



## MEMORANDUM

DATE: June 12, 2017

TO: Planning Commission

FROM: Pierce Macdonald-Powell, Senior Planner

SUBJECT: STAFF REPORT FOR proposed wireless communication facilities (WCF) at sites near 505 Blair Avenue and 303 Hillside Avenue

### **AGENDA ITEM NUMBER 4a**

#### **Project Applications:**

PHS02 near 505 Blair Avenue – Project #2, requires WCF permit and variances

PHS05 near 303 Hillside Avenue – Project #5, requires WCF permit and variances

#### **APPLICATIONS SUMMARY:**

Wireless Communication Facilities (WCF) Permit Applications and Variances #16-0385

Applicants: Crown Castle NG West LLC / Beacon Development

Project Locations: 358 Hillside Avenue and Sites Generally Surrounding Piedmont Park

Crown Castle NG West LLC and Beacon Development request Planning Commission review and recommendation regarding proposed wireless communication facilities antenna installations at nine sites generally surrounding Piedmont Park. This report addresses two proposed wireless communication installations that would be located on utility poles in the public right-of-way in zone A (single-family residential zone). The other seven proposed installations are addressed in two other separate reports. Each of the proposed new installations would have three antennas attached to the top of an utility pole and would have an underground vault beneath the sidewalk for communication equipment. Each of the two projects requires consideration of a wireless communication facilities permit application and consideration of applications for variances from City of Piedmont development standards for wireless communication facilities related to height limits and obstructions in the right-of-way.

This report is structured to provide:

- the context of the two project applications;
- the Park Commission review;
- the regulatory background for wireless communication facilities;
- each project's compliance with City of Piedmont regulations;
- the findings that must be made when taking action on the project applications; and
- recommended conditions of approval should the Planning Commission choose to make recommendations of approval of the projects.

A description of each project's compliance with City of Piedmont regulations begins on page 7 of this report.

The two installation sites discussed in this report are part of a larger group of applications for a total of nine sites. 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 permit 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 recommendations from the Planning Commission and Park Commission. The proposal does not require a design review permit pursuant to Division 17.66 of the Piedmont Municipal Code.

### **PARK COMMISSION REVIEW:**

On June 7, 2017, the Park Commission reviewed potential impacts to street trees related to the construction, excavation and clearance pruning for those proposed wireless communication facilities installations located within 25 feet of City of Piedmont street trees. The Park Commission's recommendation will be provided to the Planning Commission and City Council. Neither the installation proposed for the site near 505 Blair Avenue nor the one near 303 Hillside Avenue is within 25 feet of any City street tree.

### **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 5.4.11 (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). There is also a DAS installation near the City's border with Oakland in the median across from 4471 Moraga Avenue in Oakland.

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.
  
- Regarding utility poles and lines, 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 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 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 (SB 649) that would severely limit the City’s rights related to the installation of wireless communication facilities on 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.
  - **Takeaway:** The City Council has the authority pursuant to Chapter 18 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 of utility poles or overhead transmission wires. General Plan policies encourage the creation of underground utility districts.

### ***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 federal public right-of-way, while recognizing that there could be conflicts with the current or planned use of the right-of-way. The Telecommunications Act established the federal government’s exclusive jurisdiction to determine the safe emissions standards for public exposure to radio frequency and electromagnetic field radiation.

### ***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, which makes a recommendation to City Council regarding the impact of the proposed projects on street trees and the curbside planting strip.

### ***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.” (The time limit deadline of 150 days applies whether or not an application is complete for the purposes of the Permit Streamlining Act.)

### ***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. See City Code Division 17.46.

**COMPLIANCE WITH CITY CODE:**

Wireless communication facilities, located on street lights 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 5.4.11 (Noise), and Chapter 18 (Streets and Sidewalks) of the City Code. A summary table of the nine project sites and project descriptions to be reviewed by the Planning Commission is provided as Attachment A to this staff report. Public comments received about the Park Commission and Planning Commission review are included as Attachment F. The applicants' coverage report is provided as Attachment H and the proposed plans are provided as Attachment I. The applications' compliance with Division 17.46, Section 5.4.20, and Chapter 18, are provided below for each of the two sites within this agenda item. Compliance with sections of the Code related to street trees and planting strips are provided in the staff report prepared for the June 7, 2017 Park Commission meeting, included online as Attachment G.

**PHS02 (Project #2) near 505 Blair Avenue**

***Piedmont Municipal Code Section 17.46.040, Location***

**Location within the City – Project #2 near 505 Blair Avenue**

The applicants propose to construct three new antenna and an underground vault in the public right-of-way near 505 Blair Avenue, a location within Zone A, which is established for single-family residential use. Conditional uses allowed in Zone A include a wireless communication facility, subject to a wireless communication facility permit under Division 17.46. The proposed antennas would be installed on an extension atop an existing utility pole in the same location. The location preference in the City Code (section 17.46.040) is, in order of preference, (i) on publicly-owned property outside of the public right of way, in Zone B within the city, (ii) on publicly-owned facilities in any other zone outside of the public right of way, or (iii) public rights-of-way. The proposed site is within the public right-of-way, the third preference. ***Complies.***

**Collocation Preference – Project #2 near 505 Blair Avenue**

*Collocation* means the location of two or more wireless communication facilities on a single support structure. The proposed communication equipment (e.g., cabinets, fans) would be located in a proposed underground vault beneath the sidewalk to conceal the equipment. The applicants do not propose to collocate the new antennas with existing wireless antenna(s). The location preference in the City Code (section 17.46.040) is to locate on or in an existing structure in which the wireless communication facility can be concealed, to collocate on an existing wireless communication facility, or to locate on a new structure that can be incorporated in an inconspicuous or compatible manner with the surrounding area. Collocation limits the proliferation of new antennas and associated visual clutter. ***Possibly complies because the communication equipment is proposed to be located in an underground vault. However, the antennas would not be collocated or completely concealed, such as behind a parapet or within an architectural feature, but may be considered to be inconspicuous.***

**Site Agreement – Project #2 near 505 Blair Avenue**

The utility poles are not owned by the City and therefore are not subject to a site agreement with the City. *Not applicable. Utility poles are not City property.*

### ***Piedmont Municipal Code Section 17.46.070 Development Standards***

#### **Collocation – Project #2 near 505 Blair Avenue**

*Collocation* means the location of two or more wireless communication facilities on a single support structure. The proposed new wireless antennas on an extended existing utility pole near 505 Blair Avenue would be installed where there are no antennas installed today. The collocation preference in the City Code (section 17.46.070.A.1) requires new wireless communication facilities to be “collocated” with existing facilities and with other planned new facilities whenever feasible. 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. Collocation limits the proliferation of new antennas and associated visual clutter. According to the applicant, collocation for the proposed antenna would be infeasible due to the design of the system. *Complies, depending upon a determination of infeasibility.*

#### **Height Limit – Project #2 near 505 Blair Avenue**

The proposed wireless communication facility near 505 Blair Avenue would be 45 feet 8 inches tall. The height limit for wireless communication facilities in the City Code (section 17.46.070.A.2) is 35 feet, 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. The height limit in Zone A does not allow structures greater than an average maximum height of 35 feet. *Does not comply. Requires a variance from the maximum height limit.*

#### **Screening – Project #2 near 505 Blair Avenue**

The proposed antennas would be located at the top of an extended existing utility pole and communication equipment would be within a vault beneath the sidewalk. The screening requirement for wireless communication facilities in the City Code (section 17.46.070.A.2) states that roof mounted equipment and antennas must be located to minimize visibility. *Not applicable because the proposed antennas are not roof-mounted.*

#### **Concealment or Camouflage – Project #2 near 505 Blair Avenue**

The project plans state that antenna equipment is proposed to be painted to match the utility pole color scheme and that the communication equipment would be concealed within an underground vault. Section 17.46.070.A.3 of the City Code states that wireless communication facilities must be designed to minimize visual impacts. When feasible, the facilities must be concealed or camouflaged. The facilities must have a non-reflective finish and be painted or otherwise treated to minimize visibility and the obstruction of views. The facilities may not bear signs, other than certification, warning, emergency contacts, or other signage required by law or expressly required by the city. *Possibly complies because the vault would conceal some equipment. However, although painted to match the utility pole, the antennas proposed for the site near 505 Blair Avenue would be 4 feet 8 inches in length, which may unnecessarily add to their visibility. A smaller antenna (2 feet in length) would be typical of DAS installations and less conspicuous in the streetscape. Should it wish to make findings for approval, the Planning Commission may consider a requirement for a smaller antenna.*

### **Public Health, Peace and Safety – Project #2 near 505 Blair Avenue**

The applicants have filed a radio frequency radiation exposure report prepared by Hammett & Edison Consulting Engineers for the installation near 505 Blair Avenue that concluded that the exposure to radiation from the proposed antenna would be .89% of the safe exposure limits established by the Federal Communications Commission (FCC). The requirement to maintain public health, peace and safety for wireless communication facilities in the City Code (section 17.46.070.A.4) states that a wireless communication facility may not adversely affect the public health, peace and safety. *Complies. However, the exposure report prepared by Hammett & Edison has incomplete information in the background section of the report (page 2). The report states that the antennas have maximum effective radiated power of 720 watts in any direction, total. According to the manufacturer's specifications for the proposed Commscope antenna, each antenna has a maximum power of 350 watts per port and each of the three proposed antennas has six ports, before antenna gain (antenna gain is an antenna's efficiency in changing electrical power to signal strength). The proposed antennas' maximum effective radiated power could be greater than 6,300 watts with antenna gain (three times 2,100 watts for each antenna) if operated at maximum power. Staff recommends a condition of approval that requires the applicants to submit prior to the issuance of an encroachment permit, a revised exposure report without site and project discrepancies and that verifies the facility meets FCC requirements if operated at maximum power and that the report be peer reviewed.*

### **Physical Safety in the Right-of-Way – Project #2 near 505 Blair Avenue**

Field measurements at the site revealed that the existing utility pole near 505 Blair Avenue is located 11 inches to the front of curb along a narrow sidewalk, near the intersection with Highland Avenue. Proposed plans indicate that the new antenna atop the existing utility pole would be located in the same location as the existing pole and that the proposed new electricity meter would be set at 5 feet as measured to the ground. In addition, the existing pole is within 3 feet of a residential driveway. The requirement to maintain the public right-of-way for wireless communication facilities in the City Code (section 17.46.070.A.5) states that 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. The proposed antenna, power and communication risers, and electricity meter would be closer to the face of curb than the 18-inch setback required by the development standards and the height of the proposed new electricity meter, installed at a height of 5 feet from grade, would create a safety hazard to pedestrians. The Public Works Department requires a minimum height of 7 feet to the bottom edge of any electricity meter in the public right-of-way to meet the American with Disabilities Act (ADA) requirements and PG&E standards. The cabling for the antenna are proposed to be installed in power and communication risers on the sides of the utility pole. This additional equipment on the sides of the utility pole could create sightline obstructions at the residential driveway. *Does not comply. Requires a variance. Staff notes that the plan view ("top view") on sheet SP-2 is not drawn to scale to confirm the distance of the antennas to the front of curb. In addition, the applicants have not provided the design of the cover of the underground vault and how it will be made slip resistant.*

### **Compliance with Federal and State Law – Project #2 near 505 Blair Avenue**

The requirement to comply with federal and state statutes for wireless communication facilities applications in the City Code (section 17.46.070.A.6) requires each wireless communication facilities application to 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. ***If the project near 505 Blair Avenue is found to comply with the Division 17.46 of the Piedmont Municipal Code, then the project complies with the regulations cited above.***

### ***Piedmont Municipal Code Chapter 18 Streets and Sidewalks Ordinance***

#### **Utility Pole Modification – Project #2 near 505 Blair Avenue**

The applicants request City Council approval to place an antenna on an extension atop an existing utility pole and to construct an underground vault beneath the sidewalk near 505 Blair Avenue. Section 18.8 of the Streets and Sidewalks Ordinance of the Piedmont City Code provides City regulations for the construction of utility poles in the public right-of-way. This section reads, “No person shall erect or cause to be erected upon or in any public street, lane, alley, sidewalk, sidewalk area, or other public place within the City, any telegraph, telephone or electric light pole, or any pole for the suspension of electric telegraph, telephone, electric light or electric power wires or cables, without first having secured therefor the express permission of the Council.” ***Seeking approval from Council.***

#### **Sidewalk Obstruction – Project #2 near 505 Blair Avenue**

The applicants propose to install an electricity meter located 5 feet above the surface of the sidewalk on the utility pole. Section 18.22 of the Streets and Sidewalks Ordinance of the Piedmont Municipal Code states that it is illegal to obstruct a sidewalk or roadway, as follows, “It shall be unlawful for any person to place or cause to be placed anywhere upon any sidewalk or roadway, anything which shall obstruct, restrict or prevent the use of any portion of such sidewalk or roadway; provided, that this section shall not apply to the articles or things listed in section 18.16.” Electricity meters are not included in the list of things permitted to obstruct the sidewalk. At 5 feet from grade, the new electricity meter would not be installed at a minimum height of 7 feet so that it does not obstruct the sidewalk. The Public Works Department requires a minimum height of 7 feet to the bottom edge of any electricity meter in the public right-of-way to meet the American with Disabilities Act (ADA) requirements and PG&E standards. ***Does not comply. Variances are not available for Chapter 18 of the Municipal Code. Should it wish to make findings for approval, the Planning Commission may consider a requirement that the electricity meter be installed a minimum height of 7 feet to 8 feet above grade.***

<b>PHS05 (Project #5) near 303 Hillside Avenue</b>
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### ***Piedmont Municipal Code Section 17.46.040 Location***

#### **Location within the City – Project #5 near 303 Hillside Avenue**

The applicants propose to construct three new antennas atop a new, taller utility pole to replace an existing utility pole and to construct an underground equipment vault in the public right-of-way beneath the adjacent sidewalk, near 303 Hillside Avenue, located in Zone A, which is established for single-family residential use. The location preference in the City Code (section 17.46.040) is, in order of preference, (i) on publicly-owned property outside of the public right of way, in Zone B within the

city, (ii) on publicly-owned facilities in any other zone outside of the public right of way, or (iii) public rights-of-way. The proposed site is within the public right-of-way, the third preference. ***Complies.***

#### **Collocation Preference – Project #5 near 303 Hillside Avenue**

The proposed three new wireless antennas on a new, taller utility pole near 303 Hillside Avenue would be installed where there are no antennas installed today. The applicants do not propose to collocate with existing wireless antennas. *Collocation* means the location of two or more wireless communication facilities on a single support structure. Collocation limits the proliferation of new antennas and associated visual clutter. Communication equipment is proposed to be located in an underground vault. The location preference in the City Code (section 17.46.040) is to locate on or in an existing structure in which the wireless communication facility can be concealed, to collocate on an existing wireless communication facility, or to locate on a new structure that can be incorporated in an inconspicuous or compatible manner with the surrounding area. ***Possibly complies because the communication equipment would be located in an underground vault. However, the antennas would not be collocated or completely concealed, such as behind a parapet or within an architectural feature, but may be considered to be inconspicuous.***

#### **Site Agreement – Project #5 near 303 Hillside Avenue**

The utility poles are not owned by the City and therefore are not subject to a site agreement with the City. ***Not applicable. Utility poles are not City property.***

#### ***Piedmont Municipal Code Section 17.46.070 Development Standards***

#### **Collocation – Project #5 near 303 Hillside Avenue**

The proposed new wireless antenna near 303 Hillside Avenue would be located on a new, taller replacement utility pole where there are no antennas installed today. The collocation preference in the City Code (section 17.46.070.A.1) requires new wireless communication facilities to be “collocated” with existing facilities and with other planned new facilities whenever feasible. *Collocation* means the location of two or more wireless communication facilities on a single support structure. Collocation limits the proliferation of new antennas and associated visual clutter. 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. According to the applicant, collocation for the proposed antennas would be infeasible due to the design of the system. ***Complies, depending upon a determination of infeasibility.***

#### **Height Limit – Project #5 near 303 Hillside Avenue**

The proposed wireless communication facility near 303 Hillside Avenue would be 52 feet 10 inches tall. The height limit for wireless communication facilities in the City Code (section 17.46.070.A.2) is 35 feet, 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. The height limit in Zone A does not allow structures greater than an average maximum height of 35 feet. ***Does not comply. Requires a variance.***

#### **Screening – Project #5 near 303 Hillside Avenue**

The proposed antennas would be located on a utility pole and communication equipment would be within a vault beneath the sidewalk. The screening requirement for wireless communication facilities in the City Code (section 17.46.070.A.2) states that roof mounted equipment and antennas must be located to minimize visibility. ***Not applicable because the proposed antennas are not roof-mounted.***

