Section 17.70 of the City's Municipal Code.

- a) **The property and existing improvements present unusual physical circumstances of the property (including but not limited to size, shape, topography, location and surroundings), so that strictly applying the terms of this chapter would keep the property from being used in the same manner as other conforming properties in the zone; Describe specific, unique problems with the property, such as location, surroundings, mature trees, natural obstacles or formations, and explain why the improvements cannot be made in conformity with codes and regulations.** Please see attached supplemental variance application material.
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- b) **The project is compatible with the immediately surrounding neighborhood and the public welfare; and Explain why, without the variance, the property cannot be used in the same manner as others in the same zone, and explain how the variance will not give the property an advantage over others in the same zone.** Please see attached supplemental variance application material.
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- c) **Accomplishing the improvement without a variance would cause unreasonable hardship in planning, design, or construction. Unreasonable hardship" for purposes of this subsection refers to the unusual physical characteristics of the underlying lot and existing improvements on the lot which prohibit development of the lot in a manner consistent with lots conforming to City standards. "Unreasonable hardship" shall not refer to any conditions personal to the applicant. Please describe the hardship(s) inherit to this property:** Please see attached supplemental variance application material.
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**VII. Notice Instructions:**

Required for all projects that will be heard by the Planning Commission and/or City Council (e.g., non-exempt projects, projects without proposed collocation, and projects referred to the Planning Commission by the Planning Director).

1. Complete the attached Notice and make one photocopy for each adjacent neighbor.
2. Hand deliver or mail one copy of the Notice to each adjacent neighbor at least 30 days before the initial hearing. Adjacent neighbors often include one neighbor on each side, three across the street, and three in the rear. You may address the notices to "Property Owner", if you do not know the names of your adjacent neighbors.
3. Complete the attached Affidavit of Service and return it along with one copy of the Notice to the Department of Public Works at least 30 days before the hearing. Please note the Affidavit of Service is not required to be notarized.
4. Please call the Department of Public Works at (510) 420-3050, if you have any questions or would like help in determining the addresses or names of your adjacent neighbors.



**NOTICE OF AN APPLICATION FOR  
WIRELESS COMMUNICATIONS FACILITY**

Dear Neighbor:

I/ We have submitted an application for consideration by the Piedmont Planning Commission which seeks City approval of an application to (description of project) \_\_\_\_\_  
**PIEDMONT HIGH SCHOOL 07 - 335 Jerome Ave**

The purpose of this form is to notify you of my application. My application will be considered by the Planning Commission on or after (date) \_\_\_\_\_.

This notice will be followed by a notice from the City confirming the date of the hearing and inviting you to comment on the application. The Planning Commission regularly meets at 5:00 p.m. on the second Monday of every month in the Council Chambers at City Hall, 120 Vista Avenue. Please contact the Department of Public Works at 420-3050, if you have any questions regarding this application.

Signed,

Signature



Date

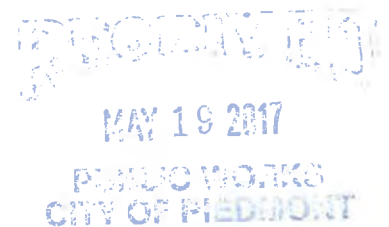
5/19/17

**Jason Osborne**

Name of Applicant

**335 Jerome Ave**

Address of Project



## AFFIDAVIT OF SERVICE BY APPLICANT/ AGENT

(To be attached to a copy of the Notice and returned to the Department of Public Works.)

\_\_\_\_\_ being sworn, says that he or she is over 18 years of age  
affiant (applicant/agent) name

and a resident of \_\_\_\_\_  
County, Country

That affiant's residence address is \_\_\_\_\_.

That affiant served a copy of the attached notice of an application for variance and/or Planning Commission design review by placing said copy in an envelope addressed to:

which envelope was then sealed and postage fully prepaid thereon, and thereafter was on \_\_\_\_\_  
date  
deposited in the United States mail or delivered personally by hand.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_ at \_\_\_\_\_, California.  
date address

Signed \_\_\_\_\_  
Affiant's signature





## VIII. Drawing and Document Elements Checklist:

### Wireless Communications Facility (WCF) Application

A vital part of the WCF Application is to have adequate plan set information in order to properly review the proposed wireless telecommunications facility in conformance with Chapter 17.46 of the Municipal Code and all other relevant guidelines and regulations. Unless otherwise indicated, you must provide all of the following information. Two (2) sets of drawings (24" x 36" in size) must be submitted with the WCF Application. All drawings must be accurately scaled and dimensioned. One copy of non-drawing documents must be submitted with the WCF Application.

Should your application be deemed complete and placed on the agenda for a Commission or Council hearing, 8 additional sets of plans will be requested by City Staff.

**Existing Site Plan** (preferred scale 1/8") should include:

- ☒ Scale, north arrow, and dimensions;
- ☒ Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- ☒ Location of existing structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- ☒ Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- ☒ Setback dimensions measured from the property lines to the closest point of Structure(s) (§17.2.71-73), including eaves and other architectural projections.

**Proposed Site Plan** (preferred scale 1/8") should include:

- ☒ Scale, north arrow, and dimensions;
- ☒ Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- ☒ Location of existing and proposed structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- ☒ Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- ☒ Footprints (outline) and identification of structures on adjacent properties within 20 feet of the property line or more than 100 feet from the proposed construction. Indicate the dimensions between the closest point of any adjacent structure and the proposed construction;
- ☒ Setback dimensions measured from the property lines to the closest point of proposed ground-mounted equipment, antenna, and Structure(s) (§17.2.71-73) including eaves and other architectural projections.

**Existing Elevations (or Photographs should no existing building exist)** (preferred scale 1/4") should include:

- ☒ Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- ☒ All elevations of each structure on which modifications are proposed;
- ☐ Show buildings, other structures, WCF equipment, fences, retaining walls, and any other relevant feature;
- ☐ Indication of building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- ☒ Indication of the height of buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- ☒ Photographs showing existing conditions may be submitted as supplemental information or in place of elevations when no existing structures or buildings exist on site.

**Proposed Elevations** (preferred scale 1/4") should include:

- ☒ Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- ☒ All elevations of each structure on which modifications are proposed;
- ☐ Show buildings, other structures, WCF equipment, fences, retaining walls, required signage, and any other relevant feature;
- ☒ Indication of proposed building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- ☒ Indication of the proposed height of new buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- ☐ Photographs or photo simulations showing proposed conditions may be submitted as supplemental information.

**Equipment Details** (preferred scale at least 1/2") should include:

- ☒ Scale, dimensions, and drawing label;
- ☒ Include details of antenna and other proposed wireless communications equipment.

**Landscape plans** (preferred scale 1/8") should include:

- ☐ Scale, north arrow and dimensions;
- ☐ Include property lines, footprints of all structures and all hardscape areas;
- ☐ Show planting areas and provide a plant list including the size and species;
- ☐ Arborist report for work within the driplines of existing trees;
- ☐ Provide information on irrigation.

**Photo Simulations** (optional):

- ☒ In addition to proposed elevations, photo simulations may be submitted to demonstrate the aesthetics and impacts of a proposed wireless communications facility.

**Story Poles, per City of Piedmont story pole policy.****Graphic Calculations (1 set only):**

Please submit plans which graphically illustrate the required calculations. Calculations are expressed as percentages. Separate graphic calculations are to be submitted, as follows:

- ☐ **Existing and Proposed Structure Coverage** equals the number of square feet of structures covering the lot divided by the number of square feet in the lot. (Equipment, antennas, poles, and towers are included in this calculation.) For a complete definition of structure coverage, please see Piedmont City Code §17.2.71-73.
- ☐ **Existing and Proposed Hardscape Surface Coverage** equals the number of square feet of structures plus the number of square feet of all hardscape, all divided by the number of square feet in the lot. For a complete definition of Hardscape Surface, please see Piedmont City Code §17.2.35.

**Documentation for sites outside of Zone B, publicly-owned facilities in other zones, or the public right-of-way:**

- ☐ **Map and Written Description** showing and describing the exact area in Piedmont which applicant contends cannot receive coverage from a site in Zone B or a site outside of City, showing the boundaries of the area clearly on a map and setting forth the exact street addresses of each Piedmont home not within the area receiving coverage – Piedmont City Code §17G.4.2(a).
- ☐ **Copies of Detailed Technical Reports or Tests** which clearly prove that each home within the area fails to receive coverage from Zone B or from any other Zone within Piedmont, or from specific locations outside of Piedmont – Piedmont City Code §17G.4.2(b).
- ☐ **Copies of Detailed Technical Reports or Tests** which prove that each home within the area does receive coverage from the alternate site proposed by applicant – Piedmont City Code §17G.4.2(c).

- ☐ **List of All Possible Site Locations within Zone B** and all possible site locations outside of the city from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(d).
- ☐ **Exact Information on All Possible Site Locations Outside of Zone B within the City** from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(e).
- ☐ **Exact Information on the Alternate Site** proposed by the applicant, including the exact location of the site as shown on a map and by street address, a copy of an executed Lease or PCS Site Agreement for the site, a detailed report on all costs and expenses in constructing and completing such site for use, including a verifiable bid for the work on such site, and an exact schematic drawing – Piedmont City Code §17G.4.2(f).

**Documentation for Wireless Communication Facilities located within the Public Right-of-Way (ROW):**

- ☒ Certification that the provider is a telephone corporation.
- ☒ Any environmental review document(s) certified by the California Public Utilities Commission for siting the proposed facilities in the City's ROW.
- ☒ For projects in which the facility is proposed to be sited on a City pole (e.g., streetlight standard), please provide a list of said poles including identification by location and badge/ID number.
- ☒ For projects in which the facility is proposed to be sited on a third party's utility pole (e.g., PG&E pole), please provide a list of said poles including identification by location and badge/ID number AND written authorization from the appropriate utility company.
- ☒ Site plans that illustrate the boundaries of the ROW and the location of infrastructure in the ROW, including without limitation sidewalks, curbs, gutters, driveways, landscaping, other existing communications equipment, utility poles, light poles, fire hydrants, bus stops, bike lanes, traffic signals and above and below ground utility equipment vaults, etc.
- ☒ Analysis demonstrating the impacts to sightlines for drivers, bicyclists, and pedestrians.

If you believe that any of the above requirements do not pertain to your project, please call the Department of Public Works at (510) 420-3050 and make an appointment to meet with a planner.



3 Rovina Lane  
Petaluma, CA 94952

T 415-559-2121  
F 415-358-5766  
jason@beacondev.net

May 18, 2017

Pierce Macdonald-Powell  
Senior Planner

RE: Variance Application Information for Crown Castle DAS Expansion PHS07 @335 Jerome Ave.

Mr. Macdonald-Powell:

GO 95 and the CPUC regulates the placement of microcellular antennas in relation to the separation between the various utility companies and their lines on wood poles. Due to the terrain in this area we are using 4ft antennas as it provides much better signal control compared to 2ft antennas. Looking at the pole, we need 6 feet of separation between the secondary power (30'-9") and the top of the antenna. Also from the bottom of the antenna to the future CrownCastle fiber (25'-0") we need 2 feet of separation. In total, we need 12 feet of separation between the secondary power and the future crown castle fiber in order to place the antennas. On this pole, we only have 5'-9" of clearance. Therefore, we placed the antennas on top of the pole. Placing the antennas below the communication zone not only would decrease the coverage as it will be affected by surrounding foliage and the building structures, but it would also bring them closer to the pedestrians creating more concern and in these cases, fall outside what is permissible.

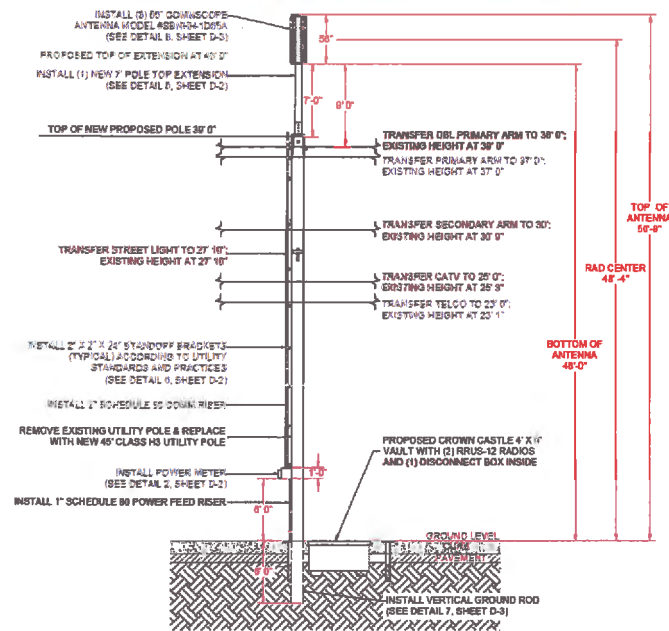
The current design of placing the antennas at the top of the pole, allows Crown Castle to adhere to both the State utility regulations as well as achieving the purpose of increased cell/data coverage needed by its customer.

Regards,

A handwritten signature in blue ink, appearing to read 'Jason Osborne', written over a horizontal line.

Jason Osborne  
Beacon Development, LLC  
jason@beacondev.net  
(415) 559-2121  
(415) 358-5766 fax

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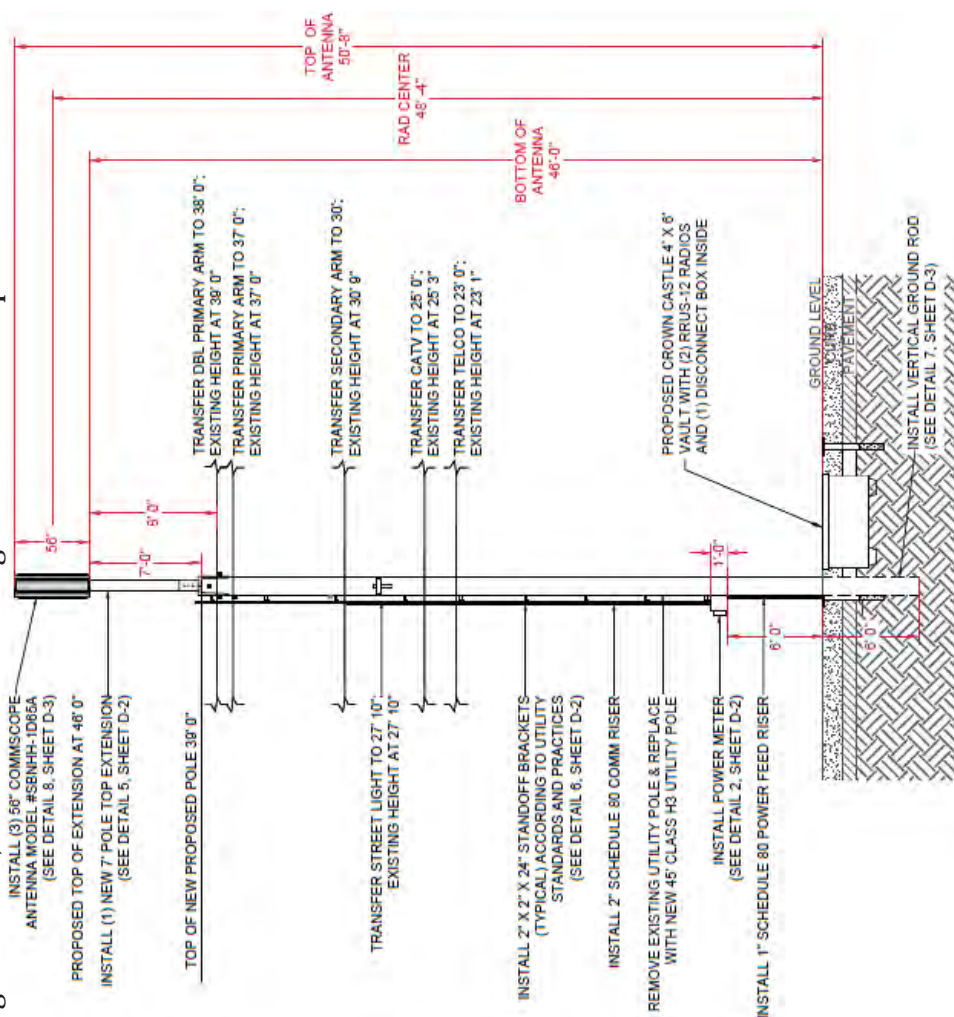
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# CA-PHS07m2

## Rad Center (48' 4")

GO 95 and the CPUC regulates the placement of microcellular antennas in relation to the separation between the various utility companies and their lines on wood poles. Due to the terrain in this area we are using 4ft antennas as it provides much better signal control compared to 2ft antennas. Looking at the pole, we need 6 feet separation between the secondary power (30' 9") and the top of the antenna. Also from the bottom of the antenna to CATV (25' 0") we need 2 feet separation. In addition there's a street light on the communication zone. In total we need 12 feet separation between the secondary power and CATV in order to place the antennas which we don't have. We only have 5' 9" clearance on this pole, therefore we placed the antennas on top of the pole. Placing the antennas below the communication zone not only would decrease the coverage as it will be affected by surrounding foliage and the building structures, but it would also bring them closer to the pedestrians.







Crown Castle  
695 River Oaks Parkway  
San Jose, CA 95134

April 7, 2017

City of Piedmont  
120 Vista Avenue  
Piedmont, CA 94611  
Phn: (510) 420-3050  
Fax: (510) 658-3167

RE: Detailed Description of Proposed Crown Castle DAS Expansion Project @ 335 Jerome Ave.

To Pierce Macdonald-Powell,

PHS07

This project involves the installation of the following:

- REPLACE EXISTING 45' 0" UTILITY POLE WITH NEW 55' 0" CLASS H3 UTILITY POLE.
- TRANSFER TELCO TO 23' 0"; EXISTING HEIGHT AT 23' 1".
- TRANSFER CATV TO 25' 0"; EXISTING HEIGHT AT 25' 3".
- TRANSFER STREETLIGHT TO 21' 10"; EXISTING HEIGHT AT 21' 10".
- TRANSFER SECONDARY ARM TO 30' 0"; EXISTING HEIGHT AT 30' 9".
- TRANSFER PRIMARY ARM TO 37' 0"; EXISTING HEIGHT AT 37' 0".
- TRANSFER DBL PRIMARY ARM TO 38' 0"; EXISTING HEIGHT AT 39' 0".
- INSTALL NEW 2" X 2" X 24" STANDOFF BRACKET (TYPICAL) ACCORDING TO UTILITY STANDARDS AND PRACTICES
- POLE TOP EXTENSION ON EXISTING UTILITY POLE.
- INSTALL NEW (3) COMMScope SBNHH-1D65A 56" PANEL ANTENNAS WITH ELECTRICAL TILT.
- INSTALL NEW 1" SCHEDULE 80 POWER FEED RISER.
- INSTALL NEW 2" SCHEDULE 80 COMM RISER.
- INSTALL NEW POWER RISER.
- INSTALL NEW VERTICAL GROUND ROD.
- INSTALL NEW 4' X 6' CROWN CASTLE VAULT WITH (2) RRUS-12 RADIOS AND (1) DISCONNECT BOX INSIDE.
- INSTALL NEW VGR.

The equipment on the pole will be painted to match the wood and will be compatible with other poles in the area. The installation will not adversely affect abutting and surrounding neighborhoods and will have no effect on traffic.

#### Statement of Operations

The proposed facility will use existing electrical and telephone services, which are readily available to the site. No nuisances will be generated by the proposed facility, nor will the facility injure the public health, safety, morals or general welfare of the community. The technology does not interfere with any other forms of communication devices whether public or private.

Upon completion of construction, finetuning of the facility may be necessary, meaning the site will be adjusted once or twice a month by a service technician for routine maintenance. No additional parking spaces are needed at the project site for maintenance activities. The site is entirely selfmonitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security.

Because the facility will be un-staffed, there will be no regular hours of operation and no impact to existing traffic patterns. Existing public roads will provide access to the technician who arrives infrequently to service the site. No on-site water or sanitation services will be required as a part of this proposal.

1. Street use permit shall be obtained by contractor prior to commencing work.
2. All work to be conducted in the right of way.
3. All disturbed landscaping shall be replaced to similar existing conditions.
4. Any sidewalk closure shall be coordinated with the city and proper signing will be placed.
5. No materials or equipment shall be stored on private property or block access to private property.
6. Cleanup of site will be completed each evening and the site will be returned to existing conditions at the completion of construction.

#### Alternative Site Analysis

Please find supplemental material discussing alternative any applicable alternative locations or designs on the attached document, which have been reviewed within our RF Propagation package.

#### Zoning Analysis

The site of the proposed facility is located in a public right-of-way. This particular location falls within Zone A, and is not preferred by the City. As a follow up to material noted in our application, it is impossible to cover "Zone A" from "Zone B", due to the topography of the area, or without placing a number of highly visible "macro" sites (large monopoles or monopines) surrounding the area which would "send in" a signal, but these would be highly visible and not provide the service intended. It is also important to mention, we are a 'telephone corporation' (Section D, section D.1, D.3 when applicable). Please also refer to Section VI (a)(b) wherein we are utilizing existing utility infrastructure which is design specifically of a "minimum functional height", while placing a Macro site in Zone B would require a much larger (taller) structure with an antenna array consistent with a typical macro site seen throughout the Bay Area. These "small cell" facilities as designed are only intended to cover a small area, and this design presented to the City of Piedmont and its residents presents the least visual impact possible. The sites (also referred to as nodes) are strategically placed throughout the City to enhance cellular coverage, but moving them, or placing them in different "zones" we would jeopardize the overall network.

#### New Node and Installation of a New Pole

Crown Castle NG West LLC ("Crown Castle") is submitting the accompanying complete application to install its telecommunications network facilities in accordance with your code, ordinances and regulations. Please be advised the Federal Communications Commission (FCC) has adopted Rules and Regulations that impact how you must process this application.

**In addition, state law also limits your regulation of Crown Castle's access to the public rights of way.**

#### Crown Castle's Deployment

Crown Castle provides telecommunications services to wireless carriers. It does so via telecommunications networks installed in the public rights of way that integrate elements including fiber optic cables as well as personal wireless services facilities, such as antennas and related equipment. These networks are sometimes referred to as distributed antenna systems ("DAS") or Small Cell networks.

Pursuant to the California Public Utility Commission, Crown Castle has been granted a certificate of public convenience and necessity ("CPCN"). As a result, Crown Castle must be granted access to the public rights of way in the same manner and on the same terms applicable to other certificated telecommunications providers and utilities.

#### Federal Regulations Applicable to This Application

Federal law and the FCC's rules implementing the law require that this permit application be processed to a final decision by this jurisdiction without undue delay. Specifically, because this application proposes to install new equipment on a new pole in the public rights of way, this application must be acted on within one hundred fifty (150) days from its submission, today.<sup>1</sup>

Moreover, pursuant to FCC regulations, this application is deemed complete 30 days after today, unless you provide written notice to Crown Castle.<sup>2</sup> If you contend that the application is incomplete, within the next 30 days you must provide written notice specifying any items you claim are missing to make the application complete.<sup>3</sup> For each item alleged to be missing, you must specify the code provision, ordinance, application instruction, or otherwise publically-stated procedure that requires the submission of the information.<sup>4</sup>

Among other Federal and State Rights, we note that California Public Utilities Code § 7901 grants a statewide franchise to telephone corporations to place telephone equipment in the public rights-of-way and that use of the rights-of-way by telephone corporations is a matter of statewide concern that is not subject to local regulation except for limited regulation of the time, place, and manner of such use. In addition, the Telecommunications Act limits the authority of local jurisdictions by, among other restrictions, requiring approval within a reasonable period of time. In submitting this application, Crown Castle expressly reserves all of its Federal and State Rights, including, without limitation, its rights under federal and state law to challenge the requirement for a discretionary permit for its proposed installation in the public right-of-way. Neither the act of submitting the application nor anything contained therein shall be construed as a waiver of any such rights.

Please send all written requests for additional information regarding this application to:

<sup>1</sup> In re Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review, Declaratory Ruling, 24 FCC Rcd. 13994 ¶¶ 32, 45-46 (2009) ("FCC Shot Clock Order"); In the matter of Acceleration of Broadband Deployment By Improving Wireless Facilities Siting Policies, Report and Order, FCC 14-153, WT Docket No. 13-238, ¶ 272 (FCC Oct. 21, 2014) ("Wireless Infrastructure Order") (clarifying that DAS nodes that involve installation of new poles trigger the 150 day shot clock).

<sup>2</sup> Wireless Infrastructure Order at ¶¶ 257, 259.

<sup>3</sup> Wireless Infrastructure Order at ¶¶ 259-260.

<sup>4</sup> Id.

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Jason Osborne  
Beacon Development, LLC  
3 Rovina Lane, Petaluma, CA 94952  
(415) 559-2121  
jason@beacondev.net

Sincerely,

Sharon James

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P4507

**Verizon Wireless • Piedmont, California**  
**Proposed DAS Node • ID# 258040 "Piedmont High School"**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate distributed antenna system ("DAS") nodes (ID# 258040 "Piedmont High School") proposed to be located near Piedmont High School in Piedmont, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

**Executive Summary**

Verizon proposes to install directional panel antennas on four poles sited in the public right-of-way in Piedmont. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

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

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**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO



**Verizon Wireless • Piedmont, California**  
**Proposed DAS Node • ID# 258040 “Piedmont High School”**

### **General Facility Requirements**

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to a central “hub” (which in turn are connected to the traditional wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the antennas and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

### **Computer Modeling Method**

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

### **Site and Facility Description**

Based upon information provided by Verizon, it is proposed to install twelve CommScope Model SBNHH-1D65A directional panel antennas in groups of three on four existing poles sited in the public-right-of-way in Piedmont, near Piedmont High School. The antennas would employ 2° downtilt,\* would be mounted at effective heights of at least 32 feet above ground, and would be oriented as shown in Table 1. The maximum effective radiated power in any direction would be 720 watts, representing simultaneous operation at 508 watts for AWS and 212 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

### **Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.0065 mW/cm<sup>2</sup>, which is 0.89% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building<sup>†</sup> is 1.6% of the

\* Assumed for the purposes of this study.

† Located at least 20 feet away, based on photographs from Google Maps.



**Verizon Wireless • Piedmont, California**  
**Proposed DAS Node • ID# 258040 "Piedmont High School"**

public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation. The maximum calculated levels at ground for all of the nodes are given in Table 1:

Node Number	Approximate Address	Antenna Orientations	Effective Height	Calculated Exposure at Ground Power Density vs. FCC Limit	
CA-PHS01m	Across 342-370 Highland Ave N37.824534, W122.230771	50/170/290°T	32'3"	0.0050 mW/cm <sup>2</sup>	0.82%
CA-PHS02m2	505 Blair Ave N37.827629, W122.233138	70/190/310°T	41'10"	0.0065 mW/cm <sup>2</sup>	0.89%
CA-PHS05m2	303 Hillside Ave N37.825059, W122.235603	50/170/290°T	46'6"	0.0028 mW/cm <sup>2</sup>	0.46%
CA-PHS07m2	355 Jerome Ave N37.822518, W122.238674	110/230/350°T	46'4"	0.0022 mW/cm <sup>2</sup>	0.37%

*Table 1. CommScope Model SBNHH-1D65A, with two 2x40W RRUS-12 (700 MHz, AWS)*

### Recommended Mitigation Measures

Due to their mounting locations and heights, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antennas. No access within 2½ feet directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the node is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs<sup>†</sup> be posted at the antennas and/or on the poles below the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

### Conclusion

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

<sup>†</sup> Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of PUC GO95.

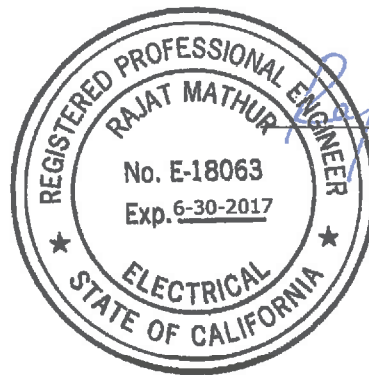
**Verizon Wireless • Piedmont, California**  
**Proposed DAS Node • ID# 258040 "Piedmont High School"**

base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-18063, which expires on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

December 2, 2016



Rajat Mathur, P.E.  
707/996-5200

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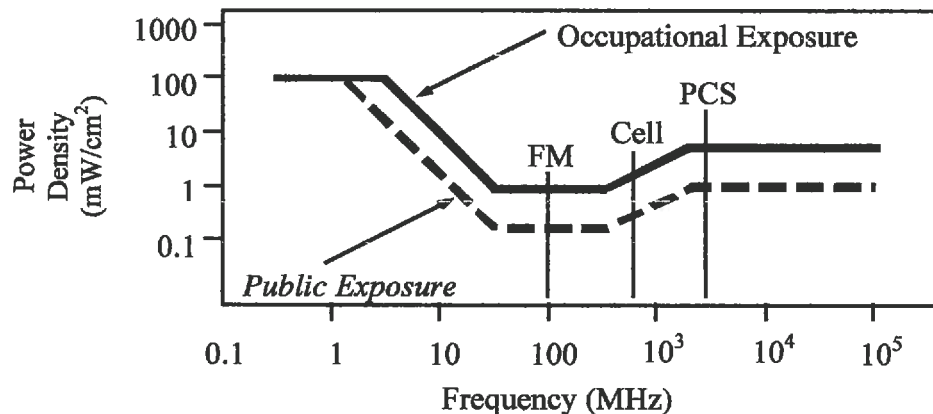
**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

## FCC Radio Frequency Protection Guide

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

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

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



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



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FCC Guidelines  
Figure 1

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**RFR.CALC™ Calculation Methodology****Assessment by Calculation of Compliance with FCC Exposure Guidelines**

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

**Near Field.**

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

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

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

where  $\theta_{BW}$  = half-power beamwidth of the antenna, in degrees, and

$P_{net}$  = net power input to the antenna, in watts,

$D$  = distance from antenna, in meters,

$h$  = aperture height of the antenna, in meters, and

$\eta$  = aperture efficiency (unitless, typically 0.5-0.8).

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

**Far Field.**

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

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

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

$D$  = distance from the center of radiation to the point of calculation, in meters.

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



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# ABACUS

CONSULTING ARBORISTS



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

February 1, 2017

Bob Gunderman  
Beacon Development, LLC  
1757 Greenwood Road  
Pleasanton, CA 94566

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Re: Cell Vault and Sidewalk Replacement at 355 Jerome Avenue, Piedmont, CA

Dear Mr. Gunderman:

Pursuant to your request, an evaluation of the trees at the development site and within 25' of the development area which could be impacted by the proposed development was conducted. The location is 355 Jerome Avenue along the south east side of the property, in Piedmont, California. See Appendix A – Site Map.

There are two (2) tree's within 25' of the proposed development area that could potentially be impacted by the development. Tree #1 is a 12" DBH<sup>1</sup> London Plane Tree, *Platanus acerifolia*, with an 18' canopy radius. It is located 18' northwest of the proposed replacement of the sidewalk and vault. Tree #2 is a 13" DBH London Plane Tree, *Platanus acerifolia*, with an 17' canopy radius. It is located 7' southeast of the proposed vault. In addition, this tree could be impacted by the removal and replacement of the existing power pole.

London Plane trees, as a species, form large diameter surface roots which damage infrastructure. There are areas of the sidewalk which have been previously replace and/or ground to accommodate the lifting from the existing roots. It is highly likely that roots will be found during construction at this location and a qualified arborist will be needed on site.

