

**City of San Leandro Planning Commission**

**RESOLUTION NO. 2024-010**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF SAN LEANDRO**

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**A RESOLUTION APPROVING PLN23-0031 TO  
BUILD AN 80-FOOT HIGH WIRELESS TELECOMMUNICATIONS FACILITY  
AT 440 PERALTA AVENUE (PLN23-0031)**

**WHEREAS**, Tower Engineering Professionals (“Applicant”), submitted an application for a Conditional Use Permit to build an 80-foot high Wireless Telecommunications Facility consisting of a monopole camouflaged as a pine tree and related equipment (the “Project”), at 440 Peralta Avenue, Assessor’s Parcel Number: 075-0225-001-04 (the “Property”); and

**WHEREAS**, the Property is an L-shaped lot located at the west corner of San Leandro Boulevard and Peralta Avenue, has a Transit-Oriented Development Mixed Use (MUTOD) General Plan Land Use designation, and is located in the Downtown Area 2 (DA-2) Zoning District; and

**WHEREAS**, a staff report dated November 7, 2024, and incorporated herein by reference, describes and analyzes the proposed Project; and

**WHEREAS**, on November 7, 2024 the Planning Commission reviewed the staff report at a duly noticed public hearing on the proposed Project, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the Planning Commission has considered all public comments received, the presentation by City staff, the staff report and attachments in adopting this resolution; and

**WHEREAS**, the Planning Commission has determined that the proposed Project does satisfy the requisite Findings of Fact necessary for approval as described in the staff report and herein; and

**WHEREAS**, the Planning Commission desires to approve a Conditional Use Permit for the Project; and

**WHEREAS**, the City’s General Plan, Zoning Code, and Municipal Code, are incorporated herein by reference, and are available for review at City Hall during normal business hours.

**NOW, THEREFORE THE PLANNING COMMISSION FOR THE CITY OF SAN LEANDRO RESOLVES THAT:** The above recitals are true and correct and made a part of this resolution.

**BE IT FURTHER RESOLVED THAT,** the Planning Commission does hereby determine that the Project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines, New Construction or Conversion of Small Structures.

**BE IT FURTHER RESOLVED THAT,** the Planning Commission of the City of San Leandro does approve Conditional Use Permit (PLN23-0031) to build an 80-foot high Wireless Telecommunications Facility at 440 Peralta Avenue, as shown on the submitted project plans attached as Exhibit B and incorporated herein, based on the following findings and considering the staff report, and the whole of the record related to the Project:

#### Conditional Use Permit

1. The proposed location of the Project is in accord with the objectives of the Zoning Code and the purposes of the DA-2 (Downtown Area 2) Zoning District, in which the Property is located.
2. The proposed location of the Project and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing, or working in, or adjacent to, the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity, or to the general welfare of the City
3. The proposed Project will comply with the provisions of the Zoning Code, including all requirements for the proposed use in the DA-2 Zoning District in which it would be located.
4. The proposed Project will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities, which cannot be mitigated.

**BE IT FURTHER RESOLVED THAT,** the Planning Commission's recommendation for approval of the Project is subject to the following conditions of approval:

#### **PLANNING DIVISION**

##### Compliance with Approved Plans and Conditions of Approval

1. **Compliance with Approved Exhibits.** The Project shall comply with the following exhibits, except as herein modified. Exhibits are on file at City Hall, at the City of San Leandro, Community Development Department, located at 835 E. 14<sup>th</sup> Street, San Leandro, California, 94577.

- a. Exhibit A: Project Statement
  - b. Exhibit B: Project Plans
2. **Scope of Work.** The approval of this Conditional Use Permit allows for the construction of an 80-foot high Wireless Telecommunications Facility (monopole camouflaged as a pine tree and related equipment) at 440 Peralta Avenue. APN: 075-0225-001-04. Zoning District: DA-2.
  3. **Modifications.** The project shall remain in substantial compliance with the approved Plans, Exhibits, and Conditions of Approval. Proposed changes to the project shall be made in writing to the Zoning Enforcement Official. If the Zoning Enforcement Official determines that the requested changes are minor and do not include substantial alterations to the Conditional Use Permit approval or conditions of approval and are consistent with the intent of the original Conditional Use Permit approval, the Zoning Enforcement Official may approve the changes or may refer the proposed changes to the Planning Commission. The Planning Commission may either approve or conditionally approve the requested changes or determine that the proposed changes shall be treated as a new application for a Conditional Use Permit approval. Decisions of the Planning Commission may be appealed in accord with Zoning Code Chapter 5.20 Appeals.
  4. **Effective Date.** The project approval shall become effective on the 15th day after the date the Planning Commission approves the project, unless appealed, as provided in Zoning Code Chapter 5.20.
  5. **Expiration Date.** This approval shall expire after two years from Planning Commission approval, unless, pursuant to Zoning Code Section 5.08.136, a building permit has been issued, coupled with diligent progress evidencing a good faith intent to commence the intended use; or the use is established; or approval is granted a one-year extension by the Zoning Enforcement Official upon receipt of a written application with the required fee within the time period specified by the review authority, or two years of the date of the approval; or upon discontinuance of work on a project or expiration of a building permit. Application for renewal shall be made in writing to the Zoning Enforcement Official not less than 30 days or more than 120 days prior to the expiration of the Conditional Use Permit approval. Denial of a request for renewal of the Conditional Use Permit approval may be appealed.
  6. **Revocation.** In accordance with Zoning Code Section 5.24.108, upon determination by the Zoning Enforcement Official that there are reasonable grounds for revocation of this approval, a revocation hearing shall be set by the Zoning Enforcement Official before the Planning Commission.
  7. **Compliance with Zoning Code.** Prior to permit issuance, the Applicant/Owner shall demonstrate that the Project complies with all minimum requirements of the San Leandro Zoning Code.

8. **Access to Conditions of Approval.** These Conditions of Approval shall be made available and accessible to all property owners and occupants on the property.
9. **Successors in Interest.** These conditions of approval shall run with the land and the Applicant/Owner shall be responsible for ensuring that any heirs, executors, administrators, and successors in interest who assumes responsibility for this approval are informed of its terms and conditions.
10. **Permits Required.** The Applicant/Owner shall obtain any and all permits required, including but not limited to grading permits, building permits, fire permits, and encroachment permits for any work in the right-of-way.
11. **Fees.** Prior to permit issuance, any and all outstanding Planning, Engineering or Building deposit fees or balances shall be paid in full.

#### Indemnification

12. The Applicant/Owner hereby agrees to defend, indemnify, and hold harmless the City of San Leandro, its Council, boards, commissions, officers, employees and agents, from and against any and all claims, suits, actions, liability, loss, damage, expense, cost (including, without limitation, attorneys' fees, costs and fees of litigation) of every nature, kind or description, which may be brought by a third party against, or suffered or sustained by, the City of San Leandro, its Council, boards, commissions, officers, employees or agents to challenge or void the permit granted herein or any California Environmental Quality Act determinations related thereto.
13. In the event that any person should bring an action to attack, set aside, void or annul the City's approval of this Project, the Applicant/Owner shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action, or proceeding against the City and/or its agents, officers and employees with counsel selected by the Applicant/Owner (which shall be the same counsel used by Applicant/Owner) and reasonably approved by the City. Applicant/Owner's obligation to defend, indemnify and hold harmless the City and/or its agents, officers and employees shall be subject to the City's compliance with Government Code Section 66474.9.

#### Additional Submittals

14. **Applicable Permits.** The Applicant/Owner shall obtain any and all required permits, including but not limited to grading permits, building permits, fire permits, encroachment permits for any work in the right-of-way, final map for subdivision, and permits from all applicable utility agencies.
15. **Annotated Conditions of Approval.** Prior to submitting for building permits and prior permit issuance, the Applicant/Owner shall provide the Planning Division a copy of these Conditions of Approval, with responses (annotations) to each condition detailing how each condition has been complied with or will be complied with. Each



annotation shall include a standard reference to the specific sheet(s) and drawing(s) of the construction plans that demonstrate such compliance, and information about who will be completing each requirement. Construction plans for building permit issuance shall not be accepted without the Annotated Conditions of Approval document.

#### 16. Cell Tower Camouflaging.

- a. **Camouflaging Plan.** Prior to issuance of building permits, the Applicant/Owner shall provide a Cell Tower Camouflaging Plan for review and approval of the Zoning Enforcement Official, including all of the following, incorporated as part of the building permit plan set, on its own sheet:
  - i. Indicate what species of tree will be designed with the camouflaging material and demonstrate how the design will mimic the tree's natural shape and adequately conceal the equipment/antennas mounted on the monopole.
  - ii. Paint underlying surfaces with colors matching the bark and branches of the proposed monopine. Provide a paint specification using brand and brand color name.
  - iii. Provide a variety of different branch types and lengths, to create a natural-looking shape. Provide installation details on elevation drawings and plan drawings at key elevations (each antenna level, between antennas, and around the microwave antennas, depict the branches and dimension their lengths. Indicate how camouflaging (bark, socks, and antennas) will be installed, relative to equipment (i.e., antennas, radios units, microwaves, etc.).
  - iv. Indicate who will install the camouflaging material, including company name, and representative name and information.
  - v. Indicate who will maintain the camouflaging and at what frequency. Include including company name, and representative name and information.
- b. **Materials Board.** Prior to issuance of building permits, the Applicant/Owner shall provide a final materials board, for review and approval by the Zoning Enforcement Official that includes materials samples for all materials that will be used for camouflaging.
- c. **Inspection of Camouflaging Materials.** Prior to final inspection, the Applicant/Owner shall demonstrate that the required camouflaging has been installed on the cell tower. The Applicant/Owner shall request an inspection by the Planning Division and shall make any adjustments required by the Zoning Enforcement Official, as needed to meet the intent of these Conditions of Approval.

17. **Landscaping Plan.** Prior to issuance of building permits, the Applicant/Owner shall provide Final Landscape and Irrigation Plans for review and approval of the Zoning Enforcement Official. The plans shall document compliance with applicable Zoning

Code requirements for Wireless Telecommunications Facilities and **Exhibit B – Project Plans**. The plans shall include minimum soil depths, and details such as: 1) plant size, species and location; 2) shrubs and groundcover size, species, and location; 3) installation specifications, including staking; 4) irrigation details; 5) water use and water conservation techniques; and 6) maintenance programs.

18. **Exterior Lighting Details.** Any exterior lighting shall be manually operated or on an automatic timer and used only during night, during periods of maintenance or during an emergency situation, unless otherwise required by applicable Federal law. Lighting shall be shielded or directed to minimize glare as viewed from off-site locations. Lighting shall remain well-maintained and replaced periodically to ensure proper functioning. Freestanding towers and ground-mounted facilities shall not be artificially lighted, unless required by the FAA or other applicable authority or unless they contain a U.S. Flag. Prior to issuance of building permits, the Applicant/Owner shall provide proposed lighting details for review and approval of the Zoning Enforcement Official.
19. **Emergency Contact Signs.** All wireless telecommunications facilities shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. No signs, flags, banners, or any form of advertising shall be attached to a wireless telecommunications facility except for government-required certifications, warnings, or other required seals or signs. Prior to issuance of any building permits, the Applicant/Owner shall provide a copy of the sign, as part of the building permit plan set, for review and approval by the Zoning Enforcement Official. Prior to building permit final, the Applicant/Owner shall demonstrate that this required signage has been installed.
20. **Equipment Enclosure.** All ancillary equipment for the facility shall be enclosed with a split-face masonry wall of 6 feet in height, painted to match the exterior of existing buildings at the subject property, and compliant with Zoning Code Section 4.04.376(F)(3). Prior to building permit finals for the installation of the tower, the Applicant/Owner shall demonstrate that the masonry wall and gate has been installed.

Ongoing Maintenance Conditions

21. **Fences.** All fencing, gates and walls on the project site shall be structurally sound, graffiti-free, and well-maintained at all times. Fences, walls and hedges shall comply with Zoning Code Section 4.04.364 (Fences, Walls, and Hedges) and approved plans unless otherwise approved by the Zoning Enforcement Official. The installation of chain link or cyclone fencing shall be prohibited. The installation of barbed wire, razor, cyclone and electrified fencing is prohibited.
22. **Graffiti.** Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be promptly removed or painted over.

23. **Landscaping.** All landscaping improvements shall be maintained in a healthy, growing, and weed-free condition at all times. Any missing, dead, or damaged plant and groundcover material shall be promptly replaced with a material similar in type and comparable in size to the plant(s) or groundcover being removed.
24. **Noise.** The property shall comply with Municipal Code Chapter 4-1, Article 11 (Noise). The Applicant/Owner shall take proactive measures to avoid and reduce noise that would disturb the peace, quiet and comfort of neighboring residents or persons of normal sensitivity between the hours of 10:00 p.m. and 8:00 a.m. Testing of back-up generators or similar equipment that operates only during power outages or other emergencies may only occur during standard daytime hours.
25. **Warning Signs and Controlled Access.** Prior to issuance of any building permits, the Applicant/Owner shall provide for review and approval by the Zoning Enforcement Official installation details for the warning signs and controlled access measures (security walls and gates) recommended by the EME report submitted for this project. Prior to any building permit finals, the Applicant/Owner shall install the signs and the security measures.
26. **Discontinued Facilities and Removal of Abandoned Antennas and Towers.** Any wireless telecommunications facility that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such facility shall remove same, and restore the site to its pre-installation condition, within 90 days of receipt of notice from the Community Development Department Director notifying the owner of such abandonment. The notice shall specify that the owner has the opportunity to request a public hearing on the removal of the facility. If such facility is not removed within said 90 days, the Community Development Director may remove such facility at the owner's expense. If there are two or more users of a single facility, then this provision shall not become effective until all users cease using the facility.

Any wireless telecommunications facility shall be removed within 30 calendar days of the discontinuation of the use and shall be restored to its previous condition. The service provider shall provide the Community Development Department with a notice of intent to vacate the site a minimum of 30 calendar days prior to vacation and shall obtain building permits prior to removal of equipment. For facilities located on City property, this requirement shall be included in the terms of the lease. For facilities located on other sites, the property owner shall be responsible for removal of all antennas, structures and related equipment within 30 calendar days of the discontinuation of use.

### Improvements and Amenities

27. **Screened Mechanical Equipment.** All exterior mechanical equipment, such as air conditioning/heating units and exhaust systems, shall be located such that they will not be visible from any public-rights-of-way. Alternatively, they shall be screened or

enclosed from view so as not to be visible from the public-right-of-way subject to review and approval by the Zoning Enforcement Official.

28. **Screened Utilities.** All electrical, gas, and water meters shall be located such that they will not be visible from any public-rights-of-way. Alternatively, they shall be screened or enclosed from view so as not to be visible from any public-rights-of-way. Prior to permit issuance and as part of the construction drawings, the Applicant/Owner shall provide, for permit review and approval by the Zoning Enforcement Official details for the mechanical screening.
29. **Screened Appurtenances.** The Applicant/Owner shall place all new transformers, switching boxes, and similar appurtenances subsurface, or shall screen them by locating them in an enclosure with walls matching the material and color of the nearest building. The enclosures shall include gates of heavy gauge corrugated steel and shall be surrounded by trees, shrubs and climbing vines. The Applicant/Owner shall arrange the location and treatment of the appurtenances with the gas, electric and communication providers prior to the approval of building permit(s) for vertical construction. A detail of the said screening shall be included on the improvement plans submitted for review and approval by the Zoning Enforcement Official.
30. **Improvements Installed Prior to Final Inspection.** Prior to finagling of any permits, the improvements outlined in these Conditions of Approval and/or detailed in **Exhibit B - Project Plans** shall be completely installed to the satisfaction of the Zoning Enforcement Official and the City Engineer.