### **Concealment or Camouflage – Project #5 near 303 Hillside Avenue**

Section 17.46.070.A.3 of the Municipal Code states wireless communication facilities must be designed to minimize visual impacts. When feasible, the facilities must be concealed or camouflaged. The facilities must have a non-reflective finish and be painted or otherwise treated to minimize visibility and the obstruction of views. The facilities may not bear signs, other than certification, warning, emergency contacts, or other signage required by law or expressly required by the city. *Possibly complies because the plans for 303 Hillside Avenue state that antenna equipment will be painted to match the utility pole color scheme and because the communication equipment is proposed within an underground vault. However, the antennas proposed for the site near 303 Hillside Avenue are 4 feet 8 inches in length, which may unnecessarily add to their visibility. A smaller antenna (2 feet tall) would be typical of DAS installations and less conspicuous in the streetscape. Should it wish to make findings for approval, the Planning Commission may consider a requirement for a smaller antenna.*

### **Public Health, Peace and Safety – Project #5 near 303 Hillside Avenue**

The applicants have filed a radio frequency radiation exposure report prepared by Hammett & Edison Consulting Engineers for the installation near 303 Hillside Avenue that concluded that the exposure to radiation from the three proposed antennas would be .46% of the safe exposure limits established by the Federal Communications Commission (FCC). The requirement to maintain public health, peace and safety for wireless communication facilities in the City Code (section 17.46.070.A.4) states that a wireless communication facility may not adversely affect the public health, peace and safety. *Possibly complies. However, the exposure report prepared by Hammett & Edison has incomplete information in the background section of the report (page 2). The report states that the antennas have maximum effective radiated power of 720 watts in any direction, total. The manufacturer's specifications for the Commscope antennas state that the antennas have maximum power of 350 watts per port and each antenna has six ports, before antenna gain (antenna gain is an antenna's efficiency in changing electrical power to signal strength). The proposed antennas' maximum effective radiated power could be greater than 6,300 watts with antenna gain (three times 2,100 watts for each antenna) if operated at maximum power. Staff recommends a condition of approval that requires the applicants to submit prior to the issuance of an encroachment permit, a revised exposure report without site and project discrepancies and that verifies the facility meets FCC requirements if operated at maximum power and that the report be peer reviewed.*

### **Physical Safety in the Right-of-Way – Project #5 near 303 Hillside Avenue**

Field measurements taken by staff indicate that the existing utility pole near 303 Hillside Avenue is located 14 ½ inches to the front of curb closer than 18 inches. Plans show the proposed new replacement utility with the same setback to the curb and the same location. Staff infers from the plans that the antennas, power and communication risers, and electricity meter would be closer than 18 inches to the front of curb. As proposed, a new electricity meter would be installed on the utility pole at 5 feet as measured to the ground, which is near eye level for many adults. The existing utility pole is located within 6 feet of a driveway. The requirement to maintain the public right-of-way for wireless communication facilities in the City Code (section 17.46.070.A.5) states that 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. The Public Works Department requires a minimum height of 7 feet to the bottom edge of any electricity meter in the public right-of-way to meet the American with Disabilities Act (ADA) requirements and PG&E

standards. *Does not comply. Requires a variance. The antennas would create a pedestrian safety hazard due to the placement of the electricity meters near eye level and the new power and communication risers could obstruct sightlines to and from the driveway. Furthermore, the plan view (“top view”) on sheet SP-2 is not drawn to scale to confirm the distance of the antennas to the front of curb. In addition, the applicants have not provided the design of the cover of the underground vault and how it will be made slip resistant.*

#### **Compliance with Federal and State Law – Project #5 near 303 Hillside Avenue**

The requirement to comply with federal and state statutes for wireless communication facilities applications in the City Code (section 17.46.070.A.6) require each wireless communication facility application to 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. *If the project near 303 Hillside Avenue is found to comply with the Division 17.46 of the Piedmont Municipal Code, then the project complies with the regulations cited above.*

#### ***Piedmont Municipal Code Chapter 18 Streets and Sidewalks Ordinance***

##### **Utility Pole Replacement – Project #5 near 303 Hillside Avenue**

The proposed wireless communication facility near 303 Hillside Avenue would install a new replacement utility pole in the public right-of-way. Section 18.8 of the Streets and Sidewalks Ordinance of the Piedmont City Code provides City regulations for the construction of utility poles in the public right-of-way. This section reads, “No person shall erect or cause to be erected upon or in any public street, lane, alley, sidewalk, sidewalk area, or other public place within the City, any telegraph, telephone or electric light pole, or any pole for the suspension of electric telegraph, telephone, electric light or electric power wires or cables, without first having secured therefor the express permission of the Council.” *Seeking City Council approval.*

##### **Sidewalk Obstruction – Project #5 near 303 Hillside Avenue**

The applicants propose to install an electricity meter located 5 feet above the surface of the sidewalk on the replacement utility pole. Section 18.22 of the Streets and Sidewalks Ordinance of the Piedmont Municipal Code states that it is illegal to obstruct a sidewalk or roadway, as follows, “It shall be unlawful for any person to place or cause to be placed anywhere upon any sidewalk or roadway, anything which shall obstruct, restrict or prevent the use of any portion of such sidewalk or roadway; provided, that this section shall not apply to the articles or things listed in section 18.16.” Electricity meters are not included in the list of things permitted to obstruct the sidewalk. The proposed new electricity meter would obstruct the sidewalk for pedestrians. *Does not comply. See discussion for sidewalk obstruction and section 18.22, above, for the project near 505 Blair Avenue. Variances are not available for non-compliance with Chapter 18.*

#### **NOISE ORDINANCE:**

##### ***Compliance with Section 5.4.11 of the Piedmont City Code - Noise***

City staff has requested acoustical studies and manufacturer’s specifications for noise related to the proposed equipment for all of the installations requested by the applicants, including the two sites

near 505 Blair Avenue and 303 Hillside Avenue that are being addressed in this report. The applicants have not provided an acoustical study or noise specifications for the proposed equipment, including the proposed sump pumps and air fans in the underground vaults. Section 5.4.11 of the Piedmont City Code regulates mechanically generated noise sources. It states, "Machines and other devices located on the exterior of structures which generate sounds perceptible outside the perimeters of the lot on which the machine or other device is located shall be installed with such sound transmission control measures to adequately minimize or eliminate the transmission of the sound to a level not to exceed 50 decibels, A-weighted, beyond property perimeters. This section is directed to and includes, but is not limited to, pool and spa filter systems, air conditioning units, and exterior mounted blowers for exhaust systems." The proposed underground vault is a device which could generate noise due to the equipment inside of it, and the vault is an enclosure but not a "structure." Staff is recommending a condition of approval that: prior to issuance of an encroachment permit for the approved scope of work, the applicants shall prepare and submit an acoustic study for the specific equipment to be installed including manufacturers' specifications and tested noise levels that indicates that noise levels from the proposed equipment will not exceed 50 decibels at the nearest property line. Prior to completion of the project, the applicant shall provide a copy of an acoustical report prepared in the field by an acoustical engineer which demonstrates that noise levels at the nearest property line are 50 dBA or less per occurrence or incident. If noise exceeds 50 dBA at the nearest property line per occurrence or incident, then the applicant or contractor shall install measures to reduce the noise, such as quieter equipment, additional insulation, mufflers, etc., as required by the Building Official. *Complies, as conditioned.*

### **VARIANCES:**

Variances from the 35-foot height limit for wireless communication facilities (Piedmont City Code section 17.46.070.A.2) are required for the proposed new antennas located near both 505 Blair Avenue and 303 Hillside Avenue. Variances are also required for safety hazards and obstructions in the public right-of-way for these projects. The Public Works Department requires a minimum height of 7 feet to the bottom edge of any electricity meter in the public right-of-way to meet the American with Disabilities Act (ADA) requirements and PG&E standards.

According to section 17.70.040 of the Piedmont City Code, variances from these regulations shall not be granted except when the particular land to be improved varies in some unique physical way from other land in the same zone and, because of these physical differences, applying the regulations of Chapter 17 would effectively prohibit the use of the property in a manner similar to the use of other properties in the same zone. "Unreasonable hardship" for purposes of this subsection refers to the unusual physical characteristics of the underlying land and existing improvements on the land which prohibit development of the land in a manner consistent with land conforming to City standards. This standard of hardship relates to the property, not the personal or economic circumstances of the applicant. No variance shall be granted for reasons which are personal to the applicant and unrelated to the uniqueness of the property.

### **VARIANCE FINDINGS:**

#### ***Nonconforming Height – Project #2, 505 Blair Avenue***

The new antenna proposed on an existing utility pole near 505 Blair Avenue is proposed to have a height of 45 feet 8 inches. The maximum height limit is 35 feet (pursuant to section 17.46.070.A.2). To approve the height variance requested by this application for the proposed installation near 505

Blair Avenue, the Planning Commission must recommend and the City Council must make specific findings of fact to support all of the following conclusions. The applicants' proposed findings for the variance application for nonconforming height is indicated in **bold**. The applicants have provided a diagram of the site to accompany the variance application (included in Attachment B).

(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: **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 (33'-4") and the top of the antenna. Also from the bottom of the antenna to the future Crown Castle fiber (28'-2") 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'-2" 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.**

(b) The project is compatible with the immediately surrounding neighborhood and the public welfare: **Please see response above.**

(c) Accomplishing the improvement without a variance would cause unreasonable hardship in planning, design, or construction: **Please see response above.**

#### ***Nonconforming Height – Project #5, 303 Hillside Avenue***

The new antennas proposed atop a new replacement utility pole near 303 Hillside Avenue are proposed to have a height of 52 feet 10 inches. The maximum height limit is 35 feet (pursuant to section 17.46.070.A.2). To approve the nonconforming height variance requested by this application for the proposed installation near 303 Hillside Avenue, the Planning Commission must recommend and the City Council must make specific findings of fact to support all of the following conclusions. The applicants' proposed findings for the variance application for nonconforming height is indicated in **bold**. The applicants have provided a diagram of the site to accompany the variance application (included in Attachment B).

(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: **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 (29'-4") and the top of the antenna. Also from the**

bottom of the antenna to the future Crown Castle fiber (25'-6") 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 3'-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.

(b) The project is compatible with the immediately surrounding neighborhood and the public welfare: **Please see response above.**

(c) Accomplishing the improvement without a variance would cause unreasonable hardship in planning, design, or construction: **Please see response above.**

### *Nonconforming Safety Hazards and Obstructions in the Right-of-Way – Both Projects*

The application seeks variances from the development standards regarding safety and obstructions in the right-of-way (section 17.46.070.A.5) for the two proposed sites discussed in this report, as follows:

- Project #2, 505 Blair Avenue – equipment located within 18 inches of curb face, located within 3 feet of a residential driveway, and with a pedestrian clearance height of 5 feet.
- Project #5, 303 Hillside Avenue – equipment located within 5 feet of a residential driveway and with a pedestrian clearance height of 5 feet.

To approve the safety hazards variances requested by these application for installations at sites near 505 Blair Avenue and 303 Hillside Avenue, the Planning Commission must recommend, and the City Council must make, specific findings of fact to support all of the following conclusions for each of the applications. The applicants' proposed findings for both variance applications for safety hazards and obstructions in the public right-of-way are indicated in **bold**.

(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: **Meter will be relocated to 7' above the sidewalk: Section 5.4.1 (PG&E Green Book) B. Pole-Mounted Communication Service and Meter Equipment Applicants must ensure that communication service and meter equipment installed on PG&E or joint poles is placed so the bottom of the enclosure is a minimum of 7 feet to a maximum of 8 feet from the finished grade. If it is not possible to meet the height requirements, install a meter pedestal. Ask your PG&E project coordinator for Numbered Document 027911, "Installation Details for Service to Pole-Mounted Communication Equipment," for specific requirements. - In short, the only other option could be to add a meter pedestal to the sidewalk, which would be a great impact based on our review of the locations, and the City is asking we place all equipment below ground (see below for 'meter vaulting'). Variance issue – Meter within 18" of sidewalk curb face - The meter is chosen by PG&E based on the loading requirement, and they are unable to utilize a "bulb" type, and we are unable to place the meter inside the vault. PG&E will not place inside the vault due to reliability issues with the grid**

**system, hazards to the public and unsafe worker conditions. Therefore, we are unable to place the meter in another location than where we have proposed it. In discussions with Planning Staff, we discussed reviewing relocating the new poles outside of the 18” zone, but the risk with this is impacting any ADA sidewalk requirements.**

(b) The project is compatible with the immediately surrounding neighborhood and the public welfare: **Please see response above.**

(c) Accomplishing the improvement without a variance would cause unreasonable hardship in planning, design, or construction: **Please see response above.**

### **PLANNING COMMISSION ACTION:**

Provided below are the findings that the Planning Commission can use in making its recommendation to the City Council. Staff recommends that the Commission take action on each of the proposed sites separately from the other sites. To take action on the requested variance applications, the City Council must consider the Planning Commission’s recommendation and make findings pursuant to Piedmont Municipal Code section 17.70.040. In addition, pursuant to Piedmont Municipal Code section 17.46.080.D, the Piedmont City Council must make findings when taking action on a proposed wireless communication facilities permit application.

In making its recommendation to the City Council, the Planning Commission should make specific findings of fact for each of the project sites to support all of the following conclusions for both of the project sites. In addition, should the Planning 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 Planning 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 Planning Commission as part of a motion to recommend approval.

The Planning Commission is not required to make findings for denial if the Planning Commission moves to recommend approval of one or all of the proposed projects. Likewise, the Planning Commission is not required to make findings for approval if the Planning Commission moves to recommends denial of one or all of the proposed projects. A project must meet all of the required findings to be approved.

- 1) Staff recommends that the Planning Commission make the following CEQA findings **for the each of proposed wireless communication facilities for locations at Project #2 near 505 Blair Avenue and Project #5 near 303 Hillside Avenue, individually:**

The Planning Commission recommends that the project at (please state the address) can be deemed categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines, Construction or Conversion of Small Structures, subsection (d) ***Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction*** because the proposed wireless communication facilities are small utility structures located in a developed setting.

- 2) Staff recommends that the Planning Commission make the following height variance findings **for each of the proposed wireless communication facilities for Project #2 near 505 Blair**

**Avenue and Project #5 near 303 Hillside Avenue, individually:**

The Planning Commission recommends that findings to approve a variance for nonconforming height for the proposed wireless communication facility at (please state the project address) can (cannot) be made pursuant to Section 17.70.040 of the Piedmont City Code, in that:

- a. The property and existing improvements present (do not 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 (would not) keep the property from being used in the same manner as other conforming properties in the zone because \_\_\_\_\_.
  - b. The project is (is not) compatible with the immediately surrounding neighborhood and the public welfare because \_\_\_\_\_.
  - c. Accomplishing the improvement without a variance would (would not) cause unreasonable hardship in planning, design, or construction because \_\_\_\_\_.
- 3) Staff recommends that the Planning Commission make the following safety variance findings **for each of the proposed wireless communication facility installations, individually (Project #2 near 505 Blair Avenue and Project #5 near 303 Hillside Avenue):**

The Planning Commission recommends that findings to approve a variance for safety hazards and nonconforming obstructions in the public right-of-way for the proposed wireless communication facility at (please state the project address) can (cannot) be made pursuant to Section 17.70.040 of the Piedmont City Code, in that:

- a. The property and existing improvements present (do not 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 (would not) keep the property from being used in the same manner as other conforming properties in the zone because \_\_\_\_\_.
  - b. The project is (is not) compatible with the immediately surrounding neighborhood and the public welfare because \_\_\_\_\_.
  - c. Accomplishing the improvement without a variance would (would not) cause unreasonable hardship in planning, design, or construction because \_\_\_\_\_.
- 4) Staff recommends that the Planning Commission make the following wireless communication facilities permit findings **for each of the proposed project sites, individually, based on the specific conditions of each site and specific designs of each installation (Project #2 near 505 Blair Avenue and Project #5 near 303 Hillside Avenue).**

The Planning Commission recommends that as conditioned, the proposed wireless communication facilities installation at (please state the project address) will (will not) comply with Division 17.46 of the Piedmont Municipal Code in that:

- a. The proposed antenna and vault facilities are (are not) necessary to close a significant gap in the operator's service coverage or capacity because \_\_\_\_\_.