The following recommendations will provide adequate protection for the trees during construction:

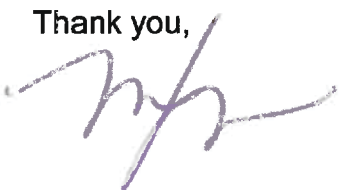
1. Clearance pruning may be required for the new pole. All pruning shall be by a qualified ISA certified arborist. No cuts into live wood shall be greater than 2" diameter. No structural limbs shall be removed. The canopy extension of both trees can be effectively reduce even with these restrictions;

<sup>1</sup>Diameter at Breast High is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted here. A Swedish caliper <sup>1</sup> was used to measure the DBH for trees less than 26" in diameter and a steel diameter tape<sup>1</sup> for trees greater than 26"Ø.

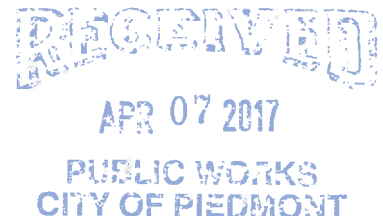
2. The removal of the sidewalk shall be by saw cutting only the depth of the sidewalk and hand removal of the pieces. The process needs to be carefully monitored to prevent destruction of any roots in contact with the underside of the sidewalk;
3. Any roots encountered less than 2" in diameter during removal of the sidewalk or trenching shall not be 'pulled' by equipment, but shall be cut clean by hand;
4. Root shaving<sup>2</sup> shall not be performed on any roots;
5. Roots encountered greater than 2" shall be inspected by a qualified ISA certified arborist. Substantial roots will be required to be bridged rather than cut which may require the sidewalk to be raised. A root protection system will be designed onsite by a qualified ISA certified arborist during development in the event substantial roots are found;
6. The sidewalk area, once the existing sidewalk is removed, shall be protected from foot traffic and vehicles until the sidewalk is replaced;
7. Any exposed roots shall be protected from the sun and air during the development period with canvas or burlap. The canvas or burlap shall be moistened daily;
8. Soil contamination shall be avoided. Limestone gravel shall not be used for any portion of the project. All other gravel shall be acceptable if it is washed prior to use;
9. Large diameter gravel (greater than 0.75") shall be placed on the soil surface and under the new concrete to create an airspace between the concrete and soil to aid in the prevention of root growth directly underneath the new sidewalk;
10. Consider permeable concrete for the new sidewalk;
11. Concrete wash out shall be contained and removed from the site (No wash out of any kind is to be dumped into the rooting space of the trees);
12. The existing pole should be removed by cutting at ground level so as not to disturb the roots of the tree. In the event the pole base needs to be removed from the ground, a qualified ISA certified arborist should be onsite to aid in preservation of any roots encountered during removal;
13. Soil repair and replacement at the existing pole location shall be under the supervision of a qualified ISA certified arborist.

If you need any additional clarification, please feel free to contact me.

Thank you,



Nicole Harrison,  
*ISA Certified Arborist #WC-6500AM, TRAQ*



Attachments:

Appendix A – Site Map

<sup>2</sup> Root Shaving removes part of a root with a longitudinal cut removing the upper half of the root. This type of pruning causes callous development on the root which in turn causes additional diameter growth on the root.



**Appendix B – Site Photos**  
**Appendix C – Disclosure**

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## Appendix A – Site Map



Tree #1 Location

Proposed Vault  
Location and  
sidewalk  
replacement

Tree #2 Location

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## Appendix B – Site Photos



Photo's by Nicole Harrison, January 26, 2017



Tree #2 shown  
as 3' from  
existing pole to  
be removed

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## Appendix C - Disclosure

# ABACUS

CONSULTING ARBORISTS



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

## Disclosure, Assumptions and Disclaimer

- 1) I, Nicole Harrison, *ISA Certified Arborist #WE-6500AM*, of "ABACUS", did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) This report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: \_\_\_\_\_

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**PHS08 – 1159 Winsor Avenue**

**CITY OF PIEDMONT**  
**120 VISTA AVENUE**  
**PIEDMONT, CA 94611**  
**TEL: (510) 420-3050**  
**FAX: (510) 658-3167**

RECEIVED BY \_\_\_\_\_  
 DEPOSIT PAID \_\_\_\_\_  
 DATE FILED \_\_\_\_\_  
 NUMBER \_\_\_\_\_  
 PLANNER \_\_\_\_\_  
 (For staff use only)

**APPLICATION FOR:  
 WIRELESS COMMUNICATIONS FACILITIES (WCF)**

**Purpose:** *The purpose of the application is to provide a mechanism for an applicant to supply necessary information to the City of Piedmont so that it can review the proposed project for conformance with all applicable regulations and guidelines. The purpose of Chapter 17.46, Wireless Communications Facilities, is to provide a comprehensive set of standards for the development and installation of wireless communication facilities. The regulations are designed to protect and promote public safety and community welfare, property values, and the character and aesthetic quality of the city, while at the same time not unduly restricting the development of wireless communication facilities, and not unreasonably discriminating among wireless communication service providers of functionally equivalent services, including retail and other commercial providers of wireless communication services. This division applies to applications for approval of the installation of new or modified wireless communication facilities, including applications previously received by the city but not yet approved, disapproved or conditionally approved by a final city decision.*

<b>Fees:</b>	<u>  X  </u>	\$2,710	Initial Deposit (the total fee will be equal to the cost to process)
	<u>      </u>	\$5,425	Initial Deposit if 3 <sup>rd</sup> party review is required pursuant to 17G.3.1(i) (the total fee will be equal to the cost to process)
	<u>      </u>	\$815	One variance
	<u>  X  </u>	\$405	Each additional variance
	<u>\$2,710</u>	<b>TOTAL</b>	

**Project Address:** PIEDMONT HIGH SCHOOL 08 - 1159 Winsor Ave (ZONE A)

**2 sets of plans** must be submitted with this application for an initial staff review for completeness.

**8 additional sets of plans** may be requested by City Staff if this application is to be heard by the Planning Commission and/or the City Council.

**Application Fees**

The cost to process the application will determine the final application fees. You will be charged for any amount not covered by the initial deposit. If the cost to process the application is less than the initial deposit, you will receive a partial refund of your deposit.

Please indicate what steps you have taken to discuss this project with City staff prior to submittal: Beacon Development has met with Kevin Jackson and Pierce Macdonald-Powell on a number of occasions

to discuss this project. Also conducted at least 3 site meetings.



Detailed Description of Proposed Project: *Please attach additional pages, as needed.* \_\_\_\_\_  
 See attached detailed project description.

### I. Applicant Information:

Name of Commercial Wireless Provider: Crown Castle NG West LLC

Contact Person at Company: Sharon James

Company Address: 695 River Oaks Parkway

City San Jose

State CA

Zip 95134

Office phone #: (408) 468-5553

Mobile Phone #: (408) 426-6629

Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Project Applicant (e.g. the wireless provider's agent):

Company Name: Beacon Development, LLC

Contact Person at Company: Bob Gundermann & Jason Osborne

Company Address: 3 Rovina Lane

City Petaluma

State CA

Zip 94952

Office phone #: (925) 899-1999

Mobile Phone #: (415) 559-2121

Fax #: (415) 358-5766

Email Address: jason@beacondev.net

Agent's Prof. License #: n/a

Expiration Date: \_\_\_\_\_

Piedmont Business License # of Agent: Will obtain

Expiration Date: \_\_\_\_\_

(Please contact the City Clerk at 510-420-3040 for Piedmont Business License information.)

### Property Owner Information:

Property Owner Name: City of Piedmont

Mailing Address: 120 Vista Avenue

City Piedmont

State CA

Zip 95611

Office phone #: (510) 420-3039

Mobile Phone #: \_\_\_\_\_

Fax #: (510) 658-3167

Email Address: kjackson@ci.piedmont.ca.us

My signature below signifies that I:

- have read and provided all applicable information per this Application for Wireless Communications Facilities, including the information listed in the Submittal Checklist.
- have reviewed the legal description on the property deed and indicated all recorded easements and deed restrictions on the submitted site plan (*Please provide a description here of the easements and restrictions that were indicated on the property deed of the subject property*) \_\_\_\_\_
- believe the information provided in this application is accurate to the best of my knowledge.
- am aware that my initial deposits of \$2,360 or \$4,720 (exclusive of variance fees) may not cover the cost to process this pre-application and that additional deposits may be required. I agree to provide additional deposits if they are required. I am aware that the City will deduct the costs to cover the processing of this application from the deposit(s), and that any unused money remaining after action has been taken on the project, will be returned to me.
- am aware that City staff, Planning Commissioners, and/or City Council Members will be on the property to view proposed construction. (Please note any special instructions regarding access to the property such as gates, alarms, etc.) \_\_\_\_\_
- understand that if this application is approved, a building permit (issued within one year from the approval date) is required for construction and that no construction may commence prior to the issuance of the building permit. No changes may be made without City approval, and changes may require a new application.

**SIGNATURE OF PROPERTY OWNER:**

Pursuant to RUA between City of Piedmont and Crown Castle NG West LLC

Print Name	Signature	Date
------------	-----------	------

**SIGNATURE OF WIRELESS SERVICE PROVIDER'S AUTHORIZED REPRESENTATIVE:**

<u>Sharon Jones</u>	<u>[Signature]</u>	<u>5/12/17</u>
Print Name	Signature	Date

**AGENT AUTHORIZATION:** This authorization must be signed by the property owner if the applicant is not the property owner. This authorization also permits City staff to contact the Wireless Service Provider and it agent if necessary.

I authorize <u>Jason Osborne</u> to act as my agent in the processing of all matters pertaining to this application.	
SIGNATURE OF PROPERTY OWNER <u>[Signature]</u>	date <u>5/19/17</u>

**II. Land Use Information:****A. Land Use Zone:**

Please circle the land use zone of the proposed project: **(A)** B C D E

If the project is located in a zone other than Zone B, other than publicly-owned facilities in other zones, or other than the public right-of-way, please submit a written statement explaining the attempts made to locate in Zone B, on publicly-owned facilities in other zones, and in the public right-of-way, and the supporting materials outlined in the Documentation Checklist (Section VIII. of this application).

**B. New Facility Project:**

1. Is the proposed project located on a property used for residential purposes? ☐ Yes ☒ No
2. Does the project include the siting or construction of a new WCF facility? ☒ Yes ☐ No
3. Does the project consist of communications equipment located completely inside a structure, not visible from the outside, whose purpose is solely to provide wireless communications within the same structure, including Wi-Fi hotspots and access points, with no alteration to the exterior of the structure? ☐ Yes ☐ No

**C. Existing Facility Project:**

1. Is the project at an existing WCF facility? ☐ Yes ☒ No
2. Is the project for maintenance and repair (in which the model, type, mechanical, and electrical specifications, size and number of existing antennas, feed lines and ground-mounted equipment remains the same; OR is the project an upgrade project in which any equipment is added and/or replaced? ☐ Maintenance & Repair ☐ Upgrade
3. If the project is an "Upgrade" to an existing facility, please identify any of the following descriptions that apply:
  - a. Replacement of antenna(s): ☐ Yes ☐ No number\_\_\_\_\_
  - b. Addition of antenna(s): ☐ Yes ☐ No number\_\_\_\_\_
  - c. Replacement of feed line(s): ☐ Yes ☐ No number\_\_\_\_\_
  - d. Addition of feed line(s): ☐ Yes ☐ No number\_\_\_\_\_
  - e. Replacement of ground mounted equipment: ☐ Yes ☐ No number\_\_\_\_\_
  - f. Addition of ground mounted equipment: ☐ Yes ☐ No number\_\_\_\_\_
  - g. Changes to access, parking, or landscaping: ☐ Yes ☐ No
  - h. Increase in the height of freestanding tower: ☐ Yes ☐ No
  - i. Replacement of wireless tower or foundation: ☐ Yes ☐ No
  - j. Changes to conceal or camouflage exterior: ☐ Yes ☐ No

k. Other (describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. If the project is an "upgrade" to an existing facility, please describe how the project camouflages, conceals and/or screens the modified equipment so as to mitigate any adverse impact on aesthetics and views. N/A

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. If the project is an "upgrade" to an existing facility, please describe any proposed changes to the physical size of the exposed surface area of all existing components of the tower or base station (including but not limited to the height, circumference, width of the wireless tower or base station, etc.) or any increase by more than 10% from the existing dimensions of any structure(s) required to support the wireless tower or base station (such as guy wires, brackets, beams, etc.). N/A

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**D. Facilities located within the Public Right-of-Way:**

1. Is the provider is a telephone corporation? ☒ Yes ☐ No  
 → If yes, please provide certification as outlined in Section IX of this application.
2. Do you have an environmental review document certified by the CPUC? ☒ Yes ☐ No  
 → If yes, please provide a copy of the document as outlined in Section IX of this application.
3. Is the facility proposed to be sited on a City pole (streetlight standard)? ☒ Yes ☐ No  
 → If yes, please provide a list of the pole(s) as outlined in Section IX of this application.
4. Is the facility proposed to be sited on a third party's utility pole? ☐ Yes ☒ No  
 → If yes, please provide written authorization from the appropriate utility company.

**E. Height:**

What is the maximum height (measured from lowest adjacent grade) of the new or replacement antenna, pole and/or equipment? 45 feet 0 inches

*(Please be aware of the maximum building height from grade for each zone in which the wireless communication facility is located, including existing structures or facilities to which the antennae are proposed to be mounted.)*

**F. California Environmental Quality Act (CEQA):**

Do you believe the project is exempt from CEQA? ☒ Yes ☐ No

1. If yes, please cite the statutory or categorical exemption in Articles 18 and 19 of the CEQA Guidelines, Title 14 of the California Code Regulations and explain how the project meets this exemption: Section 15301(b)

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**III. Building and Structural Information:****A. Loading:**

Are additional gravity and wind loads likely to result from components of the project, such as additional arrays, or bigger, heavier antennas or mounting arms not accounted for in the original design? ☒ Yes ☐ No

1. If yes, please describe the new loads and the equipment causing them. Adding two antennas. New structurals will be provided at time of BP.  
submittal.

**B. Excavation, trenching and grade modifications:**

Does the proposed project include any excavation, trenching and/or grade modifications?

☒ Yes ☐ No

1. If yes, please describe: See attached detailed project description





**IV. Applicant's Wireless Communications Facilities Findings:**

The following information is required from all applicants.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.070 of the City's Municipal Code.

- a) **New wireless communications facilities must be collocated with existing facilities and with other planned new facilities whenever feasible..** Please note that §17.46.070.A.1 states "A new wireless tower must be designed and constructed to accommodate future collocation(s) unless the city determines that collocation would be infeasible because of physical or design issues specific to the site." (*Indicate whether the proposed facility will be collocated with another facility. If it will not, comment on the feasibility of collocation and indicate what measures have been taken to attempt to collocate the facility with another facility. Additionally, indicate the aesthetic benefits and drawbacks of the proposed facility.*):
- Placing new wireless communication facilities on existing utility structures

- b) **No wireless communication facility may exceed 35 feet in height, measured from the ground to the highest point of the wireless communication facility, unless the zoning district in which the wireless communication facility is located expressly provides a higher height limit. Ground mounted wireless communication equipment, base station, antenna, pole, or tower must be the minimum functional height, unless a variance is granted. Roof mounted equipment and antennas must be located to minimize visibility. (*Indicate the height of any ground mounted equipment, antennas, poles or towers and explain why the proposed heights are required.*):**

Ground equipment will be placed in underground vault. No visual impact. Antennas placed at 32'-10" RAD center.

- c) **Wireless communication facility(ies) must be designed to minimize visual impacts. When feasible, the facility(ies) must be concealed or camouflaged. The facility(ies) must have a non-reflective finish and be painted or otherwise treated to minimize visibility and the obstruction of views. The facility(ies) may not bear signs, other than certification, warning, emergency contacts, or other signage required by law or expressly required by the City. (*Describe the materials and finishes of the equipment, antennas, poles, and towers and indicate how these materials and finishes will be non-reflective and will minimize any visual impacts.*):**
- Equipment will be painted to match pole.

**A wireless communication receiving and transmission facility may not adversely affect the public health, peace and safety. (Indicate any measures proposed to address the public health, peace and safety.):** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- e) **A wireless communication facility located in the public right-of-way may not cause: (i) physical or visual obstruction, or safety hazard, to pedestrians, cyclists, or motorists; or (ii) inconvenience to the public's use of the right-of-way. Equipment, walls, and landscaping located above grade must be at least 18 inches from the front of the curb and not interfere with the public's use of the right-of-way. See attached EMF study**

Ground equipment will be vaulted and equipment on pole painted to match.

\_\_\_\_\_

\_\_\_\_\_

- f) **Each wireless communication facility must comply with federal and state statutes governing local agencies' land use authority regarding the siting of wireless communication facilities, including without limitation 47 USC sections 253, 332(c)(7), 47 USC section 1455 (also known as section 6409 of the 2012 Middle Class Tax Relief and Jobs Act), California Government Code sections 50030, 65850.6 and 65964, and California Public Utilities Code sections 7901 and 7901.1. Each reference to a federal and state statutes is to the statute as it may be as amended from time-to-time and to the extent the statute remains in effect.**
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**V. Applicant's Wireless Communications Facilities Priority for Location Findings:**

The following information is required from all projects located in Zones A, C, D & E, projects not located in or on publicly-owned facilities, or projects in locations other than the public right-of-way.

Please describe how the proposed project meets the following summarized Wireless Communications Facilities Development Standards outlined in Section 17.46.040 of the City's Municipal Code.

- a) The facility is necessary to close a significant gap in the operator's service coverage or capacity. *Please comment:* Yes per RF propagation maps.

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- b) The proposal satisfies each of the applicable development standards in section 17.46.070 above. *Please comment:* Yes

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- c) The applicant has evaluated and met the priority for location standards of section 17.46.040 A above., including the evaluation of a possible alternative site(s) in Zone D that is not used for residential purposes; evaluation of a possible alternative site(s) in non-residential property in Zone A, C or E; evaluation of a possible alternative site(s) on or in an existing structure where the wireless communications facility can be concealed; evaluation of a possible alternative site(s) where collocation with other wireless communications facility is possible; and evaluation of a possible alternative site(s) where the wireless communications structure can be located on or in a new structure that can be incorporated in an inconspicuous or compatible manner with the surrounding area. *Please comment:* There are no viable options in Zone B to cover Zone A because of the topography of Piedmont. Therefore, we chose to place our equipment on existing public utility infrastructure.

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- d) The proposed design is consistent with City of Piedmont Design Guidelines. *Please comment:* Yes. We are placing our equipment on existing public utility infrastructure.

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- e) The proposed facility has been located and designed for collocation to the greatest extent reasonably feasible, and the applicant has submitted a statement of its willingness to allow other wireless service providers to collocate on the proposed facility. *Please comment:* Yes. No issue collocation.

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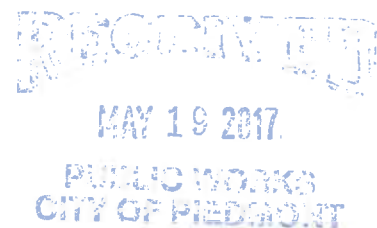
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**The development standards in 17.46.070 shall be fully considered. Please make sure you have completed the Findings in Section IV of this application form.**



**VI. Applicant's Variance Findings:**

The following information is required from all projects that require a variance.

In order for the Planning Commission to approve an application for a variance, required findings must be made. Please describe how the proposed project meets the variance criteria of Section 17.70 of the City's Municipal Code.

- a) **The property and existing improvements present unusual physical circumstances of the property (including but not limited to size, shape, topography, location and surroundings), so that strictly applying the terms of this chapter would keep the property from being used in the same manner as other conforming properties in the zone; Describe specific, unique problems with the property, such as location, surroundings, mature trees, natural obstacles or formations, and explain why the improvements cannot be made in conformity with codes and regulations:** Please see attached supplemental variance application material.
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- b) **The project is compatible with the immediately surrounding neighborhood and the public welfare; and Explain why, without the variance, the property cannot be used in the same manner as others in the same zone, and explain how the variance will not give the property an advantage over others in the same zone.:** Please see attached supplemental variance application material.
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- c) **Accomplishing the improvement without a variance would cause unreasonable hardship in planning, design, or construction. Unreasonable hardship" for purposes of this subsection refers to the unusual physical characteristics of the underlying lot and existing improvements on the lot which prohibit development of the lot in a manner consistent with lots conforming to City standards. "Unreasonable hardship" shall not refer to any conditions personal to the applicant. Please describe the hardship(s) inherit to this property:** Please see attached supplemental variance application material.
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**VII. Notice Instructions:**

Required for all projects that will be heard by the Planning Commission and/or City Council (e.g., non-exempt projects, projects without proposed collocation, and projects referred to the Planning Commission by the Planning Director).

1. Complete the attached Notice and make one photocopy for each adjacent neighbor.
2. Hand deliver or mail one copy of the Notice to each adjacent neighbor at least 30 days before the initial hearing. Adjacent neighbors often include one neighbor on each side, three across the street, and three in the rear. You may address the notices to "Property Owner", if you do not know the names of your adjacent neighbors.
3. Complete the attached Affidavit of Service and return it along with one copy of the Notice to the Department of Public Works at least 30 days before the hearing. Please note the Affidavit of Service is not required to be notarized.
4. Please call the Department of Public Works at (510) 420-3050, if you have any questions or would like help in determining the addresses or names of your adjacent neighbors.





**NOTICE OF AN APPLICATION FOR  
WIRELESS COMMUNICATIONS FACILITY**

Dear Neighbor:

I/ We have submitted an application for consideration by the Piedmont Planning Commission which seeks City approval of an application to (description of project) \_\_\_\_\_  
**PIEDMONT HIGH SCHOOL 08 - 1159 Winsor Ave**

The purpose of this form is to notify you of my application. My application will be considered by the Planning Commission on or after (date) \_\_\_\_\_.

This notice will be followed by a notice from the City confirming the date of the hearing and inviting you to comment on the application. The Planning Commission regularly meets at 5:00 p.m. on the second Monday of every month in the Council Chambers at City Hall, 120 Vista Avenue. Please contact the Department of Public Works at 420-3050, if you have any questions regarding this application.

Signed,

Signature

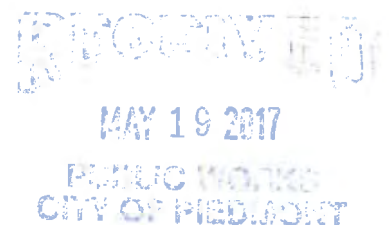
Date

**Jason Osborne**

Name of Applicant

**1159 Winsor Ave**

Address of Project



**AFFIDAVIT OF SERVICE BY APPLICANT/ AGENT**

(To be attached to a copy of the Notice and returned to the Department of Public Works.)

\_\_\_\_\_ being sworn, says that he or she is over 18 years of age  
affiant (applicant/agent) name

and a resident of \_\_\_\_\_  
County, Country

That affiant's residence address is \_\_\_\_\_.

That affiant served a copy of the attached notice of an application for variance and/or Planning Commission design review by placing said copy in an envelope addressed to:

which envelope was then sealed and postage fully prepaid thereon, and thereafter was on \_\_\_\_\_ date  
deposited in the United States mail or delivered personally by hand.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_ at \_\_\_\_\_, California.  
date address

Signed \_\_\_\_\_  
Affiant's signature

## VIII. Drawing and Document Elements Checklist:

### Wireless Communications Facility (WCF) Application

A vital part of the WCF Application is to have adequate plan set information in order to properly review the proposed wireless telecommunications facility in conformance with Chapter 17.46 of the Municipal Code and all other relevant guidelines and regulations. Unless otherwise indicated, you must provide all of the following information. Two (2) sets of drawings (24" x 36" in size) must be submitted with the WCF Application. All drawings must be accurately scaled and dimensioned. One copy of non-drawing documents must be submitted with the WCF Application.

Should your application be deemed complete and placed on the agenda for a Commission or Council hearing, 8 additional sets of plans will be requested by City Staff.

**Existing Site Plan** (preferred scale 1/8") should include:

- ☒ Scale, north arrow, and dimensions;
- ☒ Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- ☒ Location of existing structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- ☒ Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- ☒ Setback dimensions measured from the property lines to the closest point of Structure(s) (§17.2.71-73), including eaves and other architectural projections.

**Proposed Site Plan** (preferred scale 1/8") should include:

- ☒ Scale, north arrow, and dimensions;
- ☒ Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- ☒ Location of existing and proposed structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- ☒ Roof plans should be shown for all structures (rather than floor plans). Roof plans should include all edges and ridges, the roof slope, overhangs, skylights, chimneys, vents, and other equipment or antennas;
- ☒ Footprints (outline) and identification of structures on adjacent properties within 20 feet of the property line or more than 100 feet from the proposed construction. Indicate the dimensions between the closest point of any adjacent structure and the proposed construction;
- ☒ Setback dimensions measured from the property lines to the closest point of proposed ground-mounted equipment, antenna, and Structure(s) (§17.2.71-73) including eaves and other architectural projections.

**Existing Elevations (or Photographs should no existing building exist)** (preferred scale 1/4") should include:

- ☒ Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- ☒ All elevations of each structure on which modifications are proposed;
- ☐ Show buildings, other structures, WCF equipment, fences, retaining walls, and any other relevant feature;
- ☐ Indication of building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- ☒ Indication of the height of buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- ☒ Photographs showing existing conditions may be submitted as supplemental information or in place of elevations when no existing structures or buildings exist on site.

**Proposed Elevations** (preferred scale 1/4") should include:

- ☒ Scale, dimensions, and drawing label indicating the cardinal direction (or indicated plan direction) the depicted wall is facing;
- ☒ All elevations of each structure on which modifications are proposed;
- ☐ Show buildings, other structures, WCF equipment, fences, retaining walls, required signage, and any other relevant feature;
- ☒ Indication of proposed building materials for walls, roofs, windows, doors, decorative features, and WCF equipment and antennas;
- ☒ Indication of the proposed height of new buildings, structures and WCF equipment. Heights are measured to the highest point of the feature from both the lowest adjacent grade and highest adjacent grade. Adjacent grade is where grade meets the footprint of the building or structure;
- ☐ Photographs or photo simulations showing proposed conditions may be submitted as supplemental information.

**Equipment Details** (preferred scale at least 1/2") should include:

- ☒ Scale, dimensions, and drawing label;
- ☒ Include details of antenna and other proposed wireless communications equipment.

**Landscape plans** (preferred scale 1/8") should include:

- ☐ Scale, north arrow and dimensions;
- ☐ Include property lines, footprints of all structures and all hardscape areas;
- ☐ Show planting areas and provide a plant list including the size and species;
- ☐ Arborist report for work within the driplines of existing trees;
- ☐ Provide information on irrigation.

**Photo Simulations** (optional):

- ☒ In addition to proposed elevations, photo simulations may be submitted to demonstrate the aesthetics and impacts of a proposed wireless communications facility.

**Story Poles, per City of Piedmont story pole policy.****Graphic Calculations (1 set only):**

Please submit plans which graphically illustrate the required calculations. Calculations are expressed as percentages. Separate graphic calculations are to be submitted, as follows:

- ☐ **Existing and Proposed Structure Coverage** equals the number of square feet of structures covering the lot divided by the number of square feet in the lot. (Equipment, antennas, poles, and towers are included in this calculation,) For a complete definition of structure coverage, please see Piedmont City Code §17.2.71-73.
- ☐ **Existing and Proposed Hardscape Surface Coverage** equals the number of square feet of structures plus the number of square feet of all hardscape, all divided by the number of square feet in the lot. For a complete definition of Hardscape Surface, please see Piedmont City Code §17.2.35.

**Documentation for sites outside of Zone B, publicly-owned facilities in other zones, or the public right-of-way:**

- ☐ **Map and Written Description** showing and describing the exact area in Piedmont which applicant contends cannot receive coverage from a site in Zone B or a site outside of City, showing the boundaries of the area clearly on a map and setting forth the exact street addresses of each Piedmont home not within the area receiving coverage – Piedmont City Code §17G.4.2(a).
- ☐ **Copies of Detailed Technical Reports or Tests** which clearly prove that each home within the area fails to receive coverage from Zone B or from any other Zone within Piedmont, or from specific locations outside of Piedmont – Piedmont City Code §17G.4.2(b).
- ☐ **Copies of Detailed Technical Reports or Tests** which prove that each home within the area does receive coverage from the alternate site proposed by applicant – Piedmont City Code §17G.4.2(c).

- ☐ **List of All Possible Site Locations within Zone B** and all possible site locations outside of the city from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(d).
- ☐ **Exact Information on All Possible Site Locations Outside of Zone B within the City** from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(e).
- ☐ **Exact Information on the Alternate Site** proposed by the applicant, including the exact location of the site as shown on a map and by street address, a copy of an executed Lease or PCS Site Agreement for the site, a detailed report on all costs and expenses in constructing and completing such site for use, including a verifiable bid for the work on such site, and an exact schematic drawing – Piedmont City Code §17G.4.2(f).

**Documentation for Wireless Communication Facilities located within the Public Right-of-Way (ROW):**

- ☒ Certification that the provider is a telephone corporation.
- ☒ Any environmental review document(s) certified by the California Public Utilities Commission for siting the proposed facilities in the City's ROW.
- ☒ For projects in which the facility is proposed to be sited on a City pole (e.g., streetlight standard), please provide a list of said poles including identification by location and badge/ID number.
- ☒ For projects in which the facility is proposed to be sited on a third party's utility pole (e.g., PG&E pole), please provide a list of said poles including identification by location and badge/ID number AND written authorization from the appropriate utility company.
- ☒ Site plans that illustrate the boundaries of the ROW and the location of infrastructure in the ROW, including without limitation sidewalks, curbs, gutters, driveways, landscaping, other existing communications equipment, utility poles, light poles, fire hydrants, bus stops, bike lanes, traffic signals and above and below ground utility equipment vaults, etc.
- ☒ Analysis demonstrating the impacts to sightlines for drivers, bicyclists, and pedestrians.

If you believe that any of the above requirements do not pertain to your project, please call the Department of Public Works at (510) 420-3050 and make an appointment to meet with a planner.



May 18, 2017

Pierce Macdonald-Powell  
Senior Planner

RE: Variance Application Information for Crown Castle DAS Expansion PHS08 @ 1159 Winsor Ave.

Mr. Macdonald-Powell:

GO 95 and the CPUC regulates the placement of microcellular antennas in relation to the separation between the various utility companies and their lines on wood poles. Due to the terrain in this area we are using 4ft antennas as it provides much better signal control compared to 2ft antennas. Looking at the pole, we need 6 feet of separation between the secondary power (24'-8") and the top of the antenna. Also from the bottom of the antenna to the future Crown Castle fiber (22'-0") we need 2 feet of separation. In total, we need 12 feet of separation between the secondary power and the future crown castle fiber in order to place the antennas. On this pole, we only have 2'-8" of clearance. Therefore, we placed the antennas on top of the pole. Placing the antennas below the communication zone not only would decrease the coverage as it will be affected by surrounding foliage and the building structures, but it would also bring them closer to the pedestrians creating more concern and in these cases, fall outside what is permissible.

The current design of placing the antennas at the top of the pole, allows Crown Castle to adhere to both the State utility regulations as well as achieving the purpose of increased cell/data coverage needed by its customer.