#### Construction Conditions

31. **Secure Construction Site.** The property shall be secured during construction with a temporary six (6) foot high chain link fence with green screening and any other security measures in accordance with recommendation of the San Leandro Police Department. Alternative temporary fencing is subject to prior approval from the Zoning Enforcement Official. Temporary fencing shall be maintained and kept free of graffiti.
32. **Construction Hours and Noise.** Construction on the project site shall not commence prior to 7:00 a.m. and shall cease by 7:00 p.m., Monday through Friday, and shall not commence prior to 8 a.m. and shall cease by 7 p.m. Saturday and Sunday, unless otherwise approved by the Chief Building Official. There shall be no construction on Federal holidays. As provided in Municipal Code Chapter 4-1, Article 11 (Noise), "construction" shall mean any site preparation, assembly, erection, substantial repair, alteration, demolition or similar action, for or on any private property, public or private right-of-way, streets, structures, utilities, facilities, or other similar property. Construction activities carried on in violation of this Article may be enforced as provided in Section 4-11-1130, and may also be enforced by issuance of a stop work order and/or revocation of any or all permits issued for such

construction activity. Prior to the start of construction activities, the construction contractor shall:

- a. Maintain and tune all proposed equipment in accordance with the manufacturer's recommendations to minimize noise emission.
- b. Inspect all proposed equipment and fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds that are no less effective than as originally equipped by the manufacturer.
- c. Post a sign, clearly visible at the site, with a contact name and telephone number of the construction manager.
- d. Place stationary construction equipment and material delivery in loading and unloading areas as far as practicable from the residences.
- e. Limit unnecessary engine idling to the extent feasible.
- f. Use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters.
- g. Use low-noise emission equipment.
- h. Limit use of public address systems.
- i. Minimize grade surface irregularities on construction sites.

**33. Dust Control.** Construction activity shall not create dust, noise or safety hazards for adjacent businesses and properties. Dirt and mud shall not be tracked onto public streets from the project site during construction. Standard construction dust control procedures, such as wetting, daily road washing and other maintenance functions to control emissions, shall be implemented at all times during outdoor construction. Dust generating activities such as grading, excavation, paving, etc. shall be scheduled the early morning and other hours when wind speeds are low. All construction activities entailing soil disturbance shall cease when winds exceed 30 miles per hour as an hourly average.

**34. Air Quality.** The Applicant/Owner shall comply with the current Bay Area Air Quality Management District's basic control measures for reducing construction emissions of PM10 (Table 8-1, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the BAAQMD CEQA Guidelines). (Review of all demolition, grading, and building permits. Implementation shall remain in place throughout project construction and verification shall occur during normal construction site inspections).

**35. Construction Truck Route.** The Applicant/Owner shall prepare a construction truck route plan that would restrict trucks to arterial streets that have a sufficient pavement section to bear heavy truck traffic, thereby minimizing noise and traffic impacts to the community. The construction truck route plan shall be reviewed and approved by the City Engineer prior to issuance of any building or grading permits.

- 36. Construction Contract.** All construction contracts shall include the following requirements: Maintain and tune all proposed equipment in accordance with the manufacturer's recommendations to minimize noise emission.
- a. Unpaved construction sites shall be sprinkled with water at least twice per day;
  - b. Trucks hauling construction materials shall be covered with tarpaulins or other effective covers;
  - c. Streets surrounding demolition and construction sites shall be swept at least once per day; and
  - d. Paving and planting shall be done as soon as possible. The City shall charge the Applicant/Owner, and the Applicant/Owner shall pay, for all costs of sweeping city streets in the vicinity of the project as necessary to control dust and spillage.
- 37. Construction Facilities.** Potable water and temporary sanitary facilities shall be provided to workers during construction activities. Temporary sanitary facilities shall be kept in a clean and odorless condition, secured, and located away from nearby residences and businesses.
- 38. Compliance with Standards of Sanitation During Construction.** The Applicant/Owner shall comply with the following high standards of sanitation during construction of improvements: garbage cans, construction dumpsters, and debris piles shall be removed on a minimum weekly basis. All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers only and shall be regularly removed from the site. Inspections, conducted as part of the regular construction compliance, will be conducted to ensure compliance of the Applicant/Owner and contractors with these requirements.
- 39. Water Quality Control during Construction.** All construction contracts shall include the following requirements:
- a. Unpaved construction sites shall be sprinkled with water at least twice per day;
  - b. Trucks hauling construction materials shall be covered with tarpaulins or other effective covers; and
  - c. Streets surrounding demolition and construction sites shall be swept at least once per day.
- 40. Discovery of Historic/Prehistoric Artifacts or Human Remains.** If currently unknown historic/prehistoric artifacts or human remains are discovered during ground disturbing activities, the following measures shall be implemented: A.
- a. In compliance with State law (Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event that historical artifacts are found, all work within 50 feet of the find shall stop and a qualified archaeologist shall examine the find. The archaeologist shall then submit a plan



for evaluation of the resource to the City of San Leandro Planning Services Division for approval.

- b. If the evaluation of the resource concludes that the found resource is eligible for the California Register of Historic Resources, a mitigation plan shall be submitted to the City of San Leandro Planning Services Division for approval, which shall consider reasonable efforts for the resources to be preserved in place or left in an undisturbed state.
- c. If the artifacts and samples recovered during construction are determined to be significant and cannot be preserved in place, the artifacts shall be cataloged and curated by a qualified archaeologist and placed in an appropriate curation facility. The mitigation plan shall be completed before earthmoving or construction activities can recommence within the designated resource area.
- d. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will immediately identify a Native American most likely descendant (MLD) to inspect the site and provide recommendation.

**41. Migratory Birds.** Tree removal, landscape grubbing, building demolition, and other construction activities such as grading and utility installation shall be performed in compliance with the Migratory Bird Treaty Act and relevant sections of the California Fish and Game Code to avoid loss of nests in active use. This shall be accomplished by scheduling tree removal and building demolition outside of the bird nesting season (which occurs from February 1 to August 31) to avoid possible impacts on nesting birds if new nests are established in the future. Alternatively, if tree removal and building demolition cannot be scheduled during the non-nesting season (September 1 to January 31), a pre-construction nesting survey shall be conducted. The survey shall be completed by a qualified wildlife biologist no more than 14 days prior to the start of tree removal. If active nests are identified, a no disturbance buffer of 25-500 feet (depending on species and setting) shall be established around each nest until the young are fledged or the nest becomes inactive.

**42. Enforcement.** Construction activities carried on in violation of these Conditions may be enforced as provided in the San Leandro Municipal Code and may be enforced by issuance of a Stop Work order and/or revocation of any or all permits issued for such construction activity.

## **PUBLIC WORKS – ENGINEERING & TRANSPORTATION**

**43. Protest Within a 90-day Period.** Pursuant to Government Code Section 66020, including Section 66020(d)(1), the City HEREBY NOTIFIES the Applicant/Owner for this Project that the 90-day approval period (in which the Applicant/Owner may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) will begin on the date of the conditional approval of this Project. If the Applicant/Owner fails to file a protest

within this 90-day period, complying with all the requirements of Government Code Section 66020, the Applicant/Owner will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

44. **Compliance.** The proposed development shall comply with City ordinances, policies and regulations. All improvements shall be in accordance with the City's Design Standards, Specifications and Standard Plans unless otherwise specifically approved by the City Engineer.

*Additional Submittals to be Submitted to Engineering*

45. **Geotechnical Investigation Report.** The Applicant/Owner shall submit a Geotechnical Investigation Report and shall incorporate all recommendations into the design. A letter from the engineer who prepared the geotechnical investigation report stating they have reviewed the proposed improvement plans and that it substantially conforms with the recommendations made in the report will be required.

46. **Encroachment Permit from Engineering Division.** Any work within the Public Right-of-Way shall require an Encroachment Permit from the Engineering and Transportation Department prior to beginning such work. Please visit the following website for more information on the City's Encroachment Permit process: <https://www.sanleandro.org/953/Permits>.

*Engineering and Infrastructure Improvements*

47. **Utility Easement.** AT&T and/or Tower Engineering Professionals shall be responsible for obtaining the required private utility and access easements from the private property owner.

48. **Utility Underground.** Utility services to the site shall be placed underground.

49. **Storm Drain.** All proposed storm drain inlets and trench drains shall be marked "NO DUMPING, DRAINS TO BAY" as per the City of San Leandro Standard Plan Dwg. No. 204. Install Regional Water Quality Control Board (RWQCB) approved trash inserts at the proposed storm drain inlets prior to the connection of the existing storm drain line. See the most recent approved list located here: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/trash\\_implementation/certified\\_fcsc\\_evicelist\\_16Feb2021.pdf](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/certified_fcsc_evicelist_16Feb2021.pdf)

*Ongoing Maintenance required by Engineering*

50. **Storm Water Pollution.** The Applicant/Owner shall reduce storm water pollution by implementing the following pollution source control measures:

- a. Structures shall be designed to discourage the occurrence and entry of pests into buildings, thus minimizing the need for pesticides. The trash area shall be

separated from the rest of the building by concrete or masonry walls so that pests that gain access to the area are less likely to access the rest of the building.

- b. All storm drains shall be marked "NO DUMPING, DRAINS TO BAY".
- c. All on-site storm drains shall be inspected and, if necessary, cleaned at least twice a year immediately prior to the rainy season.
- d. Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Steam cleaning or low volume pressure washing may be performed only after pre-cleaning using dry methods, spot cleaning and recovery in stained areas and removal of all mobile pollutants. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wash water containing any soap, cleaning agent or degreaser shall not be discharged to the storm drain.
- e. Interior floor drains (if any) shall not be connected to the storm drain system.
- f. Air conditioning condensate shall be directed to landscaped areas. Any air conditioning condensate that discharges to land without flowing to a storm drain may be subject to the requirements of the State Water Resources Control Board's (SWRCB) Statewide General Waste Discharge Requirements (WDRs) for Discharges to Land with a Low Threat to Water Quality.
- g. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to storm water pollution.
- h. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plans that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
- i. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
- j. Selection of the plants that will require minimal pesticide use.
- k. Irrigation shall be appropriate to the water requirements of the selected plants.
- l. The Applicant/Owner shall select pest and disease resistant plants.
- m. The Applicant/Owner shall plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
- n. The Applicant/Owner shall plan insectary plants in the landscaping to attract and keep beneficial insects.

**ENVIRONMENTAL SERVICES**

51. The storage of hazardous materials in quantities equal to or greater than 55 gallons requires submittal of a Hazardous Materials Business Plan (HMBP). HMBP submittal shall be completed via the California Environmental Reporting System (CERS) online database at <http://cers.calepa.ca.gov/>. An HMBP shall be submitted prior to placement of registerable material (e.g., a generator shell capacity of 190 gallons for diesel fuel and 18.72 gallons of battery electrolyte) onsite.

**BUILDING DIVISION**

52. The plan review for this planning entitlement does not constitute a complete building plan review. A formal plan check review will be completed at the time of project submittal to the Building Division. All construction shall fully comply with the current adopted California Building Standards Code in effect at the time of building permit issuance.

53. The Applicant/Owner shall provide detailed construction plans (working drawings) to the Building Division for plan review prior to issuance of a building permit. Plans and supporting documents shall be prepared by a California state-licensed architect or engineer. Upon completion of the plan check, all applicable fees shall be paid and a building permit shall be issued prior to commencement of any actual construction work on-site.

54. The Applicant/Owner shall incorporate the following on plans submitted for permit issuance.

- a. Geotechnical report.
- b. Geotechnical report shall provide structural plans review approval letter.
- c. Structural plans and structural calculations.
- d. Construction and Demolition per CalGreen.
- e. CalGreen Non-Residential Mandatory Measures Checklist.
- f. Provide manufacturer's specifications for new generator.
- g. FAA approval for any crane site work.

55. The Applicant/Owner shall demonstrate compliance with the following conditions of approval (requirements) on plans submitted for permit issuance. All revision clouds and deltas added to the plans during Planning approval must be removed prior to submitting the building permit application.

- a. Clarify location of new generator fill port.
- b. Clarify if generator has spill containment.
- c. Provide working clearances for all equipment.

- d. Provide accessible clearances for all accessible spaces per 2022 CBC Chapter 11A.
- e. Provide pedestrian gates for driveway gates, if used shall comply 2022 CBC Chapter 11A.
- f. All exterior walking surfaces shall be ADA compliant.
- g. Information provided on civil plans such as accessible path of travel, accessible parking, utilities, and exterior lighting locations shall be shown on architectural site plan.

**ALAMEDA COUNTY FIRE DEPARTMENT**

56. The Project shall comply with Building and Fire Codes adopted and in effect at the time of building permit submittal.

**PLANNING COMMISSION REQUIREMENTS**

57. As required by Zoning Code Section 4.04.376.J.13, within 30 calendar days of activation of the facility, the Applicant/Owner shall submit a Radio-Frequency Compliance Report demonstrating that the facility meets the FCC standards for radio-frequency emissions. Additionally, the Applicant/Owner shall complete a Radio-Frequency Compliance Report annually for five years after the approval of this project. The report shall be delivered to the Planning Division on the anniversary of the approval.

58. If a future Radio Frequency Emissions report identifies that the project violates the FCC standards within any adjacent or neighboring residential building, Applicant/Owner shall adjust facility equipment until the emissions in the residential building do not exceed FCC standards.

**PASSED, CONDITIONALLY APPROVED, AND ADOPTED**, on this 7th day of November 2024 by the following vote:

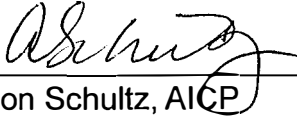
- AYES:** Boldt, Mendoza, Rich, Solis, Tejada, Tabjulu, Zuber
- NOES:** None
- ABSENT:** None
- ABSTAIN:** None




---

Litha Zuber  
Chair of the Planning Commission

**ATTEST:**



---

Avalon Schultz, AICP  
Secretary to the Planning Commission





## EXHIBIT A

TEP PHOENIX  
OFFICE  
4710 E. ELWOOD,  
SUITE 9  
PHOENIX, AZ 85040

May 22, 2024

City of San Leandro Planning  
835 East 14th Street  
San Leandro, CA 94577

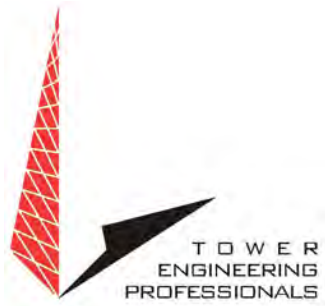
### Re: Project Narrative - FirstNet Public Safety Facility – SLEAN01 / CCL05539

#### Purpose:

This project narrative is for a Conditional Use Permit approval of a FirstNet / AT&T Public Safety Facility/wireless tower at site location: 440 Peralta Avenue, San Leandro, CA 94577 / APN: 075-0225-001-04 (SLEAN01 / CCL05539). This project will contain wireless communication services for FirstNet broadband to enhance services for emergency responders as well as to serve the community.

The project scope of work is below.