- b. The applicant has (has not) evaluated and met the priority for location standards of section 17.46.040.A because \_\_\_\_\_.
- c. The proposal satisfies (does not satisfy) each of the applicable development standards in section 17.46.070 because \_\_\_\_\_.
- d. The proposed design is (is not) consistent with the Piedmont Design Guidelines because \_\_\_\_\_.
- e. The proposed facility has been (has not been) located and designed for collocation to the greatest extent reasonably feasible, and the applicant has (has not) submitted a statement of its willingness to allow other wireless service providers to collocate on the proposed facility because \_\_\_\_\_.
- f. Collocation in the future is (is not) feasible at the proposed installation because of physical or design issues and conditions specific to the site and design of the concealment of the equipment because \_\_\_\_\_.

Compliance with the Piedmont General Plan is a requirement of the Piedmont Design Guidelines. The Piedmont General Plan includes policies and actions intended to preserve the residential character of the community. The City of Piedmont General Plan includes goals and policies related to wireless communication facilities, public spaces, civic center, street trees, undergrounding of utilities, and public sidewalks. Piedmont Design Guidelines and General Plan goals, policies, programs, and actions are listed in detail in Exhibit E to this staff report.

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

Should the Commission wish to make the required findings to recommend approval of the variance applications and wireless communication facilities permit applications, then the Commission might consider recommending the following conditions of approval for each of the project applications:

1. **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.
2. **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 concrete color in accordance with City of Piedmont standard plans and as directed by the Director of Public Works.
3. **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 Director of Public Works. 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.

4. **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.
5. **Noise study and field testing of equipment noise.** The applicant shall prepare an acoustical study for the specific equipment to be installed including manufacturers' specifications and field tested noise levels prior to issuance of an encroachment permit for the approved scope of work. Prior to completion of the project, the applicant shall provide a copy of an acoustical report prepared in the field by an acoustical engineer which demonstrates that noise levels are 50 dBA or less per occurrence or incident. If noise exceeds 50 dBA per occurrence or incident, then the applicant or contractor shall install measures to reduce the noise, such as additional insulation, mufflers, etc., as required by the Building Official.
6. **Radio frequency radiation testing.** Prior to issuance of an encroachment permit, the applicant shall provide a revised radio frequency radiation exposure report which specifies the maximum radiation potential of the equipment, including full utilization of the equipment and cumulative radiation levels. Prior to completion of the project and the release of any bond or deposit, the applicant shall provide to the Planning Department the results of radio frequency and electromagnetic radiation testing conducted at each of the sites and prepared by a qualified electrical engineer. Should results of the testing reveal inconsistencies with the application and the provided radio frequency radiation exposure report, then the applicant shall alter the design of the antenna and communication equipment to bring the project's radio frequency and electromagnetic radiation levels to those specified in the application and reports, with the altered design receiving verification of compliance through further field tests. Should the applicant or owner of the WCF equipment be unable to comply with this condition of approval, the facility must be disconnected from power until the applicant has obtained approval from the City Council for a new radio frequency and electromagnetic radiation level. The radio frequency and electromagnetic field radiation exposure report shall be peer reviewed at the expense of the applicant or owner of the WCF equipment.
7. **Future modifications.** Future modifications of the approved installation that extend beyond the approved project site, increase excavation beyond the approved project site, or that remove or subvert the concealment design of the approved antennas and equipment, including the underground vaults and shielding of the antennas, shall constitute a new application and shall

require new application forms and fees. Applications that extend beyond the approved project site, increase excavation beyond the approved project site, or that remove or subvert the concealment design of the approved antennas and equipment shall not be eligible for Planning Director review under Rule 6409 processing.

8. **Construction Management Plan.** The applicant or contractor shall develop a comprehensive Construction Management Plan. The Construction Management Plan shall address noise, vibrations, traffic control, parking, debris removal, dust control, sanitary facilities, site safety security and other potential construction impacts, as well as other details involving the means and methods of completing the Project, including the construction route and the days and hours permitted for heavy excavation. Outside construction involving high levels of noise, including excavation, hammering, and pile driving, shall be limited to Monday through Saturday, from 8:30 a.m. to 4:30 p.m. Construction personnel shall be instructed not to park in front of driveways to private residences. The plan shall specify the sequencing of pruning, demolition, and construction activities. The City Building Official may require modifications and amendments to the Construction Management Plan throughout the course of the Project and until the Final Inspection.
9. **Construction Site Control of Stormwater.** The California Regional Water Quality Control Board requires all projects that disturb the site to comply with Provision C.6 of the San Francisco Bay Regional Stormwater NPDES Permit in order to prevent construction site discharges of pollutants and other regulated materials during construction. Prior to the issuance of a building permit, the Applicant shall submit a construction stormwater management plan prepared by a licensed Civil Engineer to achieve timely and effective compliance with Provision C.6. Permit Provision C.6.c.ii provides sources for site specific, and seasonally- and phase-appropriate, effective Best Management Practices (BMPs) that must be incorporated into the stormwater management plan. Copies of the Municipal Regional Stormwater Permit are available from the Piedmont Public Works Department and on-line at [cleanwaterprogram.org](http://cleanwaterprogram.org).
10. **Continual Street Access for Emergency Vehicles.** The Construction Management Plan shall specifically address methods of providing continual street access for emergency vehicles at all times, which shall be subject to review and approval by the Fire Chief.
11. **Haul routes.** All equipment and vehicle haul routes shall be provided to the City for review and approval. To the extent possible, haul routes shall attempt to minimize or eliminate use of minor residential roadways. Street and pavement conditions shall be observed and documented by the City on all haul routes prior to commencement of construction. Damage or observable and unusual wear and tear to haul routes on city roadways as specified by the City shall be repaired at the Property Owner's expense after Final Inspection.
12. **Site Safety Security.** The City and the public have an interest in not having an unfinished project blighting the neighborhood, restricting access, and undermining property values. These public interests are primarily safety and aesthetics, and diminishment of property values. Prior to the issuance of an encroachment permit for the approved project, Crown Castle NG West LLC shall provide to the City a specific cash deposit, letter of credit, bank guarantee, or other similar financial vehicle ("Site Safety Security") in the amount of \$100,000 for each site to ensure the Project site is not left in a dangerous or unfinished state, and if any funds are remaining, to complete repairs in the public right-of-way. City shall release such security to Crown Castle NG West LLC at the time it complete the final inspection and certification of compliance with all conditions of approval.

- a. The Site Safety Security shall be in an amount to include three components:
  - i. safety, which means the cost to make the site and structure safe and accessible if construction should cease mid-way through the Project;
  - ii. aesthetics, which means an amount to install and maintain hardscape paving and landscaping all around the Project; and
  - iii. staff and consultant time to evaluate and implement this condition.
- b. If, as the Project proceeds, the expected cost of these components increases beyond the original estimate in the opinion of the Director of Public Works, the City may require Crown Castle NG West LLC to increase the amount of the Site Safety Security by the additional amount. Crown Castle NG West LLC shall provide City with written evidence of compliance within 15 working days after receiving written notice of the additional required amount. The City shall retain, at Crown Castle NG West LLC's expense, an independent estimator to verify the total expected costs to complete the Project and any subsequent revisions.
- c. The form and amount of the Site Safety Security is subject to the approval of the Director of Public Works. Payment to City under the Site Safety Security shall be made payable upon demand by the City and prior to the issuance of the Building Permit, conditioned solely on the Director of Public Works' certification on information and belief that all or any specified part of such Performance Security is due to the City.
- d. The Site Safety Security shall not be released until the Project has an approved Final Inspection by the Building Official. However, if sufficient work has been completed according to the benchmarks and construction values as established under the Construction Completion Schedule, the Site Safety Security may be reduced to the extent the Director of Public Works in his sole discretion determines is appropriate.

**13. City Facilities Security.** The applicant ("Crown Castle NG West LLC) shall provide a specific cash deposit, letter of credit, bank guarantee, or other similar financial vehicle ("City Facilities Security") in the amount of \$100,000 per site as established by the Director of Public Works. This financial vehicle serves as an initial sum to cover the cost of any potential damage to City property or facilities in any way caused by Crown Castle NG West LLC's contractors or subcontractors, or any of their agents, employees or assigns, and related in any way to the Project. The Crown Castle NG West LLC is responsible for the full cost of repair as determined by the City Engineer prior to final inspections. The form and terms of such City Facilities Security shall be determined by the Director of Public Works after consultation with the Property Owner. The Director may take into account any of the following factors: the cost of construction; past experience and costs; the amount of excavation; the number of truck trips; the physical size of the proposed project; the logistics of construction; the geotechnical circumstances at the site; and City right-of-way and repaving costs.

- a. To provide clear baseline information to assist in determining whether damage to the City's facilities has been caused by Crown Castle NG West LLC or others working for or on behalf of Crown Castle NG West LLC, the City will document such facilities (including, without limitation, streets and facilities along the approved construction route as specified in the Construction Management Plan, to establish the baseline condition of

the streets and facilities. The City shall further re-document the streets as deemed appropriate after the Project commences until the Director of Public Works determines that further documentation is no longer warranted. As part of the documentation, the City may water down the streets to better emphasize any cracks or damage in the surface. Crown Castle NG West LLC is responsible for the full cost of the documentation and repair work as determined by the City Engineer, and shall reimburse the City for those costs prior to the scheduling of final inspection.

- b. When the City Facilities Security is in a form other than cash deposit with the City, the proceeds from the City Facilities Security shall be made payable to the City upon demand, conditioned solely on the Director of Public Works' certification on information and belief that all or any specified part of the proceeds are due to the City.

14. **Neighboring Property Damage Security.** The Applicant shall provide adequate and appropriate Insurance or bonds, as approved by the Director of Public Works and City Attorney against damage to neighboring properties by any construction, excavation, and related work in any way involving the project, such insurance or bonds to be in the amount of \$1,000,000.00 for each installation site and with any conditions established by the Director of Public Works after consultation with the Applicant (Crown Castle NG West LLC). If the Director of Public Works determines that obtaining any particular insurance would be extremely difficult for Applicant due to its lack of availability even at an increased cost, the Director of Public Works may authorize an alternative method of providing equal protection to neighboring properties, including but not limited to partial coverage by Umbrella Insurance if that appears appropriate. Such insurance or any alternative method shall allow for claims to be made for up to one year after the final inspection of the Applicant's project. Any and all such insurance or any alternative method shall specifically indicate that it covers damages to neighboring private properties, and if such insurance is meant to also cover other potential damages, such as personal injuries or damages to other than the above named properties, any such further coverage shall be in addition to the \$1,000,000 earmarked for neighboring properties.
15. **Height Verification.** Prior to completion of the project and release of any bonds or security deposits, the applicant shall provide the Building Official written verification by a licensed land surveyor stating that the height of the new utility pole and the bottom and top edges of the antennas match the indicated heights in the approved plans. If the heights exceed those approved by the City Council, then the applicant or contractor shall reduce the height of the utility pole(s) and antenna(s) until they comply.
16. **Underground vault design.** Prior to issuance of an encroachment permit, the applicant or contractor shall provide plans and specifications for the underground vault and venting, including manufacturer's specifications for cover, color, materials, dimensions, and reveal at the sidewalk, for the review and approval of the Planning Director.

**CITY COUNCIL ACTION REQUIRED:**

The City Council is the final deciding authority for the proposed wireless communication facilities permit applications, variance applications, and site agreement. The Planning Commission shall make a recommendation to the City Council regarding the proposed applications' compliance with Municipal Code regulations and Design Guidelines, including General Plan goals, policies, programs, and actions. The City Council shall take the Planning Commission's and Park 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 25-29	Project Details Summary Chart
Attachment B	Pages 30-107	Project Applications and Reports, including Arborist Report and Radio Frequency Radiation Exposure Reports
Attachment C	Pages 108-109	Photographic Simulations
Attachment D	Pages 110-116	Hortscience Arborist Report and Peer Review
Attachment E	Pages 117-129	Design Guidelines, including General Plan Policies
Attachment F	Starts page 130	Public Comment 1) received by June 1, 2017; and 2) received by June 5, 2017
Attachment G	Separate, online	Park Commission Staff Report June 7, 2017, can be found at: <a href="http://www.ci.piedmont.ca.us/publicworks/docs/crowncastle/2017-06-07_park_report.pdf">http://www.ci.piedmont.ca.us/publicworks/docs/crowncastle/2017-06-07_park_report.pdf</a>
Attachment H	Separate, hard copy and online	Coverage Report filed by the applicants can be found at: <a href="http://www.ci.piedmont.ca.us/publicworks/docs/crowncastle/coveragemap.pdf">http://www.ci.piedmont.ca.us/publicworks/docs/crowncastle/coveragemap.pdf</a>
Attachment I	Separate, hard copy and online	Project Plans and Specifications can be found at: <a href="http://www.ci.piedmont.ca.us/publicworks/planning.shtml#CCDAS">http://www.ci.piedmont.ca.us/publicworks/planning.shtml#CCDAS</a>

Site Number	Location/Zone	Cross Street	Type	(E) Height/ Light	(P) Height/ Light	Project Description	Items for Consideration
PHS01	340-370 Highland Ave Zone B	Highland Ave	(E) light pole	31 feet 8 inches  Light at 31 feet 8 inches	35 feet 2 inches  Light at 31 feet 10 inches	<p>Proposed application would install extension and three antennas to an existing City street light in the same location with maximum height of 35 feet 2 inches.</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-12 B4) 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 greater than 35 feet because site is Zone B. No variance required for setback to face-of-curb or power meter, which is 8 feet above ground level. No conflicts with driveways or sightlines as there would be no brackets and pole would conceal cabling inside.</p> <p>Potential view impact as proposed antennas would be located between residences at higher elevation and Piedmont Park.</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>• Scenic views</li> </ul>
PHS02	505 Blair Ave Zone A	Highland Ave	(E) utility pole with new 7-foot "bayonet" extension	34 feet  No light	45 feet 8 inches  No light	<p>Proposed applications would install three antennas on a 7-foot-tall bayonet extension with a maximum height of 45 feet 8 inches to an existing utility pole in the same location.</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>Site is narrow and constrained by sloping topography, narrow right-of-way, guy wire, and private fence. Neighboring property's Mission Revival style home and porch. No tree issues.</p> <p>Potential view impact as proposed antennas would be between residences at higher elevation and Highland Avenue.</p> <p>Variance for height greater than 35 feet. Power meter is 5 feet above ground level which is a pedestrian hazard. Antenna is closer to curb than existing pole and does not provide 18 inches of separation to front-of-curb. Pole is within 3 feet of driveway curb cut for 505 Blair Ave. Sight line obstruction. Conditioned is worsened by stand-off brackets, risers, and power meter.</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 plate? Cement? Fiberglass?)</li> <li>• Appearance of stand-off brackets and risers/chases – plans seem to show that stand-off bracket/risers stop short of the antenna</li> <li>• Distance to the face-of-curb (11 inches from existing pole to f.o.c.)</li> <li>• Proximity of driveway and curb cut</li> <li>• Footings of private fence adjacent to excavation</li> <li>• Scenic views</li> </ul>

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 would be within the tolerances of the tree. The City contract arborist recommended tree protection measures in addition to those recommended by the project arborist.</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) to correct stepped condition.</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. 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> </ul>

Site Number	Location/Zone	Cross Street	Type	(E) Height/ Light	(P) Height/ Light	Project Description	Items for Consideration
PHS05	303 Hillside Ave Zone A	Oakland Ave	(N) utility pole #11011865 to replace existing	45 feet  No street light	52 feet 10 inches (55-foot Class III Pole – per lumber specs: 12.5 inches dia., 39 inch circumference – with 7 feet 6 inches of pole beneath the ground)  No street light	<p>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.</p> <p>Applicants propose to install three, 56-inch tall 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. Utility pole is closer than 18 inches to front of curb. Variance required for power meter which is 5 feet above ground level and a pedestrian hazard. Utility pole within 6 feet of driveway curb cut and potential sightline obstruction to motorists. Utility pole is an existing condition but stand-off brackets, risers, sign, and power meter will worsen this condition.</p> <p>Large Tudor-style residence at 300 Hillside Avenue and potential significant view obstruction.</p> <p>Project arborist recommends protection measures to manage potential construction impacts and to protect the health of a 13-inch DBH Magnolia tree, two other small trees, and a low juniper hedge on the property at 303 Hillside Avenue. These trees and shrub are expected to tolerate the proposed construction. The trees are not Piedmont street trees. The City Arborist did not review potential impacts to the trees at 303 Hillside Avenue.</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>• Proximity of driveway and curb cut</li> <li>• Scenic views</li> <li>• Internal consistency with plans</li> <li>• Footings for private wall adjacent to excavation</li> <li>• Lumber specifications for new utility pole (Class III)</li> </ul>
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). Main pedestrian route to high school. Potential significant view impact.</p> <p>Variance required for height greater than 35 feet. Setback to front of curb is less than 18 inches. 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). Alternative locations for tree and tree well are constrained by the driveway curb cut to 419 El Cerrito Avenue to the north west.</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>• LP-1, SP-1, and SP-2 mislabel street tree which is a Tristaniopsis laurina</li> </ul>

Site Number	Location/Zone	Cross Street	Type	(E) Height/Light	(P) Height/Light	Project Description	Items for Consideration
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 and 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 concludes that installation of the new pole and vault at the new locations would 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> </ul>
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 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>

Site Number	Location/Zone	Cross Street	Type	(E) Height/ Light	(P) Height/ Light	Project Description	Items for Consideration
PHS09	314 Wildwood at Piedmont Park <b>Zone B</b>	Prospect Rd	(N) new antennas and new street light	None	35 feet 1 inch  Light at approximately 31 feet 6 inches (not specified on plan)	<p>Proposed application would install two antennas with maximum height of 35 feet 1 inch on a new steel street light in the location of an existing school parking sign.</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 greater than 35 feet because Zone B. No variance for distance to face of curb. Power meter at 8 feet above ground level.</p> <p>Vault would be located in 3-foot-wide parkway/planting strip which is currently paved. No potential conflicts with adjacent trees.</p> <p>Potential significant view impact as location is between residences with upper level balconies and Piedmont Park.</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>• Scenic views</li> <li>• Internal consistency with plans</li> </ul>

**CITY OF PIEDMONT**  
**120 VISTA AVENUE**  
**PIEDMONT, CA 94611**  
**TEL: (510) 420-3050**  
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**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>    X    </u>	\$815	One variance
	<u>    </u>	\$405	Each additional variance
	<u>    </u>	<b>\$2,710</b>	<b>TOTAL</b>

**Project Address:** PIEDMONT HIGH SCHOOL 02 - 505 BLAIR AVE (Zone A)

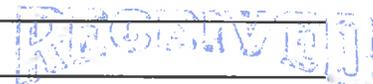
**2 sets of plans** must be submitted with this application for an initial staff review for completeness.  
**8 additional sets of plans** may be requested by City Staff if this application is to be heard by the Planning Commission and/or the City Council.