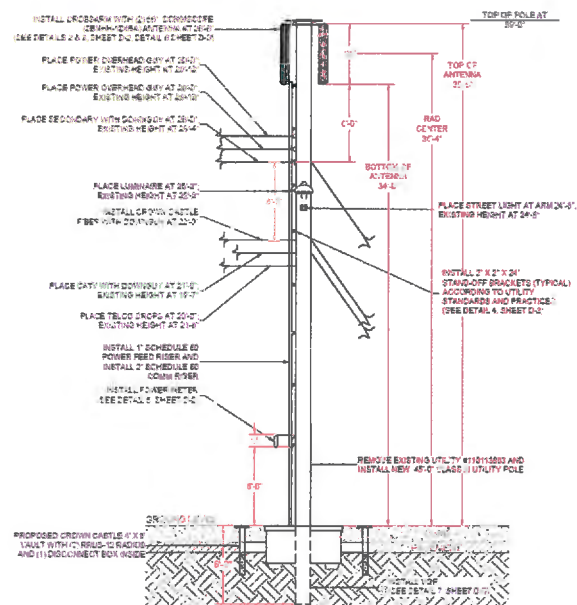
Regards,



Jason Osborne  
Beacon Development, LLC  
jason@beacondev.net  
(415) 559-2121  
(415) 358-5766 fax

RECEIVED  
MAY 19 2017  
PUBLIC WORKS  
CITY OF PIEDMONT



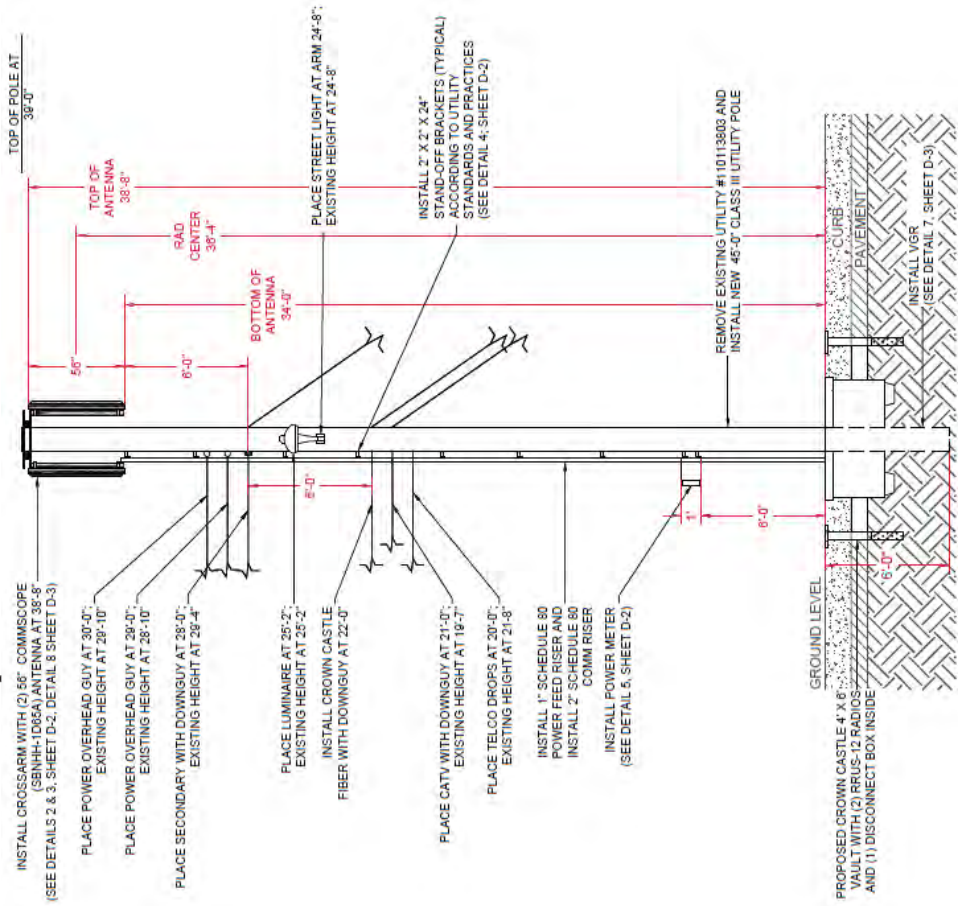


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MAY 19 2017  
PUBLIC WORKS  
CITY OF PHOENIX  
Page 177

# CA-PHS08m

## Rad Center (36' 4")

GO 95 and the CPUC regulates the placement of microcellular antennas in relation to the separation between the various utility companies and their lines on wood poles. Due to the terrain in this area we are using 4ft antennas as it provides much better signal control compared to 2ft antennas. Looking at the pole, we need 2 feet separation between street light (24' 8") and the top of the antenna. Also from the bottom of the antenna to the future crown castle fiber (22' 0") we need 2 feet separation. In total we need 8 feet separation between the street light and the future crown castle fiber in order to place the antennas which we don't have. We only have 2' 8" clearance on this pole, therefore we placed the antennas on top of the pole. Placing the antennas below the communication zone not only would decrease the coverage as it will be affected by surrounding foliage and the building structures, but it would also bring them closer to the pedestrians.





Crown Castle  
695 River Oaks Parkway  
San Jose, CA 95134

April 7, 2017

City of Piedmont  
120 Vista Avenue  
Piedmont, CA 94611  
Phn: (510) 420-3050  
Fax: (510) 658-3167

RECEIVED

APR 07 2017

PUBLIC WORKS  
CITY OF PIEDMONT

RE: Detailed Description of Proposed Crown Castle DAS Expansion Project @ 1159 Winsor Ave.

PK508

To Pierce Macdonald-Powell,

This project involves the installation of the following:

- REMOVE EXISTING UTILITY POLE #110113803 AND INSTALL NEW 45'-0" CLASS III UTILITY POLE.
- INSTALL NEW 2" X 2" X 24" STAND-OFF BRACKETS (TYPICAL) ACCORDING TO UTILITY STANDARDS AND PRACTICES.
- INSTALL POWER METER.
- INSTALL NEW DOUBLE CEA WITH (2) COMMScope SBNHH-1D65A 56" PANEL ANTENNAS WITH ELECTRICAL TILT.
- INSTALL VGR.
- INSTALL NEW 1" SCHEDULE 80 POWER FEED RISER.
- INSTALL NEW 2" SCHEDULE 80 COMM RISER.
- TRANSFER TELCO DROPS TO 19'-6".
- TRANSFER CATV WITH DOWNGUY TO 20'-6".
- CROWN CASTLE FIBER WITH DOWN GUY TO 21'-6".
- TRANSFER LUMINAIRE TO 25'-2".
- TRANSFER STREET LIGHT ARM TO 24'-8".
- TRANSFER SECONDARY WITH DOWN GUY TO 27'-6".
- TRANSFER POWER OVERHEAD GUY TO 29'-0".
- TRANSFER POWER OVERHEAD GUY TO 30'-0".
- INSTALL NEW 4' X 6' CROWN CASTLE VAULT WITH (2) RRUS-12 RADIOS INSIDE.

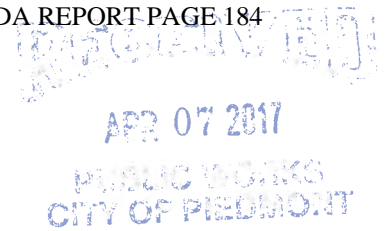
The equipment on the pole will be painted to match the wood and will be compatible with other poles in the area. The installation will not adversely affect abutting and surrounding neighborhoods and will have no effect on traffic.

#### Statement of Operations

The proposed facility will use existing electrical and telephone services, which are readily available to the site. No nuisances will be generated by the proposed facility, nor will the facility injure the public health, safety, morals or general welfare of the community. The technology does not interfere with any other forms of communication devices whether public or private.

Upon completion of construction, finetuning of the facility may be necessary, meaning the site will be adjusted once or twice a month by a service technician for routine maintenance. No additional parking spaces are needed at the project site for maintenance activities. The site is entirely selfmonitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security.





Because the facility will be un-staffed, there will be no regular hours of operation and no impact to existing traffic patterns. Existing public roads will provide access to the technician who arrives infrequently to service the site. No on-site water or sanitation services will be required as a part of this proposal.

1. Street use permit shall be obtained by contractor prior to commencing work.
2. All work to be conducted in the right of way.
3. All disturbed landscaping shall be replaced to similar existing conditions.
4. Any sidewalk closure shall be coordinated with the city and proper signing will be placed.
5. No materials or equipment shall be stored on private property or block access to private property.
6. Cleanup of site will be completed each evening and the site will be returned to existing conditions at the completion of construction.

#### Alternative Site Analysis

Please find supplemental material discussing alternative any applicable alternative locations or designs on the attached document, which have been reviewed within our RF Propagation package.

#### Zoning Analysis

The site of the proposed facility is located in a public right-of-way. This particular location falls within Zone A, and is not preferred by the City. As a follow up to material noted in our application, it is impossible to cover "Zone A" from "Zone B", due to the topography of the area, or without placing a number of highly visible "macro" sites (large monopoles or monopines) surrounding the area which would "send in" a signal, but these would be highly visible and not provide the service intended. It is also important to mention, we are a 'telephone corporation' (Section D, section D.1, D.3 when applicable). Please also refer to Section VI (a)(b) wherein we are utilizing existing utility infrastructure which is design specifically of a "minimum functional height", while placing a Macro site in Zone B would require a much larger (taller) structure with an antenna array consistent with a typical macro site seen throughout the Bay Area. These "small cell" facilities as designed are only intended to cover a small area, and this design presented to the City of Piedmont and its residents presents the least visual impact possible. The sites (also referred to as nodes) are strategically placed throughout the City to enhance cellular coverage, but moving them, or placing them in different "zones" we would jeopardize the overall network.

#### New Node and Installation of a New Pole

Crown Castle NG West LLC ("Crown Castle") is submitting the accompanying complete application to install its telecommunications network facilities in accordance with your code, ordinances and regulations. Please be advised the Federal Communications Commission (FCC) has adopted Rules and Regulations that impact how you must process this application.

**In addition, state law also limits your regulation of Crown Castle's access to the public rights of way.**

#### Crown Castle's Deployment

Crown Castle provides telecommunications services to wireless carriers. It does so via telecommunications networks installed in the public rights of way that integrate elements including fiber optic cables as well as personal wireless services facilities, such as antennas and related equipment. These networks are sometimes referred to as distributed antenna systems ("DAS") or Small Cell networks.

Pursuant to the California Public Utility Commission, Crown Castle has been granted a certificate of public convenience and necessity ("CPCN"). As a result, Crown Castle must be granted access to the public rights of way in the same manner and on the same terms applicable to other certificated telecommunications providers and utilities.

**Federal Regulations Applicable to This Application**

Federal law and the FCC's rules implementing the law require that this permit application be processed to a final decision by this jurisdiction without undue delay. Specifically, because this application proposes to install new equipment on a new pole in the public rights of way, this application must be acted on within one hundred fifty (150) days from its submission, today.<sup>1</sup>

Moreover, pursuant to FCC regulations, this application is deemed complete 30 days after today, unless you provide written notice to Crown Castle.<sup>2</sup> If you contend that the application is incomplete, within the next 30 days you must provide written notice specifying any items you claim are missing to make the application complete.<sup>3</sup> For each item alleged to be missing, you must specify the code provision, ordinance, application instruction, or otherwise publically-stated procedure that requires the submission of the information.<sup>4</sup>

Among other Federal and State Rights, we note that California Public Utilities Code § 7901 grants a statewide franchise to telephone corporations to place telephone equipment in the public rights-of-way and that use of the rights-of-way by telephone corporations is a matter of statewide concern that is not subject to local regulation except for limited regulation of the time, place, and manner of such use. In addition, the Telecommunications Act limits the authority of local jurisdictions by, among other restrictions, requiring approval within a reasonable period of time. In submitting this application, Crown Castle expressly reserves all of its Federal and State Rights, including, without limitation, its rights under federal and state law to challenge the requirement for a discretionary permit for its proposed installation in the public right-of-way. Neither the act of submitting the application nor anything contained therein shall be construed as a waiver of any such rights.

Please send all written requests for additional information regarding this application to:

<sup>1</sup> In re Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review, Declaratory Ruling, 24 FCC Rcd. 13994 ¶¶ 32, 45-46 (2009) ("FCC Shot Clock Order"); In the matter of Acceleration of Broadband Deployment By Improving Wireless Facilities Siting Policies, Report and Order, FCC 14-153, WT Docket No. 13-238, ¶ 272 (FCC Oct. 21, 2014) ("Wireless Infrastructure Order") (clarifying that DAS nodes that involve installation of new poles trigger the 150 day shot clock).

<sup>2</sup> Wireless Infrastructure Order at ¶¶ 257, 259.

<sup>3</sup> Wireless Infrastructure Order at ¶¶ 259-260.

<sup>4</sup> Id.

Jason Osborne  
Beacon Development, LLC  
3 Rovina Lane, Petaluma, CA 94952  
(415) 559-2121  
jason@beacondev.net

Sincerely,

Sharon James

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**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate distributed antenna system ("DAS") nodes (ID# 258040 "Piedmont High School") proposed to be located near Piedmont High School in Piedmont, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

**Executive Summary**

Verizon proposes to install directional panel antennas on four poles sited in the public right-of-way in Piedmont. The proposed operations will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

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

**General Facility Requirements**

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to a central "hub" (which in turn are connected to the traditional



**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the antennas and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

### **Computer Modeling Method**

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

### **Site and Facility Description**

Based upon information provided by Verizon, it is proposed to install eight CommScope Model SBNHH-1D65A directional panel antennas in pairs on four poles sited in the public right-of-way in Piedmont, near Piedmont High School. The antennas would employ 2° downtilt,\* would be mounted at effective heights of at least 26 feet above ground, and would be oriented as shown in Table 1. The maximum effective radiated power in any direction would be 1,141 watts, representing simultaneous operation at 805 watts for AWS and 336 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

### **Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.019 mW/cm<sup>2</sup>, which is 2.7% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building† is 1.6% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation. The maximum calculated levels at ground for all of the nodes are given in Table 1:

---

\* Assumed for the purposes of this study.

† Located at least 35 feet away, based on photographs from Google Maps.



**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

Node Number	Approximate Address	Antenna Orientations	Effective Height	Calculated Exposure at Ground Power Density vs. FCC Limit	
CA-PHS03 N37.823568, W122.233254	799 Magnolia Avenue	90/190°T	32'3.5"	0.012 mW/cm <sup>2</sup>	1.6%
CA-PHS04 N37.822997, W122.234129	Magnolia Avenue	105/220°T	26'3.5"	0.014 mW/cm <sup>2</sup>	2.3%
CA-PHS08m N37.820328, W122.236256	1159 Winsor Avenue	160/280°T	36'3"	0.014 mW/cm <sup>2</sup>	1.9%
CA-PHS09m1 N37.820145, W122.234044	Across 314 Wildwood Ave	100/220°T	27'7.5"	0.019 mW/cm <sup>2</sup>	2.7%

*Table 1. CommScope Model SBNHH-1D65A, with two 2x40W RRUS-12 (700 MHz, AWS)*

### Recommended Mitigation Measures

Due to their mounting locations and heights, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antennas or the poles. No access within 4 feet directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the pertinent node is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs<sup>‡</sup> be posted at the antennas and/or on the poles below the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

### Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the DAS nodes proposed by Verizon Wireless in Piedmont, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating nodes. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

<sup>‡</sup> Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of PUC GO95.



**Verizon Wireless • Piedmont, California**  
**Proposed DAS Nodes • ID# 258040 "Piedmont High School"**

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-18063, which expires on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

December 2, 2016



*Rajat Mathur*  
Rajat Mathur, P.E.  
707/996-5200

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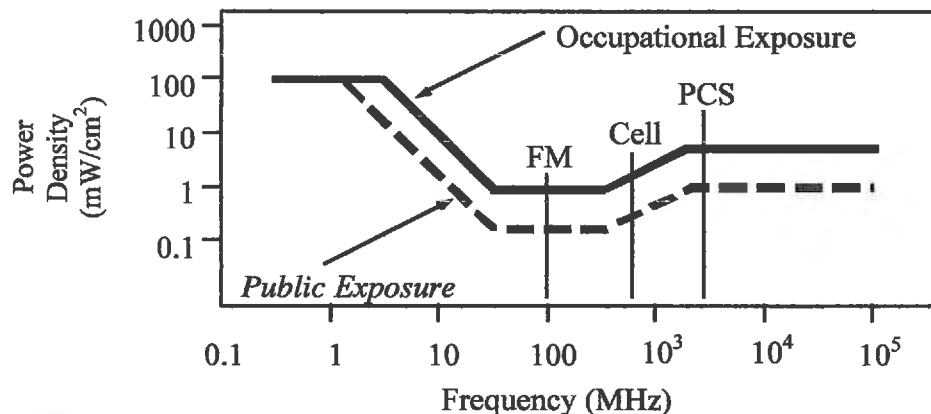
**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

## FCC Radio Frequency Protection Guide

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

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

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



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



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## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

#### Near Field.

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

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

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

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

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

#### Far Field.

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

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

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

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



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# ABACUS

CONSULTING ARBORISTS



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

February 1, 2017

Bob Gunderman  
Beacon Development, LLC  
1757 Greenwood Road  
Pleasanton, CA 94566

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Re: Cell Vault and Sidewalk Replacement at 1159 Windsor Avenue, Piedmont, CA

Dear Mr. Gunderman:

Pursuant to your request, an evaluation of the trees at the development site and within 25' of the development area which could be impacted by the proposed development was conducted. The location is 1159 Winsor Avenue along the south east side of the property, in Piedmont, California. See Appendix A – Site Map.

There are two (2) tree's within 25' of the proposed development area that could potentially be impacted by the development. Tree #1 is a 26" DBH<sup>1</sup> Canary Island Date Palm, *Phoenix canariensis*, with an 36" base. This tree is growing over the concrete sidewalk and the sidewalk appears to have been replaced in the past. It is located ±6' west of the proposed replacement of the sidewalk and vault. The root system of the palm is unlikely to be disturbed by the proposed development. Tree #2 is a 5" DBH Horse Chestnut Tree, *Aesculus hippocastanum*. It is located next to the existing tie-down and has surface roots surrounding the base of the tiedown. It is southeast of the proposed vault.

The following recommendations will provide adequate protection for the trees during construction:

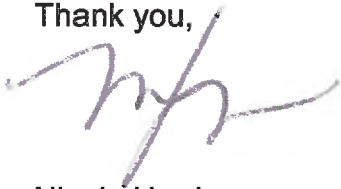
1. Clearance pruning may be required for the new pole. All pruning shall be by a qualified ISA certified arborist;
2. The removal of the sidewalk shall be by saw cutting only the depth of the sidewalk and hand removal of the pieces within 5' of tree #2 and the tiedown;
3. Any roots encountered less than 2" in diameter during removal of the sidewalk or trenching shall not be 'pulled' by equipment, but shall be cut clean by hand;

<sup>1</sup>Diameter at Breast High is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted here. A Swedish caliper <sup>1</sup> was used to measure the DBH for trees less than 26" in diameter and a steel diameter tape <sup>1</sup> for trees greater than 26"Ø.

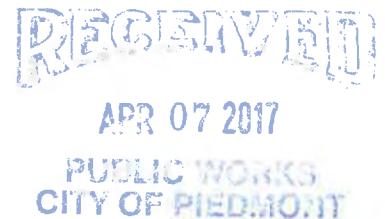
4. Root shaving<sup>2</sup> shall not be performed on any roots;
5. Roots encountered greater than 2" shall be inspected by a qualified ISA certified arborist;
6. Soil contamination shall be avoided. Limestone gravel shall not be used for any portion of the project. All other gravel shall be acceptable if it is washed prior to use;
7. Concrete wash out shall be contained and removed from the site (No wash out of any kind is to be dumped into the rooting space of the trees);
8. The existing pole should be removed by cutting at ground level so as not to disturb the roots of the tree. In the event the pole base needs to be removed from the ground, a qualified ISA certified arborist should be onsite to aid in preservation of any roots encountered during removal;
9. The existing tie-down should be removed by cutting at ground level so as not to disturb the roots of the tree. In the event the tie-down base needs to be removed from the ground, a qualified ISA certified arborist should be onsite to aid in preservation of any roots encountered during removal
10. Soil repair and replacement at the existing tie-down location shall be under the supervision of a qualified ISA certified arborist.

If you need any additional clarification, please feel free to contact me.

Thank you,



Nicole Harrison,  
*ISA Certified Arborist #WC-6500AM, TRAQ*



Attachments:

- Appendix A – Site Map
- Appendix B – Site Photos
- Appendix C – Disclosure

---

<sup>2</sup> Root Shaving removes part of a root with a longitudinal cut removing the upper half of the root. This type of pruning causes callous development on the root which in turn causes additional diameter growth on the root.

## Appendix A – Site Map



Tree #1 Location

Proposed Vault  
Location and  
sidewalk  
replacement

Tree #2 Location

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## Appendix B – Site Photos



Tree #1

Proposed vault  
location

Tree #2

Photo by Google Street View



Tree #2

Existing pole  
tie-down with  
surface roots  
from tree #2

Proposed Vault  
location

Tree #1

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Photo by Nicole Harrison, January 26, 2017

## Appendix C - Disclosure

# ABACUS

CONSULTING ARBORISTS



Nicole@Abacus-Tree.com

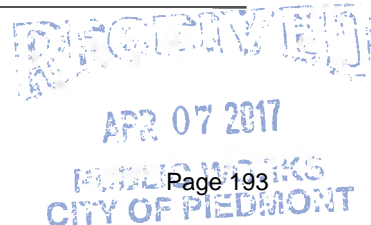
(530) 889-0603 Phone

www.Abacus-Tree.com

## Disclosure, Assumptions and Disclaimer

- 1) I, Nicole Harrison, *ISA Certified Arborist #WE-6500AM*, of "**ABACUS**", did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) This report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: \_\_\_\_\_

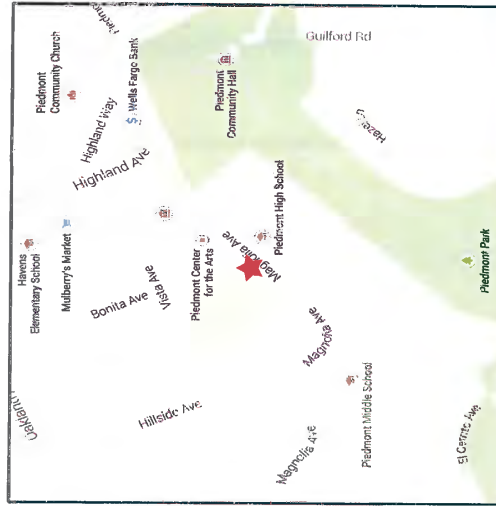




**Existing Site**



**Proposed Site CA-PHS03**



**Vicinity Map**

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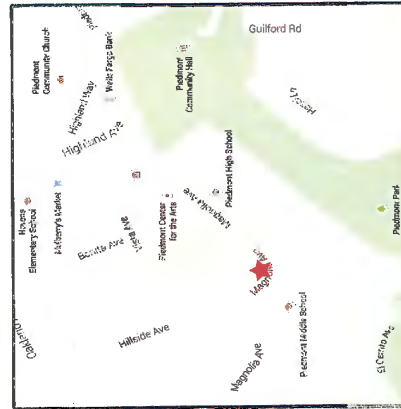




**Existing Site**

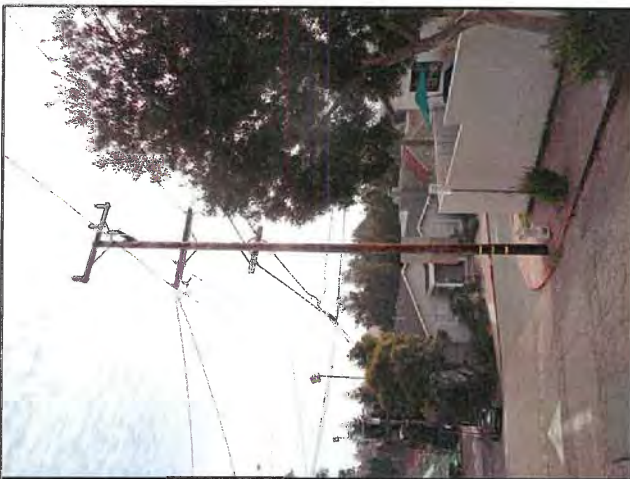


**Proposed Site CA-PHS04**

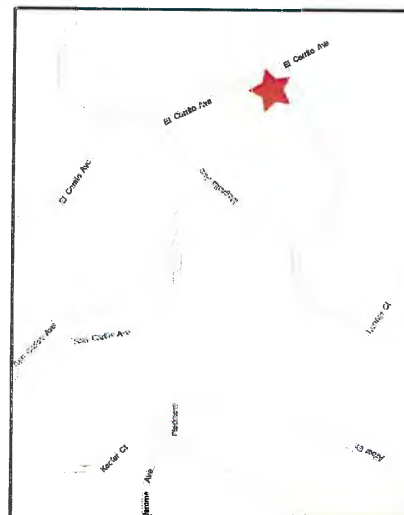


**Vicinity Map**

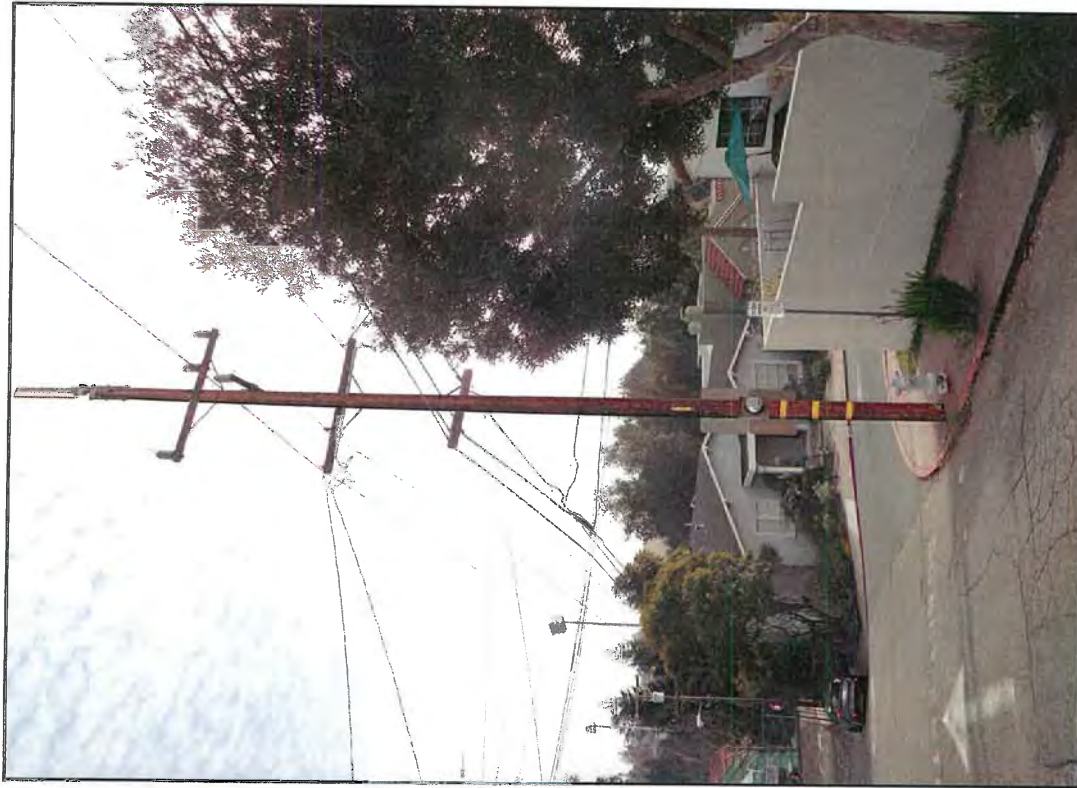
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## Existing Site



## Vicinity Map



**Proposed Site** PH506 - 428 EL CAMINO AVE

Revised

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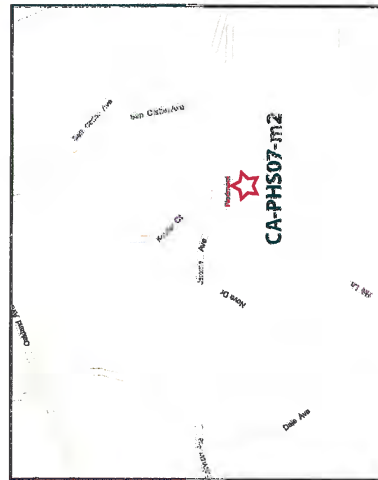




**Existing Site**



**Proposed Site CA-PHS07-m2**



**Vicinity Map**

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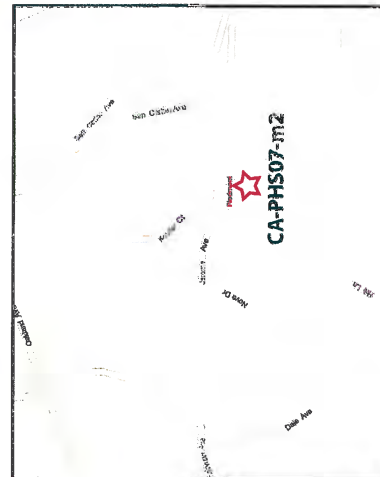
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### Existing Site



# Proposed Site CA-PHS07-m2



## Vicinity Map

[illegible]

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June 1 2017

Ms. Pierce Macdonald-Powell  
City of Piedmont  
120 Vista Avenue  
Piedmont CA 94611

Subject: Tree assessment  
Crown Castle Wireless Telecommunications

Dear Ms. Macdonald-Powell:

Crown Castle NG West LLC, a wireless telecommunications company, is planning to install nine (9) new telecommunications facilities at various sites in Piedmont. Four (4) of the sites are in close proximity to City street trees. Based on that preliminary assessment, the City of Piedmont requested that I review project plans and associated reports for the four sites, then meet with you in the field to discuss potential impacts to street trees. We met on May 15 and examined the four sites. This letter summarizes my observations and assessment.

To assist in my assessment, you provided plans as well as reports prepared by Crown Castle's arborist.

#### **Overview**

The proposed new antenna installations would either use existing city street lights or power poles, or install new ones. An underground vault would be installed adjacent to each light and pole. Excavation for the vault would be approximately 7 feet long by 5 feet wide by 4 feet deep. In addition, however, each vault has two exhaust vents, located on either end of the 7 foot side. Vents are separated from the vault by an undetermined distance. Both vents and the conduit connecting them to the vault will require additional excavation. Although the vaults are noted as being 6 feet by 4 feet, they are depicted on plan sheets as being a total of 10 feet by 6 feet.

In some cases, a new pole will be installed. This will replace an existing wood pole which would be removed.

Potential impacts to City street trees are associated with 1) excavation for the vault and 2) installation of a new light or pole. Excavation for the vault may sever roots. Equipment working in close proximity to trees may damage trunks and require pruning of tree crowns to provide clearance. New poles must be lifted from a horizontal to vertical position which may also damage tree trunks and require remedial pruning if branches are damaged.

HortScience has over 25 years of experience assisting the City of Piedmont with maintenance of street trees and other City-owned trees. The Community of Piedmont has a long history of investment in its street trees, which is evident today in its tree-lined streets and the symmetry, maturity, and consistency of its street trees. This is a defining feature of the City and distinguishes it from neighboring cities.