PROJECT DESCRIPTION
THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY IN THE AREA FOR EMERGENCY SERVICE AND WIRELESS CUSTOMERS.
<b>TOWER SCOPE OF WORK</b>
<ul style="list-style-type: none"><li>• INSTALL (1) 80'-0" MONOPINE TOWER</li><li>• INSTALL (12) ANTENNAS ON (9) MOUNTS</li><li>• INSTALL (18) RADIOS</li><li>• INSTALL (3) DC9 FIBER SQUIDS</li><li>• INSTALL (9) DC POWER TRUNKS</li><li>• INSTALL (3) FIBER TRUNKS</li><li>• INSTALL (3) SECTOR MOUNTS</li></ul>
<b>GROUND SCOPE OF WORK</b>
<ul style="list-style-type: none"><li>• INSTALL 33'-0"x33'-0" CHAIN LINK FENCED COMPOUND</li><li>• INSTALL (1) 600A GUTTER</li><li>• INSTALL (1) 200A METER</li><li>• INSTALL (1) 17'-7"x10'-4" CONCRETE PAD</li><li>• INSTALL (1) EQUIPMENT PLATFORM</li><li>• INSTALL (1) WALK-UP-CABINET (WUC)</li><li>• INSTALL (1) 30 KW DIESEL GENERATOR</li><li>• INSTALL ICE BRIDGE</li><li>• INSTALL (1) GROUND LEVEL DC50 SPD</li><li>• INSTALL (1) 200A FTLC WITH CAMLOC</li><li>• INSTALL (1) 30"x30"x12" HOFFMAN BOX WITH CIENA ABOVE</li><li>• INSTALL (1) 50"x52" CONCRETE PAD FOR PRIMARY TRANSFORMER</li><li>• INSTALL (8) BATTERIES</li></ul>



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The proposal includes an 80' top of stealthing public safety facility monopine with 4' lightning rod, 33' x 33' compound lease area for collocation capacities, as well as a 30kw emergency generator with above ground fuel tank that is only to be used as a back-up generator and tested monthly for fifteen minutes during standard daytime hours.

#### Design:

The wireless facility will be designed as a monopine tree (tree pole) to comply with the City of San Leandro stealthing requirements per code. The faux pine branches and Larson socks will screen the antennas along with associated equipment. The pole of the monopine structure will be stealthed as the bark of the tree to assist with blending the stealth design.

#### Fencing:

The proposed fencing is a 6' tall CMU wall around the 33' x 33' compound. The CMU wall will screen the ground equipment from public view.

#### Utilities, Cables/Conduits, Lighting:

The utilities, cables/conduits will be placed underground. There will be a work light inside of the compound, but not visible to the public view and will only be used for the work purposes.

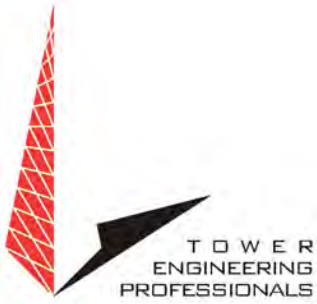
#### Landscaping:

Northwest from the proposed location are existing trees that will screen the tower/compound.

Northeast from the proposed location vines are proposed to fully cover the CMU wall.

The CMU wall and tower would have little to no visibility from Bixco Street given the screening of existing trees, overhead rail, and existing buildings.

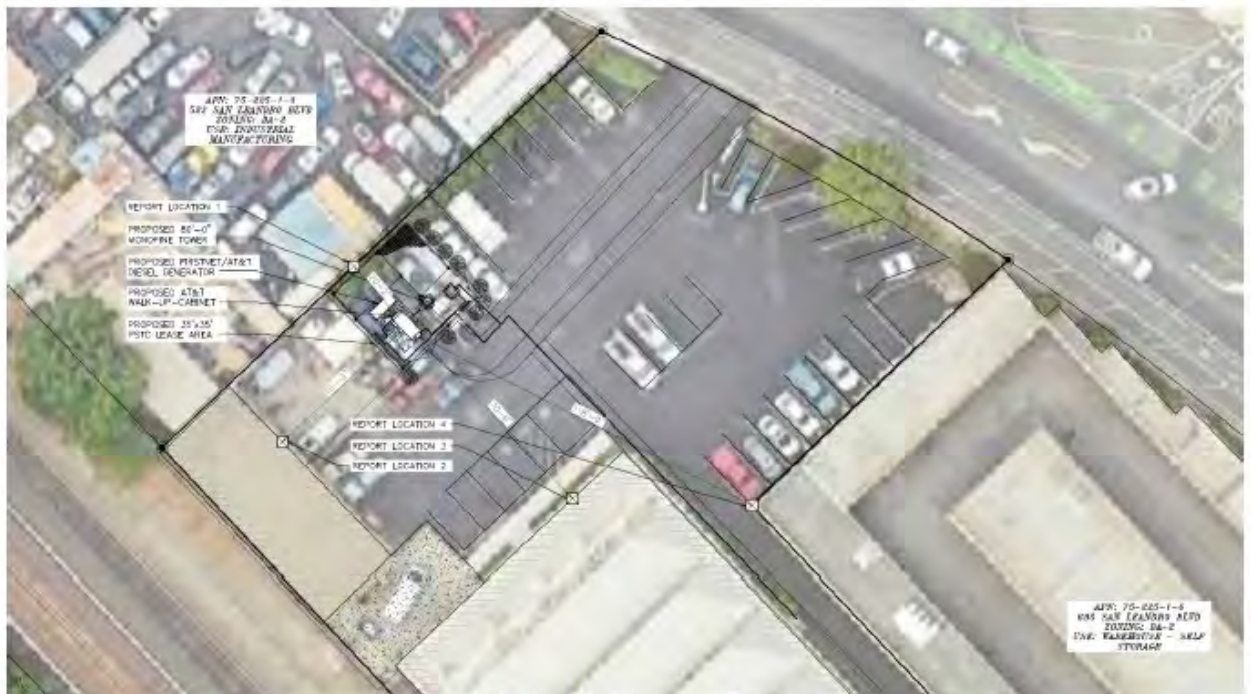
Public Safety Towers Company is working diligently with the City of San Leandro's zoning codes to get this project to approval.



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 4710 E. ELWOOD,  
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 PHOENIX, AZ 85040

Noise:

A noise study was completed on April 30, 2024 by Mark Quakenbush, PE from Tower Engineering Professionals. The report shows four locations that were measured with a noise meter for typical (ambient) noise. The results are recorded below.



**Figure 1: Noise Measurement Location**

Table 1: Noise Measurement Results				
Location	Start Time	Stop Time	Typical (±3 dB)	Max (dB)
1	10:50	11:05	49.0	83.8
2	11:07	11:22	52.0	79.6
3	11:24	11:39	53.0	84.4
4	11:40	11:55	53.0	79.2

The baseline peak noise measured on site for all locations fall under the “Normally Unacceptable” for DA and IL zoning types with the lowest dB value measured being 79.2 dB. The peak noise recorded at Locations 1, 2, and 3 came from the train passing on the suspended railway approximately 100’ southwest of the proposed compound and instance of a motorcycle driving down San Leandro Blvd for Location 4. The



TEP PHOENIX  
OFFICE  
4710 E. ELWOOD,  
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PHOENIX, AZ 85040

proposed location now has a CMU wall proposed for the 33' x 33' compound as before it was a chain-link fence. A CMU wall will assist in reducing excessive noise levels. A detailed noise study has been provided with the submittal documents.

If you have any questions, please do not hesitate to reach out to the my contact information below.

Sincerely,

Carol Kincheloe  
(619) 488-0933  
[Ckincheloe@tepgroup.net](mailto:Ckincheloe@tepgroup.net)





**EXHIBIT B**



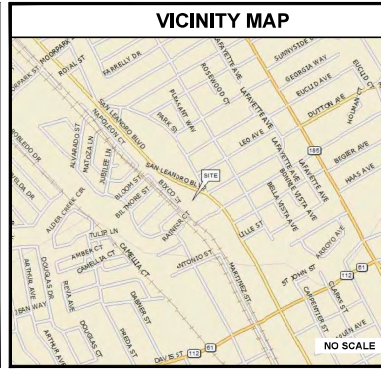
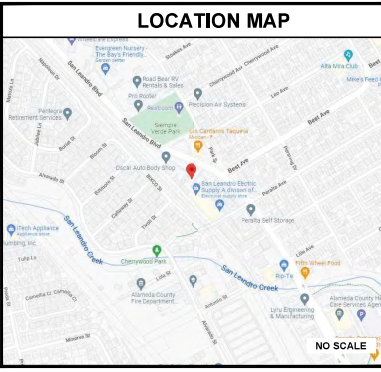
**FIRSTNET/AT&T SITE ID:** CCL05539  
**FIRSTNET/AT&T SITE NAME:** ALVARADO ST & CALLAWAY ST  
**FA LOCATION CODE:** 15521709  
**USID:** 314957  
**PACE #:** MRSFR077581

**PSTC SITE #:** CANC-SLEAN01  
**SITE ADDRESS:** 440 PERALTA AVENUE  
**COUNTY:** SAN LEANDRO, CA 94577  
**SITE TYPE:** ALAMEDA  
**TOWER HEIGHT:** MONOPINE  
**80'-0"**

**FIRSTNET/AT&T ID: CCL05539**  
**ALVARADO ST & CALLAWAY ST**  
**PSTC #: CANC-SLEAN01**  
**440 PERALTA AVENUE**  
**SAN LEANDRO, CA 94577**  
**(ALAMEDA COUNTY)**  
**PROPOSED 80'-0"**  
**MONOPINE TOWER**

SITE INFORMATION	
PSTC SITE NAME:	440 PERALTA
SITE ADDRESS:	440 PERALTA AVENUE SAN LEANDRO, CA 94577
COUNTY:	ALAMEDA
MAP/PARCEL #:	75-225-14
AREA OF CONSTRUCTION:	1,225 SQ FT
LATITUDE:	N 37° 43' 41.56" (37.7282111°)
LONGITUDE:	W 122° 09' 56.26" (-122.166657°)
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	47±
CURRENT ZONING:	DA-2
JURISDICTION:	CITY OF SAN LEANDRO
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	V-B
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	LEE, DONALD R & JO A TRS 10217 BUCKMEADOWS DRIVE OAKLAND, CA 95361
TOWER OWNER:	PUBLIC SAFETY TOWERS, LLC 1903 WRIGHT PLACE, SUITE 140 CARLSBAD, CA 92008
CARRIER/APPLICANT:	AT&T 5001 EXECUTIVE PKWY SAN RAMON, CA 94583
ELECTRIC PROVIDER:	PG&E
TELCO PROVIDER:	AT&T

DRAWING INDEX		
SHEET #	TITLE DESCRIPTION	REV
T-1	GENERAL SHEET	H
GN-1	GENERAL NOTES	H
LS-1	SITE SURVEY	O
LS-2	SITE SURVEY	O
LS-3	NOTES	O
C-1.1	OVERALL SITE PLAN	H
C-1.2	EXISTING SITE PLAN	H
C-1.3	PROPOSED SITE PLAN	H
C-1.4	COMPOUND LAYOUT	H
C-2.1-2.4	FINAL ELEVATIONS	H
C-3	ANTENNA LAYOUT & SCHEDULE	H
C-4	WALK-UP-CABINET DETAILS	H
C-5	GENERATOR DETAILS	H
C-6	BATTERY DETAILS	H
C-7	FIRE EXTINGUISHER DETAILS	H
C-8	CMU WALL DETAILS	H
C-9	EQUIPMENT DETAILS	H
C-10	EQUIPMENT DETAILS	H
C-11	CONCEALMENT DETAILS	H
E-1	ELECTRICAL AC PANEL SCHEDULE	H
E-2	ELECTRICAL ONE-LINE DIAGRAM	H



**DIRECTIONS FROM 5005 EXECUTIVE DRIVE:** TURN RIGHT ONTO EXECUTIVE PARKWAY AND KEEP LEFT. TURN LEFT ONTO CAMINO RAMON AND KEEP LEFT. TURN LEFT ONTO NORRIS CANYON ROAD, STAY ON NORRIS CANYON ROAD UNTIL IT ENDS, TURNING LEFT ONTO CROW CANYON ROAD, STAY ON CROW CANYON ROAD UNTIL YOU REACH EAST CASTRO VALLEY BOULEVARD AND TURN LEFT. TURN RIGHT ONTO I-580 TOWARD OAKLAND. TAKE EXIT 30 FOR FOOTHILL BOULEVARD / MCARTHUR BOULEVARD, TURN LEFT ONTO LEWIS AVENUE AND TURN RIGHT ONCE YOU REACH DUTTON AVENUE. STAY ON DUTTON AVENUE AND CONTINUE ONTO BEST AVENUE. TURN RIGHT ONTO SAN LEANDRO BOULEVARD AND TAKE AN IMMEDIATE LEFT INTO THE PARKING LOT FOR SAN LEANDRO ELECTRIC SUPPLY. SITE IS IN THE BACK OF THE PARKING LOT ON THE SOUTHWEST CORNER OF THE PROPERTY.

PROJECT TEAM	
PUBLIC SAFETY TOWERS, LLC CONTACT:	1903 WRIGHT PLACE, SUITE 140 CARLSBAD, CA 92008 STEPHANIE VANDERVEEN S.VANDERVEEN@PSTCTOWERS.COM (661) 755-1471
TEP PROJECT TEAM:	TOWER ENGINEERING PROFESSIONALS 4710 E ELWOOD ST, STE 9 PHOENIX, AZ 85040
SITE ACQUISITION CONTACT:	CAROL NINCHELOE CHINCHELOE@TEPGROUP.NET (231) 409-5439
CIVIL ENGINEER:	STEPHEN BUNTING, PE SBUNTING@TEPGROUP.NET (919) 661-3630
ELECTRICAL ENGINEER:	MARK QUARENBUUSH, PE MQUARENBUUSH@TEPGROUP.NET (919) 661-4351
AT&T PROJECT TEAM:	
RF ENGINEER:	ANTHONY CRUZ ACR314@ATT.COM

PROJECT DESCRIPTION
THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY IN THE AREA FOR EMERGENCY SERVICE AND WIRELESS CUSTOMERS.
<b>TOWER SCOPE OF WORK</b>
<ul style="list-style-type: none"> <li>INSTALL (1) 80'-0" MONOPINE TOWER</li> <li>INSTALL (12) ANTENNAS ON (9) MOUNTS</li> <li>INSTALL (18) RADIOS</li> <li>INSTALL (3) DC9 FIBER SQUIDS</li> <li>INSTALL (9) DC POWER TRUNKS</li> <li>INSTALL (3) FIBER TRUNKS</li> <li>INSTALL (3) SECTOR MOUNTS</li> </ul>
<b>GROUND SCOPE OF WORK</b>
<ul style="list-style-type: none"> <li>INSTALL 33'-0" x 33'-0" CMU WALLED COMPOUND</li> <li>INSTALL (1) 600A GUTTER</li> <li>INSTALL (1) 200A METER</li> <li>INSTALL (1) 17'-7" x 10'-4" CONCRETE PAD</li> <li>INSTALL (1) WALK-UP-CABINET (WUC)</li> <li>INSTALL (1) 30 KW DIESEL GENERATOR</li> <li>INSTALL (1) GROUND LEVEL DC50 SPD</li> <li>INSTALL (1) 200A PTLC WITH CAMLOC</li> <li>INSTALL (1) 30" x 30" x 12" HOFFMAN BOX WITH CIENA ABOVE</li> <li>INSTALL (1) 50" x 52" CONCRETE PAD FOR PRIMARY TRANSFORMER</li> <li>INSTALL (8) BATTERIES</li> </ul>
<b>HAZARDOUS MATERIALS</b>
<ul style="list-style-type: none"> <li>ELECTROLYTE IN BATTERIES (DETAILS ON C-6)</li> </ul>

APPLICABLE CODES/REFERENCE DOCUMENTS	
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:	
<b>CODE TYPE</b>	<b>CODE</b>
BUILDING	2022 CBC/2021 IBC
MECHANICAL	2022 CMC/2021 UMC
ELECTRICAL	2022 CEC/2020 NEC
STRUCTURAL	EIA/TIA-222-H
<b>REFERENCE DOCUMENTS:</b>	
RFDS VERSION:	1.02
DATE UPDATED:	10/19/2022
<b>CALL CALIFORNIA ONE CALL</b> <b>(800) 227-2600</b> <b>CALL 3 WORKING DAYS</b> <b>BEFORE YOU DIG!</b>	

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	HMV
1	01-10-23	SSO	ZONING	HMV
2	08-03-23	CAF	ZONING	HMV
3	11-16-23	SJA	ZONING	HMV
4	07-18-24	OSM	ZONING	HMV

**SEAL:**

**ZONING**  
Professional Seal

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO SEAL THESE PLANS OR CONTRACTS.