**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.



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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

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My signature below signifies that I:

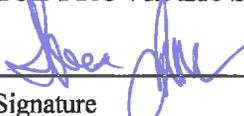
- have read and provided all applicable information per this Application for Wireless Communications Facilities, including the information listed in the Submittal Checklist.
- have reviewed the legal description on the property deed and indicated all recorded easements and deed restrictions on the submitted 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**

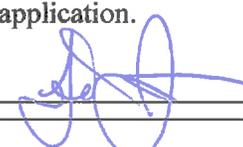
Print Name	Signature	Date
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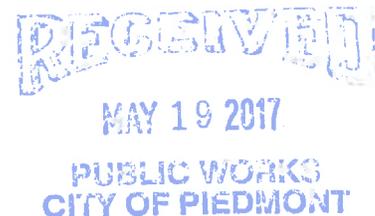
**SIGNATURE OF WIRELESS SERVICE PROVIDER'S AUTHORIZED REPRESENTATIVE:**

<u>SHARON JAMES</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 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

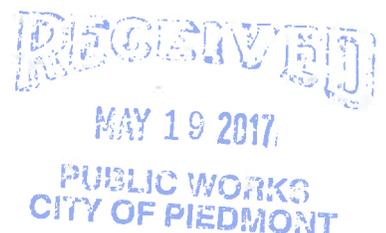
If the project is located in a zone other than Zone B, other than publicly-owned facilities in other zones, or other than the public right-of-way, please submit a written statement explaining the attempts made to locate in Zone B, on publicly-owned facilities in other zones, and in the public right-of-way, 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):  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



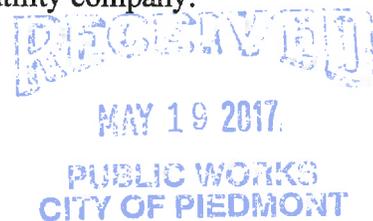
k. Other (describe): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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? 43 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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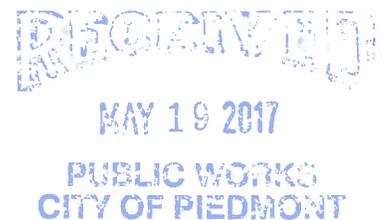
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**III. Building and Structural Information:**

**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.  


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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  

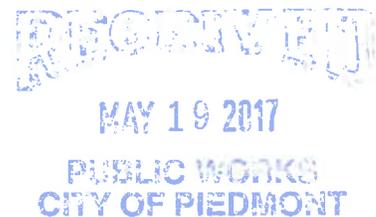

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**IV. Applicant's Wireless Communications Facilities Findings:**

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

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- 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.

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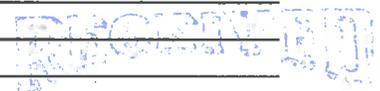
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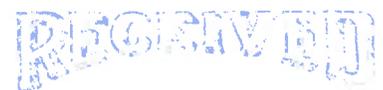
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**A wireless communication receiving and transmission facility may not adversely affect the public health, peace and safety. (Indicate any measures proposed to address the public health, peace and safety.):** Site is in compliance with FCC standards. 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.
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- 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.** 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.
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**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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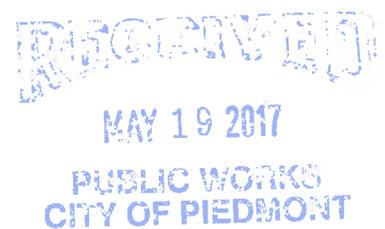
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**The development standards in 17.46.070 shall be fully considered. Please make sure you have completed the Findings in Section IV of this application form.**



**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.

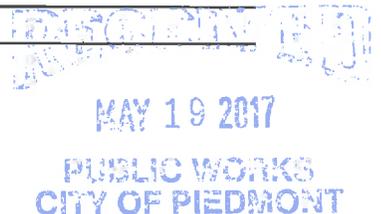
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3 Rovina Lane  
Petaluma, CA 94952

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 PHS02 @ 505 Blair Ave.

Ms. Macdonald-Powell:

- Variance Issue – Meter will be relocated to 7' above the sidewalk:

**Section 5.4.1 (PG&E Green Book)**

**B. Pole-Mounted Communication Service and Meter Equipment Applicants must ensure that communication service and meter equipment installed on PG&E or joint poles is placed so the bottom of the enclosure is a minimum of 7 feet to a maximum of 8 feet from the finished grade. If it is not possible to meet the height requirements, install a meter pedestal. Ask your PG&E project coordinator for Numbered Document 027911, "Installation Details for Service to Pole-Mounted Communication Equipment," for specific requirements.**

- In short, the only other option could be to add a meter pedestal to the sidewalk, which would be a great impact based on our review of the locations, and the City is asking we place all equipment below ground (see below for 'meter vaulting').

- Variance issue – Meter within 18" of sidewalk curb face

The meter is chosen by PG&E based on the loading requirement, and they are unable to utilize a "bulb" type, and we are unable to place the meter inside the vault. PG&E will not place inside the vault due to reliability issues with the grid system, hazards to the public and unsafe worker conditions. Therefore, we are unable to place the meter in another location than where we have proposed it.

In discussions with Planning Staff, we discussed reviewing relocating the new poles outside of the 18" zone, but the risk with this is impacting any ADA sidewalk requirements.

Regards,

*Jason Osborne*

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

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**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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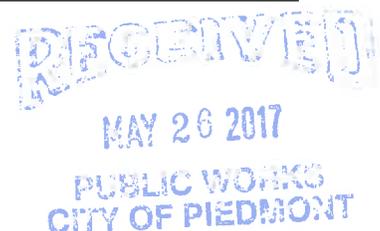
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**VII. Notice Instructions:**

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.

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

Dear Neighbor:

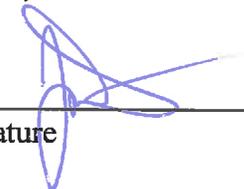
I/ We have submitted an application for consideration by the Piedmont Planning Commission which seeks City approval of an application to (description of project) \_\_\_\_\_  
**PIEDMONT HIGH SCHOOL 02 - 505 BLAIR AVE**

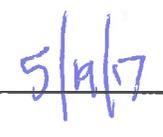
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

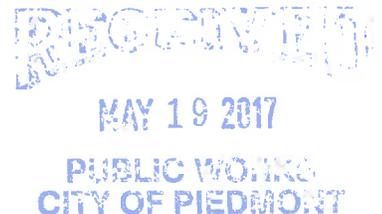
Signed,

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

**Jason Osborne**  
\_\_\_\_\_  
Name of Applicant

**505 BLAIR 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 \_\_\_\_\_ date at \_\_\_\_\_ address, California.

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:

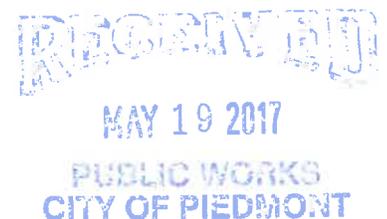
- Scale, north arrow, and dimensions;
- Property lines, easements, streets, pavement striping, sidewalks, curbs, curb ramps, and rights-of-way;
- Location of existing structures, hardscape areas, fences, retaining walls, trees, hedges and other significant site features;
- Roof plans should be shown 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:**

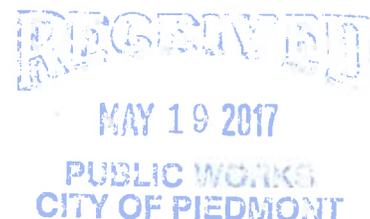
- Map and Written Description** showing and describing the exact area in Piedmont which applicant contends cannot receive coverage from a site in Zone B or a site outside of City, showing the boundaries of the area clearly on a map and setting forth the exact street addresses of each Piedmont home not 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 PHS02 @ 505 Blair 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 (33'-4") and the top of the antenna. Also from the bottom of the antenna to the future Crown Castle fiber (28'-2") 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'-2" 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,

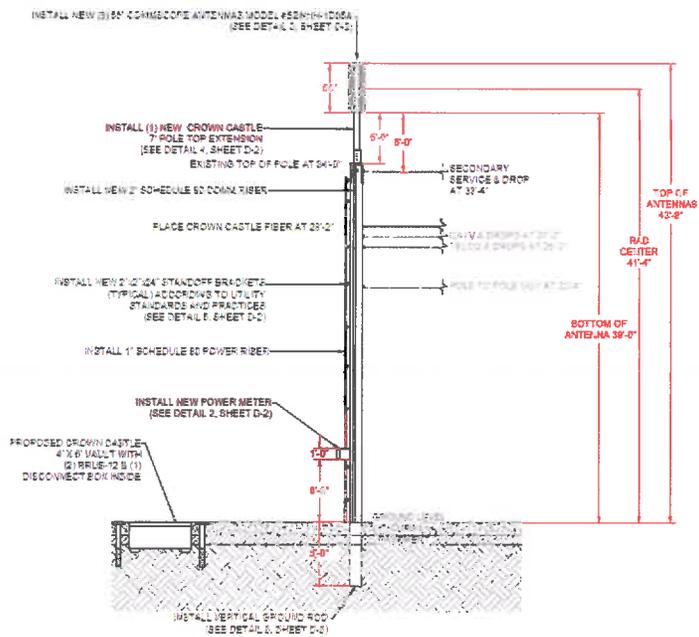
A handwritten signature in blue ink, appearing to read "Jason Osborne", is written over a circular stamp or watermark.

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

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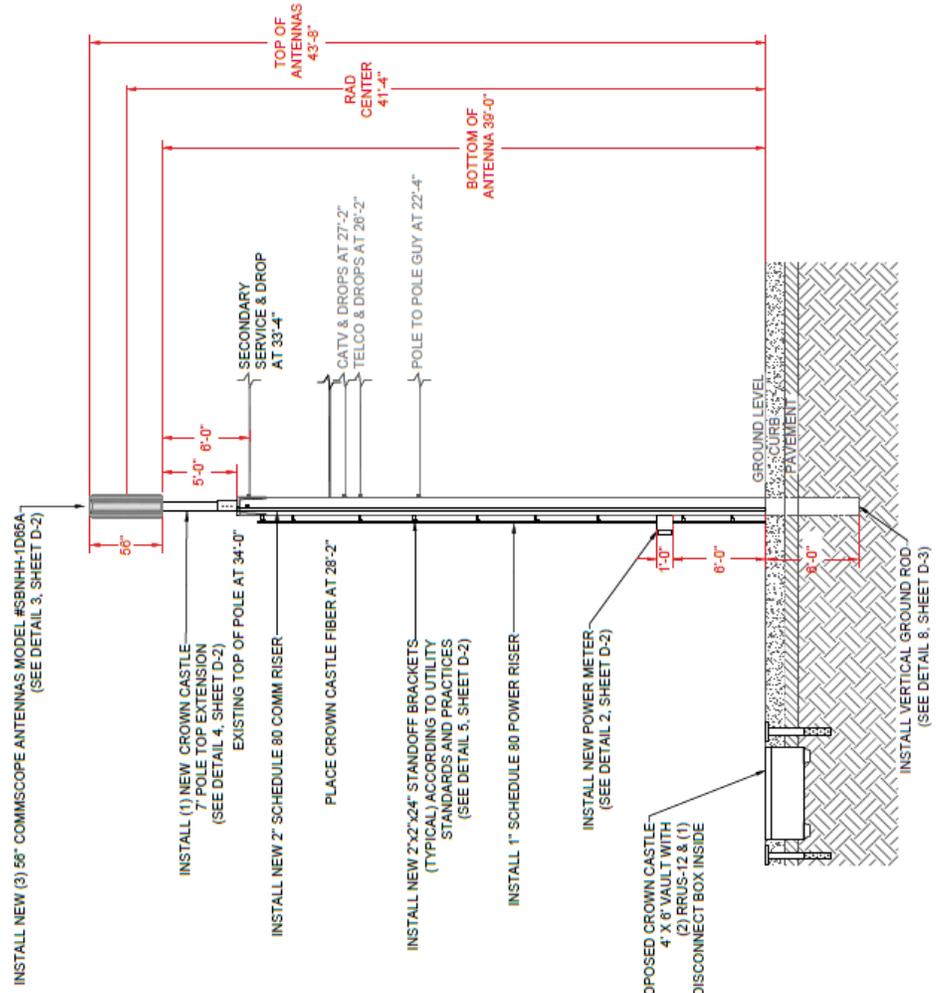
MAY 19 2017

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# CA-PHS02m2

## Rad Center (41' 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 (33' 4") and the top of the antenna. Also from the bottom of the antenna to the future crown castle fiber (28' 2") 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 antennas which we don't have. We only have 5' 2" 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.







May 18, 2017

Pierce Macdonald-Powell  
Senior Planner

RE: Variance Application Information for Crown Castle DAS Expansion PHS02 @ 505 Blair Ave.

Ms. Macdonald-Powell:

- Variance Issue – Meter will be relocated to 7' above the sidewalk:

**Section 5.4.1 (PG&E Green Book)**

B. Pole-Mounted Communication Service and Meter Equipment Applicants must ensure that communication service and meter equipment installed on PG&E or joint poles is placed so the bottom of the enclosure is a minimum of 7 feet to a maximum of 8 feet from the finished grade. If it is not possible to meet the height requirements, install a meter pedestal. Ask your PG&E project coordinator for Numbered Document 027911, "Installation Details for Service to Pole-Mounted Communication Equipment," for specific requirements.

- In short, the only other option could be to add a meter pedestal to the sidewalk, which would be a great impact based on our review of the locations, and the City is asking we place all equipment below ground (see below for 'meter vaulting').

- Variance issue – Meter within 18" of sidewalk curb face

The meter is chosen by PG&E based on the loading requirement, and they are unable to utilize a "bulb" type, and we are unable to place the meter inside the vault. PG&E will not place inside the vault due to reliability issues with the grid system, hazards to the public and unsafe worker conditions. Therefore, we are unable to place the meter in another location than where we have proposed it.

In discussions with Planning Staff, we discussed reviewing relocating the new poles outside of the 18" zone, but the risk with this is impacting any ADA sidewalk requirements.