City of Piedmont  
Tree assessment. Crown Castle wireless

HortScience, Inc.  
Page 2

### **1159 Winsor Avenue (CA-PHS08)**

At this site, a new underground vault and pole would be installed between two trees (Photo 1, following page). One is a Canary Island date palm (*Phoenix canariensis*); the other is a red horsechestnut (*Aesculus carnea*). Both are located in the 18-inch wide planting strip between curb and sidewalk. The trees are approximately 21 feet apart.

The Canary Island date palm is mature in development with approximately 22 feet of clear (brown) trunk and an overall height of 30 feet. The base of the trunk has overgrown the adjacent pavement. Numerous utility wires are adjacent to the crown including low voltage electrical conductors. Overall tree condition is good.

**Photo 1.** Winsor Avenue. Canary Island date palm is on the left. Red horsechestnut on the right. Red line is the approximate location of the new pole. Note guy wire near the horsechestnut.



The red horsechestnut is semi-mature in development with a trunk diameter of 5 inches. Overall condition is good. The canopy is somewhat one-sided to the west due to competition with nearby oak trees.

The existing utility pole is located approximately 5 feet 6 inches from the palm. The pole is supported by a guy wire that enters the ground, approximately 3 feet 6 inches from the horsechestnut.

As proposed, the existing pole will be replaced by the new 45-foot-tall pole, midway between the trees. The new pole will be installed in the 18-inch planting strip. The new underground vault would be placed within the existing 5-foot sidewalk. Excavation of the vault and associated vents is constrained by the presence of the existing pole, guy wire and two trees. Construction of the proposed installation would require pruning on the west side of the canopy of the red horsechestnut to provide clearance for materials and equipment.

Several aspects of installation are not clearly defined in the proposed plans. The base of the existing wood pole would be left in place, but the sequence of removing the pole and guy wire, then excavating the new vault and its installation is unclear. I don't know if the new pole will require a guy wire. It is likely that additional clearance pruning of trees on or adjacent to the street will occur. It is also likely that roots greater than 2 inches in diameter will be encountered in the area of excavation near the horsechestnut.



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In summary, impacts to the date palm and horsechestnut from the proposed project should be within the tolerance of both trees because the existing trees are in good condition and because the project design centers the new pole and vault mid-way between the trees.

Potential impacts to nearby street trees include damage during construction in the right-of-way related to the limited street width and limited access. This part of Winsor Avenue is a shallow cul-de-sac, leading to a Piedmont Unified School District driveway. The key to successful preservation will be obtaining access for construction from the School District to use the driveway during construction, as well as protecting tree trunks from damage by equipment (see **Tree Protection Guidelines**).

#### **799 Magnolia Avenue (CA-PHS03)**

At this site, the existing light pole will be replaced with a new pole. The associated underground vault will be installed in the existing sidewalk behind the pole.

An 18-inch-diameter mature sweetgum (*Liquidambar styraciflua*) is located 21 feet west of the existing pole (Photo 2). Tree health is good while structural condition is fair. As is typical of many sweetgums, several scaffold limbs arise at 18 feet. These lean and bow away from the central leader. The tree has previously been root-pruned on the curb side.

**Photo 2.** Looking across Magnolia Ave. at project site.



The proposed street light would be located in the same location as the existing which is at the edge of the dripline of the sweetgum. The proposed underground vault would be located within 15 feet of the sweetgum, within the dripline of the tree.

Impacts from installation of the vault will include pruning the canopy to provide clearance and root severance to install the vault. I expect impacts to be within the tolerance of the tree because the tree condition is good, the new vault would be 15 feet from the trunk of the sweetgum, and significant roots (greater than 2 inches in diameter) are not expected to be found in the area of excavation.

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#### **428 El Cerrito Avenue (CA-PHS06)**

The project area is on the west side of El Cerrito Avenue near the intersection with Jerome Avenue. As proposed, the existing utility pole will be replaced. The proposed new vault would extend from the pole to within 2 feet from the existing water gum (*Tristaniaopsis laurina*) tree (Photo 3).

**Photo 3.** Looking west across El Cerrito. The new pole will be replaced in the same location.



The 9-inch-diameter water gum is located in a 12-inch by 12-inch pavement cutout. The adjacent sidewalk panel is displaced. The canopy is full and dense and the tree is mature and established. The main trunk is sinuous in form, bowed to the south towards the existing pole.

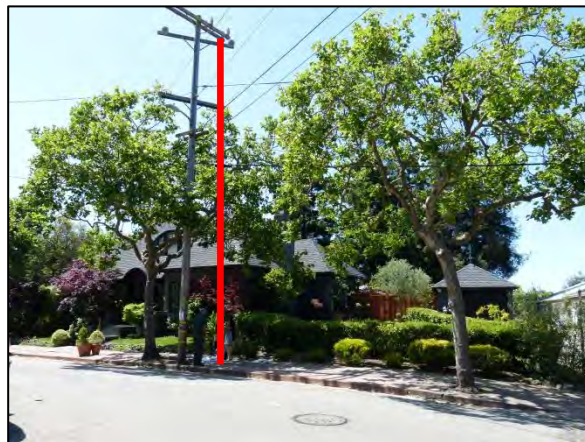
Impacts to the water gum tree would be severe. Excavation for the proposed vault would damage major roots. Installation of the vault would also require pruning a significant part of the canopy on the south side for construction clearance. The result will be an asymmetric form with almost all of the foliage on the north side of the tree and a severely compromised root zone.

In my view, the water gum tree would not survive the impacts from construction of the proposed design. Furthermore, it cannot be replaced in its current location. Moving the tree to the north even 2 feet would place it within 5 feet of a driveway, creating a possible sightline issue. A new tree would have to be installed farther north (or elsewhere in the City) due to the proposed new vault and the limited space in the right-of-way. See **Estimate of Value**, below, for information regarding the reproduction value of the tree, as well as its value in the streetscape along El Cerrito Avenue.

#### **355 Jerome Avenue (CA-PHS07)**

An existing power pole is located 5 feet from a 13-inch diameter London plane (*Platanus x hispanica*) at this location (Photo 4). The new pole would replace this one and will be 7 feet from the tree. A second London plane (12-inch-diameter) is located 21 feet to the north of the existing pole.

**Photo 4.** A 13-inch diameter London plane is located 5 feet south of the existing pole. A 12-inch diameter London plane is to the north (right side of photo). Red line is approximate location of the new pole.



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Both trees are located below existing energized conductors and have been pruned to provide clearance to them. Overall condition is good for both trees, which are mature and well-established. Both have multiple branches that arise at 10 feet to 12 feet. Proposed construction and excavation would occur within the driplines of both trees.

The existing pole would be replaced by a new 60-foot pole, midway between the trees. Final height of the antenna will be just over 53 feet with 7 feet of the pole installed in the ground. The proposed new pole and associated vault would be placed within the existing 5-foot sidewalk. As depicted on sheet LP-01, the vault plus fans would be 10 feet by 6 feet. Proposed construction would require clearance pruning of the canopy of the 13-inch diameter London plane.

It is not clear in the plans how the proposed new pole is to be installed and whether doing so will require additional pruning for clearance.

In summary, impacts to the two London planes should be within the tolerance of both trees because the condition of the trees is good and major roots (roots greater than 2 inches in diameter) are not expected to be found in the area of excavation. The keys to successful preservation are 1) protecting tree trunks from damage by equipment (see **Tree Protection Guidelines**) and 2) minimizing root severance.

#### **Estimate of Value**

The City of Piedmont requested that an estimate of tree value be established for each of the trees within the four project areas. I employed the standard methods found in ***Guide for Plant Appraisal***, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy IL). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the trunk formula method which estimates a depreciated reproduction cost.

The value of landscape trees, such as street trees, is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54 inches above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The ***Species Classification and Group Assignment*** table lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual tree. The location factor considers the site, placement and contribution of the tree in its surrounding landscape. All of the trees examined are City street trees, providing shade, privacy, aesthetic, and screening benefits to both the adjacent properties and the City.

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Based on my assessment, the estimated values of the subject trees are as follows:

Location	Species	Trunk Diameter (in.)	Estimated Reproduction Cost
1159 Winsor	Canary Island date palm	22' clear trunk	\$10,800
1159 Winsor	Red horsechestnut	5	\$650
799 Magnolia	Sweetgum	18	\$4,150
El Cerrito	Water gum	9	\$1,400
355 Jerome	London plane	13	\$2,100
355 Jerome	London plane	12	\$1,800
<b>Total</b>			<b>\$20,900</b>

#### Tree Protection Guidelines

1. The demolition contractor shall meet with the City's Landscape Superintendent before beginning work to discuss work procedures and tree protection.
2. Fence trees to be retained prior to demolition, grubbing or grading. Fences may not be relocated or removed without permission of the City's Landscape Superintendent. Fencing shall be installed at the edge of the existing planting space or 2 feet back from the edge of excavation, whichever is larger.

The **TREE PROTECTION ZONE** shall be defined by the limit of protective fencing (Photo at right).

For the Canary Island date palm, stack and secure hay bales around the trunk to a height of 8 feet as an alternative to fencing.

3. Damage to tree(s) or unauthorized removal is subject to replacement or fine equal to the estimated value of the tree.
4. No materials, equipment, vehicles, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE**.



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5. Demolition of existing improvement such as pavement shall use appropriate size equipment to perform the task and protect the tree from damage. Equipment shall be sited outside the **TREE PROTECTION ZONE**. Pull spoil and debris away from the trees. If necessary, tie back branches and wrap trunks with protective materials to protect from injury as directed by the City's Landscape Superintendent.
  6. Excavation shall not tear or rip tree roots 2 inches or greater in diameter. As the operator encounters tree roots, excavation should stop while the root is exposed by hand and cut cleanly at the edge of excavation.
  7. Demolition personnel shall not prune trees to provide clearance. If pruning is needed, a qualified arborist shall perform the task at the direction of the City's Landscape Superintendent. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the latest editions of the ANSI Z133 and A300 Standards.

### **Summary**

I evaluated the possible impact to City street trees of installing proposed new wireless telecommunications facilities at four sites in Piedmont. Each site would have an underground vault and above-grade pole installed. Impacts will primarily involve root severance and crown pruning. Impacts to trees vary with the proximity of the proposed improvements (vaults, proposed poles and lights, etc.) to the tree roots and canopies. In the case of the water gum on El Cerrito, proposed construction and excavation impacts would be beyond the tolerance of the tree.

Impacts to trees at the remaining three sites should be within their tolerance, providing that the recommended **Tree Protection Guidelines** are followed. It is possible that trees may be injured due to unanticipated impacts from construction.

It is not clear in the proposed project plans how the new poles, which are taller than existing, will be installed or what impacts, such as clearance pruning, could be anticipated to City street trees from construction materials and equipment.

Sincerely,



James R. Clark, Ph.D.  
Vice President

**City of Piedmont General Plan**  
**Applicable Goals, Policies, Programs, and Actions**

**Exhibit E**

**Land Use Element Goal 1: Residential Character** - Maintain the character of Piedmont as a residential community

LU Policy 1.2: Neighborhood Conservation - Sustain the balance between homes, private yards, and public space that defines Piedmont's residential neighborhoods. The essential form of the city's residential areas—including the scale and appearance of its homes, the mature vegetation, the views and vistas, the appearance of streets and public places, and the street layout—should be maintained for the long-term future.

**Land Use Element Goal 3: Public, Institutional, and Open Space Lands** - Manage public and institutional land in a way that meets the educational, civic, and recreational needs of Piedmont residents, while preserving the city's open spaces and natural resources.

LU Policy 3.1: Civic Facilities: Provide attractive and safe civic facilities that foster and enrich public life. The City will promote the use of schools and other community facilities as gathering places that deliver a variety of services to Piedmont residents.

LU Policy 3.2: Retain a sufficient supply of public land to support all essential local government activities, including schools, parks, municipal maintenance facilities, utilities, cultural facilities, police and fire stations, and administrative offices. In the event public land becomes available for another purpose, first priority shall be placed on uses that benefit Piedmont residents.

LU Policy 3.4: Planning and Public Facilities - Fully consider the potential impacts of local planning decisions on City and School District properties and facilities.

LU Policy 3.3: Joint Use of School District and City Facilities: Achieve full utilization of existing and future school facilities and public buildings to the mutual benefit of the City of Piedmont and the Piedmont Unified School District.

**Land Use Element Goal 4: Special Sites** - Maximize potential benefits to Piedmont residents on key opportunity sites.

LU Policy 4.1: Civic Center - Encourage land uses, activities, design changes, circulation changes, and capital improvements which transform the Piedmont Civic Center into a more cohesive pedestrian-oriented gathering place. The intent of this policy is not to commercialize or expand the Civic Center, but rather to enhance existing uses and create new places for social interaction.



**Transportation Element Goal 7: Mobility and Choice** - Provide a balanced transportation system that maximizes mobility and choice for all Piedmont residents. *The background discussion for this element includes, “Piedmont considers roads with a curb-to-curb width of greater than 35’ to be “adequate”, those with a curb-to-curb width of 20’ to 35’ to be “marginally adequate” and those with a curb-to-curb width of less than 20’ were “inadequate.””*

TE Policy 7.2: Balancing Investments - Consider opportunities to improve provisions for pedestrians, bicycles, transit, and alternative fuel vehicles whenever improvements to roads are made. Streets should be regarded not only as circulation routes, but as public spaces that define the character of the city.

TE Policy 7.5: Public Facility Access - Consider pedestrian access, bicycle access, and public transit access when making investment decisions about future parks, schools, and other public facilities. Also, ensure that new public facilities and commercial uses are designed to include features that encourage walking, bicycling, and transit.

**Transportation Element Goal 8: Traffic Flow** - Maintain a road network that allows convenient, safe travel in and around Piedmont while minimizing negative impacts on adjacent uses.

TE Policy 8.2: Development-Related Improvements - When new development is proposed, require the improvements necessary to ensure that satisfactory operating conditions are maintained on adjacent roads. However, widening roads to increase their capacity is generally discouraged.

TE Policy 8.6: Street Maintenance - Maintain city streets and pavement to ensure safe, efficient, operations.

TE Policy 8.7: Minimizing Road Impacts - Minimize the impact of road improvement projects on the natural and built environment.

**Transportation Element Goal 10: Walking and Bicycling** - Encourage walking and bicycling as viable modes of transportation for traveling within Piedmont.

**TE Policy 10.1: Sidewalks** - Maintain a system of well maintained and connected sidewalks to accommodate safe pedestrian travel in and around Piedmont.

**TE Action 10.F: Pedestrian Crossing Improvements** - *Improve crossings for pedestrians and bicyclists at key intersections through pavement changes, restriping, curb redesign, street trees and landscaping, and other measures which improve pedestrian mobility and increase driver awareness of*

*pedestrians and bicycles. This should include continued compliance with the Americans with Disabilities Act.*

**Transportation Element Goal 12: Safe Streets** - Ensure the safety of pedestrians, bicyclists, and motorists on Piedmont streets.

TE Policy 12.2: Maintaining Sight Lines - Maintain visibility and clear sight lines at intersections and driveways. Trim vegetation and remove other obstructions as needed to ensure roadway safety.

TE Policy 12.3: Emergency Vehicle Access - Provide adequate access for emergency vehicles on Piedmont streets.

TE Policy 12.4: Traffic Calming - Support a variety of traffic management techniques to slow or calm traffic on Piedmont streets, including signage, turning restrictions, lane restriping, median islands, raised dots, traffic signals, and strict enforcement of traffic laws. Emphasize visual deterrents to speeding (such as street trees, signs, and lane striping) rather than physical obstacles such as speed bumps/humps or road closures.

**Natural Resources and Sustainability Goal 14: Urban Forest** - Conserve and expand Piedmont's tree canopy to create visual beauty, provide shade, prevent erosion and absorb runoff, reduce noise and air pollution, and provide habitat for birds and other wildlife. *The background discussion for this element includes, "Piedmont's urban habitat consists of a mosaic of lawns, gardens, backyards, street trees, and parks. This "urban forest" provides nesting areas for birds, moderates temperatures, enhances property values, stabilizes slopes, reduces noise, absorbs air pollutants, and is a source of inspiration and beauty. Urban habitat in the city supports many of the species found in woodland and grassland areas." It also includes, "Piedmont maintains over 7,000 trees on 85 streets and has a regular program to plant, trim, and replace these trees. Spraying, cutting, pruning or trimming trees may only be done by the City's Public Works Department. Many streets are planted on both sides, with trees extending the full length of the block. Seventeen varieties are predominant: acacia, birch, camphor, carob, cherry, chestnut, elm, ginkgo, hawthorne, linden, liquidambar, magnolia, mulberry, pepper, plum, poplar, and sycamore. The sycamores outnumber the other trees by far, and are the predominant tree on 35 of the city's streets."*

NR&S Policy 14.1: Street Tree Maintenance - Maintain the city's street trees and recognize their essential contribution to the character and environmental health of Piedmont. The City should continue to perform pruning and tree care on a regular basis to ensure the long-term health of trees and to address conflicts with views, utilities, and public safety.

NR&S Policy 14.2: Tree Removal and Replacement - Where appropriate and feasible, require replacement trees when trees on public property are removed. When non-native trees such as eucalyptus and acacia are removed, they should be replaced with native species or other species that are more appropriate to Piedmont's vegetation management and infrastructure maintenance goals.

**Environmental Hazards Element Goal 18: Geologic Hazards** - Minimize the loss of life, personal injury, and property damage resulting from earthquakes, landslides, unstable soils, and other geologic hazards. *The background discussion for this element includes, “For its part, the City of Piedmont is exploring undergrounding of electric lines, in part to reduce hazards and outages from falling utility lines and power poles.”*

**EH Policy 18.3: Infrastructure Reliability** - Maintain road and infrastructure design standards which address geologic conditions in Piedmont, including the potential for earthquakes and landslides. Infrastructure should be retrofitted where necessary to improve reliability during and after an earthquake.

**Environmental Hazards Element Goal 22: Noise** - Maintain the peace and quiet of Piedmont neighborhoods. *The background discussion to this element includes, “Noise from air conditioning units, pool and spa filter systems, exhaust systems, air compressors, wireless equipment cabinets, pumps, and other mechanical equipment also may be an issue. Such noise sources are regulated by the Piedmont Municipal Code and the Building Code.*

EH Policy 22.2: Noise Reduction Measures - Require new development with the potential to create long-term increases in noise volumes to mitigate potential impacts. Noise reduction techniques, such as sound muffling devices, building orientation, buffers, landscaping, and acoustical barriers, should be used as appropriate.

*EH Action 22.D: Enforcement of Noise Regulations - Enforce rules and regulations pertaining to noise, including the California Motor Vehicle Code and Chapter 12 of the Piedmont Municipal Code. Continue to implement the Title 24 noise standard of 45 dBA Ldn in all habitable rooms.*

**Parks, Recreation, and Open Space Element Goal 23: Park Planning and Management** - Provide attractive, high-quality parks that accommodate a wide range of recreational needs. *The background discussion to this element includes, “The City has a seven-member Park Commission that advises the City Council on the maintenance and improvement of city parks (and on planting, removal, and maintenance of street trees).” It also includes, “Because local revenues are finite, spending on parks must be balanced with spending on police and fire services, water and sewer projects, utility undergrounding, transportation investments, and other civic priorities.”*

PR&OS Policy 23.8: Landscaped Medians, Traffic Islands, and Parking Strips - Recognize the importance of landscaped medians and roadsides, traffic “islands”, parking strips, and other planted public open spaces to Piedmont’s character and beauty. Encourage and support the planting and care of such areas by community groups and volunteers. See also Design and Preservation Element policies on parking strips and the “public realm.”

PR&OS Policy 23.10: Pedestrian and Bicycle Access to Parks - Encourage pedestrian and bicycle access to the city’s parks by providing sidewalks, crosswalks, bike racks and other facilities that encourage safe non-motorized

travel to and from the parks. Ensure that paths and walkways within city parks are safe and well maintained. *See also policies in the Transportation Element about the improvement of Piedmont's bicycle and pedestrian facilities for practical travel and recreation.*

**Design and Preservation Goal 27: City Identity and Aesthetics** - Ensure that streets, parks, civic buildings, and other aspects of the “public realm” contribute to Piedmont’s overall identity, beauty and visual quality. *The background discussion for this item includes, “A majority of Piedmont’s electric and telecommunication lines consist of overhead wires supported by wooden poles. There is a general—though not universal—consensus that the lines are unsightly and should be underground. Undergrounding could provide other benefits, including safety, view enhancement, increased service reliability, and the removal of potential obstructions for emergency vehicles after an earthquake or severe storm.” In addition, the background discussion includes “In Piedmont, most street lighting consists of cobra-head fixtures attached to wooden utility poles. Where utilities are underground, a variety of lighting standards are used. In some locations, decorative or vintage lighting fixtures contribute to neighborhood ambiance.”*

D&P Policy 27.1: Streets as Public Space - Recognize that streets are important public spaces as well as transportation routes. Sidewalks, street trees, landscaping, and other amenities should be provided and maintained to keep these spaces attractive.

D&P Policy 27.2: Sidewalks and Planting Strips - Manage sidewalk space and planting strips along Piedmont streets to promote pedestrian safety and comfort, enhance visual character, and reduce the impact of vehicle traffic on adjacent yards.

D&P Policy 27.3: View Preservation - Recognize and protect significant views in the city, particularly Piedmont’s characteristic views of the San Francisco and Oakland skylines, Lake Merritt and San Francisco Bay, the Bay and Golden Gate Bridges, and surrounding hills, canyons, and geological features. Discourage the obstruction of such views by upper level additions, tall structures, and devices such as communication towers. Similarly, tree planting should avoid species or locations that will lead to the obstruction of desirable views.

D&P Policy 27.5: Beautification Efforts - Support local beautification and median planting efforts by neighborhood and community groups.

D&P Policy 27.7: Street Lighting - Provide street lighting that improves public safety and assists travelers while also enhancing neighborhood character. Street lights should complement the city’s architecture, avoid light and glare conflicts, and be consistent with the energy conservation goals laid out elsewhere in the General Plan.

D&P Policy 27.8: Utility Undergrounding - Support neighborhood efforts to underground utilities throughout Piedmont, with due consideration given to the level of community support and the financial impacts on the City and its residents. Underground utilities shall be required for any new subdivision. *(On March 1, 2010, the City Council, adopted by resolution, a “moratorium on all new underground assessment districts in the City of Piedmont.” The moratorium is no longer in effect. The City’s risk management procedures have been created and implemented since the events that required enactment of the moratorium. )*

D&P Policy 27.9: Signs - Require quality, balance, consistency, and high quality materials in the design of signs, including commercial business signs, municipal signs, street signs, and traffic signs. Signs should be compatible with buildings and streetscapes, and should be minimally obtrusive to surrounding uses.

D&P Policy 27.10: Design Continuity - Apply consistent standards for pavement, signage, street furniture (benches, planters, trash receptacles, bus shelters, etc.), and other elements of public space to help unify the city and strengthen Piedmont’s identity

*D&P Action 27.B: Rooftop Structures - Encourage residents to remove obsolete rooftop features such as antennae and satellite dishes that are no longer in use. At the same time, regulations and guidelines for rooftop structures should be reviewed to ensure that “green” features such as photovoltaic panels are not precluded or discouraged.*

*D&P Action 27.E: Changes to City Undergrounding Policies - Continue the public dialogue on alternative solutions to utility undergrounding and prioritization of Rule 20A funds. Modifications to current City practices and procedures for the use of Rule 20 undergrounding funds should continue to be studied. Any changes to current City policy should be vetted with the community through an open and transparent process.*

*D&P Action 27.F: Street Lighting Standards - Study street-lighting standards in Piedmont to ensure that they result in an appropriate level of lighting. Street lights should avoid excessive light pollution and energy consumption, while ensuring public safety and safe road conditions.*

**Design and Preservation Element Goal 28: Residential Architecture** - Integrate new residential construction, additions, and alterations in a way that is physically compatible with existing structures, their immediate surroundings, and the community as a whole. *The background discussion for this element includes, “Piedmont’s character is also shaped by its landscapes, its views and vistas, its parks, and its streets and public spaces. Protecting and enhancing this “public realm” is a top civic priority. General Plan policies on the aesthetics of public space can help guide long-term decisions on issues such as undergrounding of overhead utility lines, landscaping of public spaces, public art, and view protection... Historic preservation is another important aspect of community design. Older buildings and sites provide a tangible link to history and can expand our understanding of the places we live. The*



*styles, materials, and tastes of past inhabitants place our own lives in context. Preservation provides a tool for strengthening a city's sense of identity. There are also practical benefits to preservation, including economic value, environmental sustainability, and aesthetics. ...” In addition, the background discussion includes, “Most of the preservation activity in Piedmont occurs through the design review program. Although Piedmont does not have designated historic districts, the entire city is effectively treated as a neighborhood conservation district through the application of design guidelines that reflect prevailing architectural styles and context. These guidelines are reinforced by zoning standards that maintain single family uses, limit excessive height and bulk, and discourage replacement of older homes with substantially larger homes.”*

D&P Policy 28.1: Scale, Height, and Bulk Compatibility - Strengthen the defining qualities of Piedmont neighborhoods by relating the scale of new construction, additions, and alterations to existing homes and neighborhood context. Overpowering contrasts in scale and height on adjacent lots should be avoided.

D&P Policy 28.2: Style Compatibility - On blocks where one architectural style or design theme is predominant, require new construction and alterations that respect and are compatible with the prevailing style. On blocks where no particular style is predominant, new construction and alterations should be compatible with the style of homes nearby. This applies not only to the house as a whole but to building elements such as foundations, porches, exterior stairs, doors, exterior materials, ornamentation, roofs, and doors.

D&P Policy 28.6: Exterior Materials - Encourage the use of exterior materials that are appropriate to the property, neighborhood and natural setting.

D&P Policy 28.7: Hillside Home Design - On steep hillside sites, take advantage of topography and views and encourage designs that reduce effective visual bulk. New hillside homes should follow the contour of the slope, with buildings broken into several horizontal and vertical elements rather than large building planes.

D&P Policy 28.8: Acoustical and Visual Privacy - Encourage the siting of windows, vents, exhaust ports, skylights, and other appurtenances in a way that respects the acoustical and visual privacy of adjacent residences and yards.

D&P Policy 28.11: Design Review - Implement General Plan residential design policies through zoning and design review. Design guidelines, requirements, policies, and procedures should be stated clearly and applied consistently.

D&P Policy 28.12: Creativity and Innovation - To the extent possible, avoid the imposition of artificial or excessive limitations in the interpretation of the city's design guidelines. The policies laid out herein should be carried out

without eliminating the possibility for architectural creativity and innovative design.

**Design and Preservation Element Goal 29: Yards and Landscapes** - Encourage well-maintained residential yards that enhance the park-like image of the city.

D&P Policy 29.2: Landscape Design - Use landscaping to soften the appearance of buildings, frame desirable views, screen undesirable views, buffer potentially incompatible uses, and maintain an attractive streetscape. Landscape design should fit the surrounding context and complement the city's natural landscape.

D&P Policy 29.3: Front Yard Enclosures - Regulate front yard fences, walls, and equipment enclosures so that the open quality of Piedmont's streetscape is maintained. Enclosure of front yards should be discouraged except in rare instances due to traffic, topography, lack of alternative outdoor living space, or other unique site circumstances.

D&P Policy 29.8: Exterior Lighting - Discourage excessive or overly bright exterior lighting and lighting which could interfere with motorist safety. Exterior yard lighting should be designed to avoid spillover on to adjacent properties.

D&P Policy 29.9: Sight Obstructions - Avoid landscape designs that create safety hazards, impair driver visibility, or create the potential for conflicts between pedestrians and motorists, especially on driveways and at intersections.

**Design and Preservation Goal 31: Historic Preservation** - Identify, preserve, and maintain Piedmont's cultural and historic resources and recognize these resources as an essential part of the city's character and heritage.

D&P Policy 31.1: Comprehensive Approach to Preservation - Take a comprehensive approach to historic preservation in Piedmont, considering cultural history as well as architectural history, neighborhoods as well as individual buildings, the natural landscape as well as the built environment, and archaeological resources as well as living history.

D&P Policy 31.2: Preserving Historic Resources - Ensure that planning and building decisions, including zoning and design review approvals, are sensitive to historic resources and promote the conservation of Piedmont's historic neighborhoods. The demolition of historically important structures shall be strongly discouraged.

D&P Policy 31.3: Context-Sensitive Design - Ensure that the repair, maintenance, and expansion of Piedmont's historically important structures uses appropriate materials and architectural details and respects historic context.

D&P Policy 31.6: Historic Landscapes - Preserve important historic landscape features, including parks, landscaped traffic islands, and neighborhood entry pillars dating back to Piedmont's early subdivisions. Ensure that new public works such as street lights, street furniture, and sidewalks are compatible with the historic context of Piedmont's neighborhoods.

**Community Services and Facilities Element Goal 33: Municipal Facilities and Governance**

- Provide and maintain high-quality community facilities that allow the efficient delivery of City services. *The background discussion for this element includes, "Keeping Pace With Technology - Over the last 30 years, Piedmont has accommodated new types of infrastructure as communication and information technology has evolved. Today, internet and mobile telephone use are integral to the lives of most Piedmont residents. These services require fiber optic cables, wireless communication antennae, pole-mounted equipment boxes, and other facilities. Wireless communication facilities are permitted on publicly-owned property in Zone B (the Public Facilities zone). The City Council has adopted development standards for such facilities that seek to minimize their visual impact, encourage co-location, avoid the proliferation of antennae and towers, and ensure proper screening. The Municipal Code includes provisions to site wireless facilities in other zones in the event there are no feasible sites in Zone B. In such cases, Zone D (the Commercial zone) is preferred and the same design standards apply." In addition the background discussion includes, "Electric lines have been placed underground in several Piedmont neighborhoods. The procedure for undergrounding is covered in the Design and Preservation Element."*

CS&F Policy 33.1: Municipal Real Estate - Ensure that the City of Piedmont owns and retains a sufficient amount of land to meet the long-term operational needs of municipal government.

CS&F Policy 33.2: Co-location - When constructing any new public facility or remodeling an existing facility, explore opportunities to co-locate multiple community services in that facility, provided the uses are functionally compatible. Given Piedmont's small size and limited capital budget, this may increase the feasibility of particular types of facilities, such as a teen center or senior center.

CS&F Policy 33.4: Operation and Maintenance of City Facilities - To the greatest extent feasible, ensure that adequate funds are provided in the annual budget for the operation and maintenance of community facilities and infrastructure.

**Community Services and Facilities Element Goal 35: Education and Lifelong Learning -**

Encourage and support an exceptional school system and life-long learning opportunities for all Piedmont residents.

CS&F Policy 35.8: Telecommunication Services - Collaborate with telecommunication service providers to foster access to emerging communication and information technology for Piedmont residents.

**Community Services and Facilities Element Goal 37: Infrastructure** - Provide water, sewer, storm drainage, energy, and telecommunication services in the most efficient, cost-effective, and environmentally sound manner possible.

CS&F Policy 37.4: Siting and Design of Infrastructure - Ensure that the siting and design of infrastructure facilities, including water tanks and telecommunication towers, mitigates the potential for adverse visual impacts and is consistent with policies in the Design and Preservation Element.

