

Planning Application #: 16-013

Date Received: 2/17/16
 Fee Paid: \$99/\$2000
 Receipt #: 93324
 Bond # 6296

City of Albany

PLANNING APPLICATION FORM NON-RESIDENTIAL

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon - 1PM, Mon. - Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2013-2014)

<input type="checkbox"/> Design Review*	\$2,027/ Admin. \$1,077
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,027
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,027
<input type="checkbox"/> Conditional Use Permit (minor)*	\$1,077
<input type="checkbox"/> Sign Permit	\$1,447/\$451 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$451
<input type="checkbox"/> Lot Line Adjustment*	\$Actual Cost/Min \$1,077
<input type="checkbox"/> Secondary Residential Unit*	\$1,077
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*	\$3,285
<input type="checkbox"/> Variance*	\$2,027
<input checked="" type="checkbox"/> Other(s): <u>Zoning Clearance</u>	<u>\$ 209</u>

*When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/2 fee will be charged for any other ones.

General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

****If applying for a Conditional Use Permit, please complete the Supplemental Questionnaire****

Job Site Address: <u>1100 Eastshore Highway (Aka Buchanan St.)</u>		Zoning District:
Property Owner(s) Name: <u>Golden Gate Land Holdings</u>	Phone: <u>510-559-7311</u> Fax:	Email:
Mailing Address: <u>Buchanan St.</u>	City: <u>Albany</u>	State/Zip: <u>Ca, 94706</u>
Applicant(s) Name (contact person): <u>Jerome Wade, CWC Inc, representing</u> <u>GTE Mobicel of CA, LP dba Verizon Wireless</u>	Phone: <u>916-588-0810</u> Fax: <u>916-313-3730</u>	Email: <u>jwade@completewireless.net</u>
Mailing Address: <u>2009 V st.</u>	City: <u>Sacramento</u>	State/Zip: <u>Ca, 95818</u>

PROJECT DESCRIPTION (Please attach plans)

Remove and replace six (6) existing panel antennas with six (6) new panel antennas and install associated equipment.

TERMS AND CONDITIONS OF APPLICATION

I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made part of this application in accordance with the provisions of the City's ordinances, and I hereby certify that the information given is true and correct to the best of my knowledge and belief.

I understand that the requested approval is for my benefit (or that of my principal). Therefore, if the City grants the approval with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge. I therefore agree to accept this responsibility for defense at the request of the City and also agree to defend, indemnify and hold the City harmless from any costs, claims, penalties, fines, judgments, or liabilities arising from the approval, including without limitation, any award or attorney's fees that might result from the third party challenge.

For this purposes of this indemnity, the term "City" shall include the City of Albany, its officers, officials, employees, agents and representatives. For purposes of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including any action alleging a failure to comply with the California Environmental Quality Act or other laws.

The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.

BY <u>Jeanette Mares</u>	<u>10-16-15</u>
Signature of Property Owner <i>VP-Secretary</i>	Date
<u>[Signature]</u>	<u>2-17-16</u>
Signature of Applicant (if different)	Date



City of Albany

FEB 17 2016

February 17, 2016

Community Development

Anne L. Hersch, Planner
City of Albany
Planning Department
1000 San Pablo Ave
Albany, Ca 94706

RE: Request for Administrative review under Section 6409 of the Spectrum Act (47 U.S.C 1455) for Verizon Wireless “Golden Gate Fields”(PCS), 1100 Eastshore Highway(AKA Buchanan St.), (APN: 066-2680-003-01), Removal and replacement of antennas along with auxiliary equipment.