Regards,

*Jason Osborne*

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



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 @ 505 Blair Ave. **PHF-02**

To Pierce Macdonald-Powell,

This project involves the installation of the following:

- INSTALL ACCORDING TO UTILITY STANDARDS AND PRACTICES.
- INSTALL (1) NEW 7'-0" POLE TOP EXTENSION ON EXISTING UTILITY POLE.
- INSTALL NEW (3) COMMSCOPE SBNHH-1D65A 56" PANEL ANTENNAS WITH ELECTRICAL TILT ON NEW ANTENNA MOUNT.
- PLACE CROWN CASTLE FIBER AT 28'-2".
- INSTALL NEW 2"x2"x24" STANDOFF BRACKETS.
- INSTALL NEW 1" SCHEDULE 80 POWER FEED RISER.
- INSTALL NEW 2" SCHEDULE 80 COMM RISER.
- INSTALL NEW VERTICAL GROUND ROD.
- INSTALL NEW 4' X 6' CROWN CASTLE VAULT WITH (2) RRUS-12 & (1) DISCONNECT BOX INSIDE.
- INSTALL NEW (1) POWER METER ON POLE ON STANDOFF BRACKET.
- 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



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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 – Zone A

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.

---

<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.

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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**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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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† is 1.6% of the

\* Assumed for the purposes of this study.

† Located at least 20 feet away, based on photographs from Google Maps.



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**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.



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

December 2, 2016

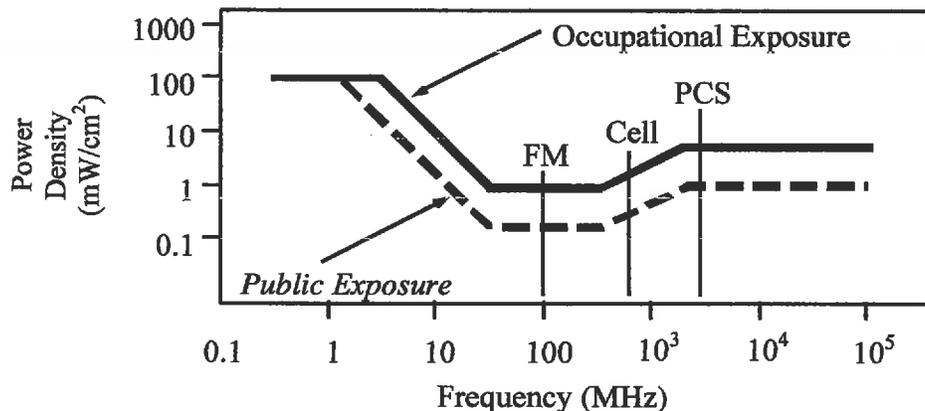


## FCC Radio Frequency Protection Guide

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.



# ABACUS

CONSULTING ARBORISTS



Nicole@Abacus-Tree.com

(530) 889-0603 Phone

www.Abacus-Tree.com

February 1, 2017

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APR 07 2017

PUBLIC WORKS  
CITY OF PIEDMONT

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

Re: Cell Vault and Sidewalk Replacement at 505 Blair 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 505 Blair Avenue along the south east side of the 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 ± 9" diameter at 3' high (DBH<sup>1</sup>) Purple Leaf Plum Tree, *Prunus cerasifera*, located 7' north of the proposed replacement of the sidewalk and trenching on the other side of the fence. The following recommendations will provide adequate protection for the tree during construction:

1. The removal of the sidewalk shall be carefully monitored to prevent destruction of any roots in contact with the underside of the sidewalk.
2. 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. Root shaving<sup>2</sup> shall not be performed on any roots.
3. Any roots encountered greater than 2" shall be inspected and cut by a qualified ISA certified arborist;
4. The trenching location shall be as close to the curb as possible and shall not be located within 2' of the existing fence.
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>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.

<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.

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).

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

Thank you,



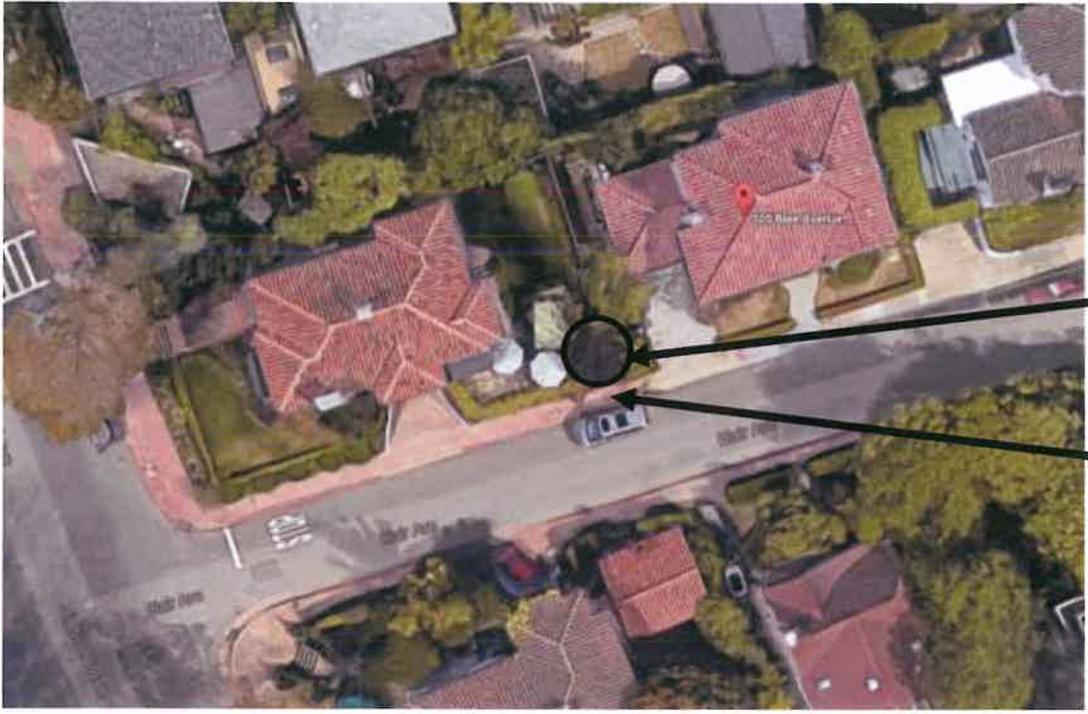
Nicole Harrison,  
*ISA Certified Arborist #WC-6500AM, TRAQ*

**Attachments:**

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



### Appendix A – Site Map



Tree Location

Proposed Vault  
Location and  
sidewalk  
replacement

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## Appendix B – Site Photos

Proposed Vault  
Location and  
trenching from  
existing pole

Purple Leaf  
Plum Tree



Photo #1 by Nicole Harrison, January 26, 2017

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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: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'NH' or similar initials, written over a horizontal line.



APR 07 2017

PUBLIC WORKS  
CITY OF PIEDMONT

**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>      </u>	\$405	Each additional variance
	<u>  \$2,710  </u>	<b>TOTAL</b>	

**Project Address:** PIEDMONT HIGH SCHOOL 05 - 303 HILLSIDE 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.

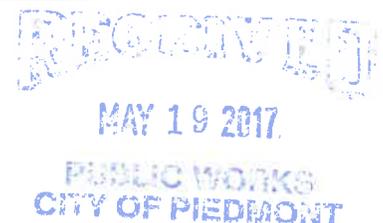
**Application Fees**

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:**

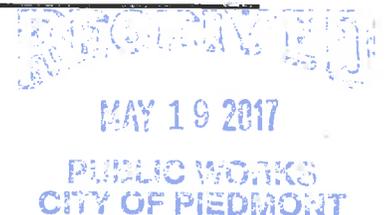
Name of Commercial Wireless Provider: Crown Castle NG West LLC  
Contact Person at Company: Sharon James  
Company Address: 695 River Oaks Parkway  
City San Jose State CA Zip 95134  
Office phone #: (408) 468-5553 Mobile Phone #: (408) 426-6629  
Fax #: \_\_\_\_\_ Email Address: \_\_\_\_\_

**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

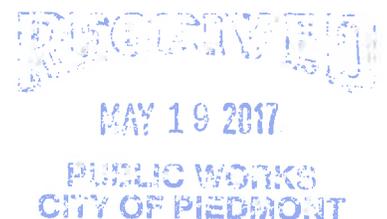
Print Name	Signature	Date
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**SIGNATURE OF WIRELESS SERVICE PROVIDER'S AUTHORIZED REPRESENTATIVE:**

<u>Shon Ane</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 <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

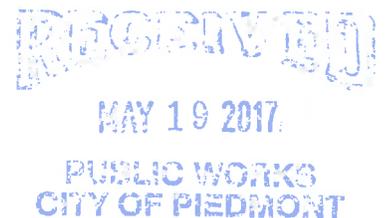
If the project is located in a zone other than Zone B, other than publicly-owned facilities in other zones, or other than the public right-of-way, please submit a written statement explaining the attempts made to locate in Zone B, on publicly-owned facilities in other zones, and in the public right-of-way, 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



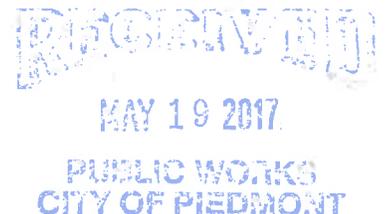
k. Other (describe): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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? 50 feet 6 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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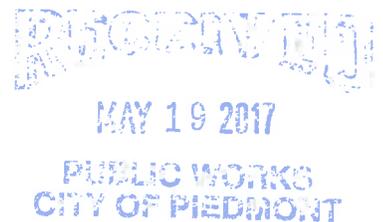
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**III. Building and Structural Information:**

**A. Loading:**

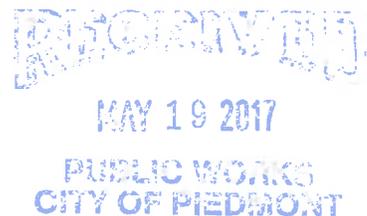
Are additional gravity and wind loads likely to result from components of the project, such as additional arrays, or bigger, heavier antennas or mounting arms not accounted for in the original design?  Yes  No

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

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- 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.*):**

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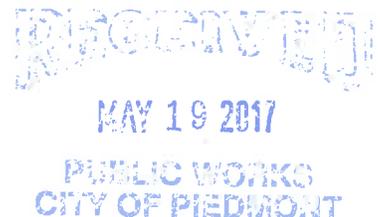
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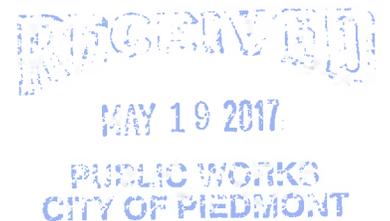
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**A wireless communication receiving and transmission facility may not adversely affect the public health, peace and safety. (Indicate any measures proposed to address the public health, peace and safety.):** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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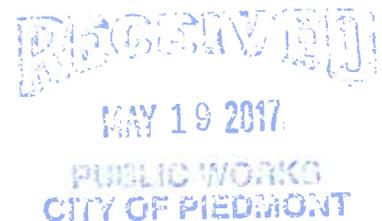
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d) The proposed design is consistent with City of Piedmont Design Guidelines. *Please comment:* Yes. We are placing our equipment on existing public utility infrastructure.

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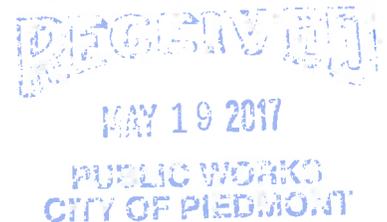
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**The development standards in 17.46.070 shall be fully considered. Please make sure you have completed the Findings in Section IV of this application form.**



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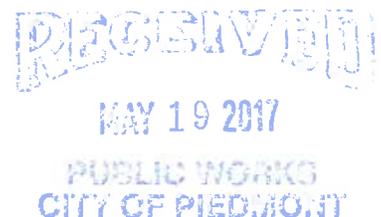
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**VI. Applicant's Variance Findings:**

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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.

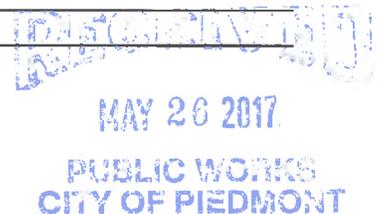
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3 Rovina Lane  
Petaluma, CA 94952

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

May 26th, 2017

Pierce Macdonald-Powell  
Senior Planner

RE: Variance Application Information for Crown Castle DAS Expansion PHS05 @ 303 Hillside Ave.

Ms. Macdonald-Powell:

- Variance Issue – Meter will be relocated to 7' above the sidewalk:

**Section 5.4.1 (PG&E Green Book)**

**B. Pole-Mounted Communication Service and Meter Equipment Applicants must ensure that communication service and meter equipment installed on PG&E or joint poles is placed so the bottom of the enclosure is a minimum of 7 feet to a maximum of 8 feet from the finished grade. If it is not possible to meet the height requirements, install a meter pedestal. Ask your PG&E project coordinator for Numbered Document 027911, "Installation Details for Service to Pole-Mounted Communication Equipment," for specific requirements.**

- In short, the only other option could be to add a meter pedestal to the sidewalk, which would be a great impact based on our review of the locations, and the City is asking we place all equipment below ground (see below for 'meter vaulting').

- Variance issue – Meter within 18" of sidewalk curb face

The meter is chosen by PG&E based on the loading requirement, and they are unable to utilize a "bulb" type, and we are unable to place the meter inside the vault. PG&E will not place inside the vault due to reliability issues with the grid system, hazards to the public and unsafe worker conditions. Therefore, we are unable to place the meter in another location than where we have proposed it.

In discussions with Planning Staff, we discussed reviewing relocating the new poles outside of the 18" zone, but the risk with this is impacting any ADA sidewalk requirements.

Regards,

*Jason Osborne*

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

RECEIVED

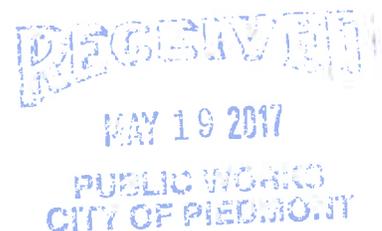
MAY 26 2017

PUBLIC WORKS  
CITY OF PIEDMONT

**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:

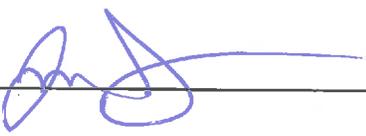
I/ We have submitted an application for consideration by the Piedmont Planning Commission which seeks City approval of an application to (description of project) \_\_\_\_\_  
**PIEDMONT HIGH SCHOOL 05 - 303 HILLSIDE AVE**

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

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

**303 HILLSIDE 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 \_\_\_\_\_.

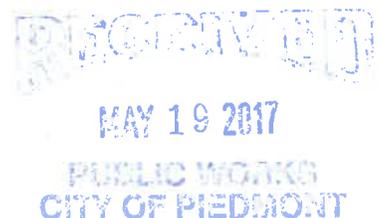
That affiant served a copy of the attached notice of an application for variance and/or Planning Commission design review by placing said copy in an envelope addressed to:

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).

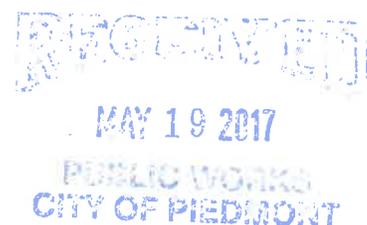


- List of All Possible Site Locations within Zone B** and all possible site locations outside of the city from which applicant has conducted tests to determine if coverage is feasible, including copies of all reports or test results from each such possible site – Piedmont City Code §17G.4.2(d).
- Exact 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 PHS05 @ 303 Hillside 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 (29'-4") and the top of the antenna. Also from the bottom of the antenna to the future Crown Castle fiber (25'-6") 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 3'-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.

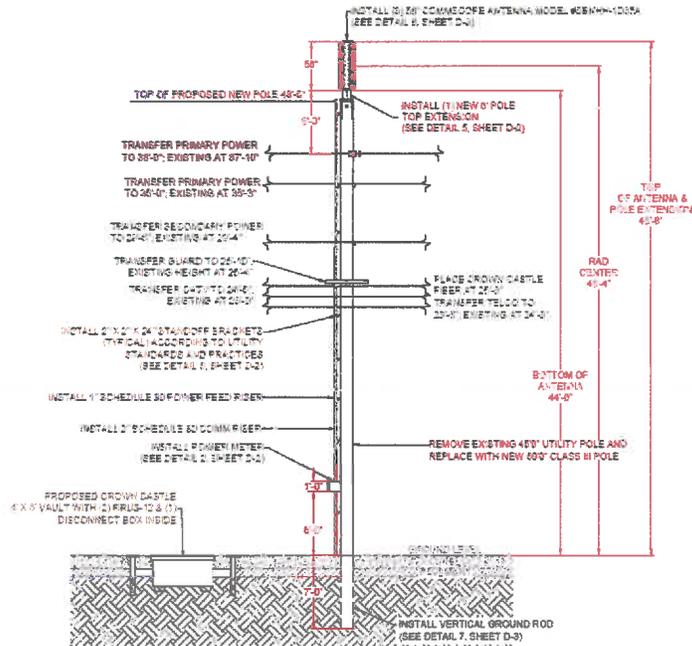
The current design of placing the antennas at the top of the pole, allows Crown Castle to adhere to both the State utility regulations as well as achieving the purpose of increased cell/data coverage needed by its customer.