The **City of Piedmont General Plan** is available in its entirety on the City website at <http://www.ci.piedmont.ca.us/draft-general-plan/>

**Wireless Communication Facilities Permit Applications and Variance Applications****Public Comments Received By Email by June 1, 2017**

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**Email Received 6/1/2017 from Boleyn Ni**

Hi, commission member:

This is regarding the Cell tower, our household strongly oppose it, reasons below:

1. The cell antennas will destroy our property values.
2. The cell antennas should be put in commercial areas.
3. There is no proof the additional antennas are required in our area.
4. The cell towers will destroy your views.

Thanks.

Boleyn Ni

459 Jerome Ave

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**Email Received 6/1/2017 from Amy and Aaron Aubrecht**

Dear Commissioners,

We respectfully request that the Piedmont Parks Commission and Piedmont Planning commission read <https://nouglytowers.com/> if you haven't already, as it includes a fairly comprehensive description of Palos Verdes' experience with Crown Castle. The "About Us" of this site sums up the objections we have – just substitute "Piedmont" for "Palos Verdes":

"We are not against cell towers in general and like everyone else, we would like better cell coverage in Palos Verdes. We are against ugly, highly intrusive cell towers planted in the heart of every neighborhood in our community. We will not tolerate the cheapest, crappiest "solution" the cell tower installers think they can get away with. This is our community and we expect them to respect it.

There is no question placing a commercial telecommunication facility next to a home lowers its property value. Residential neighborhood locations must be the last resort and then only when a site is required to prevent an effective prohibition of service. If that's not demonstrated to be the case, using objective evidence and defensible service level requirements, then the cell tower installers must look elsewhere.

These requests are reasonable, and even those trying to justify these sites would likely feel the same way if this was happening in their neighborhood.

Palos Verdes has the power to deny sites that violate the aesthetic regulations of our cities."

We have not heard or seen any reports that even indicate a need for these cell towers, never mind attempts at alternative locations, or how the proposed towers will objectively and substantially improve any purported gaps

in service. To remove trees and alter the quaint, residential feel and aesthetic of our small town for an unsubstantiated need is indefensible.

You clearly have your work cut out for you so we thank you in advance for giving this your fullest attention.

Sincerely,

Amy and Aaron Aubrecht

72 Wildwood Ave

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**Email Received 5/31/2017 from Laura Przetak**

Good Afternoon:

I write to express my objection to the Crown Castle application to install cell phone antennas in my neighborhood. They are not needed. Period. And they will impact our property values and our lovely neighborhood.

Thank you, Laura Przetak

339 Magnolia Ave.

Cross street is Jerome.

**Laura Przetak, Partner**

direct: (510) 250-0425 | [lprzetak@spanos-przetak.com](mailto:lprzetak@spanos-przetak.com)



**SPANOS | PRZETAK**

**A Professional Law Corporation**

475 14<sup>th</sup> Street, Suite 550, Oakland, CA 94612

[www.spanos-przetak.com](http://www.spanos-przetak.com) | fax: (510) 380-6354

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**Email Received 5/31/2017 from Edit Kincses**

Dear Kevin,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage



Please forward this letter to the Planning Commission.

Thank you,

Edit Kincses

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**Email Received 5/31/2017 from Julia Chung and Mike Nachtwey**

You have City Hall grounds, the Piedmont Fire Station, Piedmont High football field, etc. These towers should be in commercial areas, NOT in residential neighborhoods and NOT in the middle of the lovely entrance to our Piedmont Dog Park.

What are you THINKING?

Julia Chung and Mike Nachtwey

1190 Harvard Rd.

Piedmont, CA 94610

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**Email Received 5/31/2017 from Shanti Kim**

Dear Mr. Jackson,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Shanti Kim

**Email Received 5/31/2017 from Elizabeth Arney**

Dear Mr. Jackson,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Elizabeth Arney

157 Holly Place, Piedmont

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**Email Received 5/31/2017 from Casey Sullivan**

Dear Mr. Jackson,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Casey Sullivan

1092 Park Lane

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**Email Received 5/31/2017 from Mike and Melanie Layman**

Dear Kevin-

We are opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Thank you,

Mike and Melanie Layman

68 Oakmont Avenue

---

**Email Received 5/31/2017 from Mark Harris**

Jackson:

Good afternoon. I am strongly opposed to this. The thing I find troubling is no one from the city council has been able to answer a very simple question: "What problem does this solve"?. Can you answer that? My current cell coverage and internet work great.

None of my neighbors say they have a problem.

Thx, Mark

---

**Email Received 5/31/2017 from Stephen Porter**

I am a Piedmont resident and am opposed to having any new cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Stephen Porter

---

**Email Received 6/1/2017 from Jennifer Porter**

To Whom it May Concern,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Jennifer Porter

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**Email Received 5/31/2017 from Julie Carling**

Dear Pierce,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Julie Carling

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**Email Received 5/31/2017 from Poppea Dorsam**

Dear Mr. Jackson, Mr. Macdonald-Powell, Mr. Benoit and Piedmont Post Newspaper,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods.
- When I spoke repeated with planning regarding a renovation to my house I was reminded again and again about the beauty of our town and why it was so important for me to follow every rule of neighborhood design, including taking months in proper notification of neighbors, to their correct addresses, more than two weeks before comments were due back... As well as proper follow up with all my neighbors. I was encouraged to find compromise with a tricky neighbor. I was made to follow all sorts of rules and pay all sorts of fees and jump through all sorts go hoops, to keep our town looking beautiful. Why do you not follow the same rules?
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage
- the practice of Crown Castle sending notification to fake addresses is suspect and should not be entertained by Piedmont planning commission.
- I don't understand why Piedmont planning would even consider this in residential zones and next to schools...is the town getting a kickback of some sort?
- How can any reasonable person make an informed decision without ANY specific data relating to the need for this coverage in lower Piedmont? What studies were done and by whom? Why were they not mailed to me? Are they available? If so, why is it not indicated on the mailing I received from you? Is it not necessary for Piedmont to do a self study before allowing a company to come in, take over and negatively affect our families, neighborhoods and property values?
- I am truly disappointed that the commission is allowing this deceptive campaign in the first place. The hearing dates are for the first week of vacation when many families are away. Is this on purpose? Perhaps it makes better sense for PPC to be transparent and delay this until Piedmont has a self funded report on the need for these antennas. And then for this information to be sent to the correct addresses for consideration at a town hall scheduled months in advance, in the fall, after school has started and all families are back?... Why is this being rushed and why does it seem so secretive? This is not acceptable in a town which makes us bend over backwards to add an exterior light added to our homes... What is really motivating you?
- If this goes through how many other companies will try to add their antennas?
- I know we are not supposed to bring up health concerns, but I care about the health of my family. This should be part of the discussion on a human level.

I would appreciate it if you would please notify me to let me know that this letter that been forwarded to the members of the Planning Commission.

I would very much appreciate answers to my questions. If I did not receive mailings or if there is information available that I do not know about I would also like to know about this and to understand why it was not made clear to me that it exists or where to find it. I'm sure there is much I do not understand...

Thank you,

~

Poppea Dorsam, Cellist

Doctor of Musical Arts

Hm: (510) 922-9952

Cell: (415) 819-3340

pdorsam@gmail.com

pdorsam@sfcmc.org

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**Email Received 5/31/2017 from Tanuja Karunkar**

Dear Mr. Jackson,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Tanuja Karunkar

---

**Email Received 5/31/2017 from Lukas Bruggemann**

Dear Piedmont Planning Commission,

I am opposed to having any additional cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- The antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods.
- The additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views.
- The placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods.
- The covers for the underground vaults are potential slip and fall hazards.
- The proposal does not represent the least intrusive means for filling the claimed gap in coverage.

Please forward this letter to the Planning Commission.

Thank you,



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**Email Received 5/31/2017 from Sarah Roberts**

Dear Mr. Jackson,

I am writing today to express my concern about the Crown Castle cell towers proposed for placement in our part of Piedmont, near the high school. A huge part of Piedmont's charm and popularity as a place for families to move is the leafy character of the neighborhoods. Planting cell towers throughout the neighborhood will inevitably decrease property values and degrade the views and beauty of the neighborhood. I have seen no convincing evidence that there is a need for these towers, and no convincing argument that they could not be located in commercial areas where the character of Piedmont and out property values will not be negatively impacted. I urge you and the commission to deny this application,

Thanks for your attention to this important matter.

Kind regards,

Sarah Roberts

400 Jerome Ave.

Piedmont, CA 94610

Sarah Roberts

Andrew W. Mellon Associate Curator of Painting and Sculpture

San Francisco Museum of Modern Art

Now Open! - Tickets Available at SFMOMA.org - 415.618.3286 - sroberts@SFMOMA.org

151 Third Street | San Francisco, CA 94103

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**Email Received 5/31/2017 from Kim Seto**

Dear Mr. Kevin Jackson,

It has come to my attention that Piedmont is considering installing antennas. I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

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**Email Received 5/31/2017 from Amaia Lasa**

Dear Mr. Kevin Jackson,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Amaia Lasa

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**Email Received 5/31/2017 from Shady Shahid**

Dear Kevin,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Shady

---

**Email Received 5/31/2017 from Alison Montes**

Dear Kevin Jackson,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Alison Montes

---

**Email Received 5/31/2017 from Rick Nguyen**

Dear Kevin,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please forward this letter to the Planning Commission.

Thank you,

Rick Nguyen

168 Wildwood Ave

---

**Email Received 5/31/2017 from Karen Toto**

Dear Mr. Jackson,

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Thank you,

Karen Toto

*Note: WE HAVE MOVED!*

*As of February 1, 2016 we are at the new address below.*

*Karen M. Toto LMFT, Executive Director*

*410 7<sup>th</sup> Street, Suite 203*

*Oakland, CA 94607*

*(510) 287-8488*

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**Email Received 5/31/2017 from Keith Roberts**

Nancy and Kevin,

I am writing to ask your committees to oppose the many cell towers proposed for residential areas of Piedmont.

There has been no proof that these towers are required in our residential areas. The current coverage is not lacking, and towers could be placed in commercial zones with the same effect.

Furthermore, these towers will destroy our property values and views.

Please oppose these towers and pass this email to your entire committees.

Thank you,

Keith Roberts

400 Jerome Ave.

**Keith Roberts**

[roberts.keith@outlook.com](mailto:roberts.keith@outlook.com)

408-914-8010

---

**Email Received 5/31/2017 from Joseph Saah**

Dear Ms. Macdonald-Powell,

Please forward this letter to the Piedmont Park Commission and Piedmont Planning Commission:

I am strongly opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Thank you,

Joseph Saah

22 Portsmouth Rd.

Piedmont, CA 94610

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**Email Received 5/31/2017 from Bernard Koh**

Dear Parks and Planning Commission

I am opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhood

I would prefer to keep the aesthetic value of the town intact and live with potentially spotty service than have these antennas installed. (and multiply over time) Also with the ubiquity of wifi (including Comcast wifi that allows anyone with Comcast service to access set top box wifi anywhere), there are alternate means to text and talk that do not rely on cell antennas. These solutions will also increase over time.

Thank you,

Bernard Koh

48 Wildwood Avenue

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**Email Received 5/30/2017 from Shary Nunan**

Dear Ms. Macdonald-Powell,

Please forward this letter to the Piedmont Park Commission and Piedmont Planning Commission:

I am strongly opposed to having any cell antennas installed in Piedmont for the following reasons:

- DAS (Distributed Antenna System) antennas have a material negative affect on the value of surrounding properties (i.e. they lower property values)
- the antennas themselves are unattractive and have an unacceptable visual impact on the character of our neighborhoods
- the additional equipment required on the sides of the right-of-way poles constitute unreasonable obstruction of views
- the placement of the antennas require removal of trees and other vegetation that harms the appearance of our neighborhoods
- the covers for the underground vaults are potential slip and fall hazards
- the proposal does not represent the least intrusive means for filling the claimed gap in coverage

Please do everything possible to ensure the antennas are not installed.

Thank you,

Shary Nunan

22 Portsmouth Rd

Piedmont, CA 94610

Shary Nunan, Ph.D.

Co-Director

Tilden Preparatory School

Albany: 510.525.5506

Walnut Creek: 925.933.5506

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**Email Received 5/29/2017 from (Mr. & Mrs.) Paul Hertelendy**

Dear planning commission:

The cell-towers needs Solomonic decision-making. Clearly, our existing tower networks are inadequate for a community like Piedmont. For our system/provider, there are various dead spots, esp. on the upper part of Moraga Ave.

If more towers are installed, it is important that they be unobtrusive, providing a judicious balance between lack of phone service and eye-sores.

With these in mind, we would welcome more and better cell-phone service in Piedmont through the addition of cell towers.

Sincerely,

(Mr. & Mrs.) Paul Hertelendy

321 Hillside ave.

Piedmont, CA



**Email Received on 5/25/2017 from Jamie Pantelis**

Dear Mr. Wieler,

There's no question we live in an age of exploding technological progress and advances. But this 'explosive' growth can have some 'ugly' and un-planned side effects.

- Unsightly messes of wires, boxes and radios mounted to utility poles
- Mini-cell towers, some from 70-120 feet, being passed off as Small Cells
- What looks like a random approach to siting and installations...

It may seem as if there are no options, other than to 'accept' or 'reject' what is offered...

But you DO have a choice - and a voice - in how Small Cell sites will look in your community.

We've formed nepsa solutions, to be the 'voice of reason' between mobile network operators, users and communities; creating solutions by asking questions and learning from municipalities across the USA.

Our team is working to reach shared goals: expanded connectivity and capacity for citizens with solutions designed to take all parties needs into account:

- Aesthetically pleasing designs that do not disrupt
- Revenue-generating opportunities
- Solutions which enhance public safety, environmental and quality-of-life issues
- Custom-designed solutions for historical districts and much more...

To learn more about nepsa solutions and the KitstiK™, our Small Cell wireless solution with "a design everybody loves" click this link: <http://nepsa.com/solutions/the-kitstik/>

Please share this information with your community and your government officials. Let them know you have options.

Regards,

Jamie Pantelis

[jamie@nepsa.com](mailto:jamie@nepsa.com)

Office: 847-464-4200

Direct: 847-464-4210



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**Email Received 5/22/2017 from Bruce and Marilena Scott**

Dear Pierce,

Yes, thank you, for identifying the name of the project.

We don't support the addition of the antennas on electrical utility poles and street lights.

"Towers" was not the correct term.

Thanks for your consideration.

Yours truly,

Marilena Scott

Hello, Mr. Macdonald-Powell,

My husband and I are Piedmont residents of 39 years. Please add our vote to those who oppose the electrical towers near our homes.

We understand there are federal regulations involved, but still, we feel the value of our community goes down by having these towers.

Thanks very much.

Yours truly,

Bruce and Marilena Scott

1407 Oakland Ave.  
Piedmont CA 94611

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**Email Received 5/17/2017 from Jeff Camp**

Cellular networks are vital infrastructure for a safe, productive community. Cell service in Piedmont is weak today. Permitting Verizon to make this investment and more like it will help make the city better. Perhaps engaging with Verizon will help encourage AT&T to do more as well!

These companies have lots of installations on their possible investment work list. I hope they will find the city easy to work so that they will choose to invest here.

Jeff Camp

98 Sea View

**Email Received 5/12/2017 from Rick Fehr**

Dear Ms. Mcdonald-Powell

A friend sent me the file attached below which I thought might be of interest to you and other Piedmont Residents & Piedmont City Officials.

**It looks like the Oakland City Council is making extra effort to hear community input in regards to a cellular Development project proposed in Oakland.**

Best Regards,

Rick Fehr

(510) 710-7116

[rfehr53@gmail.com](mailto:rfehr53@gmail.com)

**Attached Message:**

Dear City Council Members

Thank you for organizing the community meeting with AT&T representatives at the Joaquin Miller Elementary School regarding the proposed Distributed Antenna System (DAS) installations in Districts 1 and 4.

A Piedmont Pines resident put up a sign on a Monterey Pine tree adjacent to a City of Oakland Public Notice of a proposed AT&T DAS installation at the intersection of Elderberry and Girvin Drive. It reads, "No Cell Tower" (see attached photos).

The following message was posted by "No Cell Tower Montclair" on Facebook: "AT&T is applying to place a cell tower at eye level less than 50-feet away from my living room window. My kids play in this room every day! Let's stop this Montclair!"

Montclair residents are rightfully concerned about AT&T's proposal to install over 30 cell antenna systems in the Oakland hills to "improve cell coverage." These towers will be in close proximity to homes exposing hills residents to electromagnetic radiation, including children.

According to an industry fact sheet, "DAS antennae are designed to send the vast majority of the radio frequency (RF) energy straight out from the antenna." Because of the topography of the Oakland hills, residences could receive the most intense radiation by virtue of being situated higher than the antenna.

Cell antenna at the proposed DAS site on Mendoza Drive (a Cityapproved project which has been appealed by a group of concerned neighbors) would be installed at eye level approximately 15-feet from a resident's deck.

The World Health Organization's International Agency for Research on Cancer classifies RF energy from cell phones as a "Possible Human Carcinogen" (Class 2B) which has broader implications for all Wi-Fi technology.

According to the Green Schools Initiative, "The cancer potential of cell phone towers is of growing concern. Unlike intermittent and concentrated cell phone radiation, radiation from cell phone towers

exposes the entire body for extended periods of time. This has caused people to question the dangers of these signals."

The Federal Communications Commission asserts that RF emissions from cell towers are generally "thousands of times below safety limits." However, a growing number of people around the world report "electromagnetic hypersensitivity to non-ionizing electromagnetic fields at intensities well below the limits permitted by international radiation safety standards."

According to the Environmental Working Group, "the necessary and extensive studies on cell phone tower radiation have not yet been conducted to determine the effects of long-term exposure. Although studies are inconclusive, it takes several years for cancer to develop and the symptoms have perhaps not yet been detected."

The cumulative impacts of exposure to electromagnetic pollution or "electrosmog" in our environment from a proliferation of cell towers, DAS, Smart Meters and other wireless technology has not been adequately studied for long-term health effects.

Oakland City Council Member Libby Schaaf's District 4 newsletter (May 3, 2013) states, "If an installation meets federal emission guidelines, a City may not deny an installation because of local residents' concerns over health impacts or emission levels."

The Telecommunications Act of 1996 preempts industry from local control (Sec. 704. Facilities siting; RF emission standards). Our Oakland public officials have indicated that they cannot oppose AT&T's DAS installations based on federal preemption and the threat of possible lawsuits.

Constituents rely on their elected representatives to protect public health. Residents must be given an opportunity for meaningful input on a development proposal that directly affects their local community, especially if the public will be exposed to increased levels of nonionizing radiation and other negative impacts such as viewshed obstruction, visual blight, reduced property values, noise and fire safety risk from the proposed project.

Moreover, allowing AT&T's project to go forward will set a negative precedent by opening the door for other competing telecommunications companies to install their DAS equipment, resulting in multiple wireless installations on utility poles throughout our community.

In response to controversy over the safety of RF emissions, the Fairfax Town Council in Marin County follows the precautionary principle which is "the precept that an action should not be taken if the consequences are uncertain and potentially dangerous." Fairfax has not permitted any cell towers or DAS installations in residential neighborhoods.

The Kensington Municipal Advisory Council in the Town of Kensington in Contra Costa County voted to recommend "denial" of all nine applications for AT&T's proposed DAS installations. Their comments will be sent to the County to provide input on the CEQA Initial Study for the proposed project.

Our elected representatives in Oakland must take a strong stand on this issue on behalf of their constituents.

Respectfully,





**Email Received 5/11/2017 from Rick Fehr**

Dear Ms. Macdonald-Powell,

The planning application submitted by Crown Castle to the City of Piedmont includes maps and a detailed analysis indicating that our existing coverage is substandard and/or non-existent in some areas. Many Piedmont Residents have told me their experience indicates that the only area in Piedmont in which reception is less than satisfactory is in Moraga Canyon near Coaches Field.

The map below which came from the Verizon Web site indicates perfect reception in all areas proposed to receive additional service from Crown Castle's currently proposed project. (see attached link & screen shot from the Verizon site below)

<https://www.verizonwireless.com/featured/better-matters/?intmcp=INT-SEA-NON-SE-coverage-051614-DE-SR-LP-T>

One of our neighbors brought section 17.46.060 of the city code (the section regarding Independent Technical Review) to our attention.

We noticed that the Director has the authority to require Independent Technical Review of the submitted materials at the applicant's expense.

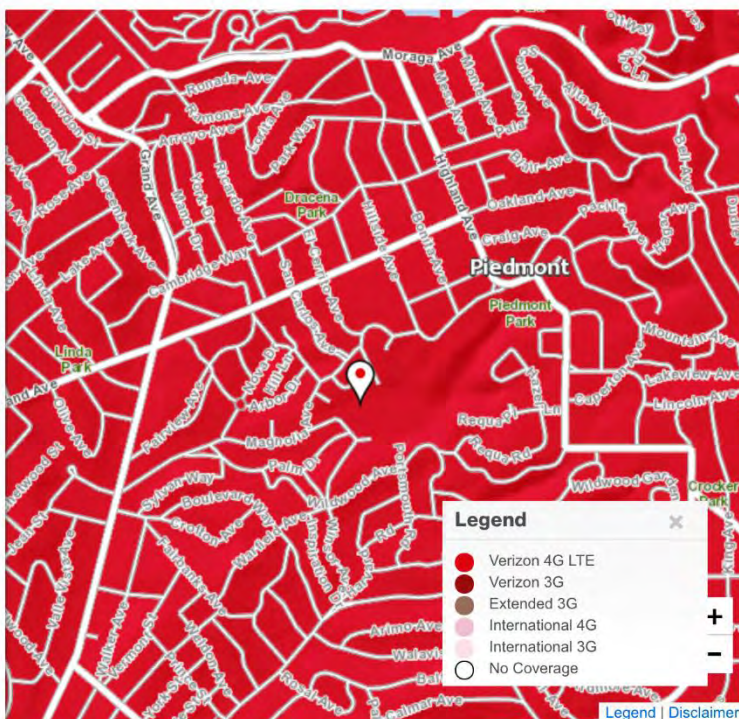
**Has the material submitted on Verizon's behalf been verified for accuracy ? The Verizon web site appears to indicate that Crown Castle's data is not correct.**

**Please let us know if the director has retained consultants & verified the accuracy of the material contained in the Crown castle Planning Application as authorized in section 17.46.060 of the Piedmont City Code.**

Please forward this and my other communications to the Park Commission, Planning Commission, City Council and any/all other City Officials or individuals who are interested in receiving public comment on this project.

Thank you again for your work and diligence in processing this application !

Rick Fehr - (510) 710-7116 - [rfehr53@gmail.com](mailto:rfehr53@gmail.com)





**Email Received 5/9/2017 from Rick Fehr**

Dear Ms. Macdonald-Powell,,

Thank you very much for your call & voice message this evening - as well as your email below.

I did finally browse the City Code and easily found the section pertaining to cellular infrastructure development. The confusion for me about not finding that section on my first attempt was due to the fact that when I used the "SearchCity Code by keyword" option I found a couple related listings - but was unable to access them - with the explanation that "this company does not allow unauthorized access to that file"(paraphrase).

Anyway, I now see the relevant local code which you are working with - and have a vague understanding of the related Federal & State laws.

I'm not sure where/how I conveyed some confusion to you about finding or my understanding of the city code. My only thought is that when I sent a note to a few neighbors specifically pointing out that a cell tower over 35' in height is specifically not allowed in any neighborhood - you were cc'd on that message. The taller tower proposed for in front of the Sande's house at 428 El Cerrito Ave. is described in the application as being 47' tall which seems to be clearly not allowed by city code.

I do think the Planning Department policy regarding community notification should be adapted to better address widespread concerns throughout the city. In particular, when a transmitter is proposed within sight (and I think also within 300' of a school & 30' or less from school property - as it is on Wildwood @ Prospect - anyone who has business, or a student, at that school should be notified. Likewise, the proposed tower at 428 El Cerrito Ave is within 300' of school property - so everyone at PHS and PMS should be notified. Health concerns may not be a valid argument for the city to deny a permit, but they certainly are valid concerns for anyone who has them.

I also think that much longer and wider advance notice should be given to the entire community for cellular projects. I don't know if the city government was aware at the time, but I first noticed a survey crew working for Crown Castle in our neighborhood in early 2015. It is possible they did not ask the city for permission or permit to conduct that work. In other words the public works department may not have known they were working here.

Please forward this letter and my various other communications with you regarding this project to the Planning Commission. The neighbors near us are very interested to learn the Planning Department's recommendations to the Planning Commission & Piedmont City Council regarding Crown Castle's Currently Proposed Development.

Thank you again for your patience in helping me & others to understand the project & some of the relevant legal statutes.

Best Regards,

Rick Fehr

(510) 710-7116

[rfehr53@gmail.com](mailto:rfehr53@gmail.com)

**Email Received 5/9/2017 from Rick Fehr**

Dear Mr. Jackson,

I agree with Stephen Kozinchik's assertion that Piedmont residents should receive notice of any proposed cellular infrastructure development in a timely manner. (see Stephen's forwarded email message below)

The currently proposed Crown Castle DAS / Cellular transmitter expansion to nine sites surrounding our schools and Piedmont Park has been in the planning process for about two years. We live directly across the street from one of the proposed locations and may not have had any knowledge of the project and its implications for our property if we had not engaged directly with Crown Castle's survey & engineering crews when they were on the street in the neighborhood working.

I think the City of Piedmont Planning Department should act immediately to publicize the currently proposed project and initiate a procedure to notify the community in a more timely manner for any new wireless infrastructure projects which may be proposed in the future.

Today some of my neighbors passed out informational flyers (see attached file below) in front of the new cell tower "story pole" on Wildwood Ave. - which is adjacent to Wildwood School. Most passers by (who were parents of students at Wildwood Elementary) were completely unaware that the story pole represented a proposed radio transmitter - and were also very upset that the City of Piedmont has not made any effective attempts to notify them or any other residents of Piedmont about the project.

From what I have been told, only people who happened to hear about the proposed Crown Castle project - and specifically requested information about the project from the planning department - have received any communication about this proposal from the City of Piedmont.

Thank you for considering my and Mr. Kozinchik's thoughts.

Best Regards,

Rick Fehr

(510) 710-7116

[rfehr53@gmail.com](mailto:rfehr53@gmail.com)

**Forwarded Message: On May 8, 2017, at 7:40 PM, Stephen Kozinchik wrote:**

Good Evening Pierce,

I am writing this email as a follow-up to my conversation with you last week. At that time, I conveyed that the communication process by the City is not effective when it comes to ensuring that the citizens of this wonderful community are made aware of the current project and the very little time remaining before it is reviewed by the Planning Commission tentatively on 06/12/17 and sent to the City Counsel for approval consideration shortly thereafter. Until roughly thirty (30) days ago, I was not aware of this project and that one of the nine (9) proposed cell sites (For Use By Verizon) is located just five (5) houses from me at the corner of El Cerrito and Jerome. What is more disconcerting is that I found out about this project from a neighbor residing across the street from the proposed site and not by the Planning Commission. After my discovery, I reached out and had to send a request to the Planning Commission asking that I be kept updated about the status of the Crown Castle application to install nine (9) wireless Cell Sites with multiple antennas in our neighborhoods in close proximity to Piedmont High School, the Middle School and two of our elementary schools (Wildwood & Havens).

I believe that it would be prudent for the sake of transparency and considering time constraints to immediately notify in

writing all neighbors within three (3) square blocks of each proposed cellular site. I further suggest that it would also be prudent to utilize the Piedmont Post for front page notification so that the entire community is apprised so that everyone has the opportunity to be heard. I believe that people move here for the school system but they also want to raise their families in a beautiful, charming and peaceful setting. If these multiple antenna cellular sites are approved for installation by the City Counsel based upon a recommendation from the Planning Commission, the character of our City which is cherished by all will never be the same. It is also evident that approval of this project would open the door for more antennas at existing sites and/or new sites servicing other wireless providers. Furthermore, there are several articles that substantiate that property values will decline. One study shows that 94% of buyers surveyed indicated that they would pay less for a property located near a cell tower or antennas and 79% of buyers surveyed indicated that under no circumstances would they ever purchase or rent property within a few blocks of a cell tower or antennas. I have also spoken with real estate agents who have confirmed that property values would decline under the circumstances. A Single Family Residential Zone (Zone A) is no place for cell sites with multiple antennas.

Sincerely,

Stephen Kozinchik

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**Email Received 5/9/2017 from Tracy Nemiro**

Why am I just now hearing about this?

When I want to put in a new window my entire neighborhood get's letters notifying them about my proposed window. I have to go to the city and pull a permit and go through a vetting process to make sure it's within guidelines.

Where was the community notification? Why did this not happen?

Totally absurd and irresponsible on behalf of the city!

Questions that need to be answered from the city:

1. Will Crown Castle and Beacon be leasing the spot (land) from the city that the proposed towers will be placed?
2. What is the proposed amount of money the city will be receiving in exchange for allowing these towers to be placed?
3. What account does this money go into? Who oversees this account?
4. Who is benefiting from a monetary standpoint?
5. Would you want these towers outside your window, on your curb, next to your children's school?

Lastly, you should watch this TED talk video from an expert in EMF Exposure, Jeromy Johnson.

<https://www.emfanalysis.com/tedx-wireless-wake-up-call/>

The health concerns are real and so is the fact that this will lead to a decline in property values.

I am AGAINST this plan!

Tracy Nemiro

15 Prospect Rd

**Email Received 5/9/2017 from Stephen Kozinchik**

Good Evening Pierce,

I am writing this email as a follow-up to my conversation with you last week. At that time, I conveyed that the communication process by the City is not effective when it comes to ensuring that the citizens of this wonderful community are made aware of the current project and the very little time remaining before it is reviewed by the Planning Commission tentatively on 06/12/17 and sent to the City Counsel for approval consideration shortly thereafter. Until roughly thirty (30) days ago, I was not aware of this project and that one of the nine (9) proposed cell sites (For Use By Verizon) is located just five (5) houses from me at the corner of El Cerrito and Jerome. What is more disbursing is that I found out about this project from a neighbor residing across the street from the proposed site and not by the Planning Commission. After my discovery, I reached out and had to send a request to the Planning Commission asking that I be kept updated about the status of the Crown Castle application to install nine (9) wireless Cell Sites with multiple antennas in our neighborhoods in close proximity to Piedmont High School, the Middle School and two of our elementary schools (Wildwood & Havens).

I believe that it would be prudent for the sake of transparency and considering time constraints to immediately notify in writing all neighbors within three (3) square blocks of each proposed cellular site. I further suggest that it would also be prudent to utilize the Piedmont Post for front page notification so that the entire community is apprised so that everyone has the opportunity to be heard. I believe that people move here for the school system but they also want to raise their families in a beautiful, charming and peaceful setting. If these multiple antenna cellular sites are approved for installation by the City Counsel based upon a recommendation from the Planning Commission, the character of our City which is cherished by all will never be the same. It is also evident that approval of this project would open the door for more antennas at existing sites and/or new sites servicing other wireless providers. Furthermore, there are several articles that substantiate that property values will decline. One study shows that 94% of buyers surveyed indicated that they would pay less for a property located near a cell tower or antennas and 79% of buyers surveyed indicated that under no circumstances would they ever purchase or rent property within a few blocks of a cell tower or antennas. I have also spoken with real estate agents who have confirmed that property values would decline under the circumstances. A Single Family Residential Zone (Zone A) is no place for cell sites with multiple antennas.