SHEET TITLE:	
TITLE SHEET	
SHEET NUMBER:	REVISION:
<b>T-1</b>	<b>H</b>
SHEET #:	
314190.336174	

## PROJECT NOTES:

- ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED PUBLIC SAFETY TOWERS, LLC OR ITS DESIGNATED REPRESENTATIVE.
- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE THE TOWER IS LOCATED.
- THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H AND CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE.
- WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE.
- UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTION SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
- ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OF CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTIONS OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION, AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE OWNER PROJECT MANAGER. THIS INCLUDES ALL SPECIFIC MILITARY INSTALLATION INSTRUCTIONS INCLUDING STAFF ACCESS AND GATE SPECIFIC INSTRUCTIONS.
- BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
- ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER AS WELL AS ANY REQUIRED NOTICES SPECIFIC TO THE MILITARY INSTITUTION.
- THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIALS SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
- THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

- ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
- TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH OWNER SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF THE WORK ON THE PROJECT.
- THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO THE SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL OR EQUIVALENT, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
- THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
- THE CONTRACTOR SHALL PROVIDE DAILY UPDATES IN THE FORM OF WRITTEN NOTIFICATION VIA EMAIL OR APP PHOTOS TO THE BOINGO CONSTRUCTION MANAGER.

## UTILITY NOTES:

- APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORDINATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
- ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
- NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.



**FIRSTNET/AT&T ID: CCL05539  
ALVARADO ST  
& CALLAWAY ST**

**PSTC #: CANC-SLEAN01  
440 PERALTA**

**440 PERALTA AVENUE  
SAN LEANDRO, CA 94577  
(ALAMEDA COUNTY)**

**PROPOSED 80'-0"  
MONOPINE TOWER**

### ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	HMW
1	01-10-23	SSO	ZONING	HMW
2	08-03-23	CAF	ZONING	HMW
3	11-16-23	SJA	ZONING	HMW
4	07-18-24	OSM	ZONING	HMW

### SEAL:



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS SEALING.

### SHEET TITLE:

**GENERAL NOTES**

### SHEET NUMBER:

**GN-1**

### REVISION:

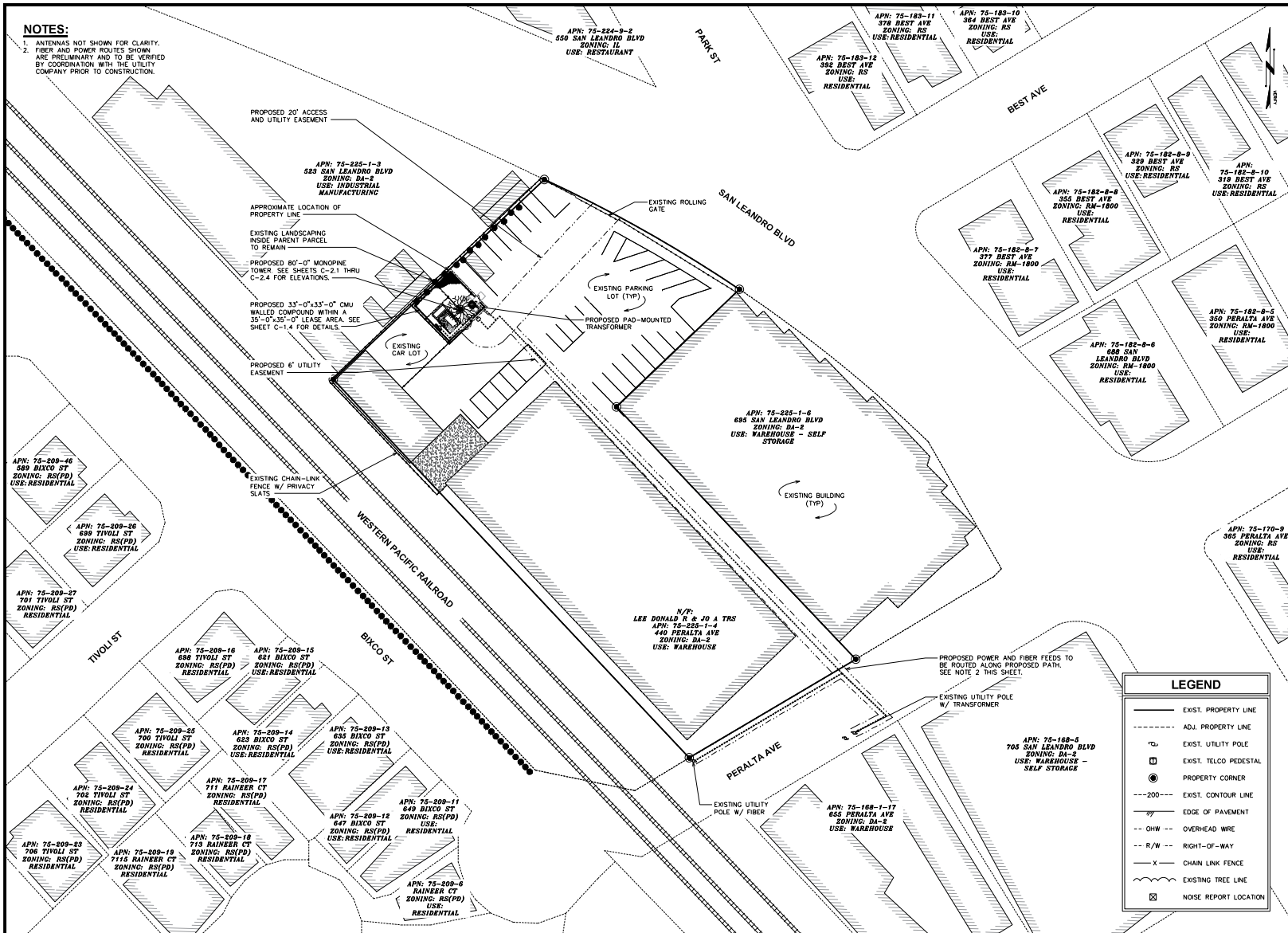
**H**


### TEP #:

314190.336174




**NOTES:**  
 1. ANTENNAS NOT SHOWN FOR CLARITY.  
 2. FIBER AND POWER ROUTES SHOWN ARE PRELIMINARY AND TO BE VERIFIED BY COORDINATION WITH THE UTILITY COMPANY PRIOR TO CONSTRUCTION.





1903 WRIGHT PLACE, SUITE 140  
CARLSBAD, CA 92008



5005 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583

**TOWER ENGINEERING PROFESSIONALS**  
 4710 E. ELWOOD ST. STE 9  
 PHOENIX, AZ 85040  
 OFFICE (480) 285-0036  
 www.tepgroup.net

**FIRSTNET/AT&T ID: CCL05539**  
**ALVARADO ST & CALLAWAY ST**  
**PSTC #: CANC-SLEAN01**  
**440 PERALTA AVENUE**  
**SAN LEANDRO, CA 94577**  
 (ALAMEDA COUNTY)  
**PROPOSED 80'-0" MONOPINE TOWER**

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	HMRV
1	01-10-23	SSO	ZONING	HMRV
2	08-03-23	CMH	ZONING	HMRV
3	11-16-23	SJA	ZONING	HMRV
4	07-18-24	OSM	ZONING	HMRV

**SEAL:**

**ZONING**  
Professional Engineer  
No. 10000000000000000000

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS SEAL.

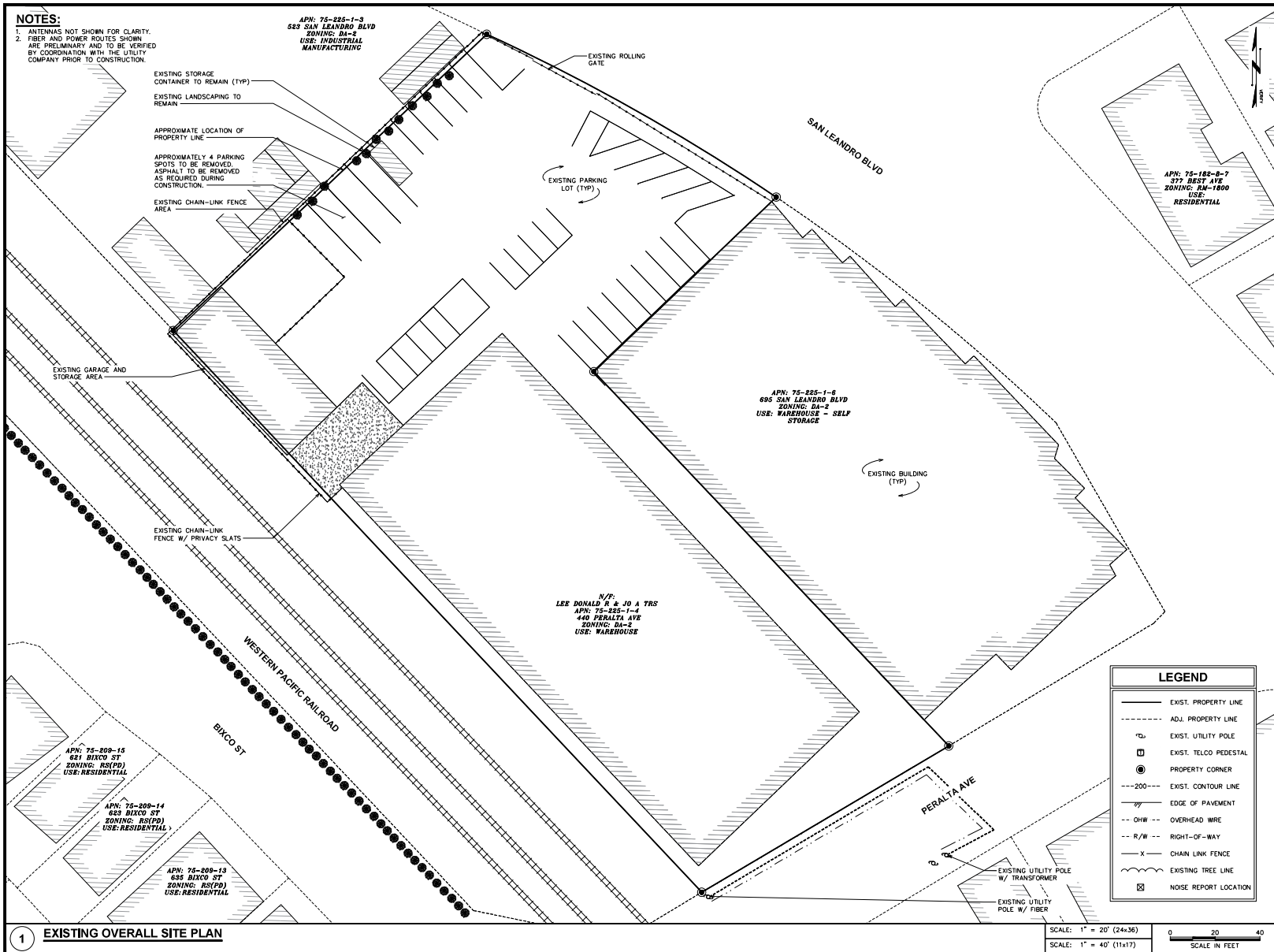
**SHEET TITLE:**  
**OVERALL SITE PLAN**

<b>SHEET NUMBER:</b> <b>C-1.1</b>	<b>REVISION:</b> <b>H</b>
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**TEP #:** 314190.336174

**1 OVERALL SITE PLAN**

SCALE: 1" = 30' (24x36)  
 SCALE: 1" = 60' (11x17)



**PUBLIC SAFETY TOWERS COMPANY**  
 1903 WRIGHT PLACE, SUITE 140  
 CARLSBAD, CA 92008

**AT&T**  
 5005 EXECUTIVE PARKWAY  
 SAN RAMON, CA 94583

**TOWER ENGINEERING PROFESSIONALS**  
 4710 E. ELWOOD ST, STE 9  
 PHOENIX, AZ 85040  
 OFFICE: (480) 285-0036  
 www.tepgroup.net

**FIRSTNET/AT&T ID: CCL05539**  
**ALVARADO ST & CALLAWAY ST**

**PSTC #: CANC-SLEAN01**  
**440 PERALTA**

**440 PERALTA AVENUE**  
**SAN LEANDRO, CA 94577**  
**(ALAMEDA COUNTY)**

**PROPOSED 80'-0" MONOPINE TOWER**

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	HMV
1	01-11-23	SSO	ZONING	HMV
2	08-03-23	CAF	ZONING	HMV
3	11-16-23	SJA	ZONING	HMV
4	07-18-24	OSM	ZONING	HMV

**SEAL:**

**ZONING**  
 PROFESSIONAL SEAL

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**SHEET TITLE:**  
**EXISTING SITE PLAN**

**SHEET NUMBER:**  
**C-1.2**

**REVISION:**  
**H**

**TEP #:** 314190.336174

**1 EXISTING OVERALL SITE PLAN**

SCALE: 1" = 20' (24x36)  
 SCALE: 1" = 40' (11x17)  
 SCALE IN FEET

**NOTES:**  
 1. ANTENNAS NOT SHOWN FOR CLARITY.  
 2. FIBER AND POWER ROUTES SHOWN ARE PRELIMINARY AND TO BE VERIFIED BY COORDINATION WITH THE UTILITY COMPANY PRIOR TO CONSTRUCTION.