Regards,

A handwritten signature in blue ink, appearing to read "Jason Osborne", written over the word "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

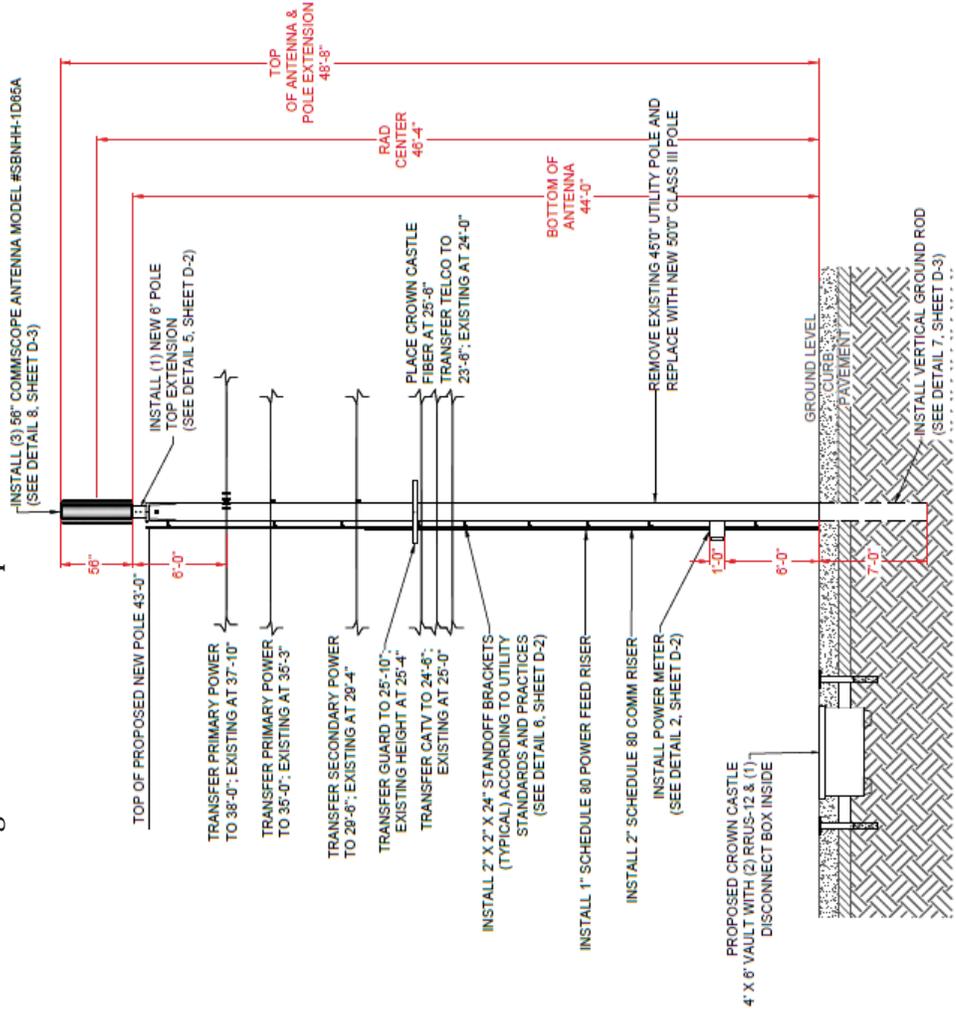


RECEIVED  
 MAY 19 2017  
 PUBLIC WORKS  
 CITY OF PIEDMONT

# CA-PHS05m2

## Rad Center (46' 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 (29' 4") and the top of the antenna. Also from the bottom of the antenna to the future crown castle fiber (25' 6") we need 2 feet separation between the secondary power and the future crown castle fiber in order to place the antennas which we don't have. We only have 3' 10" 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.



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 @ 303 Hillside Ave.

To Pierce Macdonald-Powell,

*PH509*

This project involves the following:

- REMOVE EXISTING 45'-0" UTILITY POLE AND REPLACE WITH NEW 55'-0" CLASS III POLE.
- TRANSFER TELCO TO 23'-6"; EXISTING HEIGHT AT 24' 0".
- TRANSFER CATV TO 24'-6"; EXISTING HEIGHT AT 25' 0".
- PLACE CROWN CASTLE FIBER AT 25'-6".
- TRANSFER GUARD ARM TO 25'-10"; EXISTING HEIGHT AT 25'-4".
- TRANSFER SECONDARY POWER TO 29'-6"; EXISTING AT 29'-4".
- TRANSFER PRIMARY ARM TO 35'-0"; EXISTING HEIGHT AT 35'-3".
- TRANSFER PRIMARY ARM TO 38'-0"; EXISTING HEIGHT AT 37'-10".
- INSTALL NEW 2" X 2" X 24" STANDOFF BRACKET (TYPICAL) ACCORDING TO UTILITY STANDARDS AND PRACTICES.
- INSTALL NEW (3) COMMSCOPE SBNHH-1D65A 56" PANEL ANTENNAS WITH ELECTRICAL TILT ON NEW ANTENNA MOUNT.
- INSTALL NEW 1" SCHEDULE 80 POWER FEED RISER.
- INSTALL NEW 2" SCHEDULE 80 COMM RISER.
- INSTALL NEW 4' X 6' CROWN CASTLE VAULT WITH (2) RRUS-12 RADIOS AND (1) DISCONNECT BOX INSIDE.
- INSTALL (1) NEW POWER METER ON STANDOFF BRACKET.
- 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

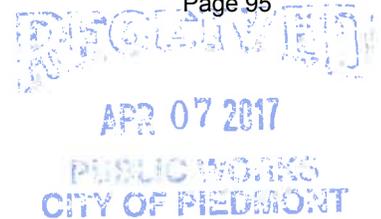
Please find supplemental material discussing alternative any applicable alternative locations or designs on the attached document, which have been reviewed within our RF Propagation package.

#### 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:

Jason Osborne  
Beacon Development, LLC

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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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3 Rovina Lane, Petaluma, CA 94952  
(415) 559-2121  
jason@beacondev.net

Sincerely,

Sharon James

PHS05

**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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**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

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\* 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.

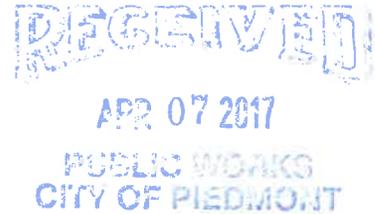
**Authorship**

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

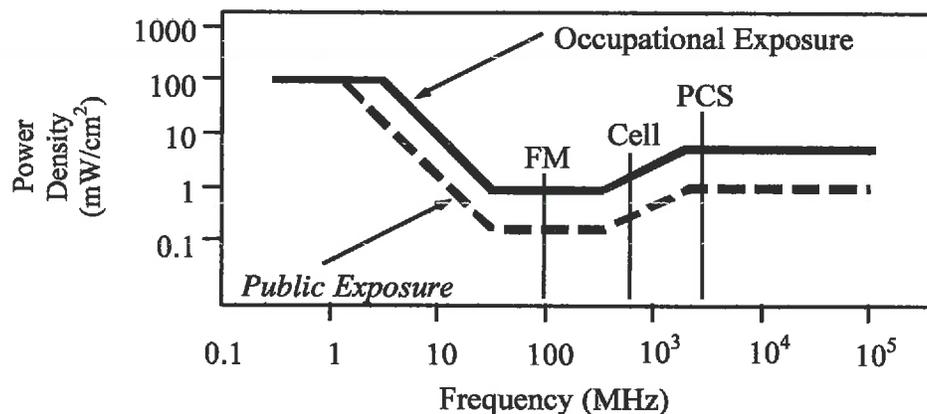


## FCC Radio Frequency Protection Guide

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 ( <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>



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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

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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 303 Hillside 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 the south east corner of 301 Hillside 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 ±13" DBH<sup>1</sup> Southern Magnolia, *Magnolia grandiflora* with an 15' canopy radius. It is located in a raised planter along the driveway west of the proposed sidewalk replacement and vault. There are two additional small trees in the landscape of 303 Hillside Avenue. In addition, there are juniper shrubs lining the sidewalk and 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:

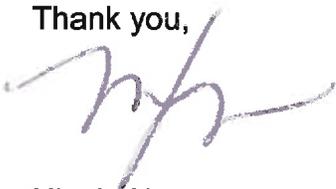
1. The shrubs extend over the sidewalk and will require some pruning. It is recommended that the property owner is contacted to prune the shrubs back past the edge of the sidewalk to avoid controversy. In the event the construction crew needs to prune the shrubs, a mechanical hedge trimmer can be used to remove up to 2" back from the existing growth;
2. The juniper shrubs should be covered with canvas or burlap during the concrete work to avoid dust collecting in the shrubs or at the base;

<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.

3. One (1) day prior to removal of the concrete sidewalk, the shrubs root area shall be irrigated to maximum soil saturation to a depth of 10". This may require application of water more than once to achieve saturation depth.
4. Any shrub or tree roots encountered during removal of the sidewalk or trenching shall not be 'pulled' by equipment. Roots which are more than 15' from the base of the Magnolia tree shall be cut clean by hand;
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 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



## Appendix A – Site Map



Tree Location

Proposed Vault  
Location and  
sidewalk  
replacement

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## Appendix B – Site Photos

Photo's by Nicole Harrison, January 26, 2017



Shrubs to be protected Proposed Vault Location



Tree in driveway at 301 Hillside Ave

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## Appendix C - Disclosure



### 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**



**Vicinity Map**



**Proposed Site CA-PHS02m2**

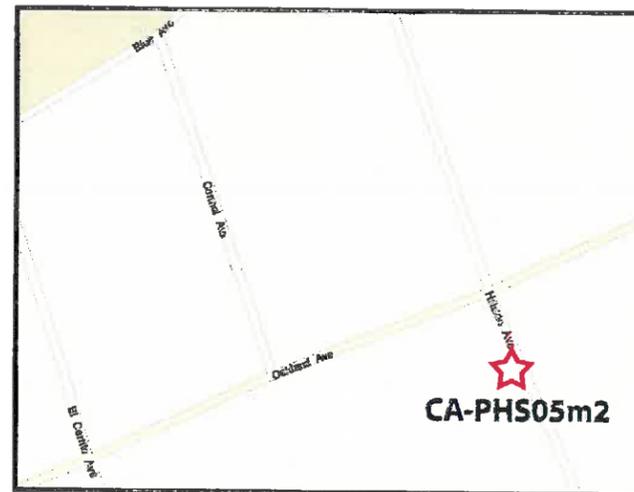
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**Existing Site**



**Vicinity Map**



**Proposed Site CA-PHS05m2**

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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.

**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.

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.

**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.

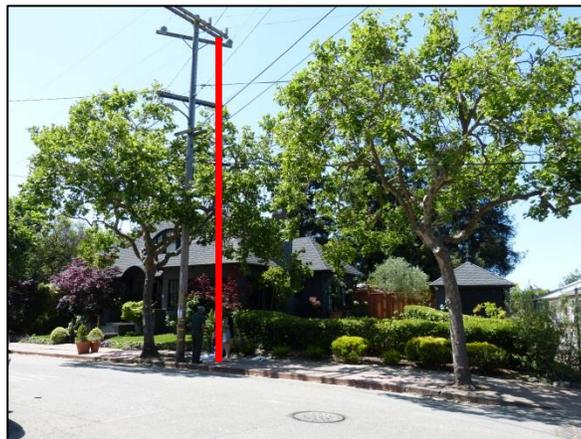
The 9-inch-diameter water gum is located in a 12-inch by 12-inch pavement cutout. The adjacent sidewalk panel is displaced. The canopy is full and dense and the tree is mature and established. The main trunk is sinuous in form, bowed to the south towards the existing pole.

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.

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**.



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 Design Guidelines and General Plan**

### Exhibit E

## **GENERAL PLAN**

### **Applicable General Plan Goals, Policies, Programs, and Actions**

**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/>

## **DESIGN REVIEW GUIDELINES**

### **NEW CONSTRUCTION:**

Guideline I-1: Where one architectural style is predominant in the neighborhood, the new residential construction should be compatible with this predominant architectural style. Where no one architectural style is predominant in the neighborhood, the new residential construction should be compatible with the architectural style of the houses near it. The proponent of the new construction shall be responsible for including graphic materials in his/her submission to the City documenting compatibility.

### **Comments:**

I-1(a): In many of the residential neighborhoods in Piedmont, all or most of the houses reflect one of the vernacular architectural styles which were popular during the pre-World War II period. In other neighborhoods, there is often a mixture of styles. Where a neighborhood is characterized by a predominant architectural style, this guideline requires that the design of a new residence be compatible with the architectural elements which define this predominant style. The phrase “be compatible with” by no means requires that a new residence be a precise copy of the predominant style, but neither does it prohibit this. For example, if the predominant style is two-story Mediterranean Revival, the design

of the new residence should emulate the scale and massing of this style and may, but need not, incorporate the distinguishing elements of this style - tile roof, white stucco walls, large picture window in front.

I-1(b): Where several different styles of vernacular architecture are found in a neighborhood, the emphasis shifts from the neighborhood to the architectural styles of the houses in proximity to the new residence, especially those on either side of it as they face the street. In this situation, this guideline requires that the design of the new residence be compatible with the architectural elements which define the styles of these nearby houses. This does not mean that the new residence must select the style of one of these neighboring houses and follow it. Instead, the new residence may select an architectural styles that creates a design which relates to its neighbors.

I-1(c): In both conditions, a single predominant style or several styles, the goals of this guideline are harmony and integration. These goals are not, however, intended to preclude creativity, innovation, or the use of modern design styles and elements. If modern styles and elements are used, the new residence should not attempt to call attention to itself or attempt to make a statement any more than other residences in the neighborhood. The new residence should strive to fit into the architectural character of the neighborhood by reflecting the scale and mass of the existing houses within the neighborhood. The design of the new residence should suggest, and ideally incorporate, either the design elements of the predominant architectural style of the street or of the adjacent houses, as appropriate, and reinterpret them in a modern context.

I-1(d): In either condition, a single predominant style or several styles, the new residence should select one architectural style, or if the new residence incorporates the design elements of two or more different styles to result in a integrated design solution, the different styles should work together with integrity.

Guideline I-2: The siting of the new residence on its lot should be compatible with the siting of the residences along the street on which the new residence fronts. Priority attention should be given to the siting of the new residence with respect to the residences on either side.

#### Comments:

I-2(a): Nothing in this guideline should be interpreted to relieve a new residence of its obligation to conform to the requirements set forth in Chapter 17 of the City of Piedmont Code. In the event of a conflict, the latter shall prevail.

I-2(b): In the context of Guideline I-2, the phrase “be compatible with” means that the new residence should respect the existing front, side and rear yard setbacks of the houses in the neighborhood so that the overall character of the neighborhood is maintained in this respect.

I-2(c): If there is a uniform front-yard setback, the new residence should respect this setback. There must be compelling reasons why the new residence does not conform to the uniform setback. If there exists a range of front-yard setbacks, the setback of the new residence should fall within this range. In either case, uniform or range of front-yard setbacks, the setback of the new residence should ordinarily not be less than the residences on either side, unless a lesser setback will not significantly obstruct or reduce the view of the streetscape available from these existing residences.

For the purpose of Guideline I-2, “uniform” means an approximately equal distance from a common point of measurement, such as the centerline of the street, the curb of the street or the edge of the sidewalk closest to the existing and new residences, or the front property line.

I-2(d): The siting of a new residence with respect to its rear-yard setback should ordinarily not significantly impair access to sunlight or the feeling of openness available to existing residences on either side of the proposed new residence.

Guideline I-3: See Guideline I-1, Comments I-1(b), (c) and (d), and Guideline I-2, Comments I-2(a), (b) and (c).

Guideline I-4: See Guideline I-1, Comments I-1(b), (c) and Guideline I-2, Comments I-2(a), (b) and (c).

Guideline I-5: A new residence constructed on a steep slope should take advantage of the topography and be designed to reduce the effective visual bulk of the structure and avoid an appearance of excessively large bulk.