Sincerely,

Stephen Kozinchik

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**Email Received 4/14/2017 from Jeff Scofield**

Thank you, Pierce.

My first comment is that I'm surprised that PG&E sprayed paint all over the street and sidewalk in front of my house (303 Hillside Avenue) over a week ago, and we have not even had a chance to see what is ultimately being proposed. Does the City have any idea why things are moving forward already?

**JEFF SCOFIELD**

cell (925) 383-5453

[jeff.scofield@pultegroup.com](mailto:jeff.scofield@pultegroup.com)

**Email Received 4/26/2017 from Mary West and Audrey Frankel**

We (my Mother and I) are writing to let you know that we are both against the proposed wireless communication facilities planned for Jerome Ave. As Piedmont home owners, we do not want this and feel this would negatively impact the beauty of our neighborhood.

Mary West

352 Jerome Ave.

Piedmont

Audrey Frankel

144 Nova Drive

Piedmont

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**Email Received 4/13/2017 from Sherk Chung**

These antennas are for super high powered RF, they transmit 1000W which is 10,000 times the power of a typical cellphone during use!

-Sherk

**Forwarded Message: On Thu, Apr 13, 2017 at 2:32 PM, Rick Fehr wrote:**

P.S.

These are samples of OET 65 warning signs which were recommended in the statement by "Hammett & Edison" from the original application. These signs, or similar, are conspicuously absent in the application & submitted construction drawings. The posting of such signs near homes will likely have a negative effect on nearby property's appeal & therefore lower property values.

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**Email Received 4/21/2017 from Rick Fehr**

Dear Ms. Macdonald-Powell

In addition to the radiation warning signs, & larger diameter of the proposed new utility pole for in front of 428 El Cerrito Ave, my neighbor (Don Sande), reminded me yesterday that Crown Castle also wants to add (2) conduits on the side of the pole (a 2" and a 1" conduit as I remember) and an additional "fiber" cable running down the street from pole to pole..

This installation is not accurately presented in the proposed elevation image in the planning application currently on file at city hall. It would be helpful for the planning commissioners & residents to see an accurate picture of what this would look like before finalizing their decisions about the proposed project.

The photos below were taken of a utility pole on Wildwood Ave., (just above Grand Ave.) in Oakland this morning.

Below is what a 2" conduit with a standard protective molding on a utility pole looks like:

I think the conduit on the left in the photo below is 1" diameter - with a different style of protective shield.

This third photo shows something similar to what is being proposed for in front of Don & Linda Sande's house. Its a 2" and a 1" conduit (with moldings) on the same pole. - except that in our case the taller pole would likely be 4 or 5" thicker & include radiation warning signage as well. In addition, six or more feet of the sidewalk is proposed to be replaced with a steel plate/ vault door - which in this case, in addition to its industrial look, would create a hazard for pedestrians & those in wheel chairs - due to the existing 20 % slope of the street & sidewalk.

Thank you for your patience in sorting through these various details.

Please forward this email with photos to the Park and Planning Commissions.

Best Regards,

Rick Fehr

(510) 710-7116 [rfehr53@gmail.com](mailto:rfehr53@gmail.com)





**Email Received 1/5/2017 from Joyce Rickenbaker (letter included with public comment letters, attached)**

Hi Pierce,

Thank you for your time yesterday. See attached for a copy of the form and our letter opposing the installation of the antennas.

Best,

Joyce Rickenbaker

## Verizon Opposition

To whom it may concern,

We object to the cell phone tower proposed by Verizon that is a 5' extension off our telephone pole. We believe the tower should be in a commercial setting, not residential! The site originally indicated was 335 Jerome Ave., not in front of 355 Jerome Ave., which I didn't think existed so I was not worried. When PG&E showed up it was the first indication they were planning on putting the tower on our telephone pole. The PG&E guy said there was some radiation involved but not much. There are children who live around here! I'm sure this represents a commercial gain for Verizon but this eyesore is not wanted in front of our house!

Joyce & David Rickenbaker  
355 Jerome Ave.  
Piedmont, Ca  
94610

**RECEIVED**  
JAN 05 2017  
PUBLIC WORKS  
CITY OF PIEDMONT

NOTICE OF AN APPLICATION  
FOR WIRELESS COMMUNICATIONS FACILITY

Dear Neighbor:

I/We have submitted an application for consideration by the Piedmont Planning Commission which seeks City approval of an application to (description of project) This project involves the installation of (3) 55" Amphenol antennas & 4'x6' Crown Castle vault with (2) Ericsson radio units inside and a power meter on an existing utility pole located in the public right of way.

Adjacent to / In Front of: 335 Jerome Ave. (PHS-07)

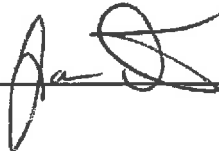
← note

The purpose of this form is to notify you of my application. My application will be considered by the Planning Commission on or after (date) December 12<sup>th</sup> 2016.

This notice will be followed by a notice from the City confirming the date of the hearing and inviting you to comment on the application. The Planning Commission regularly meets at 5:00 p.m. on the second Monday of every month in the Council Chambers at City Hall, 120 Vista Avenue. Please contact the Department of Public Works at 420-3050, if you have any questions regarding this application.

Signed,

Signature



November 10, 2016

Date

Jason Osborne  
Name of Applicant

Adjacent to / In Front of: 335 Jerome Ave. (PHS-07)  
Address of Project

To the city of Piedmont  
Atten. Pierce Macdonald-Powell  
Senior Planner

Thank you for meeting with me on April 17th. I am as all our neighbors are concerned about the negative effect the installation of these poles/antennas will have on the value of our properties. I left you a picture of the power pole as it looks now from our front door. I will admit it is ugly now and has grown worse as additional wire and cables have been added over the years. I am enclosing a picture of the pole from the front bedroom of our house that is 57' from the window. As you can see it is right at eye level just across the street. I now have more question and comments than I did when I met with you. They are as follows.

1. Will there be microwaves streaming at our house and bedroom 24-7-365 days a year.
2. Why do the poles have to be fifty feet high? Is this for safety reasons from the ground to the microwaves at the antenna height? If so our bedroom is at that level directly across the street.
3. Is the existing new pole to be replaced with another new pole that is taller and bigger around or will a second pole be installed along side of the existing one? Is it to be wood or metal?
4. Is there any guarantee that no more antennas and wires be added in the future
5. Was this new coverage asked for by the City of Piedmont or by the Piedmont School District?
6. Will any wires be removed if this new service duplicates any hard line wiring?
7. We are a AT&T customer with good service, where are their antenna?
8. Throughout the proposal they refer to "minimizing the impact on the neighbors" These feel good words are BS trying to make us think they are looking after us. The fact is I am sure, the poles are located where they get maximum coverage. This is disingenuous and in my view lying.
9. Are these new antenna for use by Piedmont residents only.
10. Will the installation company guarantee this will not lower the value of my property? If so how.

I feel so strongly against the installation and placement of the proposed antenna in front of my house it's affecting my sleep.

Thank you for your time.

Cc. Piedmont Post

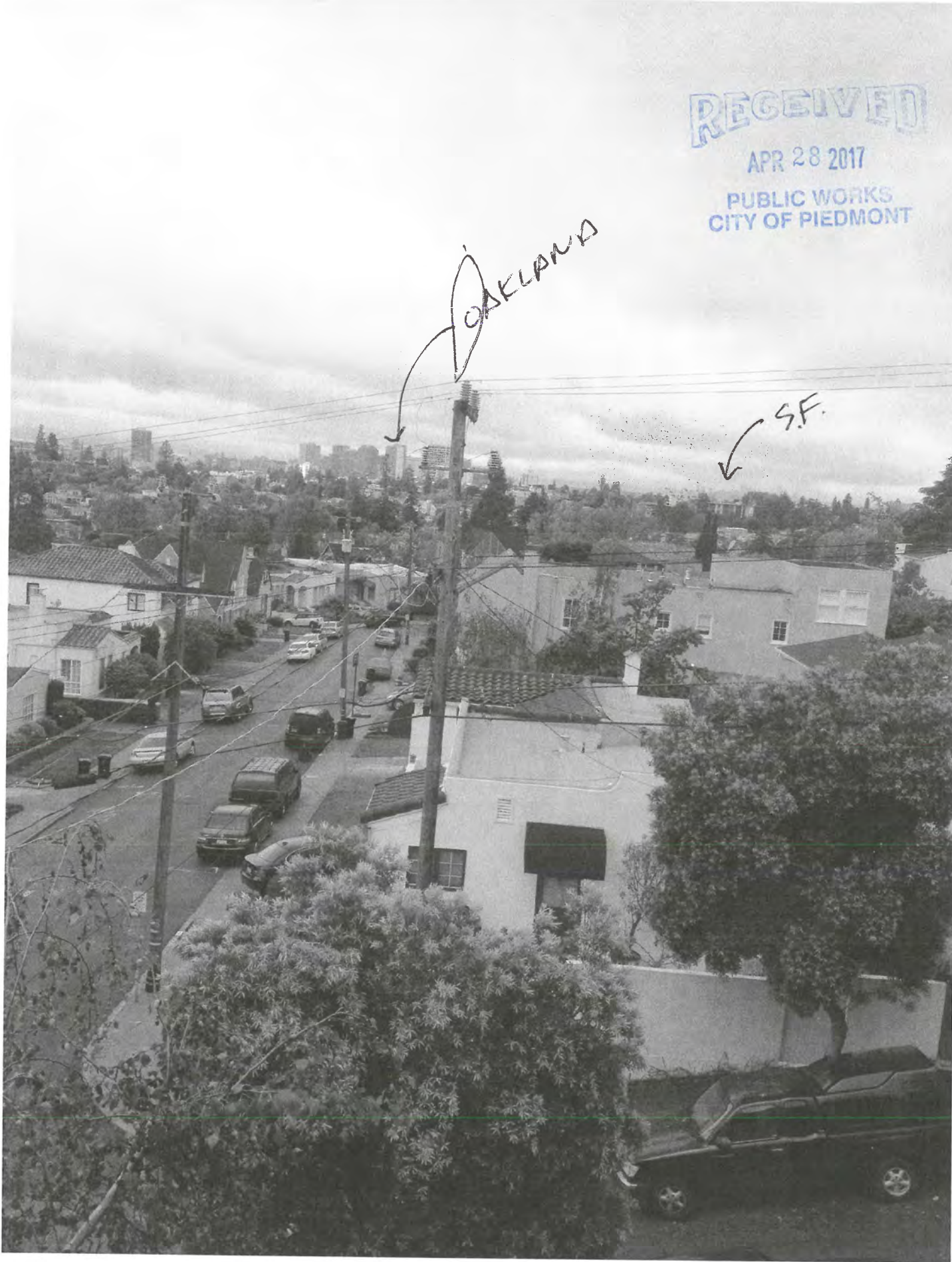
Don Sande



RECEIVED

APR 28 2017

PUBLIC WORKS  
CITY OF PIEDMONT



**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

On Wednesday, June 7, 2017, the Piedmont Park Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: 799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, and 1159 Winsor Avenue. In evaluating the application, the Park Commission will consider the potential impacts related to the proposed construction and excavation on City of Piedmont street trees. Your comments regarding the proposed construction and its effect on your property and City street trees are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. Thursday, June 1, 2017. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Wendi Sre  
Address 302 Magnolia Ave  
Telephone Number 510 882 2458

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

I/We support the applications: Yes \_\_\_\_\_ No X

Comments:

I am firmly against removal of these street trees. As we all know, trees of this size take years to grow - They provide shade with dappled sunlight and frame the street with their canopy. Replacement with cell towers is a travesty. Please, use your good sense and vote against the removal of these trees.

Signature

Wendi Sre

Date

5/30/17



**Planning Application Comment Form**  
**Please submit this form by 4:30 p.m. June 8, 2017**

On Monday, June 12, 2017, the Piedmont Planning Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: 340-370 Highland Avenue, 505 Blair Avenue, 799 Magnolia Avenue, 358 Hillside Avenue, 303 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, 1159 Winsor Avenue, and 314 Wildwood Avenue. In evaluating the application, the Planning Commission will consider the design and location of the proposed construction including its effect on street trees, improvements within the public right-of-way, neighboring properties' existing views, and public safety related pedestrian, bicyclist and motorist use of the public right-of-way. Your comments regarding the proposed construction are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. Thursday, June 8, 2017. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) WENDI SUE

Address 302 MAGNOLIA AVE

Telephone Number 510 882 2458

Did you review the plans or discuss the project with the applicant? Yes        No X

I/We support the applications: Yes        No X

Comments:

I am very much in opposition to all of these proposed cell towers. The scale and unsightly nature of these structures do not fit with the carefully guarded + maintained beauty of Piedmont and would greatly detract from our collective experience of this lovely + historic City. Not to mention the potential health impacts on our children. Please vote against this proposal.

Signature Wendi Sue Date 5/30/17

## Street Tree Comment Form

Please submit this form by 4:30 p.m. June 1, 2017

RECEIVED  
JUN 01 2017

On **Wednesday, June 7, 2017**, the Piedmont Park Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: **799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, and 1159 Winsor Avenue**. In evaluating the application, the Park Commission will consider the potential impacts related to the proposed construction and excavation on City of Piedmont street trees. Your comments regarding the proposed construction and its effect on your property and City street trees are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. **Thursday, June 1, 2017**. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) JANET LABBERTONAddress 20 KEEFER CT. PIEDMONTTelephone Number 510-316-8671Did you review the plans or discuss the project with the applicant? Yes X No       I/We support the applications: Yes        No X

Comments:

Dear Park Commission,

I am concerned that this project will have an adverse effect on the neighborhoods and specifically I do not support the application of 355 Jerome Ave.

The adverse effect is on the trees and the overall visual impact of the Crown Castle project.

We do not support this project and we hope the Piedmont Park Commission will turn down the application.

Thank you, Janet Labberton

Signature Janet Labberton Date May 30, 2017

RECEIVED

JUN 01 2017

**Planning Application Comment Form**  
Please submit this form by 4:30 p.m. June 8, 2017

PUBLIC WORKS  
CITY OF PIEDMONT

On Monday, June 12, 2017, the Piedmont Planning Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: 340-370 Highland Avenue, 505 Blair Avenue, 799 Magnolia Avenue, 358 Hillside Avenue, 303 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, 1159 Winsor Avenue, and 314 Wildwood Avenue. In evaluating the application, the Planning Commission will consider the design and location of the proposed construction including its effect on street trees, improvements within the public right-of-way, neighboring properties' existing views, and public safety related pedestrian, bicyclist and motorist use of the public right-of-way. Your comments regarding the proposed construction are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. Thursday, June 8, 2017. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) JANET LABBERTONAddress 20 KEEFER CT. PIEDMONTTelephone Number 510-316-8671Did you review the plans or discuss the project with the applicant? Yes X No       I/We support the applications: Yes        No X

## Comments:

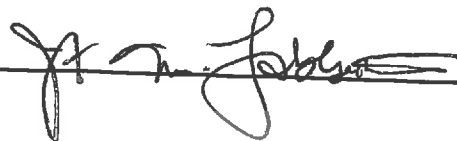
Dear Planning Commission,  
I am concerned that this project will have an adverse effect on the neighborhoods and specifically I do not support the application of 355 Jerome Ave.

The adverse effect is on the trees and the overall visual impact of the Crown Castle project.

We do not support this project and we hope the Piedmont Planning Commission will turn down the application.

Thank you,  
Janet Labberton

Signature



Date

May 30, 2017

**Street Tree Comment Form**  
Please submit this form by 4:30 p.m. June 1, 2017

**PUBLIC WORKS  
CITY OF PIEDMONT**

On Wednesday, June 7, 2017, the Piedmont Park Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: 799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, and 1159 Winsor Avenue. In evaluating the application, the Park Commission will consider the potential impacts related to the proposed construction and excavation on City of Piedmont street trees. Your comments regarding the proposed construction and its effect on your property and City street trees are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. Thursday, June 1, 2017. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Jacob Strzelecki

Address 230 Palm Dr

Telephone Number 415-308-9508

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☒ No ☐

Comments:

I have poor cellular reception at my residence. Even with a Verizon signal booster the signal is inconsistent and drops frequently. I welcome better coverage.

The mock tower / display tower at Wildwood is fine, but the red top should be made to be grey or (other neutral color) and I assume the large base will not be necessary and can be replaced with a standard pole.

If the poles can be made to blend in well with existing poles and not require significant aesthetic damage then I support them as does the rest of our family at 230 Palm.

Signature  Date 5/29/17

**Planning Application Comment Form**  
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On Monday, June 12, 2017, the Piedmont Planning Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: 340-370 Highland Avenue, 505 Blair Avenue, 799 Magnolia Avenue, 358 Hillside Avenue, 303 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, 1159 Winsor Avenue, and 314 Wildwood Avenue. In evaluating the application, the Planning Commission will consider the design and location of the proposed construction including its effect on street trees, improvements within the public right-of-way, neighboring properties' existing views, and public safety related pedestrian, bicyclist and motorist use of the public right-of-way. Your comments regarding the proposed construction are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. Thursday, June 8, 2017. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Jacob Strzelecki

Address 230 Palm Dr

Telephone Number 415-308-9508

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☒ No ☐

Comments:

See comments on the Street Tree Comment Form

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CITY OF PIEDMONT

Signature  Date 5/29/17





# CITY OF PIEDMONT CALIFORNIA

Planning Department

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JUN 01 2017  
PUBLIC WORKS  
CITY OF PIEDMONT

## PARK COMMISSION AND PLANNING COMMISSION PUBLIC HEARING NOTICE

May 24, 2017

Dear Property Owner:

Applications for Wireless Communication Facilities and Variances have been submitted by Crown Castle NG West LLC and Beacon Development, for the following addresses and project descriptions:

**Project #1 - PHS01 near 340-370 Highland Avenue** – Proposed application would install a pole extension and three antennas with maximum height of 35 feet 2 inches to an existing City street light in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below.

**Project #2 - PHS02 near 505 Blair Avenue** – Proposed applications would install three antennas with a maximum height of 45 feet 8 inches on an extension to an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, obstruction in the right-of-way, and setback closer than 18 inches to face of curb.

**Project #3 - PHS03 near 799 Magnolia Avenue** – Proposed applications would install two antennas with maximum height of 34 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree. Variance is required for obstruction in the right-of-way.

**Project #4 - PHS04 near 358 Hillside Avenue** – Proposed application would install two antennas with maximum height of 28 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree.

**Project #5 - PHS05 near 303 Hillside Avenue** – Proposed applications would install three antennas with maximum height of 52 feet 10 inches on a new utility pole to replace an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, and obstructions in the right-of-way.



MAY 31 2017

Please submit this form by 4:30 p.m. June 8, 2017

PUBLIC WORKS  
CITY OF PIEDMONT

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Name (please print) Lionel Chan

Address 150 Highland Avenue (The Project #2 plans erroneously cite our address as 105 Highland Avenue)

Telephone Number 510-666-0848

Did you review the plans or discuss the project with the applicant? Yes X No       

I/We support the applications: Yes        No X

Comments:

I have serious concerns about the long-term safety risks that his project creates for the three young children (ages 3, 6, 8 years) residing at 150 Highland Avenue whose 2<sup>nd</sup> floor bedrooms (where EMF radiation exposure from the utility pole equipment is stronger) and backyard play area (almost beneath the equipment pole) are directly exposed to the EMF radiation created by the nearby project equipment.

The City of Piedmont website states: "Placement of wireless communication facilities is governed by state and federal law, including requiring cities to allow certain wireless communications facilities in the public right-of-way. Under the Federal Telecommunications Act, the federal government and FCC decide what is a safe level of EMF radiation. In addition, under these laws, cities cannot place conditions on, deny, or approve a proposed wireless facility based upon the health effects if the applicant demonstrates that the project meets federal safety requirements."

The safety opinion by Hammett & Edison, Inc. only attests that the project "will comply with the prevailing standards for limiting public exposure to radio frequency energy," but this conclusion does not state that "the project meets federal safety requirements" (emphasis added) as stated in the requirements above.

Verizon and Crown Castle NG West LLC, the project applicant and builder, should be required to

- (1) Prove that the project PHS02, the most distant location from PHS, is essential to improving Piedmont High School coverage, i.e., that the project would fail without PHS02.
- (2) If the PHS02 area is essential, move the antenna farther up Blair to another utility pole in a location that will not pose a health danger to young children.
- (3) Attest that "the project meets all applicable federal safety requirements" (emphasis added).
- (4) "Demonstrate" and prove that "the project meets federal safety requirements" with the actual equipment to be installed rather than rely only on a consultant's opinion based on a proprietary computer model, and
- (5) Insure that the project will actually meet federal safety requirements for the duration of its existence by providing monthly EMF radiation and other relevant readings to the city and exposed residents.

Signature

Lionel Chan

Date

5/29/2017

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MAY 31 2017

PUBLIC WORKS  
CITY OF PIEDMONT

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Name (please print) Carole Parker + Dan Relcher

Address 359 El Cerrito Ave. Piedmont

Telephone Number 510-220-8124

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

I/We support the applications: Yes \_\_\_\_\_ No X

Comments:

We strongly oppose the installation of all nine cell towers in residential Piedmont because they will:

- 1) Decrease home values according to the CA Association of Realtors
- 2) Are an ugly eyesore and maintenance trucks will add to neighborhood congestion.
- 3) Require removal of mature trees
- 4) Present a potential health hazard.

Signature Carole Parker / PWR Date 05-30-17

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MAY 31 2017

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**PUBLIC WORKS**  
**CITY OF PIEDMONT**

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Name (please print) TED DANG

Address 505 BLAIR AVE

Telephone Number 832 2628

Did you review the plans or discuss the project with the applicant? Yes        No ✓

I/We support the applications: Yes        No ✓

Comments:

IF WE HAVE TO HAVE THESE CELL TOWERS, PLACE THEM ON CITY BLDGS OR PARKS, NOT IN RESIDENTIAL NEIGHBORHOODS.

THESE UGLY STRUCTURES SHOULD NOT QUALIFY FOR ANY HEIGHT, OBSTRUCTION, OR SETBACK VARIANCES. WHATSOEVER.

THERE IS ONLY 5' WIDTH ON THE SIDEWALK @ OUR HOUSE, BARELY ENOUGH FOR PEDESTRIANS

THE APPLICANT WILL BE CHEATING THE CITY @ \$1500/YR/LOCATION. AT A MINIMUM, THE RENT SHOULD BE \$1500/MONTH. THE APPLICANT CAN SUBLET TO CELL CO'S @ \$10K - \$100K/YEAR!

Signature  Date 5/30/17

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MAY 31 2017

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CITY OF PIEDMONT

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Name (please print) Alex & Lily Hsieh (Residents of 40+ years)  
Address 420 El Cerrito Avenue, Piedmont, CA 94611  
Telephone Number 510-658-3626

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

I/We support the applications: Yes \_\_\_\_\_ No X

## Comments:

We feel handicapped and frustrated when our very reason to oppose this project (#6) is pre-emptively excluded by the relevant State and Federal law. We oppose because of the health reason from the high voltage radiation of the new antenna, which is proposed to install two doors away from my house. It is common knowledge that even a small cell phone held close to a human body for a long time will be a harmful threat to health. Furthermore because of this general perception that radiation is harmful, there will be a decline of property value to houses close to the antenna. We respectfully plead that the city government of Piedmont will do the right thing to ~~perceive~~ preserve the desirability of <sup>our</sup> neighborhood in Piedmont.

Signature Alex & Lily Hsieh Date 5/27/2017



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MAY 31 2017

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**CITY OF PIEDMONT**

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Name (please print) \_\_\_\_\_

Pete Palmer Director of Facilities FUSD

Address \_\_\_\_\_

760 Magnolia Ave

Telephone Number \_\_\_\_\_

510-594-2877

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications:

Yes ☐ No ☒

Comments:

FUSD does not like the close proximity of the cell tower installation and sidewalk vault to FUSD schools. The construction will disrupt and could potentially put in harms way FUSD staff, students and end users of our facilities. Parking could also be very impactful as well. FUSD has many summer programs so it is rare when there is no pedestrian traffic around our facilities.



**P I E D M O N T**  
 UNIFIED SCHOOL DISTRICT

**PETE PALMER**  
 Director of Facilities

Date

5/25/17

760 Magnolia Avenue  
 Piedmont, CA 94611  
 510-594-2877 phone  
 510-654-7374 fax  
 ppalmer@piedmont.k12.ca.us

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MAY 31 2017

PUBLIC WORKS  
CITY OF PIEDMONT

## Street Tree Comment Form

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Name (please print) TED DANGAddress 505 Blair AveTelephone Number 510 832 2628Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No ✓I/We support the applications: Yes \_\_\_\_\_ No ✓

Comments:

IF WE HAVE TO HAVE THESE TOWERS, LOCATE  
THEM ON CITY PROPERTY AND/OR PARKS,  
NOT IN RESIDENTIAL NEIGHBORHOODS

Signature [Signature] Date 5/20/17



**RECEIVED**

MAY 31 2017

## Street Tree Comment Form

**PUBLIC WORKS  
CITY OF PIEDMONT**

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Name (please print) Mary R. CummingsAddress 120 Fairview Ave.Telephone Number 510-658-4050Did you review the plans or discuss the project with the applicant? Yes ☐ No ☐I/We support the applications: Yes ☐ No ☒

Comments:

I am not in favor of this project. The resulting height of 53'2" is entirely out of keeping with the streets of Piedmont.

While none of the proposed locations is within sight of my house, I would be extremely upset if it were. I can't imagine having such as this within my line of sight.

I also question the need for this. I have good wireless and cell phone reception.

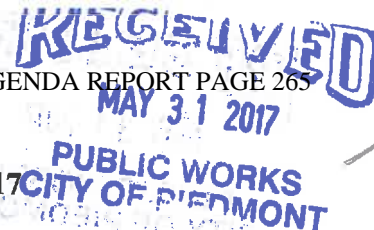
Signature

Mary R. Cummings

Date

May 31, 2017

**Planning Application Comment Form**  
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Name (please print) Mary R. Cummings  
 Address 120 Fairview Ave.  
 Telephone Number 510-658-4050

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No \_\_\_\_\_

I/We support the applications: Yes \_\_\_\_\_ No ☒

Comments:

I am not in favor of this project. The resulting height of 53' 2" is entirely out of keeping with the streets of Piedmont. While none of the proposed locations is within sight of my house, I would extremely upset if it were. I can't imagine having such as this within my line of sight. This does not add — it takes away from the value of this neighborhood.

Signature Mary R. Cummings Date May 29, 2017

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MAY 31 2017

PUBLIC WORKS  
CITY OF PIEDMONT

#2

**Planning Application Comment Form**  
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Name (please print) Bruce & Gala MowatAddress 4 PALATelephone Number 510 - 654 - 2222Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No XI/We support the applications: Yes \_\_\_\_\_ No X **No!**

Comments:

My wife and I are strongly OPPOSED to approval of the Variance Applications discussed in the Letter dated May 24, 2017. The proposed variances are for installation of 9 such new antennas with heights ranging from 34 feet – 53 feet plus related vaults to be installed.

Given the current nearly perfect Internet and related telecom services available in Piedmont, we see no need to grant to a new entrant the right to deface our City.

We have no financial connection to existing ISP's or the Applicant. Our opposition is strictly to preserve Piedmont as it is and we see no improvement from this project that offsets its negatives.

**Bruce and Gala Mowat (residents of Piedmont since 1970---47 years)**  
**4 Pala Avenue.**

Signature  Date 21 May 2017

MAY 30 2017

## PUBLIC WORKS CITY OF PIEDMONT

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Name (please print) Gail + Darryl Trabish

Address 210 Prospect Rd

Telephone Number 510-834-5350

Did you review the plans or discuss the project with the applicant? Yes        No X

I/We support the applications: Yes        No X

Comments:

I did see the mock up on Wildwood by the park entrance - 314 Wildwood.

We think it is a good idea to have an extra light by the park entrance, but believe it could be placed behind the benches which would allow the benches to be used later + would minimize the glare to the house across the street.

Signature Gail Trabish Date 5/26/17

*[Handwritten signature]*

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Name (please print) Jack Lockhart, Nancy Lockhart

Address 412 El Cerrito Ave

Telephone Number 510-655-2615

Did you review the plans or discuss the project with the applicant? Yes somewhat No       

I/We support the applications: Yes        No X

Comments:

*saw articles, talked to neighbors &  
read comments*

**RECEIVED**

**MAY 30 2017**

**PUBLIC WORKS  
CITY OF PIEDMONT**

Signature Nancy Lockhart Date 5/24/17  
Jack Lockhart

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Name (please print) JACK LOCKHART, Nancy Lockhart

Address 412 El Cerrito Ave

Telephone Number 510-655-2615 *only neighbors + articles*

Did you review the plans or discuss the project with the applicant? Yes *7* No       

I/We support the applications: *Somewhat* Yes        No *X*

Comments:

*Saw & read articles & postings of neighbors*

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**MAY 30 2017**

**PUBLIC WORKS  
CITY OF PIEDMONT**

Signature Nancy Lockhart Jack Lockhart Date 5-24-17



MAY 30 2017

**PUBLIC WORKS  
CITY OF PIEDMONT**

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Name (please print) Penny Robb

Address 420 Jerome Ave.

Telephone Number 510-654-0974

Did you review the plans or discuss the project with the applicant? Yes X No       

I/We support the applications: Yes        No X

Comments:

There is already too much visual blight with the current poles and wires. I oppose any more. The additional height will block neighbors views on El Cerrito. No trees should be removed. Street trees are an asset. I am sorry we don't have them on my block of Jerome. No trees should be removed!

Signature Penny Robb Date 5/25/17

**Planning Application Comment Form**  
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**MAY 30 2017**

**PUBLIC WORKS  
CITY OF PIEDMONT**

On **Monday, June 12, 2017**, the Piedmont Planning Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: **340-370 Highland Avenue, 505 Blair Avenue, 799 Magnolia Avenue, 358 Hillside Avenue, 303 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, 1159 Winsor Avenue, and 314 Wildwood Avenue.** In evaluating the application, the Planning Commission will consider the design and location of the proposed construction including its effect on street trees, improvements within the public right-of-way, neighboring properties' existing views, and public safety related pedestrian, bicyclist and motorist use of the public right-of-way. Your comments regarding the proposed construction are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. **Thursday, June 8, 2017.** If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Penny Robb

Address 420 Jerome Ave.

Telephone Number 510-654-0974

Did you review the plans or discuss the project with the applicant? Yes X No       

I/We support the applications: Yes        No X

Comments:

There is too much visual blight with the current poles and wires. The additional height will block or impede neighbors views on El Cerrito. Too bad undergrounding will not be an option in my life time. The poles are ugly.

If the vaults will emit noise it is unfair to inflict that on any neighbor. Plus I worry about slippage during the rainy season with leaves stuck on it. 428 El Cerrito and that block has high foot traffic.

Signature Penny Robb Date 5/25/17

Street Tree Comment Form  
Please submit this form by 4:30 p.m. June 1, 2017

MAY 30 2017

PUBLIC WORKS  
CITY OF PIEDMONT

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Name (please print) MARY SampsonAddress 416 EL Cerrito AVETelephone Number 510 601-9453Did you review the plans or discuss the project with the applicant? Yes X No public noticeI/We support the applications: Yes public notice No X

Comments:

Great idea to send information over Memorial day weekend & have meetings when people will be returning or gone for vacation!

Big brother working to change character of community. I would rather give up my cell phone than agree to this!