APN: 75-225-1-3  
 583 SAN LEANDRO BLVD  
 ZONING: DA-2  
 USE: INDUSTRIAL MANUFACTURING

APN: 75-182-8-7  
 377 BAST AVE  
 ZONING: RM-1000  
 USE: RESIDENTIAL

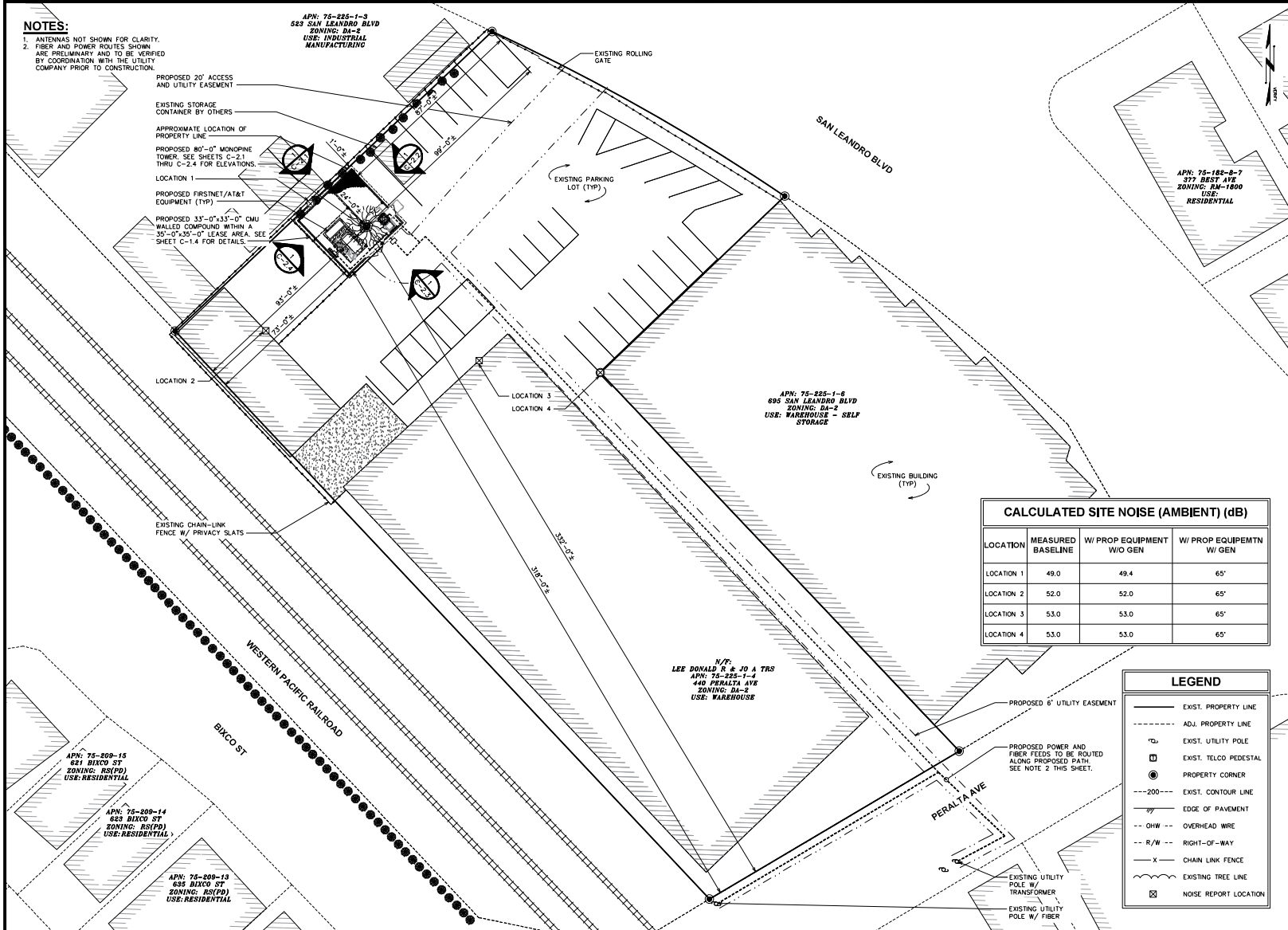
APN: 75-225-1-6  
 695 SAN LEANDRO BLVD  
 ZONING: DA-2  
 USE: WAREHOUSE - SELF STORAGE

N/F:  
 LEE DONALD R & JO A TRS  
 APN: 75-225-1-4  
 440 PERALTA AVE  
 ZONING: DA-2  
 USE: WAREHOUSE

APN: 75-209-15  
 621 BIXCO ST  
 ZONING: RS(PD)  
 USE: RESIDENTIAL

APN: 75-209-14  
 633 BIXCO ST  
 ZONING: RS(PD)  
 USE: RESIDENTIAL

APN: 75-209-13  
 635 BIXCO ST  
 ZONING: RS(PD)  
 USE: RESIDENTIAL



**CALCULATED SITE NOISE (AMBIENT) (dB)**

LOCATION	MEASURED BASELINE	W/ PROP EQUIPMENT W/O GEN	W/ PROP EQUIPMTN W/ GEN
LOCATION 1	49.0	49.4	65'
LOCATION 2	52.0	52.0	65'
LOCATION 3	53.0	53.0	65'
LOCATION 4	53.0	53.0	65'

**LEGEND**

- EXIST. PROPERTY LINE
- - - ADJ. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- - - 200' EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- OHW — OVERHEAD WIRE
- - - R/W - - RIGHT-OF-WAY
- - - X - - CHAIN LINK FENCE
- ~ EXISTING TREE LINE
- ⊠ NOISE REPORT LOCATION

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**FIRSTNET/AT&T ID: CCL05539**  
**ALVARADO ST & CALLAWAY ST**  
**PSTC #: CANC-SLEAN01**  
**440 PERALTA AVENUE**  
**SAN LEANDRO, CA 94577**  
**(ALAMEDA COUNTY)**  
**PROPOSED 80'-0" MONOPINE TOWER**

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	HMV
1	01-11-23	SSO	ZONING	HMV
2	08-03-23	CM	ZONING	HMV
3	11-16-23	SJA	ZONING	HMV
4	07-18-24	OSM	ZONING	HMV

**SEAL:**

**ZONING**  
 PROFESSIONAL SEAL

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**SHEET TITLE:**  
**FINAL SITE PLAN**

**SHEET NUMBER:**  
**C-1.3**

**REVISION:**  
**H**

**TEP #:** 314190.336174

**1 FINAL OVERALL SITE PLAN**

SCALE: 1" = 20' (24x36)  
 SCALE: 1" = 40' (11x17)  
 SCALE IN FEET

**NOTES:**

- 1. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
- 2. CONTRACTOR TO ENSURE THAT ALL FIRSTNET/AT&T EQUIPMENT IS INSTALLED INSIDE FIRSTNET/AT&T'S LEASE AREA, INCLUDING BUT NOT LIMITED TO, EQUIPMENT CABINETS, UTILITY CABINETS, H-FRAMES, ETC.
- 3. ANTENNAS NOT SHOWN FOR CLARITY.
- 4. NO ADDITIONAL LIGHTING PROPOSED FOR TOWER OR COMPOUND APART FROM PROPOSED WORKLIGHT ON H-FRAME.
- 5. LANDSCAPING NOT SHOWN THIS SHEET FOR CLARITY. REFER TO SHEETS C-1.3 AND C-2.1-4 FOR LANDSCAPING DETAILS.

PROPOSED PLANTER WITH TRELIS CONTAINING LIVING VINES FOR SCREENING ALONG NORTHEASTERN COMPOUND WALL

PROPOSED GRAVEL WITHIN COMPOUND

PROPOSED CABLE DOG HOUSE

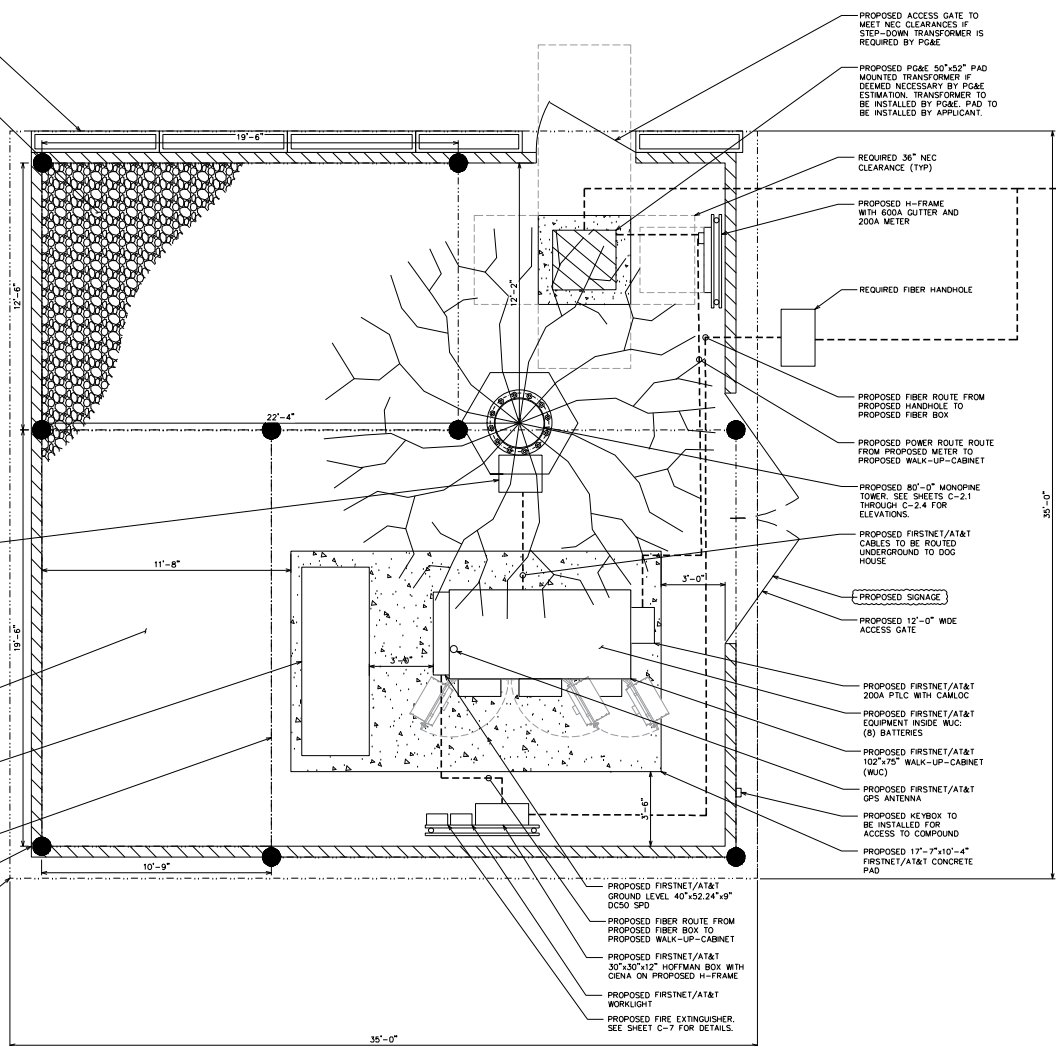
PROPOSED LEASE AREA FOR FUTURE CARRIERS (TYP OF 2)

PROPOSED FIRSTNET/AT&T 106"x38"x84" GENERATOR

PROPOSED 435 SQ. FT FIRSTNET/AT&T LEASE AREA

PROPOSED 35'-0"x35'-0" CMU WALLED COMPOUND

PROPOSED 35'-0"x35'-0" PSTC LEASE AREA



PROPOSED ACCESS GATE TO MEET NEC CLEARANCES IF STEP-DOWN TRANSFORMER IS REQUIRED BY POGE

PROPOSED PG&E 50"x50" PAD MOUNTED TRANSFORMER IF DEEMED NECESSARY BY PG&E ESTIMATION. TRANSFORMER TO BE INSTALLED BY PG&E. PAD TO BE INSTALLED BY APPLICANT.

REQUIRED 36" NEC CLEARANCE (TYP)

PROPOSED H-FRAME WITH 600A GUTTER AND 200A METER

REQUIRED FIBER HANDHOLE

PROPOSED FIBER ROUTE FROM PROPOSED HANDHOLE TO PROPOSED FIBER BOX

PROPOSED POWER ROUTE ROUTE FROM PROPOSED METER TO PROPOSED WALK-UP-CABINET

PROPOSED 80'-0" MONOPINE TOWER. SEE SHEETS C-2.1 THROUGH C-2.4 FOR ELEVATIONS.

PROPOSED FIRSTNET/AT&T CABLES TO BE ROUTED UNDERGROUND TO DOG HOUSE

PROPOSED SIGNAGE

PROPOSED 12'-0" WIDE ACCESS GATE

PROPOSED FIRSTNET/AT&T 200A PLC WITH CAMLOCK

PROPOSED FIRSTNET/AT&T EQUIPMENT INSIDE WUC: (8) BATTERIES

PROPOSED FIRSTNET/AT&T 102"x75" WALK-UP-CABINET (WUC)

PROPOSED FIRSTNET/AT&T GPS ANTENNA

PROPOSED KEY BOX TO BE INSTALLED FOR ACCESS TO COMPOUND

PROPOSED 17'-7"x10'-4" FIRSTNET/AT&T CONCRETE PAD

PROPOSED FIRSTNET/AT&T GROUND LEVEL 40'+52.24'+9" (C10) SPD

PROPOSED FIBER ROUTE FROM PROPOSED FIBER BOX TO PROPOSED WALK-UP-CABINET

PROPOSED FIRSTNET/AT&T 30"x30"x12" HOFFMAN BOX WITH CIENA ON PROPOSED H-FRAME

PROPOSED FIRSTNET/AT&T WORKLIGHT

PROPOSED FIRE EXTINGUISHER. SEE SHEET C-7 FOR DETAILS.

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PHOENIX, AZ 85040  
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www.tepgroup.net

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ALVARADO ST  
& CALLAWAY ST

PSTC #: CANC-SLEAN01  
440 PERALTA

440 PERALTA AVENUE  
SAN LEANDRO, CA 94577  
(ALAMEDA COUNTY)

PROPOSED 80'-0"  
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	HMV
1	01-10-23	SSO	ZONING	HMV
2	08-03-23	CAF	ZONING	HMV
3	11-16-23	SJA	ZONING	HMV
4	07-18-24	OSM	ZONING	HMV

SEAL:

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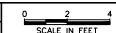
SHEET TITLE:  
**COMPOUND LAYOUT**

SHEET NUMBER: **C-1.4** REVISION: **H**

TEP #: 314190.336174

1 FINAL COMPOUND LAYOUT

SCALE: 1/8" = 1'-0" (24x36)  
SCALE: 1/4" = 1'-0" (11x17)



**NOTES:**

- PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
- TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DO NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
- CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.