Dear Planning Staff,

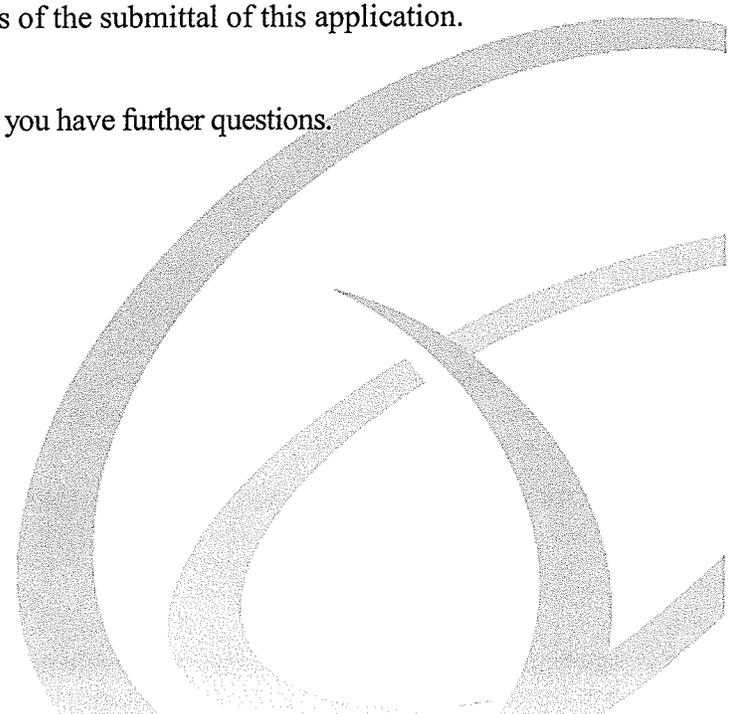
The proposed modification is an “eligible facility request” that will not substantially change the physical dimensions of the base station per §1.40001(b)(3)(i-iii). Also, the proposed modification will not “exceed the thresholds identified in §1.40001(b)(7)(i) through (iv)”. As such, there are no proposed modifications to the height of the base station (§1.40001 (b)(7)(i)); appurtenance additions such as surge protectors and remote radio units will locate behind the antennas (§1.40001(b)(7)(ii)); cabinet additions are not a part of this project (§1.40001 (b)(7)(iii)); excavation or deployment outside the current site is not a part of this project (§1.40001 (b)(7)(iv)); replacement antennas and auxiliary equipment shall be painted to match existing (§1.40001(b)(7)(v)); the proposed modification will not violate the underlying conditions associated with the Use permit limited to non-compliance in a manner that will not exceed the thresholds identified in §1.40001(b)(7)(i-iv). Therefore, administrative and objective (non-discretionary) review should be made within 60 Days of the submittal of this application.

Please feel free to contact me at (916) 588-0810 should you have further questions.

Sincerely,

A handwritten signature in black ink that reads "Jerome Wade".

Jerome Wade
Project Manager
jwade@completewireless.net



Antenna Comparison Chart

Site Name: Golden Gate Fields PCS

Old Antennas			
Antenna	Height	Width	
SBNH-1D4545A	56.7	16.2	
SBNH-1D6565A	50.9	11.9	
LNX-4514DS-A1M	51.5	15.31	
LNX-6513DS-A1M	54.9	11.9	
HBX-4517DS-A1M	57.5	10.6	
HBX-6516DS-A1M	51.4	6.5	

New Antennas			
Antenna	Height	Width	
SBNHH-1D45B	72	18	
SBNHH-1D65B	72.9	11.9	
SBNH-1D4545A	56.7	16.2	
SBNH-1D6565A	50.9	11.9	
SBNHH-1D45B	72	18	
SBNHH-1D65B	72.9	11.9	

City of Albany

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Community Development



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In-person delivery

February 17, 2016

Anne L. Hersch, Planner
City of Albany
Planning Department
1000 San Pablo Ave
Albany, Ca 94706

RE: Zoning Clearance Application (APN: 066-2680-003-01; 1100 Eastshore Highway, Verizon Wireless site name: "Golden Gate Fields (PCS)")

This package is intended as a formal submittal/application to modify an existing Verizon Wireless communications facility located at the above referenced location. The items listed below are enclosed, per the City's submittal requirements:

1. Credit Card payment
2. Planning application
3. Spectrum Act (6409) Review Request
4. Project Description
5. Site Plans / Elevations 24" x 36" (3 copy & 1 PDF set)
6. Antenna Comparison Chart
7. RF Study

Please feel free to contact me at (916) 588-0810 regarding any further information that may be required as part of this application.