Signature Mary R Sampson Date 5.26.17

RECEIVED

MAY 30 2017

**Planning Application Comment Form**  
**Please submit this form by 4:30 p.m. June 8, 2017**

**PUBLIC WORKS**  
**CITY OF PIEDMONT**

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Name (please print) MARY SAMPSON

Address 416 EL CERRITO AVE

Telephone Number 510-601-9453

Did you review the plans or discuss the project with the applicant? Yes reviewed No public notice

I/We support the applications: Yes \_\_\_\_\_ No X

**Comments:**

I have discussed proposal with many of my neighbors & we all are in agreement that the project would be a hazard as far as public slipping on plate that would cover underground vault. The location is a steep sidewalk that is slippery when wet & the debris from the street trees makes it even slipperier.

The visual site of the antennas would be ugly for neighbors - & ruin their view! Property values would decline at least \$250,000!!

Signature

Mary R Sampson

Date

5-26-17

**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

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Name (please print) Robert Williamson  
 Address 331 Hillside Ave  
 Telephone Number 510 470 1760

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

Comments:

*I looked at the mock-up near Wildwood. I looked at the slide presentation on-line.*

**CONCERNS**

- Multiple towers like this around the city will look awful and diminish property values.
- Construction will be very disruptive & impact traffic, trees, residents
- This proposal is for one carrier. The other carriers will follow. Having many towers will be bad.

*We, Piedmont, need an overall cell tower plan that minimizes impact on trees, traffic, homes, residents.*

Signature *[Signature]* Date 29 May 2017

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 MAY 30 2017  
 PUBLIC WORKS  
 CITY OF PIEDMONT



**Planning Application Comment Form**  
**Please submit this form by 4:30 p.m. June 8, 2017**

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Name (please print) Robert Williamson

Address 331 Hillside Ave

Telephone Number 510 470 7760

Did you review the plans or discuss the project with the applicant? Yes X No       

I/We support the applications: Yes        No X

Comments: I reviewed the mock-up near Wildwood as well as the on-line presentation.

Concerns:

- Multiple towers like this would look awful, impact views from front windows and diminish property values.
- Construction will be disruptive & impact traffic, trees, & residents.
- This proposal is for one cellular carrier. When the other carriers ask for similar towers, the town will be covered in these things!
- The existing power poles are bad enough without the cellular attachment.

Piedmont should have a master cellular plan and find solutions that hide towers and minimize impact on trees, traffic, homes, views & residents.

Signature [Signature] Date 28 May 2017

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 MAY 30 2017  
 PUBLIC WORKS  
 CITY OF PIEDMONT



**Street Tree Comment Form**  
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Name (please print) HONG WONG AND CARINA WONG

Address 419 EL CERRITO AVE

Telephone Number 510-653-5822

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

Comments:

WE DO NOT AGREE THIS, BAD FOR THE  
HEALTH,

RECEIVED

MAY 30 2017

PUBLIC WORKS  
CITY OF PIEDMONT

Signature Hoyway Date 5/29/17

**Planning Application Comment Form**  
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Name (please print) HONG AND CARINA WONG  
Address 419 EL CERRITO AVE  
Telephone Number 510-653-5822

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

Comments:

WE DO NOT AGREE THIS PROJECT, 'THE ~~TO~~ MANY ANTENNAS LOOKS VERY UGLY, AND REDUCED OUR HOME VALUES. BAD FOR PEOPLE HEALTH.

RECEIVED  
MAY 30 2017  
PUBLIC WORKS  
CITY OF PIEDMONT

Signature Haynes Date 5/29/17



# CITY OF PIEDMONT CALIFORNIA

Planning Department

## PARK COMMISSION AND PLANNING COMMISSION PUBLIC HEARING NOTICE

May 24, 2017

Dear Property Owner:

Applications for Wireless Communication Facilities and Variances have been submitted by Crown Castle NG West LLC and Beacon Development, for the following addresses and project descriptions:

**Project #1 - PHS01 near 340-370 Highland Avenue** – Proposed application would install a pole extension and three antennas with maximum height of 35 feet 2 inches to an existing City street light in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below.

**Project #2 - PHS02 near 505 Blair Avenue** – Proposed applications would install three antennas with a maximum height of 45 feet 8 inches on an extension to an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, obstruction in the right-of-way, and setback closer than 18 inches to face of curb.

**Project #3 - PHS03 near 799 Magnolia Avenue** – Proposed applications would install two antennas with maximum height of 34 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree. Variance is required for obstruction in the right-of-way.

**Project #4 - PHS04 near 358 Hillside Avenue** – Proposed application would install two antennas with maximum height of 28 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree.

**Project #5 - PHS05 near 303 Hillside Avenue** – Proposed applications would install three antennas with maximum height of 52 feet 10 inches on a new utility pole to replace an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, and obstructions in the right-of-way.

RECEIVED

MAY 26 2017

PUBLIC WORKS  
CITY OF PIEDMONT**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

On **Wednesday, June 7, 2017**, the Piedmont Park Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: **799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, and 1159 Winsor Avenue**. In evaluating the application, the Park Commission will consider the potential impacts related to the proposed construction and excavation on City of Piedmont street trees. Your comments regarding the proposed construction and its effect on your property and City street trees are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. **Thursday, June 1, 2017**. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Tom K LeeAddress 344 Jerome AvenueTelephone Number 510 6581595Did you review the plans or discuss the project with the applicant? Yes ✓ No       I/We support the applications: Yes        No ✓

Comments:

Signature Tom K. Lee Date 5/25/17

**Street Tree Comment Form**  
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Name (please print) GAYLE YOUNG

Address 235 Hillside Ave, Piedmont

Telephone Number 510-409-3636

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

Comments:

*absolutely  
No!*

*Mini Sutro Towers in front of our  
homes - Ruin Views - Remove  
our beautiful trees - Ruin our  
property values! This can't be  
allowed to happen.  
My phone reception is fine.*

RECEIVED

MAY 30 2017

PUBLIC WORKS  
CITY OF PIEDMONT

Signature Gayle Young Date 5-27-17

**Planning Application Comment Form**  
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Name (please print)

GAULE YOUNG

Address

235 Hillside Ave

Telephone Number

510-409-3636

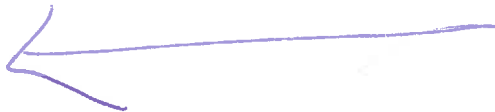
Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications:

Yes ☐ No ☒

Comments:

I still No



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MAY 30 2017

PUBLIC WORKS  
CITY OF PIEDMONT

Signature \_\_\_\_\_ Date \_\_\_\_\_

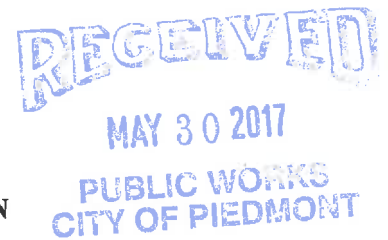




# CITY OF PIEDMONT CALIFORNIA

Planning Department

## PARK COMMISSION AND PLANNING COMMISSION PUBLIC HEARING NOTICE



May 24, 2017

Dear Property Owner:

Applications for Wireless Communication Facilities and Variances have been submitted by Crown Castle NG West LLC and Beacon Development, for the following addresses and project descriptions:

**Project #1 - PHS01 near 340-370 Highland Avenue** – Proposed application would install a pole extension and three antennas with maximum height of 35 feet 2 inches to an existing City street light in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below.

**Project #2 - PHS02 near 505 Blair Avenue** – Proposed applications would install three antennas with a maximum height of 45 feet 8 inches on an extension to an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, obstruction in the right-of-way, and setback closer than 18 inches to face of curb.

**Project #3 - PHS03 near 799 Magnolia Avenue** – Proposed applications would install two antennas with maximum height of 34 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree. Variance is required for obstruction in the right-of-way.

**Project #4 - PHS04 near 358 Hillside Avenue** – Proposed application would install two antennas with maximum height of 28 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree.

**Project #5 - PHS05 near 303 Hillside Avenue** – Proposed applications would install three antennas with maximum height of 52 feet 10 inches on a new utility pole to replace an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, and obstructions in the right-of-way.

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Name (please print) NEIL JOECK

Address 117 NOVA DR

Telephone Number (510) 654-9355

Did you review the plans or discuss the project with the applicant? Yes ☐ No ☒

I/We support the applications: Yes ☒ No ☐

Comments:

**RECEIVED**  
 MAY 31 2017  
 PUBLIC WORKS  
 CITY OF PIEDMONT

Signature Neil Joek Date 5/29/17

**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

OK  
 On Wednesday, June 7, 2017, the Piedmont Park Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: 799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, and 1159 Winsor Avenue. In evaluating the application, the Park Commission will consider the potential impacts related to the proposed construction and excavation on City of Piedmont street trees. Your comments regarding the proposed construction and its effect on your property and City street trees are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. Thursday, June 1, 2017. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) NEIL JOECK

Address 117 NOVA DRIVE

Telephone Number (510) 654-9355

Did you review the plans or discuss the project with the applicant? Yes            No ✓

I/We support the applications: Yes            No           

Comments:

We all use cell phones — so we  
 need cell towers!

RECEIVED  
 MAY 31 2017  
 PUBLIC WORKS  
 CITY OF PIEDMONT

Signature Neil Joek Date 5/29/17

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Name (please print) Joseph R. Knowlton

Address 327 JEROME AVE

Telephone Number 510 708 7984

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

I/We support the applications: Yes \_\_\_\_\_ No X

Comments: Lower property value. Visual nuisance  
strongly disagree

**RECEIVED**

**MAY 31 2017**

**PUBLIC WORKS  
CITY OF PIEDMONT**

Signature  Date 5-29-17

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Name (please print) Joseph Kneeland  
Address 227 JEROME AVE  
Telephone Number 510 708 7984

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

I/We support the applications: Yes \_\_\_\_\_ No X

Comments: Lowering of property values. Visual nuisance  
Strongly oppose

**RECEIVED**  
MAY 31 2017  
PUBLIC WORKS  
CITY OF PIEDMONT

Signature \_\_\_\_\_

Date \_\_\_\_\_

5-29-17



# CITY OF PIEDMONT CALIFORNIA

Planning Department

## PARK COMMISSION AND PLANNING COMMISSION PUBLIC HEARING NOTICE

May 24, 2017

Dear Property Owner:

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**Project #1 - PHS01 near 340-370 Highland Avenue** – Proposed application would install a pole extension and three antennas with maximum height of 35 feet 2 inches to an existing City street light in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below.

**Project #2 - PHS02 near 505 Blair Avenue** – Proposed applications would install three antennas with a maximum height of 45 feet 8 inches on an extension to an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, obstruction in the right-of-way, and setback closer than 18 inches to face of curb.

**Project #3 - PHS03 near 799 Magnolia Avenue** – Proposed applications would install two antennas with maximum height of 34 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree. Variance is required for obstruction in the right-of-way.

**Project #4 - PHS04 near 358 Hillside Avenue** – Proposed application would install two antennas with maximum height of 28 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree.

**Project #5 - PHS05 near 303 Hillside Avenue** – Proposed applications would install three antennas with maximum height of 52 feet 10 inches on a new utility pole to replace an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, and obstructions in the right-of-way.



**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

On **Wednesday, June 7, 2017**, the Piedmont Park Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: **799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, and 1159 Winsor Avenue**. In evaluating the application, the Park Commission will consider the potential impacts related to the proposed construction and excavation on City of Piedmont street trees. Your comments regarding the proposed construction and its effect on your property and City street trees are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. **Thursday, June 1, 2017**. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Natalie Williamson

Address 106 Regua Road

Telephone Number \_\_\_\_\_

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No ☒

I/We support the applications: Yes \_\_\_\_\_ No ☒

Comments:

Very opposed!

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MAY 31 2017  
PUBLIC WORKS  
CITY OF PIEDMONT

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Planning Application Comment Form**  
**Please submit this form by 4:30 p.m. June 8, 2017**

On **Monday, June 12, 2017**, the Piedmont Planning Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: **340-370 Highland Avenue, 505 Blair Avenue, 799 Magnolia Avenue, 358 Hillside Avenue, 303 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, 1159 Winsor Avenue, and 314 Wildwood Avenue.** In evaluating the application, the Planning Commission will consider the design and location of the proposed construction including its effect on street trees, improvements within the public right-of-way, neighboring properties' existing views, and public safety related pedestrian, bicyclist and motorist use of the public right-of-way. Your comments regarding the proposed construction are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. **Thursday, June 8, 2017.** If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Natalie Williamson

Address 106 Regna Road

Telephone Number \_\_\_\_\_

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No ✓

I/We support the applications: Yes \_\_\_\_\_ No ✓

Comments:

*Very opposed!*

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**MAY 31 2017**  
**PUBLIC WORKS**  
**CITY OF PIEDMONT**

Signature \_\_\_\_\_ Date \_\_\_\_\_

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Name (please print) DENNIS & KATHY MILLER

Address 340 JEROME AVE.

Telephone Number 510-653-3715

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications:

Yes ☐ No ☒

Comments:

THIS TOWER WOULD BE DIRECTLY  
ACROSS THE STREET AT 355 JEROME  
AND WOULD REQUIRE THE REMOVAL  
OF TWO MATURE AND HEALTHY TREES.  
THIS WOULD ABSOLUTELY NOT BE  
ACCEPTABLE  
THERE ARE PLENTY OF PLACES TO  
PUT TOWERS THAT WOULD NOT REQUIRE  
REMOVAL OF TREES.

Signature Dennis & Miller Date 5-29-17

**Planning Application Comment Form**  
Please submit this form by 4:30 p.m. June 8, 2017

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MAY 31 2017  
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CITY OF PIEDMONT

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Name (please print) DENNIS & KATHY MILLER  
Address 340 JEROME AV.  
Telephone Number 510-655-3358

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

Comments:

THE REMOVAL OF TWO MATURE  
AND HEALTHY TREES IS NOT  
ACCEPTABLE. 355 JEROME IS  
DIRECTLY ACROSS THE STREET AND  
WOULD BE AN AWFUL EYESORE.  
WE TREASURE THESE FOR THEIR  
BEAUTY AND AS A SCREEN.

Signature Dennis G. MILLER Date 5-29-17



# CITY OF PIEDMONT CALIFORNIA

Planning Department

## PARK COMMISSION AND PLANNING COMMISSION PUBLIC HEARING NOTICE

May 24, 2017

Dear Property Owner:

Applications for Wireless Communication Facilities and Variances have been submitted by Crown Castle NG West LLC and Beacon Development, for the following addresses and project descriptions:

**Project #1 - PHS01 near 340-370 Highland Avenue** – Proposed application would install a pole extension and three antennas with maximum height of 35 feet 2 inches to an existing City street light in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below.

**Project #2 - PHS02 near 505 Blair Avenue** – Proposed applications would install three antennas with a maximum height of 45 feet 8 inches on an extension to an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, obstruction in the right-of-way, and setback closer than 18 inches to face of curb.

**Project #3 - PHS03 near 799 Magnolia Avenue** – Proposed applications would install two antennas with maximum height of 34 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree. Variance is required for obstruction in the right-of-way.

**Project #4 - PHS04 near 358 Hillside Avenue** – Proposed application would install two antennas with maximum height of 28 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree.

**Project #5 - PHS05 near 303 Hillside Avenue** – Proposed applications would install three antennas with maximum height of 52 feet 10 inches on a new utility pole to replace an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, and obstructions in the right-of-way.





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Name (please print) Wendi Lolite-Wallway

Address 419 Hillside Ct

Telephone Number 4 570 326 3247

Did you review the plans or discuss the project with the applicant? Yes ☐ No ☒

I/We support the applications: Yes ☐ No ☒

Comments:

Project #6 is my concern. It excessively high poles, obstructive views & exposure to & increases electromagnetic radiation.

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CITY OF PIEDMONT

Signature Wendi Lolite-Wallway Date 5/31/17



# CITY OF PIEDMONT CALIFORNIA

Planning Department

## PARK COMMISSION AND PLANNING COMMISSION PUBLIC HEARING NOTICE

May 24, 2017

Dear Property Owner:

Applications for Wireless Communication Facilities and Variances have been submitted by Crown Castle NG West LLC and Beacon Development, for the following addresses and project descriptions:

**Project #1 - PHS01 near 340-370 Highland Avenue** – Proposed application would install a pole extension and three antennas with maximum height of 35 feet 2 inches to an existing City street light in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below.

**Project #2 - PHS02 near 505 Blair Avenue** – Proposed applications would install three antennas with a maximum height of 45 feet 8 inches on an extension to an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, obstruction in the right-of-way, and setback closer than 18 inches to face of curb.

**Project #3 - PHS03 near 799 Magnolia Avenue** – Proposed applications would install two antennas with maximum height of 34 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree. Variance is required for obstruction in the right-of-way.

**Project #4 - PHS04 near 358 Hillside Avenue** – Proposed application would install two antennas with maximum height of 28 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree.

**Project #5 - PHS05 near 303 Hillside Avenue** – Proposed applications would install three antennas with maximum height of 52 feet 10 inches on a new utility pole to replace an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, and obstructions in the right-of-way.

**Street Tree Comment Form**  
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Name (please print) Rick BarkerAddress 239 Palm DrTelephone Number 510-421-3980Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No ☒I/We support the applications: Yes \_\_\_\_\_ No ☒

Comments:

Why the hell do we want  
to turn Piedmont into a  
big telco tower?!

No!!!

Bad idea!!!

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MAY 31 2017  
PUBLIC WORKS  
CITY OF PIEDMONT

Signature

R. Barker

Date

5/30/17

**Planning Application Comment Form**  
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Name (please print) Rick Barker  
Address 239 Palm Dr  
Telephone Number 510-421-3980

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No ☒

I/We support the applications: Yes \_\_\_\_\_ No ☒

Comments:

No, no, no!!!

Bad idea!!!

We don't need a bunch of  
wireless cell sites all over  
Piedmont!

Please don't approve this.

Signature RJB Date 5/30/17

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MAY 31 2017  
PUBLIC WORKS  
CITY OF PIEDMONT



# CITY OF PIEDMONT CALIFORNIA

Planning Department

## PARK COMMISSION AND PLANNING COMMISSION PUBLIC HEARING NOTICE

May 24, 2017

Dear Property Owner:

Applications for Wireless Communication Facilities and Variances have been submitted by Crown Castle NG West LLC and Beacon Development, for the following addresses and project descriptions:

**Project #1 - PHS01 near 340-370 Highland Avenue** – Proposed application would install a pole extension and three antennas with maximum height of 35 feet 2 inches to an existing City street light in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below.

**Project #2 - PHS02 near 505 Blair Avenue** – Proposed applications would install three antennas with a maximum height of 45 feet 8 inches on an extension to an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, obstruction in the right-of-way, and setback closer than 18 inches to face of curb.

**Project #3 - PHS03 near 799 Magnolia Avenue** – Proposed applications would install two antennas with maximum height of 34 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree. Variance is required for obstruction in the right-of-way.

**Project #4 - PHS04 near 358 Hillside Avenue** – Proposed application would install two antennas with maximum height of 28 feet 8 inches on a new street light to replace an existing street light in the same location. Applicants propose to install two Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. There would be potential impacts to a street tree.

**Project #5 - PHS05 near 303 Hillside Avenue** – Proposed applications would install three antennas with maximum height of 52 feet 10 inches on a new utility pole to replace an existing utility pole in the same location. Applicants propose to install three Commscope antennas, model Andrew SBNHH-1D65A (56 inches tall and 12 inches wide). Each antenna has six ports and can receive 350 watts of input power per each port (total maximum input power of 2,100 watts, each antenna). Applicants propose an underground vault beneath the sidewalk measuring 4 feet by 6 feet for equipment related to the antennas, described below. Variances are required for height greater than 35 feet, and obstructions in the right-of-way.

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Name (please print) Catherine Michaelis

Address 343 Magnolia Ave

Telephone Number 510-693-0315

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

☒ We support the applications: Yes \_\_\_\_\_ No X

Comments:

I am against erecting cell towers on residential streets in Piedmont. The beautiful street trees and gardens of Piedmont were one of the reasons we bought our home here. I am not happy that these ugly towers are to be erected.

I understand that the argument about the safety of the electromagnetic emissions cannot be made, but I am extremely concerned about the health effects of these towers.

For some of us, our homes are our largest asset and one that we will need to sell in our later years. Any decrease in property values as a result of these towers would harm our financial

Signature [Signature] Date 5.26.17



**Planning Application Comment Form**  
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Name (please print) Catherine Michaels  
 Address 343 Magnolia Ave  
 Telephone Number 510.693.0315

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

☒ We support the applications:

Yes \_\_\_\_\_ No X

Comments:

I am against the erection of any cell towers on residential streets of Piedmont. The towers are ugly, and 2 beautiful trees on Jerome are to be removed and replaced with a cell tower.

It is not clear to me that the planning commission has exhausted all other solutions to the problem of cell coverage in the area. I think the towers should be put in commercial areas not residential areas if they are absolutely necessary.

**RECEIVED**

**MAY 31 2017**

**PUBLIC WORKS  
CITY OF PIEDMONT**

Signature [Signature] Date 5.26.17

## Street Tree Comment Form

Please submit this form by 4:30 p.m. June 1, 2017

On Wednesday, June 7, 2017, the Piedmont Park Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: 799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, and 1159 Winsor Avenue. In evaluating the application, the Park Commission will consider the potential impacts related to the proposed construction and excavation on City of Piedmont street trees. Your comments regarding the proposed construction and its effect on your property and City street trees are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. Thursday, June 1, 2017. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Jonathan B. BeckerAddress 170 Nova Drive ; Piedmont , CA 94610Telephone Number 510 - 595 - 1868Did you review the plans or discuss the project with the applicant? Yes ☐ No ☒I/We support the applications: Yes ☐ No ☒

Comments:

on Jerome Ave.  
My family and I live within 30 yards of the proposed site. I am complete and unequivocally opposed to this application, which I am certain will radically degrade the aesthetic value of this street. Our front lawn + door faces Jerome, and we have invested significantly in our landscaping, as have many of our neighbors.

The destruction of any tree, let alone such an historic + beautiful one, will degrade the aesthetic appeal of the street. This is a terrible sitting option for its effect on the beauty of Piedmont.

My wife and I are active members of the Piedmont community, contributing much more than our tax dollars to help make this continue to be great. This is a time when we expect our town to rise up and do the right thing.

Signature Jonathan B. Becker Date 5-29-17

**Planning Application Comment Form**  
**Please submit this form by 4:30 p.m. June 8, 2017**

**RECEIVED**  
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**CITY OF PIEDMONT**

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Name (please print) Jonathan B. Becker  
 Address 170 Nova Drive; Piedmont, CA 94610  
 Telephone Number 510-595-1868

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No ✓

I/We support the applications: Yes \_\_\_\_\_ No ✓

Comments:

My family and I live within 30 yards of the proposed site at 355 Jerome Ave; our door and front yard are on Jerome. A construction of a tower at this location will significantly and radically degrade the aesthetic value of this street. Any tower or disguised tower will stick out horribly; I know... I walk by that place 5-10 times per week. We have invested significantly in our landscaping, as have our neighbors, and an unsightly and industrial fixture will be a major eyesore. Our kids and other ride bikes + scooters on the road + sidewalk.

I am completely and unequivocally opposed to this application. We are active in this community in many ways, and at this time I hope our elected and appointed officials will be responsive to our concerns.

Signature

Jonathan B. Becker

Date

5-29-17

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Name (please print) Virginia WatkinsAddress 170 Nova Dr.Telephone Number 415.377.5050

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MAY 31 2017

PUBLIC WORKS  
CITY OF PIEDMONT

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No \_\_\_\_\_

I/We support the applications: Yes \_\_\_\_\_ No \_\_\_\_\_

Comments:

I am opposed to this tower being built and the tree being cut down. One of the things that drew me to this neighborhood in particular in Piedmont are the Plane trees; I appreciate their knobby trunks and bright green leaves that emerge each spring. This tree and proposed tower are less than 30 yards from my house and we pass this location by foot and car several times each day. The proposed plan is bad for the aesthetics of this area. As previously stated, I am opposed to this tower being built and the tree being cut down.

Signature

Virginia S. Watkins

Date

5/29/17

tree

**Street Tree Comment Form****Please submit this form by 4:30 p.m. June 1, 2017**

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Name (please print) KATY & FRED SHOTTONAddress 154 ARBOR DR, PIEDMONT, CA 94610Telephone Number (510) 529 6064Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐I/We support the applications: Yes ☐ No ☒

Comments:

Re: project #7, I oppose this project, which states: "There would be potential impact to street trees."

I oppose for the following reasons:-

- Destruction of the character, beauty, and charm of our neighborhood
- Decline in property values

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Signature Katy Shotton Date 5/31/17



cell tower

**Planning Application Comment Form**  
**Please submit this form by 4:30 p.m. June 8, 2017**

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Name (please print) KATY & FRED SHOTTON  
 Address 154 ARBOR DRIVE, PIEDMONT, CA 94610  
 Telephone Number (510) 529 6064

Did you review the plans or discuss the project with the applicant? Yes ✓ No       

I/We support the applications: Yes        No ✓

Comments: We oppose all nine cell antenna sites

Re: project #7, we oppose because of the following concerns: -

- \* Health risks to children's fellow neighbors
- \* Decline in property values
- \* Destruction of the character, beauty, and charm of our community
- \* Open the door for more antennas

Signature Kathy Shotton Fred Shotton Date 5/30/17

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Tree

## Street Tree Comment Form

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Name (please print) Don Priella  
 Address 135 Arbor Dr. Piedmont, CA 94610  
 Telephone Number 415.420.6226

Did you review the plans or discuss the project with the applicant? Yes X No       

I/We support the applications:

Yes        No X

Comments:

No way!!

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Signature [Signature]

Date May 31, 2017

Cell  
Tower**Planning Application Comment Form**  
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Name (please print)

Dan Pruiella

Address

125 Arbor Dr. Piedmont, IA 94610

Telephone Number

415.420.6226

Did you review the plans or discuss the project with the applicant? Yes

☒

No

I/We support the applications:

Yes

No

☒

Comments:

No way!!

Signature

Date

4 May 31, 2017

Due June 1 by

AGENDA REPORT PAGE 308

4:30pm

MAY 31 2017

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Tree

## Street Tree Comment Form

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Name (please print) MONICA ~~DATA~~ PiniellaAddress 135 Arbor DrTelephone Number 415.260.0545Did you review the plans or discuss the project with the applicant? Yes X No       I/We support the applications: on own Yes        No X

## Comments:

We are strongly opposed to the installation of the RF towers in our neighborhood. The unsightly additions would take away from the beauty of Piedmont, bring down our home value and potentially pose a health concern for our kids. Our kids, age 7, 4 & 4 are learning to ride bikes on Hill Ln, the ally that lets out next to the 355 Jerome site. We are concerned & opposed.

Signature M

Date

5.30.17to  
the  
RF  
antennae

MAY 31 2017

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CITY OF PIEDMONTCell  
Tower**Planning Application Comment Form**  
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Name (please print) MONICA PINIELLAAddress 135 ALBOR DRIVETelephone Number 415.260.0545Did you review the plans or discuss the project with the applicant? Yes X No       I/We support the applications: Yes        No X**Comments:**

I live 4 houses away from tower @ 355 frame.  
~~My 3 children will all attend Wildwood next~~ I have  
 1 son in 1<sup>st</sup> @ Wildwood Elementary and twins that  
 will attend Wildwood in the fall of 2018. I am  
 very concerned with the proximity of the towers  
 to my house and to all 3 schools my kids  
 will attend over the course of the next 14 years.  
 Health issues, despite the legislation, are a concern  
 as is the drop in property value. Equally  
 important is the overall aesthetic impact to  
 our beautiful community. We strongly oppose  
 the poles & vaults being proposed in 9 locations  
 around Piedmont.

Signature MJDate 5.30.17

**Street Tree Comment Form**  
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Name (please print) CALVIN LEE

Address 162 NOVA DRIVE

Telephone Number 510-653-1807

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

1 We support the applications: Yes \_\_\_\_\_ No X

Comments:

I, Calvin Lee object to the proposed construction and excavation on the city of Piedmont street trees. The various species of trees have taken decades to reach maturity. Our streets are lined with beautiful trees; which makes our city one of the most beautiful and desirable city in the Bay Area.

The proposal to remove and destroy a portion of the street trees root foundation is a near possible death sentence. As tree roots intertwined with neighboring trees, the neighboring tree could also meet the fate of possible death. Even if the trees do not die, they would be weakened and could possibly fall down creating damage to property and to person.

The proposed construction will damage the street tree root system.

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Signature  Date May 31, 2017

**Street Tree Comment Form**  
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Name (please print) Mary F. Lee

Address 162 Nova Dr.

Telephone Number 510-653-1807

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

I/We support the applications: Yes \_\_\_\_\_ No X

Comments:

I, Mary Lee object to the proposed construction and excavation on the city of Piedmont street trees. The various species of trees have taken decades to reach maturity. Our streets are lined with beautiful trees; which makes our city one of the most beautiful and desirable city in the Bay Area.

The proposal to remove and destroy a portion of the street trees root foundation is a near possible death sentence. As tree roots intertwined with neighboring trees, the neighboring tree could also meet the fate of possible death. Even if the trees do not die, they would be weakened and could possibly fall down creating damage to property and to person.

The proposed construction will damage the street tree root system.

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Signature Mary Fong Lee Date 31 May 2017



Attachment E

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Street Tree Comment Form  
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Name (please print) Amber and Chris Brumfiel

Address 1150 Winsor Ave. Piedmont CA 94610

Telephone Number 510 612 0752

Did you review the plans or discuss the project with the applicant? Yes X No       

I/We support the applications: Yes ~~XXX~~ No X

Comments:

① We object to the installation of wireless communication facilities ("towers") at 1159 Winsor Ave. due to the impact on the value of our property across the street at 1150 Winsor Ave. NG is our answer  
correct

Whether or not the fear or worry of the health effects of the towers is rational does not matter. What matters is whether a portion of the potential buyers for our property - and other houses near the towers - would be unwilling to buy due to the proximity of the towers. A reduction of the number of potential buyers for my house lowers the value of my house.

The potential buyers for 1150 Winsor, a three bedroom house near a school, are parents of young children. That is the key buying public. This demographic will take into account and consider a tower across the street, on the way to school.

② We also object to the project because it will result in removal of trees; which affect the aesthetics of the neighborhood.

Signature



Date

5-31-17

**Planning Application Comment Form**  
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Name (please print) Amber and Chris Brumfield  
Address 1150 Winsor Ave Piedmont CA 94610  
Telephone Number 510-612-0752

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

**Comments:**

We object to the installation of wireless communication facilities ("Towers") at 1159 Winsor Avenue due to the impact on the value of our property across the street at 1150 Winsor Ave.

Whether the fear of the Towers is rational does not matter. What matters is whether a portion of the target market would be unwilling to buy due to the proximity of a home near the Towers. A reduction in the number of buyers for our house lowers the value of my house.

The potential buyers for our house, a three bedroom home near a school, are parents of young children. This demographic will take into consideration a cell Tower across the street, right on the way to school.

② Winsor is extremely narrow and increased traffic due to construction and tower maintenance is a hazard, esp. so close to school. ③ We also object to the project overall as it will require tree removal, which, negatively affects the aesthetics of Piedmont.