Comments:

I-5(a): Structures built on steep slopes, such as are typically found in many areas of Piedmont, stand out prominently when seen from a distance or from below, and cannot be screened effectively by plants until they reach maturity, a process which may take many years.

I-5(b): The intent of Guideline I-5 is to encourage designs for new hillside residences which work with rather than against the topography. New hillside residences should follow the contour of the slope with the form of the building and should avoid large building planes, breaking them up into several horizontal and vertical elements.

Guideline I-6: The new residence should be physically integrated into the neighborhood so that it appears to residents and visitors to the neighborhood that the new residence belongs to and is a part of the neighborhood.

Guideline I-7: The siting and construction of a new residence, including its plantings at mature growth, should make all reasonable efforts to preserve significant views currently

available to existing residences. The siting and construction of a new residence, including its plantings at mature growth, should consider views potentially available to residences which may be constructed in the future, and reasonably attempt to preserve these views.

Comments:

I-7(a): This guideline should not be interpreted to suggest the planting of mature landscaping.

Guideline I-8: The new residence should have an outdoor yard or open space which, if topography permits, is screened from the view of contiguous parcels.

Guideline I-9: The siting of the new residents, the exterior location of its windows, and the exterior location of appliance ventilation and exhaust ports should respect the visual and acoustical privacy of the residences located on contiguous parcels, including their outdoor yards or open spaces,

Comments:

I-9(a): This guideline shall not be interpreted as an outright prohibition of side yard windows. Rather, the design of the windows of the new residence should consider their number, size, placement, glazing treatment and dressing in order to respect the visual and acoustical privacy of the residences located on contiguous parcels. Similarly, the ports or exterior wall openings for clothes dryer vents, kitchen and stove exhaust fans and other appliances should be sensitive to their acoustical impacts on adjacent residences.

Guideline I-10: The siting of the new residence and its landscaping should clearly differentiate between the public street space and the private space of the new residence, and give the appearance that its residents control their private space.

Guideline I-11: The siting of the new residence and the interior design of its room should discourage visual access by persons driving by in automobiles or walking along the sidewalk, yet allow for the view of the streetscape and the neighborhood by the occupants of the new residence.

Guideline I-12: The entryway to the new residence should be observable from the street.

**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

---

**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

---

**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

---

**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

---

**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

---

**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,

Kim Seto

---

**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

Please forward this letter to the Planning Commission.

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*

---

**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

---

**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

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**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.

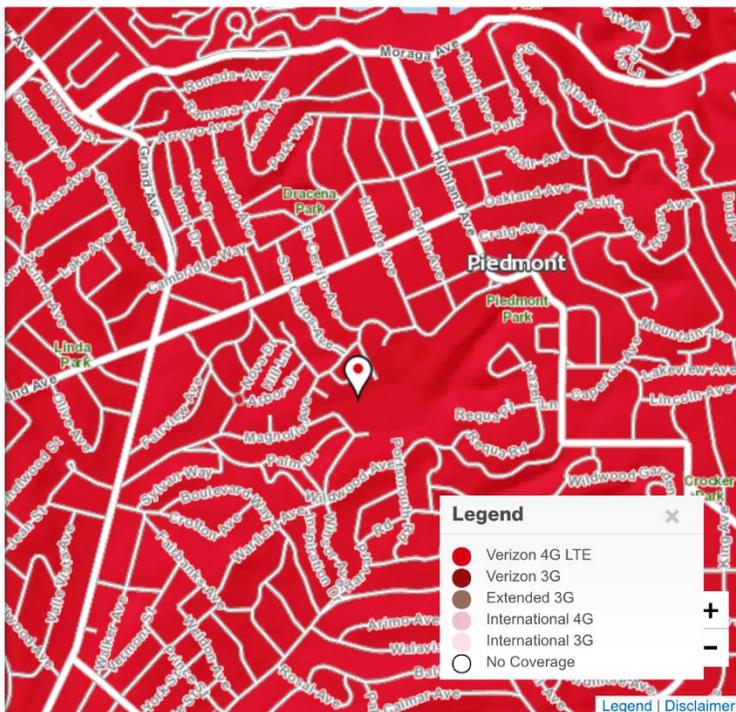
**Has the material submitted on Verizon's behalf been verified for accuracy ? The Verizon web site appears to indicate that Crown Castle's data is not correct.**

**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 interest 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)

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**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

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**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)

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**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.

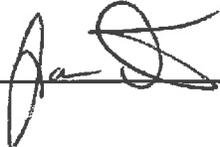
Adjacent to / In Front of: 335 Jerome Ave. (PHS-07)

← 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 questions 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 an AT&T customer with good service, where are their antennas?
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 antennas 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

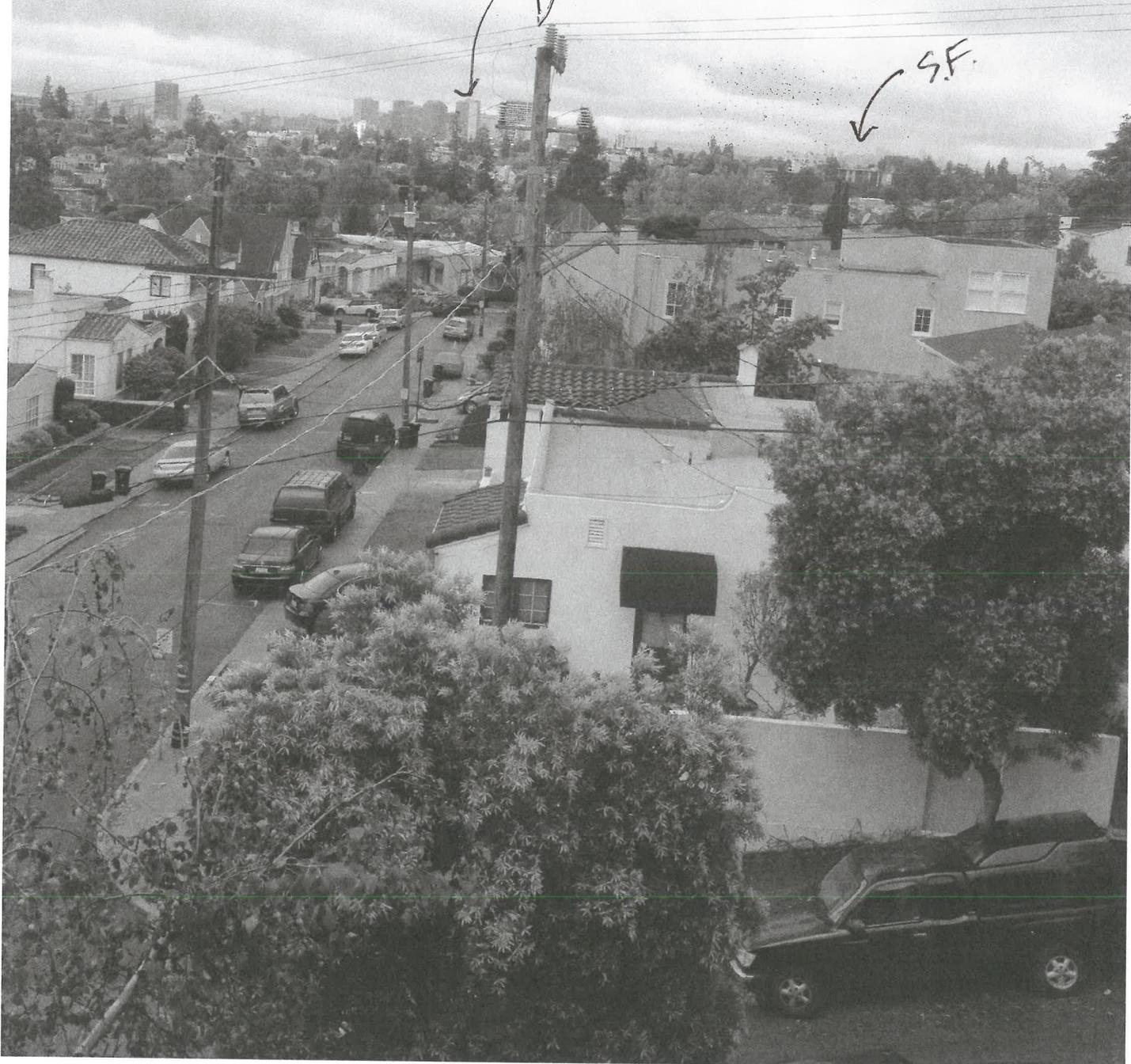
RECEIVED

APR 28 2017

PUBLIC WORKS  
CITY OF PIEDMONT

OAKLAND

SF.



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 JUN 01 2017

RECEIVED

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) JANET LABBERTON

Address 20 KEEFER CT. PIEDMONT

Telephone Number 510-316-8671

Did 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 [Handwritten Signature] 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 LABBERTON

Address 20 KEEFER CT. PIEDMONT

Telephone Number 510-316-8671

Did you review the plans or discuss the project with the applicant? Yes  No

I/We support the applications: Yes  No

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 [Handwritten 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

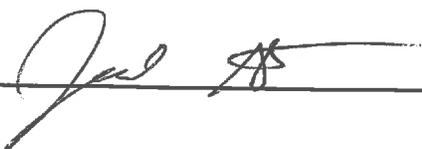
I/We support the applications: Yes  No

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 mack tower / display tower at wild wood 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**  
**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) 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

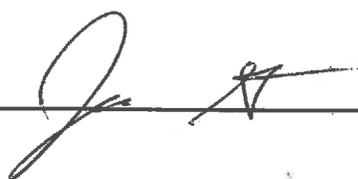
Comments:

*See comments on the Street Tree Comment Form*

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**JUN 01 2017**

**PUBLIC WORKS  
CITY OF PIEDMONT**

Signature  Date 5/29/17



# CITY OF PIEDMONT CALIFORNIA

Planning Department

**RECEIVED**  
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.

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Attachment F

MAY 31 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) 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  No

I/We support the applications: Yes  No

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 2nd 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

RECEIVED Page 169

MAY 31 2017

PUBLIC WORKS CITY OF PIEDMONT

Planning Application Comment Form
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Name (please print) Carole Parker + Dan Retcher
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 [Signature] Date 05-30-17

MAY 31 2017

Planning Application Comment Form
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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 [checked]

I/We support the applications: Yes No [checked]

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 SUBJECT TO CELL CO'S @ \$10K-\$100K/YEAR!

Signature [Signature] Date 5/30/17

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MAY 31 2017

Planning Application Comment Form  
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PUBLIC WORKS  
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 ~~perberve~~ preserve the desirability of <sup>our</sup> neighborhood in Piedmont.

Signature Alex P. J. Hsieh

Date 5/27/2017

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MAY 31 2017

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PUBLIC WORKS  
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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

760 Magnolia Avenue  
Piedmont, CA 94611  
510-594-2877 phone  
510-654-7374 fax  
ppalmer@piedmont.k12.ca.us

Date 5/25/17

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MAY 31 2017

PUBLIC WORKS  
CITY OF PIEDMONT

Street Tree Comment Form  
Please submit this form by 4:30 p.m. June 1, 2017

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Name (please print) TED DANG

Address 505 Blair Ave

Telephone Number 510 832 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 TOWERS, LOCATE THEM ON CITY PROPERTY AND/OR PARKS, NOT IN RESIDENTIAL NEIGHBORHOODS

Signature [Signature] Date 5/20/17

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MAY 31 2017

Street Tree Comment Form

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PUBLIC WORKS  
CITY OF PIEDMONT

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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 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

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MAY 31 2017  
PUBLIC WORKS  
CITY OF PIEDMONT

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

#2

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MAY 31 2017

PUBLIC WORKS  
CITY OF PIEDMONT

**Planning Application Comment Form**  
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Name (please print) Bruce & Gala Mowat

Address 4 PALA

Telephone Number 510 - 654 - 2222

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

I/We support the applications: Yes \_\_\_\_\_ No X **No!**

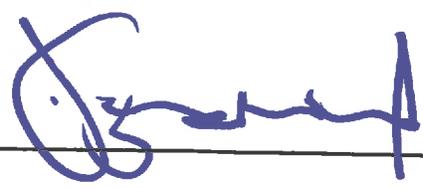
Comments:

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 27 May 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) 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]*

**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

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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 *somewhat* No       

I/We support the applications: Yes        No *X*

Comments:

*Saw & read articles & postings of neighbors*

**RECEIVED**

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  No

I/We support the applications: Yes  No

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

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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

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

RECEIVED Page 182

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) 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  No  *public notice*

I/We support the applications: Yes  No

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

MAY 30 2017

PUBLIC WORKS  
CITY OF PIEDMONT

Planning Application Comment Form  
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Name (please print) MARY SAMPSON

Address 416 EL CERRITO AVE

Telephone Number 910-607-9453

Did you review the plans or discuss the project with the applicant? Yes revised 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
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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 [checked] No

I/We support the applications: Yes No [checked]

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

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) 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 wild wood 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 29 May 2017

RECEIVED  
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,



Signature Hoyway Date 5/29/17

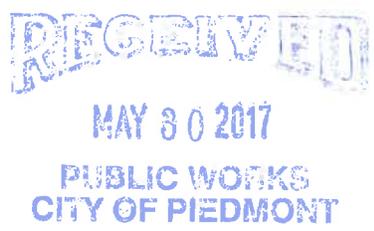
**Planning Application Comment Form**  
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Name (please print) HONG AND CARINA WONG  
Address 419 EL CERRITO AVE  
Telephone Number 510-653-5822

Did you review the plans or discuss the project with the applicant? Yes  No   
I/We support the applications: Yes  No

Comments:  
WE DONOT AGREE THIS PROJECT, THE ~~TO~~ MANY ANTENNAS LOOKS VERY UGLY, AND REDUCED OUR HOME VALUES. BAD FOR PEOPLE HEALTH.



Signature Hayway 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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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 Lee

Address 344 Jerome Avenue

Telephone Number 510 6581595

Did 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**  
**Please submit this form by 4:30 p.m. June 1, 2017**

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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 Sutra 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.*

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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:

*Still No*



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MAY 30 2017

PUBLIC WORKS  
CITY OF PIEDMONT

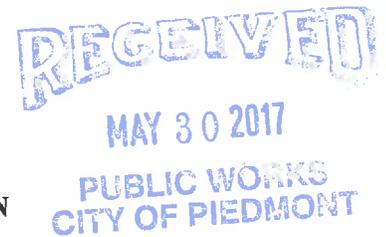
Signature \_\_\_\_\_ Date \_\_\_\_\_



# 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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OK

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

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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

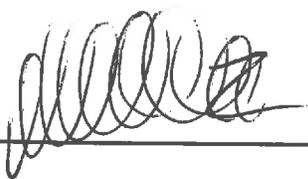
Telephone Number 510 708 7984

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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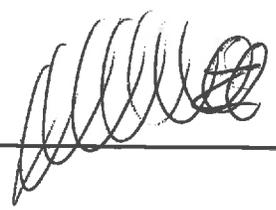
Name (please print) Joseph Krausland  
Address 327 JEROME AVE  
Telephone Number 510 708 7984

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No X

I/We support the applications: Yes \_\_\_\_\_ No X

Comments: 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

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**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!*

**RECEIVED**  
**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!



Signature \_\_\_\_\_ Date \_\_\_\_\_

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) 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

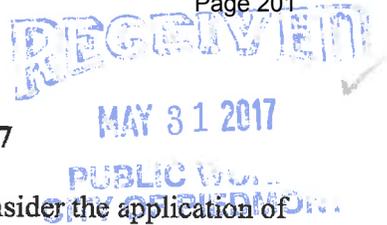
I/We support the applications: Yes  No

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 ABSOLUTLY 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**  
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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.

**Street Tree Comment Form**  
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Name (please print) 419 Hillside Ct. / Wendi Lolko-Wallman

Address 419 Hillside Ct.

Telephone Number 510-326-3247

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No

I/We support the applications: Yes \_\_\_\_\_ No

Comments:

Upon review of the description #6, Project of views from our property, it is most likely the pole would extend into our view (above roof tops). And wider than normal pole = 6 ports.

Increased exposure to electro magnetic radiation & long term effects are a concern as well.



Signature Wendi Lolko-Wallman Date 05/31/2017

**Planning Application Comment Form**  
**Please submit this form by 4:30 p.m. June 8, 2017**

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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.



Signature [Handwritten Signature] 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**  
**Please submit this form by 4:30 p.m. June 1, 2017**

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Name (please print) Rick Barker

Address 239 Palm Dr

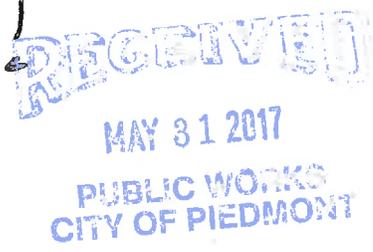
Telephone Number 510-421-3980

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No

I/We support the applications: Yes \_\_\_\_\_ No

Comments:

Why the hell do we want  
to turn Piedmont into a  
big telco tower?  
No!!!  
Bad idea!!!