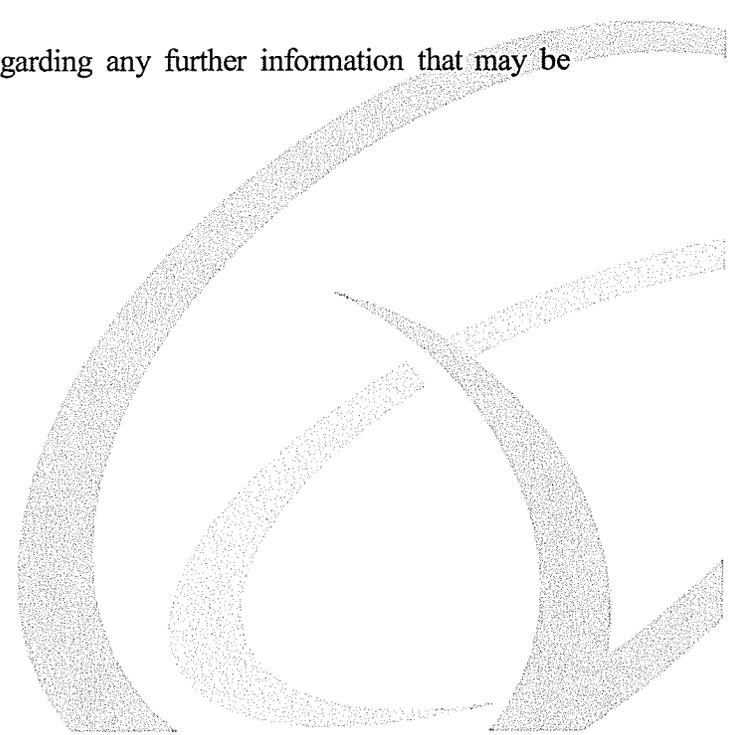
Sincerely,

A handwritten signature in black ink that reads "Jerome Wade". The signature is fluid and cursive, with the first name being more prominent.