80'-0"±  
T/APURTENANCE

75'-0"±  
T/TOWER

73'-0"±  
C/FIRSTNET/AT&T ANTENNA

71'-0"±  
C/FIRSTNET/AT&T ANTENNA

69'-0"±  
C/FIRSTNET/AT&T ANTENNA

59'-0"±  
C/FUTURE CARRIER

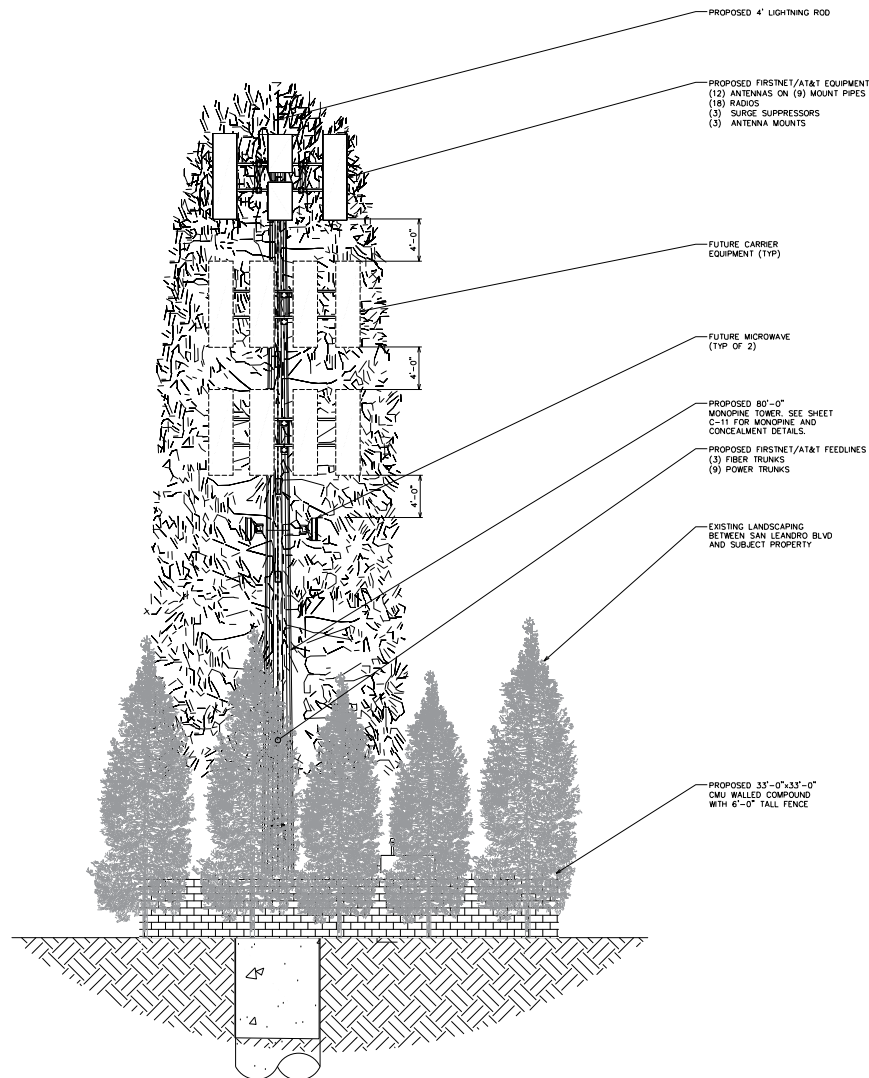
47'-0"±  
C/FUTURE CARRIER

37'-0"±  
C/MICROWAVES

15'-0"  
C/BRANCHES

6'-0"  
T/CMU WALL

0'-0" (REF)  
T/CONCRETE



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**PSTC #: CANC-SLEAN01**  
**440 PERALTA**

**440 PERALTA AVENUE**  
**SAN LEANDRO, CA 94577**  
**(ALAMEDA COUNTY)**

**PROPOSED 80'-0" MONOPINE TOWER**

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	HMV
1	01-11-23	SSO	ZONING	HMV
2	08-03-23	CMH	ZONING	HMV
3	11-16-23	SJA	ZONING	HMV
4	07-18-24	DSM	ZONING	HMV

**SEAL:**

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**SHEET TITLE:**  
**FINAL NORTHWEST (BIXCO ST) ELEVATION**

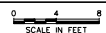
**SHEET NUMBER:**  
**C-2.1**

**REVISION:**  
**H**

**TEP #:** 314190.336174

**1 FINAL NORTHWEST (SAN LEANDRO BLVD/ADJACENT PROPERTY) ELEVATION**

SCALE: 3/8" = 1'-0" (24x36)  
SCALE: 3/8" = 1'-0" (11x17)

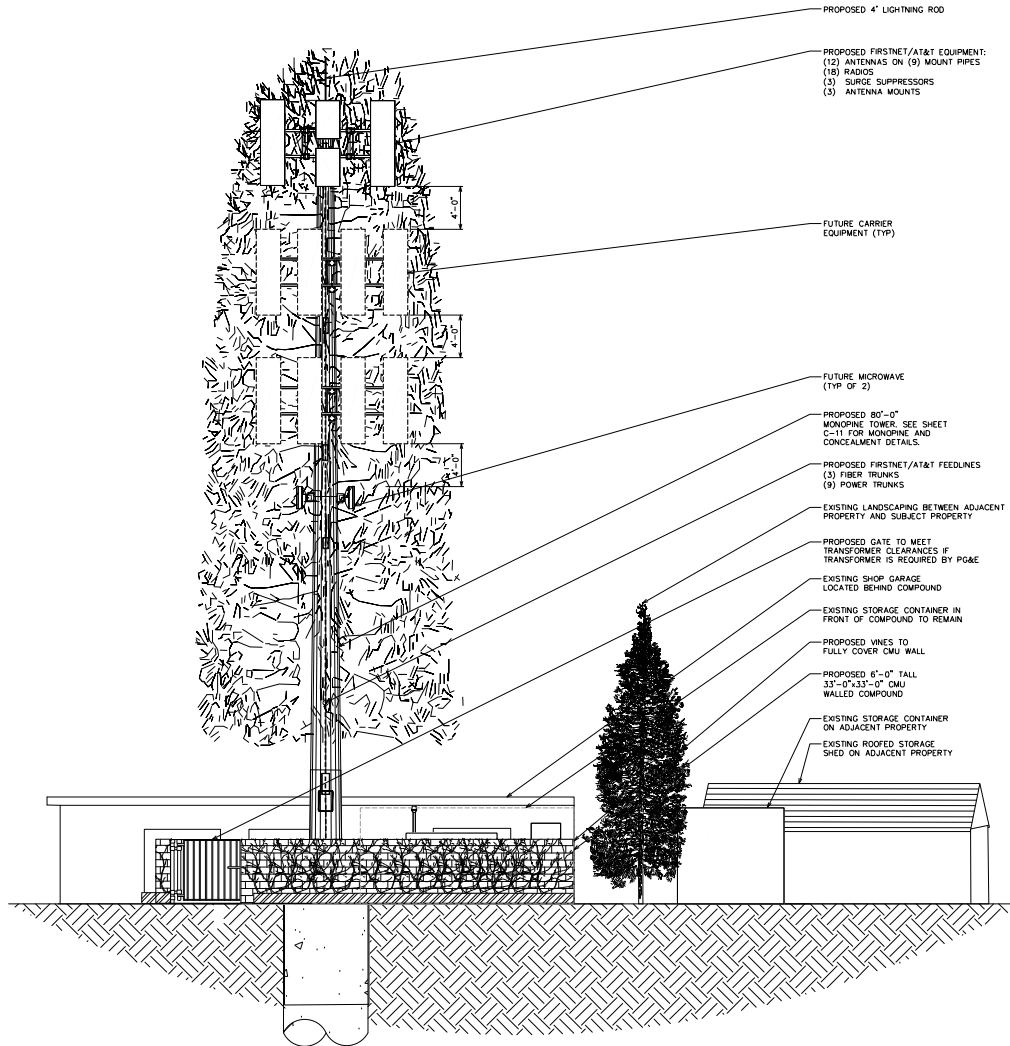




**NOTES:**

1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
2. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DO NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.

- 80'-0"±  
1/APERTURANCE
- 75'-0"±  
1/TOWER
- 73'-0"±  
2/FIRSTNET/AT&T ANTENNA
- 71'-0"±  
2/FIRSTNET/AT&T ANTENNA
- 69'-0"±  
2/FIRSTNET/AT&T ANTENNA
- 59'-0"±  
4/FUTURE CARRIER
- 47'-0"±  
4/FUTURE CARRIER
- 37'-0"±  
4/MICROWAVES
- 15'-0"±  
6/BRANCHES
- 0'-0"  
1/CMU WALL
- 0'-0" (REF)  
1/CONCRETE



- PROPOSED 4' LIGHTNING ROD
- PROPOSED FIRSTNET/AT&T EQUIPMENT:  
(12) ANTENNAS ON (9) MOUNT PIPES  
(18) RADIOS  
(3) SURGE SUPPRESSORS  
(3) ANTENNA MOUNTS
- FUTURE CARRIER EQUIPMENT (TYP)
- FUTURE MICROWAVE (TYP OF 2)
- PROPOSED 80'-0" MONOPINE TOWER. SEE SHEET C-11 FOR MONOPINE AND CONCEALMENT DETAILS.
- PROPOSED FIRSTNET/AT&T FEEDLINES  
(3) FIBER TRUNKS  
(9) POWER TRUNKS
- EXISTING LANDSCAPING BETWEEN ADJACENT PROPERTY AND SUBJECT PROPERTY
- PROPOSED GATE TO MEET TRANSFORMER CLEARANCES IF TRANSFORMER IS REQUIRED BY PG&E
- EXISTING SHOP GARAGE LOCATED BEHIND COMPOUND
- EXISTING STORAGE CONTAINER IN FRONT OF COMPOUND TO REMAIN
- PROPOSED VINES TO FULLY COVER CMU WALL
- PROPOSED 6'-0" TALL 33'-0" X 33'-0" CMU WALLED COMPOUND
- EXISTING STORAGE CONTAINER ON ADJACENT PROPERTY
- EXISTING ROOFED STORAGE SHED ON ADJACENT PROPERTY

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**SAN LEANDRO, CA 94577**  
**(ALAMEDA COUNTY)**  
**PROPOSED 80'-0" MONOPINE TOWER**

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	HMV
1	01-11-23	SSO	ZONING	HMV
2	08-03-23	CMJ	ZONING	HMV
3	11-16-23	SJA	ZONING	HMV
4	07-18-24	SSM	ZONING	HMV

**SEAL:**

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**SHEET TITLE:**  
**FINAL NORTHEAST (SAN LEANDRO BLVD) ELEVATION**

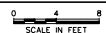
**SHEET NUMBER:**  
**C-2.2**

**REVISION:**  
**H**

**TEP #:** 314190.336174

**1 FINAL NORTHEAST (SAN LEANDRO BLVD) ELEVATION**

SCALE: 3/4" = 1'-0" (24x36)  
SCALE: 3/8" = 1'-0" (11x17)







**NOTES:**

- PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
- TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DO NOT CONFORM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
- CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.
- COMPOUND WALL AND TOWER WOULD HAVE LITTLE TO NO VISIBILITY FROM BXCD ST GIVEN THE SCREENING OF EXISTING TREES, OVERHEAD RAIL, AND EXISTING BUILDINGS.

80'-0"±  
1/APPURTENANCE

75'-0"±  
1/TOWER

73'-0"±  
6/FIRSTNET/AT&T ANTENNA

71'-0"±  
6/FIRSTNET/AT&T ANTENNA

69'-0"±  
6/FIRSTNET/AT&T ANTENNA

59'-0"±  
6/FUTURE CARRIER

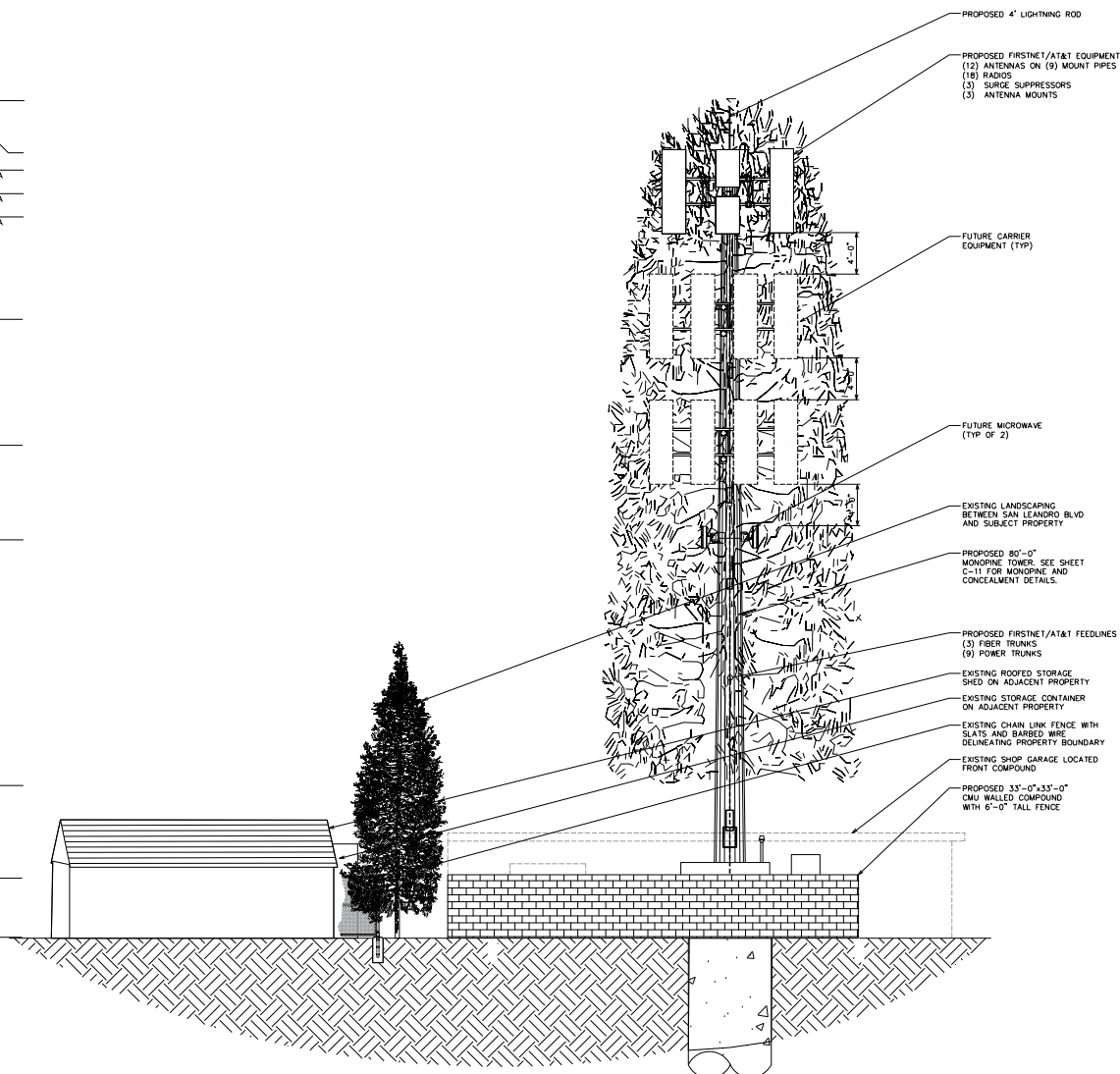
47'-0"±  
6/FUTURE CARRIER

37'-0"±  
6/MICROWAVES

15'-0"±  
9/BRANCHES

6'-0"  
1/CMU WALL

0'-0" (REF)  
1/CONCRETE



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**PROPOSED 80'-0" MONOPINE TOWER**

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	QA
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4	10-18-24	OSM	ZONING	HMV

**SEAL:**

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**SHEET TITLE:**  
**FINAL SOUTHWEST ELEVATION**

<b>SHEET NUMBER:</b> <b>C-2.4</b>	<b>REVISION:</b> <b>H</b>
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**TEP #:** 314190.336174

**1 FINAL SOUTHWEST ELEVATION**

SCALE: 3/8" = 1'-0" (24x36)  
SCALE: 3/16" = 1'-0" (11x17)  
SCALE IN FEET









connect@alpinepowersystems.com  
877-993-8855



[Click to view product web page](#)



## PowerSafe<sup>®</sup> SBS Front Terminal

Telecommunications NEBS<sup>™</sup> Certified

### Battery Range Summary

The PowerSafe<sup>®</sup> SBS<sup>®</sup> Front Terminal battery further extends the technical leadership of PowerSafe SBS battery product line: not only do PowerSafe SBS Front Terminal monoblocs retain the benefits typically associated with Thin Plate Pure Lead (TPPL) Technology, such as long life, high energy density, superior shelf life, etc., they also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge (TPPL) technology makes PowerSafe 12V batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe SBS batteries are designed to high quality standards and a unique manufacturing methods means superior energy and power, high performance and proven reliability, there is no substitute to PowerSafe SBS Front Terminal batteries.