Signature [Signature]

Date 5-31-17

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Attachment E

AGENDA REPORT PAGE 314

JUN 01 2017

**Planning Application Comment Form**  
Please submit this form by 4:30 p.m. June 8, 2017

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Name (please print) Dana Edelman

Address 16 Leifer Court Piedmont, Ca 94610

Telephone Number 917-287-2481

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

**Comments:**

I am writing to voice my concerns regarding the proposed cellular antenna placements in Piedmont. I recently bought a home (in 2015) across the street from the proposed site at 355 Jerome Ave. I can say without hesitation that I would not have purchased my home had the antenna already been in place. Adding an antenna would change the character of the community. It would give an otherwise naturally beautiful, tree lined street an industrial, unpleasant look. This addition would most certainly lower my property value as I have no doubt that potential buyers would pass on a property so close to this proposed structure. I certainly would not have bid. This potential lack of competition would surely drive prices down. As a mother of two young children, I do not want them playing in the street

Signature Dana Edelman Date 5-31-17

In front of their home in such close proximity to this antenna. It is not just the Jerome Ave. turn

Attachment 1  
Structure that I am bothered by. It is  
AGENDA REPORT PAGE 315  
that all 9 towers are clustered in such  
close proximity to my home. If the city  
of Piedmont is needing to see this through,  
why not place the structures in public areas  
such as in the parks or open spaces etc in  
the community?

Thank you for hearing my concerns,

Dana Edelman

(Dana Edelman)

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Name (please print) Luis R. Alonso  
Address 16 Keefer Ct, Piedmont, CA  
Telephone Number 415-335-6105

Did you review the plans or discuss the project with the applicant? Yes X No       

I/We support the applications: Yes        No X

Comments:

*Please see attached letter.*

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**JUN 01 2017**

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CITY OF PIEDMONT**

Signature



Date

5/30/17



Luis Alonso  
16 Keefer Ct.  
Piedmont, CA 94610



May 30, 2017

To: Piedmont Planning Commission

RE: Feedback on Crown Castle Wireless Antenna System

I am writing to voice my strong opposition to the Crown Castle proposal for nine new cellular antenna systems in and around my neighborhood. My family is directly impacted by Project #7 - PHS07 near 355 Jerome Ave as we can see the proposed location from our main living room window.

We purchased our house at the end of 2015. When we first saw our house we were immediately enamored with this particular corner of Piedmont. We are surrounded by wonderful tree-lined streets and charming homes. All of the existing infrastructure (electrical, cable, and phone) is as unobtrusive as one could hope for. In our time living here we've quickly come to realize just how special and unique this natural setting is. There are very few neighborhoods in Oakland, Berkeley, and even Piedmont that offer such a stunning array of trees. Tearing down a tree to make way for a new utility pole with cellular antennas will irrevocably damage the look and feel of this neighborhood.

In addition to loving the natural environment of our house we were amazed at the living room with the classic, large window looking out to the street. Our limited view encompasses a number of beautiful trees but it also looks towards 355 Jerome Ave. If this proposal goes through then we would also find our own living room to be less desirable since we would have to look out at a 53-foot cellular tower (the tallest of the proposed towers). The existing house at 355 Jerome Ave is no more than two stories so this pole will be unmissable and an eyesore for the neighborhood.

With these issues in mind, I strongly believe that the proposed antenna and pole near my home and the other eight in our general neighborhood will have a detrimental impact on my family, my neighbors, the value of our home and the value of Lower Piedmont in general. Even in a housing market as hot as the one we are in now I think prospective buyers will simply walk away from homes with visible cellular towers nearby, I know we would have. Since the view from our best window will be impacted I think our house value will be hurt more than others.

Please reject the proposal as it currently stands. Consider using other facilities in Piedmont to host this infrastructure or reject the entire proposal outright.

Sincerely,

Luis R. Alonso



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Name (please print) Kristin Kozinchik

Address 443 Jerome Ave

Telephone Number 547-7297

Did you review the plans or ~~discuss the project with the applicant?~~ Yes X No       

I/We support the applications: Yes        No X

Comments:

*Please see attached*

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Signature Kristin Kozinchik Date 5/31/17

May 31, 2017

To the members of the Piedmont Park and Planning Commissions

I am writing this letter to oppose the proposed installation of RF antennas in Piedmont in residential (zone A) neighborhoods, including ours. Instead of addressing how these antennas will negatively affect real estate values and the beauty and charm of our city, I am mentioning health concerns even though they can't be taken into account when making a decision so long as the cumulative emissions exposure from the multiple antennas does not exceed the Federally set exposure threshold established in 1996. Please note, the city should independently verify this ongoing compliance requirement as opposed to relying on Crown Castle or their third party representative.

There are cities in Europe who won't allow these antennas near schools as scientists are finding there is a correlation between exposure to RF emissions and childhood leukemia. In the US, for example, due to the location of cellular towers, "30% of teachers and employees employed at Bayville Elementary School in NY have been diagnosed with some form of cancer or leukemia" and "the rate of cancer and for leukemia diagnoses among the children of Bayville is 398% higher than the state wide average within the state of NY" (Google: Campanelli & Associates, PC - click on "in the news" for these as well as other examples)

The proposed antennas are to be placed around our schools where our children will be exposed to these emissions on a long term basis not only at school, but at the recreation center and Witter Field for approximately 12 years.

I am a retired RN with 40 years of pediatric experience. I have worked with children inflicted with cancer to include leukemia and believe me, you do not want your child to be diagnosed with this disease.

Thank you,

Kristin Kozinchik



**CAMPANELLI & ASSOCIATES, P.C.**

**(516) 746-1600**



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[QUESTIONS & ANSWERS](#)   [LINKS](#) ▾   [CONTACT US](#)

## Questions & Answers

Below is a list of the most common questions which both individuals and zoning boards often have about Cell Towers. To get answers, simply click on the links. For studies and information regarding the potential adverse health effects caused by Cell Towers, you can also go to the [Links](#) section of this website.

- [\[+\] What is the Telecommunications Act of 1996?](#)
- [\[+\] Do property owners have a right to oppose the approval of Cell Tower applications?](#)
- [\[+\] Can local Zoning Boards legally deny applications to install Cell Towers?](#)
- [\[+\] What is the shot clock?](#)
- [\[+\] Do Cell Towers Ever Collapse?](#)
- [\[+\] Aren't Cell Towers Just as Safe as Telephone Poles?](#)
- [\[+\] Does the installation of a Cell Tower reduce the values of nearby properties?](#)
- [\[+\] Isn't the FCC Protecting Us?](#)
- [\[+\] Do Cell Towers Cause Cancer or other Illnesses?](#)

*A personalized answer from Andrew J. Campanelli*

I am not a scientist, and I do not consider myself an activist. I am just a lawyer.

As a litigator with nearly 20 years of experience in federal and state courts, I was asked to commence a lawsuit against subsidiaries of five of the largest telecommunications companies in the world, to force them to remove more than 50 cell antennas which were situated only 50 feet from an elementary school in New York.

## Attachment E

## AGENDA REPORT PAGE 321

After a New York City television station aired a news segment about the case, I began receiving e-mails, reports, and expert studies from around the world, regarding the adverse health impacts caused by RF emissions from Cell Towers.

Having read voluminous pages of such documents, reviewed case studies, and spoken to, and read the reports of, numerous research scientists, I have been personally constrained to come to four specific conclusions.

First, that continued exposure to the RF radiation from Cell Towers can cause adverse health impacts such as cancer and leukemia, among others.

Second, that the segment of the population which is most susceptible to the dangers of such adverse health impacts, are children.

Third, unlike when a person voluntarily exposes themselves to RF emissions by temporarily using their cell phone, when a Cell Tower is placed near a school, students are involuntarily exposed to continuous and prolonged RF emissions for up to eight hours per day, five days per week, for the entire school year.

Fourth, for the reasons set forth above, the United States should join the other Countries, around the world, who have already banned, or are in the process of banning, the installation of any Cell Towers within 1,500 feet of schools. I arrived at my conclusions after reviewing:

Numerous case studies and articles detailing cancer clusters around Cell Towers  
[See [Cancer & Leukemia News](#) Links]

Multiple expert studies regarding the adverse health impacts of RF emissions  
[See [Expert Studies](#) Links]

Multiple news reports confirming how many Countries, other than the U.S., have banned or are moving to ban the installation of Cell Towers near schools  
[See [School News](#) Links]

[See also [My Call Into the Cell Tower Battle](#)]

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Name (please print) Stephen Kozinich

Address 443 Jerome Avenue

Telephone Number 510-547-7297

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications:

Yes ☐ No ☒

Comments:

*Please refer to the enclosed write-up (3 pages)*

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Signature *Stephen Kozinich* Date 05/31/2017  
*Stephen Kozinich* 05/31/2017

**Planning Application Comment Form**  
**Please submit this form by 4:30 p.m. June 8, 2017**

On **Monday, June 12, 2017**, the Piedmont Planning Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: **340-370 Highland Avenue, 505 Blair Avenue, 799 Magnolia Avenue, 358 Hillside Avenue, 303 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, 1159 Winsor Avenue, and 314 Wildwood Avenue.** In evaluating the application, the Planning Commission will consider the design and location of the proposed construction including its effect on street trees, improvements within the public right-of-way, neighboring properties' existing views, and public safety related pedestrian, bicyclist and motorist use of the public right-of-way. Your comments regarding the proposed construction are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. **Thursday, June 8, 2017.** If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Stephen Kozinich

Address 443 Jerome Avenue

Telephone Number 510-547-7297

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

Comments: Please refer to the enclosed write-up (3 pages)

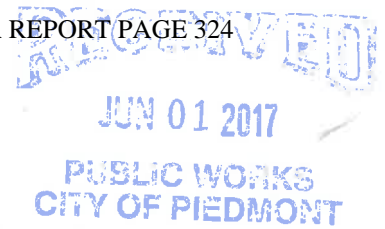
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CITY OF PIEDMONT

Signature Stephen Kozinich Date 05/31/2017

Stephen Kozinich

05/31/2017





May 31, 2017

To the Piedmont Park and Planning Commission Members (Copy City Council Members)

Before enumerating my reasons for opposing Crown Castle's Applications to install cellular antennas on top of five (5) utility poles in our Zone A neighborhoods and the remainder on street lights, there are some City policy and process concerns that I have as follows:

- Only neighbors within 300 feet of the ten (10) proposed cell sites have been notified by the Planning Department. Also not sure why all of the documentation references nine (9) proposed cell sites when there are actually ten (10) of them (Two on Highland Avenue-340 & 370 are counted as one site). Also I am hearing from neighbors within a block of a proposed cell site that never received a letter from the City.
- Formal notification to the impacted neighborhoods only occurred on 05/24/17 and yet responses are due to the Piedmont Park Commission by 06/01/17 in preparation for their 06/07/17 meeting and to the Planning Commission by 06/08/17 in preparation for their 06/12/17 meeting. This provides our impacted neighbors with insufficient time to conduct research, gain a full understanding of the potential short term and long term impacts to them and render their responses. This is a complicated Project with lots of moving parts and neighbors deserve earlier and more widespread notification. This type of Project should not be treated in the same fashion as giving surrounding neighbors an opportunity to comment on a requested home remodel.
- Both the Park Commission and Planning Commission meetings, which have been scheduled for 06/07/17 and 06/12/17 respectively, are occurring after school has just let out and families are preparing to commence vacations or have already left town. This scheduling absolutely inhibits the opportunity to respond and/or appear before both commissions.
- There is a constant reference to having to reply to Crown Castle based upon the "Shot Clock" requirement (150 Days) in the Federal Telecommunications Act of 1996. It is my understanding that the "Shot Clock" is not applicable until the City receives fully completed and accurate Applications. The most recent application covering my neighborhood (428 El Cerrito) based upon my review is still not accurate in ALL cases.

While considering the above points, the following are the overall reasons why I do not support Crown Castle's Applications:

- The aesthetic impact to our neighborhood and the city overall would be devastating. We moved here 45 years ago not only for the schools but the charm, beauty and character of this wonderful community which is enhanced by the beautiful trees that

exist throughout this city. If these applications and height variances are recommended for approval by the Parks and Planning Commissions and if the City Council were to approve them based upon such recommendations, the charm, beauty and character of this city would be forever lost. Do we really want to end up looking like an industrial city?

- When referencing the Alternate Sites Analysis for the Proposed Installations, Crown Castle on Slide # 6 concludes that a Zone B site across from 314 Wildwood Ave. was not acceptable as "Based upon multiple site walks with City Staff, it was determined that placing a pole inside the park would be a visual impact, and potential impact to vegetation, along with no blending in with the rock wall." Excuse me but placing a 47 ft 4 inch utility pole in our neighborhood, requiring the City to grant a height variance and then placing a nearly five (5) ft antenna on top of it and removing a street tree is not considered by Crown Castle and the City to be a visual impact?
- When it comes to cellular coverage, Verizon advertises via their website that the entire City of Piedmont has the best coverage. I actually spoke with the occupants of the sixteen (16) houses on our 400 block of Jerome and discovered that nine (9) of them use a different wireless carrier than Verizon. Of the remaining seven (7) houses, the majority of them reported excellent Verizon coverage.
- Based upon feedback from real estate agents and other available internet information, property values and the ability to sell our homes could be negatively impacted. Imagine if you want or need to sell your house and situated at the head of your street, is a 47ft 4 inch utility pole adorned with required warning signs and one or more 5 foot antennas atop of it. Also consider as I understand it that real estate agents are required to disclose the existence of these cell sites although I would imagine that it would be difficult for a perspective buyer to miss the cell site especially in light of the posted warning signs.
- Now realize that approving these cell sites in our neighborhoods would just be the beginning when you consider the colocation requirement and the proliferation of these named "small cell sites" around the country. This opens the door for more antennas at existing sites and/or new sites servicing other wireless providers in Piedmont.
- Since the vast majority of upper Piedmont has utilities that have been undergrounded, we in middle Piedmont are being asked to bear the burden of the many adverse impacts to include an inability to ever underground our utilities since the City would be required as I understand it to execute a 10-25 year lease.
- Safety is a concern as the 400 blocks of Jerome and El Cerrito are heavily traveled by vehicles and foot traffic accessing and leaving Witter Field. The proposed 428 El Cerrito/Jerome cell site and others should be visited by all commission and city council members to get a first hand view of the potential impacts facing the City and our neighborhoods.

- Please carefully review the Small Cell Site Coverage Map and visit our neighborhood and you will see that our house at 443 Jerome Avenue and the schools will be completely surrounded (Ground Zero) by these described "small cell sites" which raises the question as to whether the cumulative 24/7 RF emission exposure falls below the Federally mandated exposure levels. If the Piedmont City Council were to move forward and consider approval, an independent firm not engaged by Crown Castle should be contracted by the City to ascertain beginning and ongoing compliance with Federal Emission standards. It would also seem appropriate to me that the cost for such initial and ongoing due diligence services be reimbursed to the City by Crown Castle under the circumstances.

Sincerely,

Stephen Kozinchik  
443 Jerome Ave  
Piedmont CA  
510-547-7297

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Name (please print) Stephen KozinichAddress 443 Jerome AvenueTelephone Number 510-547-7297Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐I/We support the applications: Yes ☐ No ☒Comments: Please refer to the enclosed write-up (3 pages)

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Signature Stephen Kozinich Date 05/31/2017Stephen Kozinich  
05/31/2017

**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

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Address 443 Jerome Avenue

Telephone Number 510-547-7297

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I/We support the applications: Yes ☐ No ☒

Comments: Please refer to the enclosed write-up (3 pages)

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Signature Stephen Kozinich Date 05/31/2017  
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May 31, 2017

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Sincerely,

Stephen Kozinchik  
443 Jerome Ave  
Piedmont CA  
510-547-7297

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Name (please print) Kristin Rozinchik  
Address 443 Jerome Ave  
Telephone Number 547-7297  
Did you review the plans or ~~discuss the project with the applicant?~~ Yes X No \_\_\_\_\_  
I/We support the applications: Yes \_\_\_\_\_ No X  
Comments:

*Please see attached*

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Signature Kristin Rozinchik Date \_\_\_\_\_

May 31, 2017

To the members of the Piedmont Park and Planning Commissions

I am writing this letter to oppose the proposed installation of RF antennas in Piedmont in residential (zone A) neighborhoods, including ours. Instead of addressing how these antennas will negatively affect real estate values and the beauty and charm of our city, I am mentioning health concerns even though they can't be taken into account when making a decision so long as the cumulative emissions exposure from the multiple antennas does not exceed the Federally set exposure threshold established in 1996. Please note, the city should independently verify this ongoing compliance requirement as opposed to relying on Crown Castle or their third party representative.

There are cities in Europe who won't allow these antennas near schools as scientists are finding there is a correlation between exposure to RF emissions and childhood leukemia. In the US, for example, due to the location of cellular towers, "30% of teachers and employees employed at Bayville Elementary School in NY have been diagnosed with some form of cancer or leukemia" and "the rate of cancer and for leukemia diagnoses among the children of Bayville is 398% higher than the state wide average within the state of NY" (Google: Campanelli & Associates, PC - click on "in the news" for these as well as other examples)

The proposed antennas are to be placed around our schools where our children will be exposed to these emissions on a long term basis not only at school, but at the recreation center and Witter Field for approximately 12 years.

I am a retired RN with 40 years of pediatric experience. I have worked with children inflicted with cancer to include leukemia and believe me, you do not want your child to be diagnosed with this disease.

Thank you,

Kristin Kozinchik

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CAMPANELLI & ASSOCIATES, P.C.

(516) 746-1600



HOME KNOW YOUR RIGHTS ▾ TESTIMONIALS ATTORNEYS ▾ IN THE NEWS  
QUESTIONS & ANSWERS LINKS ▾ CONTACT US

## Questions & Answers

Below is a list of the most common questions which both individuals and zoning boards often have about Cell Towers. To get answers, simply click on the links. For studies and information regarding the potential adverse health effects caused by Cell Towers, you can also go to the [Links](#) section of this website.

- [+] [What is the Telecommunications Act of 1996?](#)
- [+] [Do property owners have a right to oppose the approval of Cell Tower applications?](#)
- [+] [Can local Zoning Boards legally deny applications to install Cell Towers?](#)
- [+] [What is the shot clock?](#)
- [+] [Do Cell Towers Ever Collapse?](#)
- [+] [Aren't Cell Towers Just as Safe as Telephone Poles?](#)
- [+] [Does the installation of a Cell Tower reduce the values of nearby properties?](#)
- [+] [Isn't the FCC Protecting Us?](#)
- [+] [Do Cell Towers Cause Cancer or other Illnesses?](#)

*A personalized answer from Andrew J. Campanelli*

I am not a scientist, and I do not consider myself an activist. I am just a lawyer.

As a litigator with nearly 20 years of experience in federal and state courts, I was asked to commence a lawsuit against subsidiaries of five of the largest telecommunications companies in the world, to force them to remove more than 50 cell antennas which were situated only 50 feet from an elementary school in New York.

After a New York City television station aired a news segment about the case, I began receiving e-mails, reports, and expert studies from around the world, regarding the adverse health impacts caused by RF emissions from Cell Towers.

Having read voluminous pages of such documents, reviewed case studies, and spoken to, and read the reports of, numerous research scientists, I have been personally constrained to come to four specific conclusions.

First, that continued exposure to the RF radiation from Cell Towers can cause adverse health impacts such as cancer and leukemia, among others.

Second, that the segment of the population which is most susceptible to the dangers of such adverse health impacts, are children.

Third, unlike when a person voluntarily exposes themselves to RF emissions by temporarily using their cell phone, when a Cell Tower is placed near a school, students are involuntarily exposed to continuous and prolonged RF emissions for up to eight hours per day, five days per week, for the entire school year.

Fourth, for the reasons set forth above, the United States should join the other Countries, around the world, who have already banned, or are in the process of banning, the installation of any Cell Towers within 1,500 feet of schools. I arrived at my conclusions after reviewing:

Numerous case studies and articles detailing cancer clusters around Cell Towers  
[See [Cancer & Leukemia News Links](#)]

Multiple expert studies regarding the adverse health impacts of RF emissions  
[See [Expert Studies Links](#)]

Multiple news reports confirming how many Countries, other than the U.S., have banned or are moving to ban the installation of Cell Towers near schools  
[See [School News Links](#)]

[See also [My Call Into the Cell Tower Battle](#)]



**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

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Name (please print) Poppea Dorsam

Address 153 Arbor Dr

Telephone Number 510-922-9952

Did you review the plans or discuss the project with the applicant? Yes ✓ last week No ~~E~~

I/We support the applications: Yes \_\_\_\_\_ No X

Comments:

I do not support this application!

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Signature Poppea Dorsam Date 5/31/17

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Telephone Number 510-922-9952

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Name (please print) Richard & Victoria Larson  
Address 129 Nova Drive  
Telephone Number 510.655.8936

Did you review the plans or discuss the project with the applicant? Yes X No       

I/We support the applications: Yes        No X

Comments:

The application materials do not explain the need, or benefit to the city, of these proposed installations. They also do not show how the proposed installation will protect existing street trees.

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Signature Richard & Victoria Larson Date 5/31/17

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Name (please print) Hassan + Barbara Erfani

Address 1158 Winsor Ave.

Telephone Number 510 919-0228

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

Comments:

Our view of Winsor Ave. + Park view is directly opposite of the powerpole in question. The addition of the trees have helped improve that view. It is also a constantly small dead end street used by lots of children, older people out for walks and people coming for sports + exercise to Whitter Field. It is not an appropriate place for

Signature Barbara Erfani Date 5/31/17

cell phone tower. Property values →

The applications described above have been deemed categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303(d), Construction or Conversion of Small Structures.

Placement of wireless communication facilities is governed by state and federal law, including regulations requiring cities to allow certain wireless communications facilities in the public right-of-way. In addition, under these laws, cities cannot place conditions on, deny, or approve a proposed wireless facility based upon the health effects if the applicant demonstrates that the project meets federal safety requirements. Under the Federal Telecommunications Act, the federal government and FCC decide the safe level of EMF radiation.

Please indicate your opinion of the proposed project on the forms on the reverse sides of this notice and return it to the City by 4:30 p.m. **on the dates specified on the forms.** Your opinion is one of the many considerations for the Park Commission and Planning Commission in reaching recommendations regarding these applications.

**The Piedmont Park Commission will hear applications for Project #3, Project #4, Project #6, Project #7, and Project #8, which have potential impacts related to City of Piedmont street trees, during their 5:30 pm regular session of Wednesday June 7, 2017, which will be held in the Council Chambers, 120 Vista Avenue, Piedmont CA. You are invited to attend the meeting and to express any opinions you so desire. For this matter, the Park Commission is advisory to the Planning Commission and City Council and will be making a recommendation regarding the projects' impact on street trees.**

**The Piedmont Planning Commission will hear all of these applications during their 5:00 p.m. regular session meeting of Monday, June 12, 2017, which will be held in the Council Chambers, 120 Vista Avenue, Piedmont CA. You are invited to attend the meeting and to express any opinions you so desire. For this matter, the Planning Commission is advisory to the City Council and will be making recommendations regarding the applications for Wireless Communication Facilities permit and Variances.**

**The City Council is the reviewing body of applications for Wireless Communication Facilities permits located in the public right-of-way and associated Variances. The City Council will consider the applications following the recommendations of the Park Commission and the Planning Commission. A subsequent notice will be mailed once the recommendations have been made and a hearing before the City Council has been scheduled.**

The Commission meetings will be televised live on KCOM-TV, Channel 27, the City's government TV station and will be available through streaming video on the City's web site <http://www.ci.piedmont.ca.us/video>

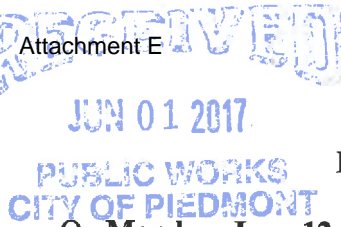
Thank you for your interest.

Sincerely,

*Pierce Macdonald-Powell*  
Pierce Macdonald-Powell, Senior Planner

Attach: Self-addressed Envelope

*will be affected, if  
only to perceived issues  
of beauty + also health.*



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I/We support the applications: Yes ☐ No ☒

Comments:

We are opposed to this project as it would really lower the quality of our view (as we get older we are home a lot more) sitting in our living room. There must be better locations for this project than a few feet from our living room. On top of the field lights perhaps. Property values will surely suffer as Piedmont →

Signature Barbara Erfani Date 5/31/17



is known for its beautiful trees  
and vegetation.

**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

On **Wednesday, June 7, 2017**, the Piedmont Park Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: **799 Magnolia Avenue, 358 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, and 1159 Winsor Avenue**. In evaluating the application, the Park Commission will consider the potential impacts related to the proposed construction and excavation on City of Piedmont street trees. Your comments regarding the proposed construction and its effect on your property and City street trees are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. **Thursday, June 1, 2017**. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Judy Lee

Address 1144 Winsor Ave

Telephone Number 510 501 5951

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No ☒

I/We support the applications: Yes \_\_\_\_\_ No ☒

Comments:

I strongly object to the projects submitted by Crown Castle NG West LLC <sup>cut down the trees</sup> ~~in the area~~. Please look at the objections from Palos Verdes ~~in~~ in 2016. We have the same concerns. It is unsightly and will impact great our home values.

Signature

Judy Lee

Date

6/1/17

RECEIVED

JUN 01 2017

## Planning Application Comment Form

PUBLIC WORKS  
CITY OF PIEDMONT

Please submit this form by 4:30 p.m. June 8, 2017

On Monday, June 12, 2017, the Piedmont Planning Commission will consider the application of Sharon James, Crown Castle NG West LLC for Wireless Communication Facilities permit and Variances at sites near the following addresses: 340-370 Highland Avenue, 505 Blair Avenue, 799 Magnolia Avenue, 358 Hillside Avenue, 303 Hillside Avenue, 428 El Cerrito Avenue, 355 Jerome Avenue, 1159 Winsor Avenue, and 314 Wildwood Avenue. In evaluating the application, the Planning Commission will consider the design and location of the proposed construction including its effect on street trees, improvements within the public right-of-way, neighboring properties' existing views, and public safety related pedestrian, bicyclist and motorist use of the public right-of-way. Your comments regarding the proposed construction are welcome. You may submit comments in writing by completing this form and returning it to City Hall, 120 Vista Avenue, by 4:30 p.m. Thursday, June 8, 2017. If you wish, you may also attend the public hearing on the application and express any opinions you so desire.

Name (please print) Judy LeeAddress 1144 Winsor AveTelephone Number (510) 501 5951Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No XI/We support the applications: Yes \_\_\_\_\_ No X

## Comments:

I Strongly Object to the installation of the cell towers. ~~And~~ we were not informed until this letter by mail to alert us. And for a city that denies paint colors of homes, you are going to let Crown Castle build 9 cell towers at 50' ft. tall with perts and antennas?!

Signature

Judy Lee

Date

6/1/17

PUBLIC WORKS  
CITY OF PIEDMONT

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Name (please print) Margaret Bridges  
Address 332 Jerome Avenue, Piedmont  
Telephone Number (415) 302-9639

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐  
I/We support the applications: Yes ☐ No ☒

Comments:

Please do not approve these towers! They will compromise property values (I was approached by a prospective buyer and a Realtor, separately, asking about the towers. Prospective buyers are choosing other homes without the eye sore.) They are unattractive, block views, and are not needed. We move to Piedmont to avoid this thoughtless type of planning in residential neighborhoods. Please do not approve any towers in Piedmont near homes or schools!

Signature Margaret Bridges Date 5/31/17

JUN 01 2017  
PUBLIC WORKS  
CITY OF PIEDMONTPlanning Application Comment Form  
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Name (please print) Margaret Bridges  
Address 332 Jerome Avenue Piedmont  
Telephone Number (415) 302-9639

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐

I/We support the applications: Yes ☐ No ☒

Comments:

I bought a home in Piedmont almost 3 years ago to live in a safe, beautiful, friendly neighborhood. The cell towers on Jerome, and across the city, are unattractive, block views, compromise property values, and are not needed.

A prospective buyer and a real estate agent for a house on Arbor that was for sale, stopped me to ask about the proposed towers. People did not want to buy when they heard a tower might go in around the corner. Please decline the proposal.

Signature Margaret Bridges Date 5/31/17



Street Tree Comment Form

Please submit this form by 4:30 p.m. June 1, 2017

JUN 01 2017

PUBLIC WORKS  
CITY OF PIEDMONT

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Name (please print) Erin Kickenbaker

Address 355 Jerome Ave Piedmont 94610

Telephone Number 510 432-7260

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No ✓

I/We support the applications: Yes \_\_\_\_\_ No ✓

Comments: Do NOT Cut Down Our Trees!

The trees that line the streets of Piedmont are an enormous part of its character and charm. The trees create shade, ambience and beauty and represent a large part of the city's aesthetics.

Removing trees also decreases property value, a pretty big deal in a city that managed to maintain high property values even during the mortgage crisis and poor economy. I would hate to see values decrease as a result of tree removal!

We live in the Bay Area - an extremely liberal section of a liberal state. I have faith in my leaders and elected officials for their stance on protecting the environment. Cutting down trees in front of homes in small neighborhoods to build cell towers hardly supports or represents the concern or care for the environment for which I've been supporting & voting for years.

Signature [Signature] Date 6-1-17



**Street Tree Comment Form****Please submit this form by 4:30 p.m. June 1, 2017**

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Name (please print) DAVID RICKENBAKERAddress 355 Jerome Ave.Telephone Number 415 244-9965Did you review the plans or discuss the project with the applicant? Yes ☒ No ☐I/We support the applications: Yes ☐ No ☒

Comments:

I am against any proposal to cut down a tree! I am also against putting a cell tower in front of our home. It will definitely affect our resale value and that is not what Piedmont stands for!

Signature David Rickenbaker Date 6/1/17

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Attachment E  
JUN 01 2017

Save this tree  
AGENDA REPORT PAGE 349

PUBLIC WORKS  
CITY OF PIEDMONT

Street Tree Comment Form

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Name (please print) Joyce Rickensbaker

Address 355 Jerome Ave

Telephone Number 510 697-2197

Did you review the plans or discuss the project with the applicant? Yes ☒ No ☒

I/We support the applications: Yes ☒ No ☒

Comments:

No, No, NO!!!

We love our tree's!

Do Not remove our beautiful tree! It is part of our home.

Just stop this crazy situation!  
You are disturbing our way of life  
in this city. STOP THIS NOW!

Signature

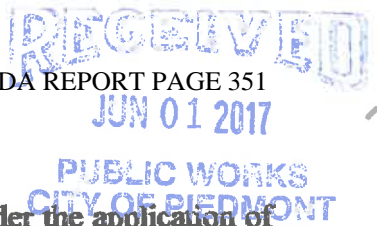
Joyce Rickensbaker

Date

30 May 2017





**Street Tree Comment Form****Please submit this form by 4:30 p.m. June 1, 2017**

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Name (please print) Betsy & Robert AndersenAddress 140 Arbor DriveTelephone Number (510) 985-0498Did you review the plans or discuss the project with the applicant? Yes ☒ looked at plans No ☐I/We support the applications: Yes ☐ No ☒

Comments: We do not support removing street trees to install unsightly antennas. We are also not aware that cell coverage is deficient in the areas being proposed for additional antennas. The most notorious spot for poor cell coverage and dropped calls is Moraga Canyon - which does not appear to be addressed in this proposal. In general we are not in favor of placing cell antennas near homes or schools if possible.

Signature Betsy Andersen Date 5/29/17