Signature Rick Barker

Date 5/30/17

**Planning Application Comment Form**  
Please submit this form by 4:30 p.m. June 8, 2017

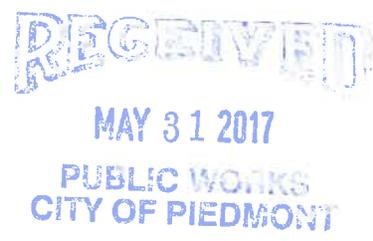
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Name (please print) Rick Baker  
Address 239 Palm Dr  
Telephone Number 510-421-3980

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 Rick Baker Date 5/30/17



# CITY OF PIEDMONT CALIFORNIA

Planning Department

## PARK COMMISSION AND PLANNING COMMISSION PUBLIC HEARING NOTICE

May 24, 2017

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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:

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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) Catherine Micaels  
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

RECEIVED

MAY 31 2017

PUBLIC WORKS  
CITY OF PIEDMONT

**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.

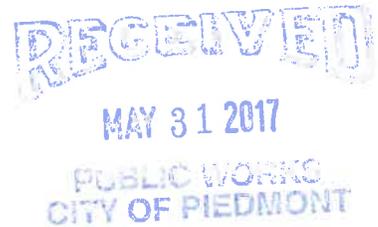
Name (please print) Catherine Michaels  
Address 343 Magnolia Ave  
Telephone Number 510.693.0315

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.*



Signature *[Signature]* Date 5.26.17

RECEIVED

MAY 31 2017

PUBLIC WORKS  
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:

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 siting 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

RECEIVED

MAY 31 2017

PUBLIC WORKS  
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

**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.

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PUBLIC WORKS  
CITY OF PIEDMONT

Name (please print) Virginia Watkins

Address 170 Nova Dr.

Telephone Number 415.377.5050

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 SHOTTON

Address 154 ARBOR DR, 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:

Re: project #7, We oppose this project, which states: "There would be potential impact to street trees."

We oppose for the following reasons: -

- Destruction of the character, beauty, and charm of our neighborhood
- Decline in property values

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CITY OF PIEDMONT

Signature Katy Shotton

Date 5/30/17

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

Tree

**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) Dan 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  No

I/We support the applications: Yes  No

Comments:

No way!!

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Signature [Handwritten Signature] Date May 31, 2017

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) Dan Pruiella  
Address 125 Arbor Dr. Piedmont, IA 94610  
Telephone Number 415.470.6226

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 [Handwritten Signature]

Date 4 May 31, 2017

Due June 1 by 4:30pm

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Tree

Street Tree Comment Form  
Please submit this form by 4:30 p.m. June 1, 2017

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Name (please print) MONICA ~~DATA~~ Piniella

Address 135 Arbor Dr

Telephone Number 415.260.0545

Did you review the plans or discuss the project with the applicant? Yes  No

I/We support the applications: on own Yes  No

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 [Signature] Date 5.30.17

to the RF antennae

MAY 31 2017

PUBLIC WORKS  
CITY OF PIEDMONT

Cell  
Tower

**Planning Application Comment Form**  
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Name (please print) MONICA PINIELLA  
Address 135 ARBOR DRIVE  
Telephone Number 415.260.0545

Did you review the plans or discuss the project with the applicant? Yes  No   
I/We support the applications: Yes  No

Comments:

I live 4 houses away from tower @ 355 Jerome.  
~~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  Date 5.30.17

**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

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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

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.



Signature *Calvin Lee* Date May 31, 2017

**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

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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

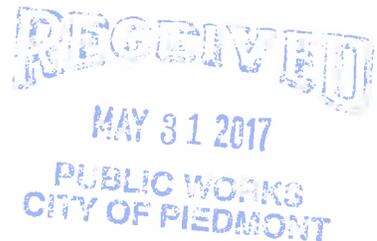
I/We support the applications: Yes \_\_\_\_\_ No X

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.



Signature Mary Song Lee

Date 31 May 2017

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CITY OF PIEDMONT

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  No   
I/We support the applications: Yes  No   
*APB*

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. *NO is our answer*  
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

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PUBLIC WORKS  
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**Planning Application 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  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

Attachment F

Planning Application Comment Form

Please submit this form by 4:30 p.m. June 8, 2017

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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) 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.  $\rightarrow$  turn

Attachment  
Structure that I am bothered by. It is Page 225  
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  No

I/We support the applications: Yes  No

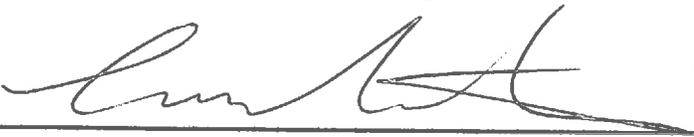
Comments:

*Please see attached letter.*

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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.

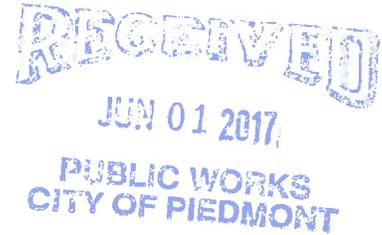
With these issues in mind, I strongly believe that the proposed antenna and pole near my home and the other eight in our general neighborhood will have a detrimental impact on my family, my neighbors, the value of our home and the value of Lower Piedmont in general. Even in a housing market as hot as 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



**Street Tree Comment Form**  
**Please submit this form by 4:30 p.m. June 1, 2017**

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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  No

I/We support the applications: Yes  No

Comments:

*Please see attached*



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

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CAMPANELLI & ASSOCIATES, P.C.

(516) 746-1600



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- [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.

Attachment F

Page 231

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  
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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  
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[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) 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)

**RECEIVED**  
**JUN 01 2017**  
**PUBLIC WORKS**  
**CITY OF PIEDMONT**

Signature *Stephen Kozinich* Date 05/31/2017  
*Stephen Kozinich* 05/31/2017

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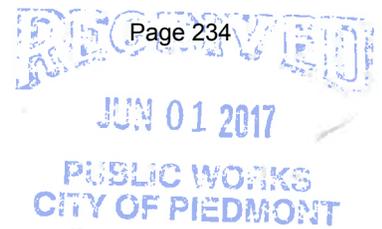
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Signature Stephen Kozinich Date 05/31/2017  
Stephen Kozinich 05/31/2017



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 under grounded, 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.

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443 Jerome Ave  
Piedmont CA  
510-547-7297



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4

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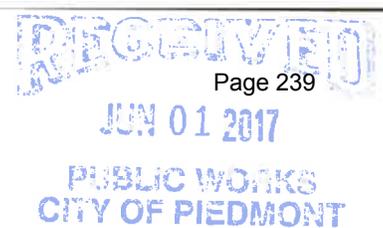
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Date 05/31/2017  
05/31/2017



May 31, 2017

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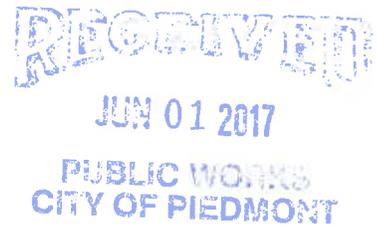
Name (please print) Kristin Kozinich  
Address 443 Jerome Ave  
Telephone Number 547-7297

Did you review the plans ~~or discuss the project with the applicant?~~ Yes  No

I/We support the applications: Yes  No

Comments:

*Please see attached*



Signature Kristin Kozinich 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.

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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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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  No   
I/We support the applications: Yes  No

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 for perceived issues of beauty + also health.*

RECEIVED

JUN 01 2017

PUBLIC WORKS  
CITY OF PIEDMONT

**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) Barbara + Hassan 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:

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.

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JUN 01 2017  
PUBLIC WORKS  
CITY OF PIEDMONT

**Street Tree Comment Form**  
Please submit this form by 4:30 p.m. June 1, 2017

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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 to ~~cut down the trees~~ <sup>cut down the trees</sup>. Please look at the objections from Palms Verdes ~~in~~ in 2016. We have the same concerns. It is unsightly and will impact great our home values.

Signature  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

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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 X

I/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 peris and antennas?!

Signature Judy Lee Date 6/1/17

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JUN 01 2017

PUBLIC WORKS  
CITY OF PIEDMONT

Street Tree Comment Form

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Name (please print) Margaret Budgas

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 Budgas Date 5/31/17

JUN 01 2017  
 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:

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

Signature Margaret Bridges Date 5/31/17

buy when they heard a tower might go in around the corner. Please decline the proposal.

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Street Tree Comment Form

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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

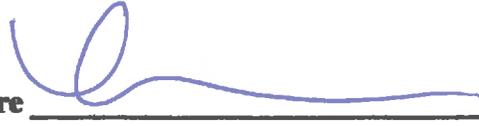
I/We support the applications: Yes \_\_\_\_\_ No

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 

Date 6-1-17

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JUN 01 2017

**Street Tree Comment Form**

Please submit this form by 4:30 p.m. June 1, 2017

PUBLIC WORKS  
CITY OF PIEDMONT

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Name (please print) DAVID RICKENBAKER

Address 355 JEROME AVE.

Telephone Number 415 244-9965

Did 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 F  
JUN 01 2017

Save this tree Page 259

PUBLIC WORKS  
CITY OF PIEDMONT

Street Tree Comment Form  
Please submit this form by 4:30 p.m. June 1, 2017

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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 A. Rickensbaker Date 30 May 2017



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Page 261  
JUN 01 2017  
PUBLIC WORKS  
CITY OF PIEDMONT

**Street Tree Comment Form**  
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Name (please print) Betsy & Robert Andersen

Address 140 Arbor Drive

Telephone Number (510) 985-0498

Did 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

PUBLIC WORKS  
CITY OF PIEDMONT

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Name (please print) TAMI CATE

Address 34 PORTSMOUTH RD

Telephone Number \_\_\_\_\_

Did you review the plans or discuss the project with the applicant? Yes  No \_\_\_\_\_

I/We support the applications: Yes \_\_\_\_\_ No

Comments: *I oppose this application 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

Signature  Date 06/02/17

*tami.cate@yahoo.com*

JUN 07 2017

PUBLIC WORKS  
CITY OF PIEDMONT

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Name (please print) Haideh Cher  
Address 1121 Harvard Rd Piedmont CA 94610  
Telephone Number (510) 387-9029  
Did you review the plans or discuss the project with the applicant? Yes  No   
I/We support the applications: Yes  No

Comments: I oppose this application 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)
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Signature Haideh Cher Date 6/4/2017

**JUN 07 2017**

**Planning Application Comment Form**  
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**PUBLIC WORKS**  
**CITY OF PIEDMONT**

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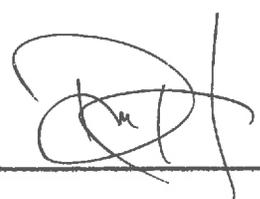
Name (please print) DAVID H. TETLOCK  
Address 1049 HARVARD RD. PIEDMONT, CA. 94610  
Telephone Number 510.501.5511

Did you review the plans or discuss the project with the applicant? Yes  No

I/We support the applications: Yes  No

Comments: *I oppose this application 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)
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Signature  Date 6/2/17

Attachment F  
**RECEIVED**

**JUN 07 2017**

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**PUBLIC WORKS**  
**CITY OF PIEDMONT**

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Name (please print) Tanya Vawter

Address 60 Portsmouth, Piedmont CA 94610

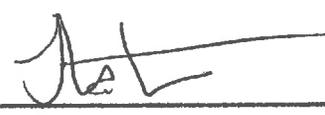
Telephone Number 510 763 0246

Did you review the plans or discuss the project with the applicant? Yes  No

I/We support the applications: Yes  No

Comments: I oppose this application for the following reasons:

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Signature 

Date 6/4/17

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Name (please print) PHILIP TING

Address 1071 Harvard Road.

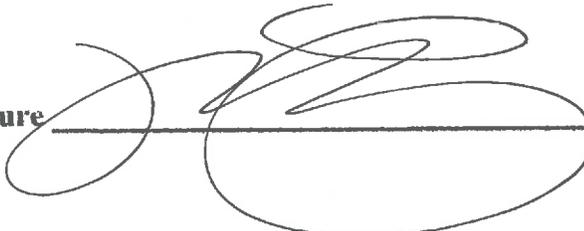
Telephone Number 408 510 817-4612

Did you review the plans or discuss the project with the applicant? Yes  No

I/We support the applications: Yes  No

Comments: I oppose this application 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)
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Name (please print) David Kim

Address 1080 Harvard Rd.

Telephone Number 415-516-4627

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No \_\_\_\_\_

I/We support the applications: Yes \_\_\_\_\_ No \_\_\_\_\_

Comments: I oppose this application for the following reasons:

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Signature  Date 6/2/17

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Attachment F

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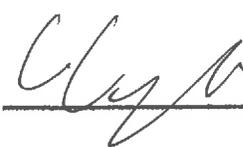
Name (please print) Cassandra Cybers  
Address 1049 Harvard Rd. Piedmont, CA. 94610  
Telephone Number 510.517.0637

Did you review the plans or discuss the project with the applicant? Yes  No

I/We support the applications: Yes  No

Comments: I oppose this application 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

Signature  Date 6/2/17

Attachment F  
**RECEIVED**

**JUN 07 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) Robert Folda + Nancy McKee-Folda  
Address 1065 Harvard Rd.  
Telephone Number (510) 465-9439

Did you review the plans or discuss the project with the applicant? Yes No  
I/We support the applications: Yes No

Comments: I oppose this application 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)
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Signature Nancy E. McKee-Folda Date June 2, 2017

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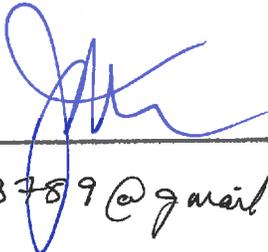
Name (please print) John Ward  
Address 29 Portsmouth Rd., Piedmont CA  
Telephone Number 415-510-839-3434

Did you review the plans or discuss the project with the applicant? Yes  No

I/We support the applications: Yes  No

Comments: I oppose this application for the following reasons:

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Signature  Date 6/2/17  
study wardjr3789@gmail.com

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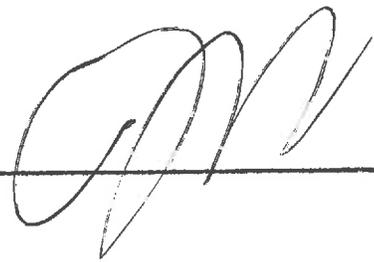
Name (please print) JEFF CHEN  
Address 1121 Harvard Rd.  
Telephone Number (510) 708-0439

Did you review the plans or discuss the project with the applicant? Yes  No

I/We support the applications: Yes  No

Comments: I oppose this application for the following reasons:

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Signature  Date 6/9/17

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Name (please print) George Lee

Address 42 Portsmouth Rd Piedmont CA 94610

Telephone Number \_\_\_\_\_

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No \_\_\_\_\_

I/We support the applications: Yes \_\_\_\_\_ No \_\_\_\_\_

Comments: I oppose this application for the following reasons:

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Signature George Lee Date 6/2/17

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Name (please print) MIGUEL RIVAS  
Address 34 PORTSMOUTH RD  
Telephone Number 510 470 0033

Did you review the plans or discuss the project with the applicant? Yes  No

I/We support the applications: Yes \_\_\_\_\_ No

Comments: I oppose this application 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)
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Signature  Date 6-2-17  
smtguelrivas@gmail.com

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Name (please print) Robert Edesess  
Address 1124 Raleigh Way, Piedmont, CA 94610  
Telephone Number 510-419-6950

Did you review the plans or discuss the project with the applicant? Yes  No   
I/We support the applications: Yes  No

Comments: I oppose this application 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)
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Signature [Signature] Date 6/14/2017

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Name (please print) Jane & Michael Strauch  
Address 30 Portsmouth Avenue, Piedmont  
Telephone Number 510.388.1841

Did you review the plans or discuss the project with the applicant? Yes \_\_\_\_\_ No   
I/We support the applications: Yes \_\_\_\_\_ No

Comments:  
We strongly oppose the installation of all nine cell towers in residential Piedmont because they will:  
1) Decrease property values as I am a local realtor - CA assoc. of realtors  
2) are an eyesore and maintenance trucks will add to neighborhood congestion.  
3) require removal of mature trees.  
4) Present a potential health hazard.

Signature Jane Strauch Date 6.7.17