#### Features and Benefits

- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR4228 compliant
- Proven long service life
- High energy density and cycling capability



Publication No: US-SBSF-RS-004 - January 2014

#### Construction

- Robust positive plates are designed to prolong service life and enhance corrosion resistance
- Separators are low resistance microporous (AGM). The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage
- Container and cover in flame retardant UL94-V0 material, highly resistant to shock and vibration
- Terminals are stainless steel front access with top access copper alloy insert. Top and front access terminations provide maximum conductivity
- Self-regulating one way pressure relief valves prevents ingress of atmospheric oxygen

#### Installation and Operation

- Space efficient footprint
- VRLA design, reduces maintenance requirements
- Lifting handles for easy handling
- Greater than 10 year life expectancy in float service at 77°F (25°C)
- Increased active material surface area yields great cycling capability
- Operating temperature: -40°F (-40°C) to 122°F (50°C)  
Recommended temperature: 68°F (20°C) to 86°F (30°C)

#### Standards

- Meets criteria for "non-spillable" batteries
- Complies with Telcordia<sup>®</sup> SR-4228, Network Equipment Building System (NEBS<sup>™</sup>) Criteria Levels
- The management systems governing the manufacturer of this product are ISO 9001:2008 and ISO 14001:2004 certified

#### General Specifications

Cell Type	Nominal Capacity (Ah)		Nominal Dimensions			Weight - Volume				
	10 hr rate to 1.80Vpc @20°C	8 hr rate to 1.75Vpc @27°F	Length mm	Width mm	Height mm	lbs	Impacked kg			
SBS B8F	31	31	11.9	303	3.8	97	6.3	159	22.7	13.3
SBS B10F	38	38	11.9	303	3.8	97	7.2	184	28.2	12.8
SBS B14F	62	62	11.9	303	3.8	97	10.4	264	42.0	19.1
SBS C11F	92	91	16.4	417	4.1	145	10.1	256	61.6	28.0
SBS 100F	100	100	15.6	395	4.3	188	11.3	287	71.9	32.6
SBS 112F	112	112	22.1	561	4.9	125	9.0	228	90.4	41.1
SBS 145F	145	145	17.9	455	3.8	173	9.4	238	105.8	47.7
SBS 165F	165	165	17.9	455	3.8	173	10.6	273	117.4	53.3
SBS 170F	170	170	22.1	561	4.9	125	11.1	283	115.7	52.5
SBS 190F	190	190	22.1	561	4.9	125	12.4	316	132.3	60.0



SBS B8F-B14F



SBS C11F



SBS 100F-112F



SBS 145F-190F

MANUFACTURER:	ALPINE POWER SYSTEMS
MODEL:	POWERSAFE SBS 190F
BATTERY QTY:	8 UNITS
TOTAL BATTERY KWH:	18.24
TOTAL BATTERY WEIGHT (KG/LBS):	480 / 1058.4
TOTAL ELECTROLYTE VOLUME (GAL):	18.72
TOTAL ELECTROLYTE WEIGHT (KG/LBS):	129.5 / 285.4



1903 WRIGHT PLACE, SUITE 140  
CARLSBAD, CA 92008



5005 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583



FIRSTNET/AT&T ID: CCL0539  
ALVARADO ST  
& CALLAWAY ST

PSTC #: CANC-SLEAN01  
440 PERALTA

440 PERALTA AVENUE  
SAN LEANDRO, CA 94577  
(ALAMEDA COUNTY)

PROPOSED 80'-0"  
MONOPINE TOWER

#### ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	HMW
1	01-10-23	SSO	ZONING	HMW
2	08-03-23	CMF	ZONING	HMW
3	11-16-23	SJA	ZONING	HMW
4	07-18-24	OSM	ZONING	HMW

#### SEAL:



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#### SHEET TITLE:

BATTERY DETAILS

#### SHEET NUMBER:

C-6

#### REVISION:

H

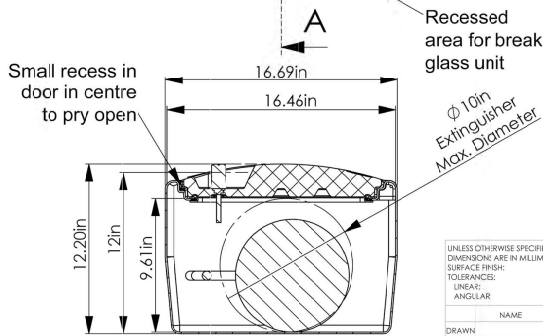
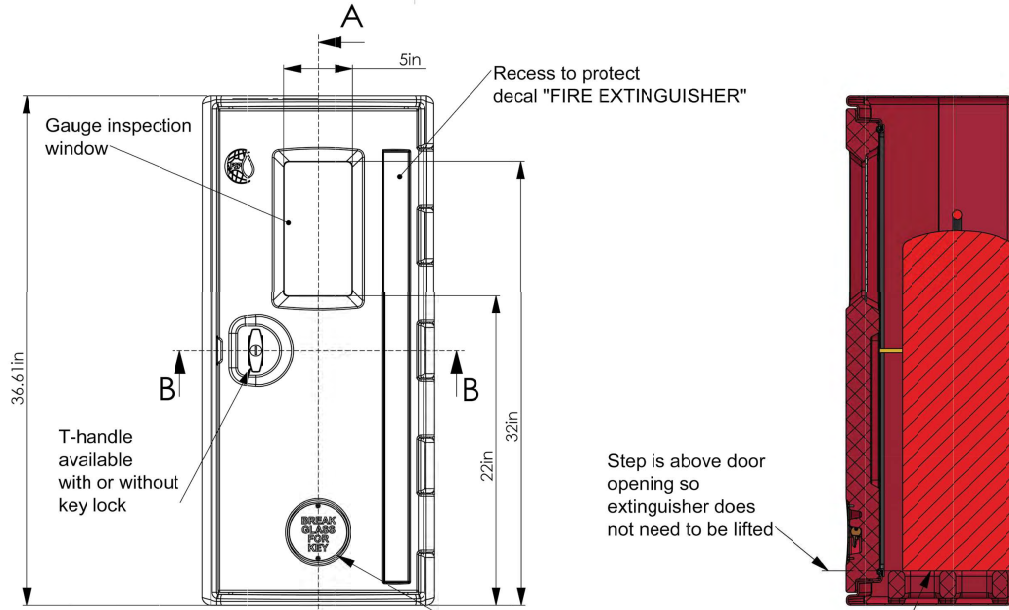
#### TEP #:

314190.336174

#### 1 PROPOSED BATTERY DETAILS

SCALE: N.T.S.





SECTION A-A

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info@ameraproducts.com

UNLESS OTHERWISE SPECIFIED:  
DIMENSIONS ARE IN MILLIMETERS  
SURFACE FINISH:  
TOLERANCES:  
LINEAR:  
ANGULAR:

NAME	SIGNATURE	DATE
DRAWN		
CHK'D		
APP'VD		
MFG		
Q.A.		

MATERIAL:

WEIGHT:

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**CFE900 Fire Extinguisher Cabinet**

CFE900

A3

SCALE: 1:7 DO NOT SCALE DRAWING REVISION D SHEET 1 OF 1

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CARLSBAD, CA 92008

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SAN RAMON, CA 94583

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PHOENIX, AZ 85040  
OFFICE: (480) 285-0036  
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**ALVARADO ST & CALLAWAY ST**  
**PSTC #: CANC-SLEAN01**  
**440 PERALTA AVENUE**  
**SAN LEANDRO, CA 94577**  
**(ALAMEDA COUNTY)**  
**PROPOSED 80'-0" MONOPINE TOWER**

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
D	12-09-22	SSO	ZONING	HMV
E	01-11-23	SSO	ZONING	HMV
F	08-03-23	CAF	ZONING	HMV
G	11-16-23	SJA	ZONING	HMV
H	07-18-24	OSM	ZONING	HMV

SEAL:

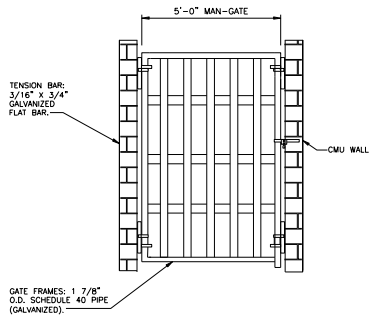
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS SEALING.

SHEET TITLE:  
**FIRE EXTINGUISHER DETAIL**

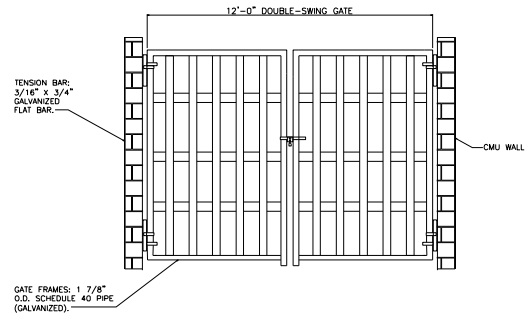
SHEET NUMBER: **C-7** REVISION: **H**

TEP #: 314190.336174

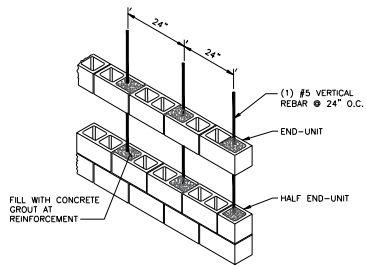
1 PROPOSED FIRE EXTINGUISHER DETAIL  
SCALE: N.T.S.



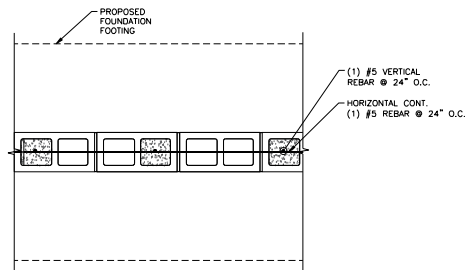
**1 MAN-GATE DETAIL**  
SCALE: N.T.S.



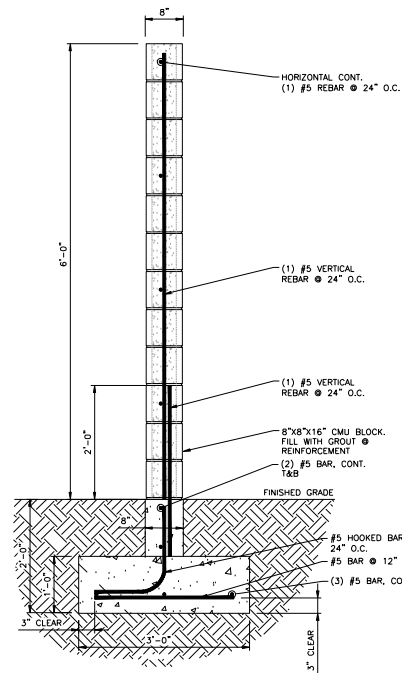
**2 DOUBLE-SWING GATE DETAIL**  
SCALE: N.T.S.



**3 TYPICAL CMU WALL GROUTING & REINFORCEMENT**  
SCALE: N.T.S.



**4 TYPICAL CMU WALL PLAN**  
SCALE: N.T.S.



**5 TYPICAL CMU WALL CROSS SECTION**  
SCALE: N.T.S.

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**440 PERALTA**  
**440 PERALTA AVENUE**  
**SAN LEANDRO, CA 94577**  
**(ALAMEDA COUNTY)**  
**PROPOSED 80'-0" MONOPINE TOWER**

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSG	ZONING	HMM
1	01-10-23	SSG	ZONING	HMM
2	08-03-23	CMH	ZONING	HMM
3	11-16-23	SJA	ZONING	HMM
4	07-18-24	QSM	ZONING	HMM

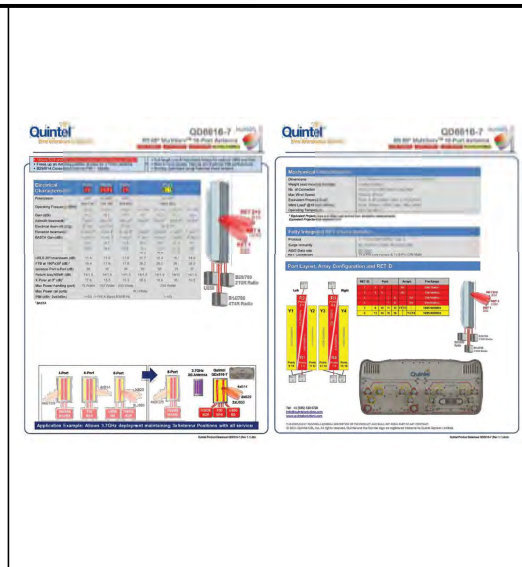
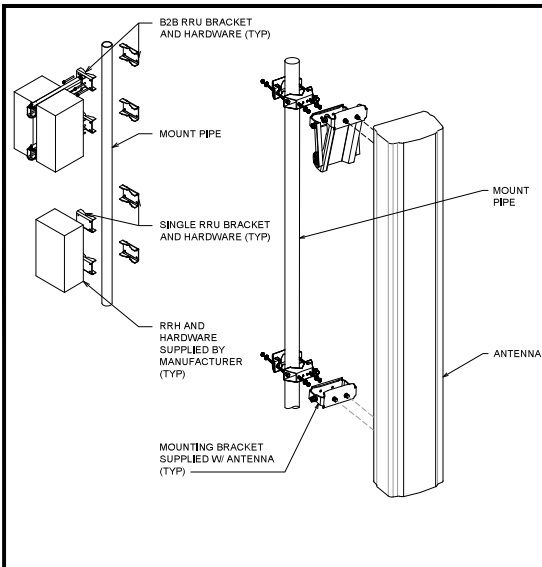
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**SHEET TITLE:**  
**CMU WALL DETAILS**

**SHEET NUMBER:** **C-8**      **REVISION:** **H**

**TEP #:** 314190.336174



**1 EQUIPMENT MOUNTING DETAIL**  
SCALE: N.T.S.

**2 PROPOSED QUINTEL - QD6612-3D DETAIL**  
SCALE: N.T.S.

**3 PROPOSED QUINTEL - QD6616-7 DETAIL**  
SCALE: N.T.S.



**4 PROPOSED ERICSSON - AIR6449 B77D DETAIL**  
SCALE: N.T.S.

**5 PROPOSED ERICSSON AIR6419 B77G DETAIL**  
SCALE: N.T.S.

**6 PROPOSED RRU 4478 B14 DETAIL**  
SCALE: N.T.S.

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**440 PERALTA**  
**440 PERALTA AVENUE**  
**SAN LEANDRO, CA 94577**  
**(ALAMEDA COUNTY)**  
**PROPOSED 80'-0" MONOPINE TOWER**

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	QA
D	12-09-22	SSO	20MHz	RMV
E	01-10-23	SSO	20MHz	RMV
F	08-03-23	CAF	20MHz	RMV
G	11-16-23	SJA	20MHz	RMV
H	07-18-24	OSM	20MHz	RMV

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**SHEET TITLE:**  
**EQUIPMENT DETAILS**

**SHEET NUMBER:**  
**C-9**

**REVISION:**  
**H**

**TEP #:** 314190.336174

**RRUS 4449 B5/B12 DETAIL**

Scale: N.T.S.

**RADIO 8843 B2 B66A**

Scale: N.T.S.

**RRUS 2012 B29 DETAIL**

Scale: N.T.S.