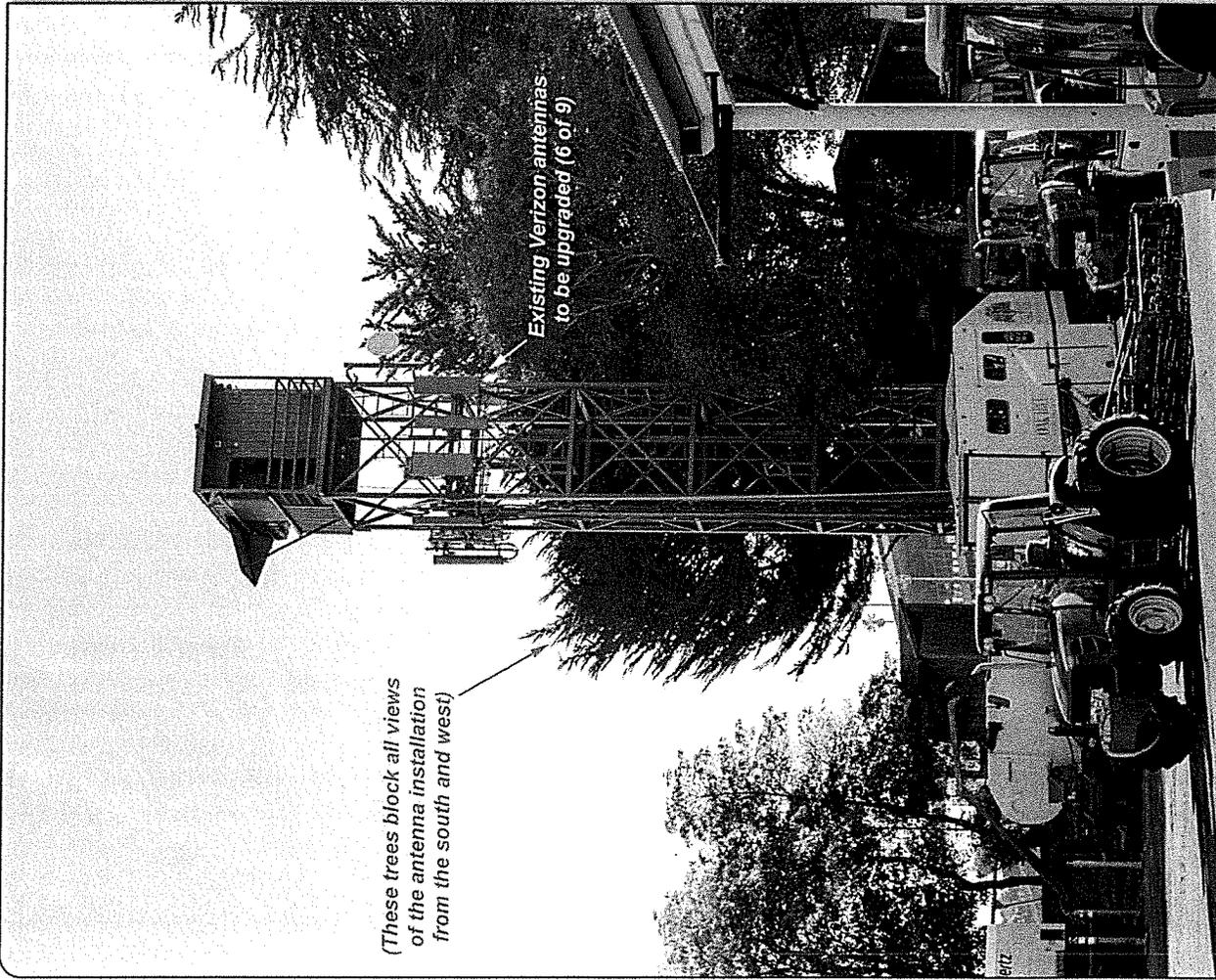
Jerome Wade
Project Manager
jwade@completewireless.net

www.completewireless.net

2009 V Street
Sacramento, CA 95818



Photosimulation of the view of the antennas as seen from the maintenance yard, NOT a public viewpoint.



Existing

Golden Gate Fields
 1100 Eastshore Highway
 (AKA Buchanan Street)
 Albany, CA 94706
verizon *wireless*



Proposed

City of Albany

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Community Development



Existing

Golden Gate Fields

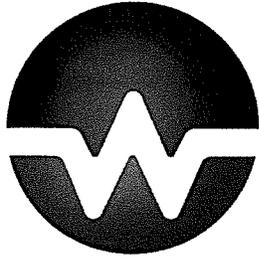
1100 Eastshore Highway
(AKA Buchanan Street)
Albany, CA 94706



Photosimulation of the view looking west from the nearby elevated freeway.



Proposed



WATERFORD
COMPLIANCE...FROM START TO SIGNAL

City of Albany

FEB 17 2016

Community Development

Radio Frequency Emissions Compliance Report For Verizon Wireless

Site Name: Golden Gate Fields
Address: 1100 Eastshore Highway
Albany, CA 94706
Report Date: October 21, 2015

Site Structure Type: Observation Tower
Latitude: 37.887703
Longitude: -122.313026
Project: PCS4 Modification

General Summary

Verizon Wireless has contracted Waterford Consultants, LLC to conduct a Radio Frequency Electromagnetic Compliance assessment of the proposed modification of the Golden Gate Fields site located at 1100 Eastshore Highway, Albany, California. This report contains information about the radio telecommunications equipment to be installed at this site and the surrounding environment with regard to RF Hazard compliance. This assessment is based on installation designs and operational parameters provided by Verizon Wireless.