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**PSTC #: CANC-SLEAN01  
 440 PERALTA**

**440 PERALTA AVENUE  
 SAN LEANDRO, CA 94577  
 (ALAMEDA COUNTY)**

**PROPOSED 80'-0"  
 MONOPINE TOWER**

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
D	12-09-22	SSO	ZONING	HMVU
E	01-11-23	SSO	ZONING	HMVU
F	08-03-23	CAF	ZONING	HMVU
G	11-16-23	SJA	ZONING	HMVU
H	07-18-24	QSM	ZONING	HMVU

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SHEET TITLE:  
**EQUIPMENT DETAILS**

SHEET NUMBER: **C-10** REVISION: **H**

TEP #: 314190.336174

**1 PROPOSED RRUS 4449 B5/B12 DETAIL**  
 SCALE: N.T.S.

**2 PROPOSED RRUS 8843 B2/B66A DETAIL**  
 SCALE: N.T.S.

**3 PROPOSED RRUS 2012 B29 DETAIL**  
 SCALE: N.T.S.

**RRUS 4415 B30**

**RRUS 4415 B30 CONNECTION INTERFACES**

Scale: N.T.S.

**RAYCAP  
 DC9-48-60-24-8C-EV**

Scale: N.T.S.

**NOT USED**

Scale: N.T.S.

**4 PROPOSED RRUS 4415 B30 DETAIL**  
 SCALE: N.T.S.

**5 PROPOSED RAYCAP DETAIL**  
 SCALE: N.T.S.

**6 NOT USED**  
 SCALE: N.T.S.



## LARSON MONO-PINE CAMOUFLAGE

MODERATE APPLICATIONS (>40 FT <100 FT HEIGHT)



80' 3.1 BPF (Premium) 70' 3.25 BPF (Whisper Pine) 70' 3.25 BPF (Standard) 80' 3.1 BPF (Premium)

3 INNOVATORS OF CONCEALMENT SOLUTIONS

## LARSON ANTENNA SOCKS AND SPECIALTY BRANCHES

ANTENNA + SOCK + BRANCHES

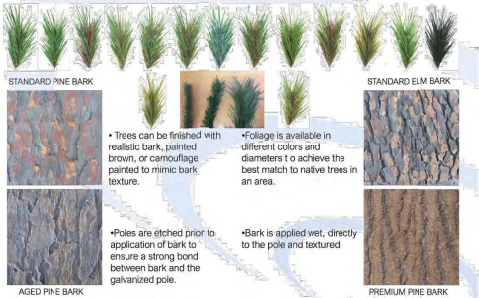


A combination of Larson antenna socks and branches creates a nearly invisible antenna array. Each of these trees is equipped with (9) six foot tall by one foot wide antennas at the top rad center.

RF-friendly Larson Antenna Socks are vital to camouflage antennas within the canopy of the tree & the addition of Larson Antenna Branches can create complete concealment.

6 INNOVATORS OF CONCEALMENT SOLUTIONS

## LARSON MONO-PINE OPTIONS



STANDARD PINE BARK

• Trees can be finished with realistic bark, painted brown, or camouflage painted to mimic bark texture.

• Poles are etched prior to application of bark to ensure a strong bond between bark and the galvanized pole.

• Foliage is available in different colors and diameters to achieve the best match to native trees in an area.

• Bark is applied wet, directly to the pole and textured.

STANDARD ELM BARK

PREMIUM PINE BARK

INNOVATORS OF CONCEALMENT SOLUTIONS

### 1 MONOPINE CAMOFLAUGE DETAILS

SCALE: N.T.S.



#### Antenna sock installation instructions

**USE OF THIS MANUAL:**  
This manual is intended for use by the installer. It is not intended to be used as a substitute for the manufacturer's instructions. It is the responsibility of the user to ensure that all equipment and materials are used in accordance with the manufacturer's instructions. It is the responsibility of the user to ensure that all equipment and materials are used in accordance with the manufacturer's instructions.

**NOTE:** These antenna socks are for use on trees that are at least 40 feet tall and have a trunk diameter of at least 4 inches. They are not intended for use on trees that are less than 40 feet tall or have a trunk diameter of less than 4 inches.

**SAFETY:** It is the responsibility of the customer, installing contractor, and all personnel involved with the installation to ensure that all equipment and materials are used in accordance with the manufacturer's instructions. It is the responsibility of the user to ensure that all equipment and materials are used in accordance with the manufacturer's instructions.

During installation, avoid contact with electrical equipment, such as power lines, transformers, and other electrical equipment. If you are unsure of the location of any electrical equipment, contact a professional electrician. Do not touch any electrical equipment with your hands or any other part of your body.

6/20/21 10/20/21



#### Local Zipbin-SWIRL

**EQUIPMENT LIST:**  
• 2x4 lumber (2x4x8) (8' long) (10' long)  
• 2x4 lumber (2x4x8) (8' long) (10' long)  
• 2x4 lumber (2x4x8) (8' long) (10' long)  
• 2x4 lumber (2x4x8) (8' long) (10' long)



1. Remove the antenna sock from the box and verify that the sock is the correct size for the antenna.

2. Attach the antenna sock to the antenna using the provided hardware. Tighten the hardware to the manufacturer's specifications.

6/20/21 10/20/21



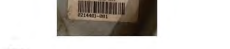
#### ANTENNA SOCK DETAIL

1. Place the antenna sock on the tree trunk, ensuring it is centered over the antenna.

2. Use the provided hardware to secure the antenna sock to the tree trunk. Tighten the hardware to the manufacturer's specifications.

3. Verify that the antenna sock is properly secured to the tree trunk and that the antenna is fully covered.

4. Repeat steps 1-3 for each antenna on the tree.



6/20/21 10/20/21



#### ANTENNA SOCK DETAIL

1. Remove the antenna sock from the box and verify that the sock is the correct size for the antenna.

2. Attach the antenna sock to the antenna using the provided hardware. Tighten the hardware to the manufacturer's specifications.

3. Verify that the antenna sock is properly secured to the antenna and that the antenna is fully covered.

4. Repeat steps 1-3 for each antenna on the tree.



6/20/21 10/20/21



#### ANTENNA SOCK DETAIL

1. Apply the antenna sock to the antenna, ensuring it is centered over the antenna.

2. Use the provided hardware to secure the antenna sock to the antenna. Tighten the hardware to the manufacturer's specifications.

3. Verify that the antenna sock is properly secured to the antenna and that the antenna is fully covered.

4. Repeat steps 1-3 for each antenna on the tree.



6/20/21 10/20/21



#### ANTENNA SOCK DETAIL

1. Apply the antenna sock to the antenna, ensuring it is centered over the antenna.

2. Use the provided hardware to secure the antenna sock to the antenna. Tighten the hardware to the manufacturer's specifications.

3. Verify that the antenna sock is properly secured to the antenna and that the antenna is fully covered.

4. Repeat steps 1-3 for each antenna on the tree.



6/20/21 10/20/21

### 2 ANTENNA SOCK DETAILS

SCALE: N.T.S.

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440 PERALTA AVENUE  
SAN LEANDRO, CA 94577  
(ALAMEDA COUNTY)  
PROPOSED 80'-0"  
MONOPINE TOWER

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	QA
1	12-09-22	SSO	ZONING	HMV
2	01-11-23	SSO	ZONING	HMV
3	08-03-23	CAF	ZONING	HMV
4	11-16-23	SJA	ZONING	HMV
5	07-18-24	OSM	ZONING	HMV

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SHEET TITLE:  
**CONCEALMENT DETAILS**


SHEET NUMBER: **C-11** REVISION: **H**

TEP #: 314190.336174



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 & CALLAWAY ST  
 PSTC #: CANC-SLEAN01  
 440 PERALTA  
 440 PERALTA AVENUE  
 SAN LEANDRO, CA 94577  
 (ALAMEDA COUNTY)  
 PROPOSED 80'-0"  
 MONOPINE TOWER

REV	DATE	DRWN	DESCRIPTION	QA
0	12-09-22	SSO	ZONING	RMW
1	01-10-23	SSO	ZONING	RMW
2	08-03-23	CAF	ZONING	RMW
3	11-16-23	SJA	ZONING	RMW
4	07-18-24	OSM	ZONING	RMW

SEAL:  
  
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SHEET TITLE:  
**AC PANEL SCHEDULE**

SHEET NUMBER: **E-1** REVISION: **H**

TEP #: 314190.336174

AC POWER PANEL A (PROPOSED)											
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A											
MAIN BREAKER RATING (A) :						SYSTEM VOLTAGE (V) :					
200						240					
DESCRIPTION	VA	c/nc	BKR	FOSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIERS #1 & 2	1410	c	30/2	1	2820		2	30/2	c	1410	RECTIFIERS #3 & 4
	1410	c		3		2820	4		c	1410	
RECTIFIERS #5 & 6	1410	c	30/2	5	2820		6	30/2	c	1410	RECTIFIERS #7 & 8
	1410	c		7		2820	8		c	1410	
RECTIFIERS #9 & 10	1410	c	30/2	9	2820		10	30/2	c	1410	RECTIFIERS #11 & 12
	1410	c		11		2820	12		c	1410	
SPARE / OFF	0	nc	30/2	13	0		14	30/2	nc	0	SPARE / OFF
	0	nc		15		0	16		nc	0	
SPARE / OFF	0	nc	30/2	17	0		18	30/2	nc	0	SPARE / OFF
	0	nc		19		0	20		nc	0	
SPARE / OFF	0	nc	30/2	21	0		22	30/2	nc	0	SPARE / OFF
	0	nc		23		0	24		nc	0	
BLANK				25	1000		26	20/1	nc	1000	*GEN BLOCK HEATER
BLANK				27		650	28	20/1	nc	650	*GEN BATT CHARGER
PTLC RECEPTACLES	720	nc	20/1	29	900		30	20/1	nc	180	WUC GFCI
PHASE TOTALS (VA):					10360	9110					
PHASE TOTALS (A):					86	76					
CURRENT PER PHASE W/ 125% Continuous Loads(A):					104	94	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					19470		Legend: c = continuous, nc = non-continuous				
PANEL TOTAL W/ 125% Continuous Loads (VA):					23700						
TOTAL LOAD FOR GEN OPERATION:					17820		*Generator loads are not in operation while generator is running				

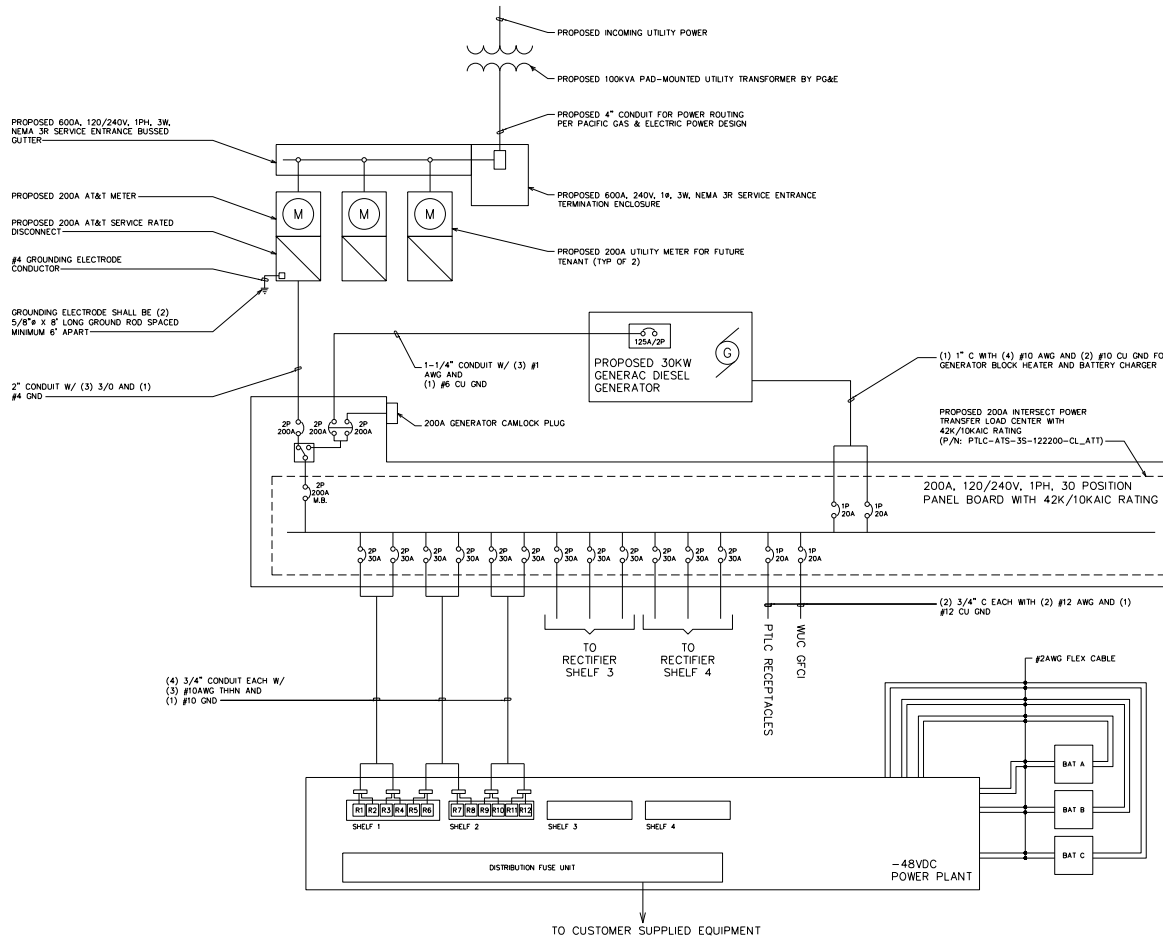
PROPOSED LOADING = 23.7 KVA

1 PROPOSED AC PANEL SCHEDULE  
 SCALE: N.T.S.



**NOTES:**

- CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH POWER COMPANY AND ENSURE ALL ELECTRICAL EQUIPMENT IS SUITABLE FOR AVAILABLE FAULT CURRENT.
- CONTRACTOR SHALL COORDINATE UTILITY SERVICES WITH LOCAL UTILITY COMPANIES. VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY STANDARDS.
- ONE-LINE DIAGRAM IS FOR SCHEMATIC PURPOSES ONLY AND IS NOT INDICATIVE OF THE ACTUAL EQUIPMENT LAYOUT.
- CONTRACTOR SHALL LABEL METER SOCKET WITH SERVICE OWNER NAMEPLATE WITH 1/2" HEIGHT MINIMUM LETTERS.
- CONTRACTOR TO DETERMINE AVAILABLE FAULT CURRENT BEFORE ENERGIZING EQUIPMENT. THE AMOUNT OF AVAILABLE FAULT CURRENT SHALL BE MARKED ON THE SERVICE EQUIPMENT PER NEC 110.24.
- CONTRACTOR WILL NOTIFY UTILITY COMPANY OF CHANGES IN ELECTRICAL LOAD.



**1 PROPOSED ONE-LINE DIAGRAM**  
SCALE: N.T.S.

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**440 PERALTA AVENUE**  
**SAN LEANDRO, CA 94577**  
**(ALAMEDA COUNTY)**  
**PROPOSED 80'-0" MONOPINE TOWER**

**ISSUED FOR:**

REV	DATE	DRWN	DESCRIPTION	QA
D	12-09-22	SSO	20HNG	HMV
E	01-11-23	SSO	20HNG	HMV
F	08-03-23	CAF	20HNG	HMV
G	11-16-23	SA	20HNG	HMV
H	07-18-24	SSO	20HNG	HMV

**SEAL:**

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS SEALING.

**SHEET TITLE:**  
**ONE-LINE DIAGRAM**

**SHEET NUMBER:** **E-2**      **REVISION:** **H**

**TEP #:** 314190.336174