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

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1	30	5	6

f=Frequency in MHz

Golden Gate Fields – PCS4 Modification 102115

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

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any particular location given the spatial orientation and operating parameters of multiple RF sources. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

Verizon Wireless proposes to replace six (6) antennas and install three (3) 2100 MHz and three (3) 1900 MHz A2 Backpacks at this location. The antennas are mounted on an existing 60-foot observation tower with centerlines of 45 feet above ground level and oriented toward 0, 100 and 180 degrees. From this site, Verizon Wireless will enhance voice and data services to surrounding areas in licensed 700, 850, 1900 and 2100 MHz bands. The Effective Radiated Power (ERP) in any direction will not exceed 16,057 Watts. No co-located antennas are known to be operating at this site.

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serve to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon Wireless operations is 1.645% of the FCC General Population limits. At the roof level of the nearest structures depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 2.876 % of the FCC General Population limits. At climbing ways, behind the antennas, the maximum predicted power density level resulting from all Verizon Wireless operations is 5.260% of the FCC General Population limits. The proposed operation will not expose members of the General Public at ground, at adjacent buildings or on the observation tower to hazardous levels of RF energy.

Waterford Consultants, LLC recommends posting contact information and RF Guidelines signage that informs personnel climbing the observation tower of basic precautions to be followed when working around antennas. These recommendations are depicted in Figure 1. Any work activity in front of transmitting antennas should be coordinated with Verizon Wireless.

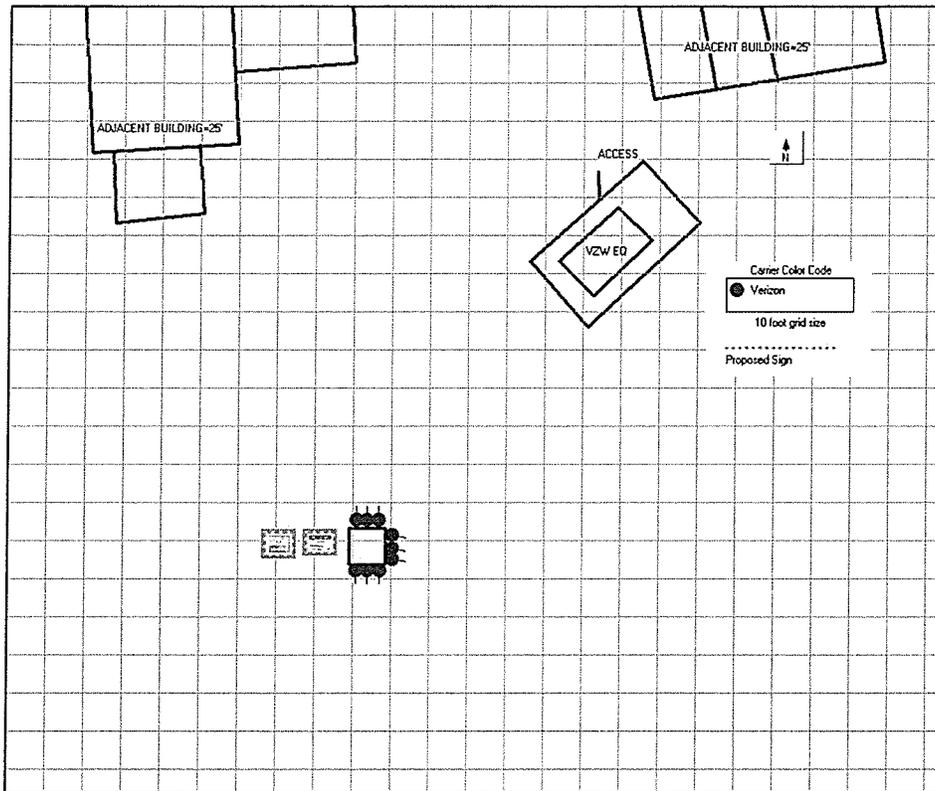


Figure 1: Antenna Locations and Mitigation Recommendations

Compliance Statement

Based on information provided by Verizon Wireless, predictive modeling and mitigation to be implemented by Verizon Wireless, the installation proposed by Verizon Wireless at 1100 Eastshore Highway, Albany, California will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. § 1.1307(b)(3) and 1.1310.

Certification

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



2015-10-21 12:22:17