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Planning Commission Date: February 28, 2007 Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing Report prepared by: Cindy Hom

Public Hearing: Yes: X No: _____

Notices Mailed On: 2/16/07 Published On: 2/15/07 Posted On: 2/16/07

Title:	**USE PERMIT NO. UP2004-13 AND "S" ZONE APPROVAL AMENDMENT NO. SA2004-53**
Proposal:	A request to install (3) telecommunication antennas in three flagpoles (1 antenna each) and associated ground mounted equipment.
Location:	1818 Clearlake Avenue (APN: 088-43-026)
Recommendation:	**Approve with Conditions.**
Applicant:	Amy Million for Sprint Nextel
Property Owner:	North American Land and Leasing Co., 7091 Orchard Lake Rd. #300 West, Bloomfield, MI 48322-3652
Previous Action(s):	"S" Zone approval and amendments
Environmental Info:	Categorically exempt from further environmental review pursuant to Class 1, Section 15303 ("New Construction of conversion of small structures…installation of small new equipment and facilities in small structures) of the California Environmental Quality Act (CEQA) Guidelines.
General Plan Designation:	General Commercial
Present Zoning:	General Commercial (C2) with "S" Combining District
Existing Land Use:	Fitness facility
Agenda Sent To:	Applicant and property owner
Attachments:	Plans, elevations, and photos simulations

PJ No. 2372

BACKGROUND

In March 1978, the Planning Commission approved an "S" Zone Approval application for construction of a 23,900 square foot fitness facility. Subsequent approval includes "S" Approval Amendments for landscaping modifications in June 1978, installation of new building signs in March 1979, and signage and new entrance awning for Fitness USA in March 1990.

SITE DESCRIPTION

The subject site is located a 1.30-acre parcel that contains a 23,900 square foot fitness facility, 47 parking spaces, and landscaping. The parcel is land-locked between parcels for Parktown Plaza located to the west, Wells Fargo Bank building located to the south, residential homes located to the north, and various commercial offices located to the east. As shown on the aerial photo below, the site is adjacent to Clearlake Avenue to the east and Landess Avenue to the south. Surrounding land uses consist of commercial retail and offices to the west, south, east, and residential homes to the north. Access to the site is provided by mutual access easement with adjacent properties.

APPLICATION /PROJECT DESCRIPTION

Pursuant to Title XI, Chapter 10, Section 57.02-15.1 (Conditional Uses, Additional Use Permitted – Wireless Communication Facility and Section 42-10 ("S" Zone Combining District), the applicant is requesting to locate 3 telecommunication 94.7"x 8.1" panel antennas within (3) flagpoles (1 antenna each). Proposed antennas will be concealed inside the 40-foot tall flagpoles, which are proposed at southeast end of the building in a landscape area. The proposed flagpoles

measure 18 inches in diameter. In addition, the applicant is proposing to install associated ground mounted equipment which will be placed in an 8-foot tall equipment enclosure locate at northeast corner of the building. The 17'-3" x 11'-10" equipment enclosure consists of a wooden tight board fence that will be painted to match the building.

Site Layout:
The proposed wireless telecommunication facility will be located within three (3) 40-foot tall flagpoles. The flagpoles will be located in a landscaped area, approximately 8-feet from the building wall. The associated equipment will be located on an elevated equipment enclosure that will be attached to the northeast corner of the building. Access to the equipment enclosure will be restricted by a gate. As proposed, the facility will not impede any driveways, pedestrian sidewalks or parking areas.

ISSUES

Use Permit Findings

Any approval of a Use Permit or Use Permit Amendment requires that Planning Commission make the following findings:

1. The proposed use is consistent with the Milpitas Zoning Ordinance.
2. The proposed use is consistent with the Milpitas General Plan.
3. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

The following sections explains how the proposed project as conditioned is able satisfy these findings.

Conformance with the Zoning Ordinance

The project as proposed conforms to the Zoning Ordinance. Per Section 57 (57.01 (b), 57.002-15, and 57.03-5) allows for the proposed use to be approved in this district if it is deemed essential or desirable to the public, suitable to the site, and not detrimental or injurious to properties in the vicinity. As demonstrated in the attached build out plan, the proposed project will provide coverage of the foothill area between Calaveras and Cropley Roads. The site would fill in a gap in the Sprint Nextel network and improve overall coverage Sprint Nextel customers within the city. The proposed site is suitable given the surrounding commercial uses. Although the property abuts residential homes, the proposed antennas will be located approximated 250 feet away from the property line. The proposed antennas will be hidden inside three flagpoles and will not be visible from any views. Additionally, the associated equipment cabinets will be located within an enclosure that will be constructed to match the existing building and screened from public viewpoints. As proposed, the project will not be detrimental or injurious to property because the antennas will be stealth and will not detract from the existing development.

"S" Zone Combining District/Visual Impacts

To approve the "S" Zone application, the Planning Commission must find that the layout of the site and design of the proposed structure are compatible and aesthetically harmonious with the surrounding development.

The applicant had proposed several designs such parapet extension at the corners of the building and raising the height of parapet walls. These designs were not supported because they were incompatible with the existing architecture of the building. The proposed flagpole design provided an appropriate stealth design that would not detract from the existing development and would not conflict with the exterior façade, architectural details of the building, or appear out of place with the surrounding area.

Landscaping
Based review of plans for conformance with the approved site and architectural plans, staff discovered (14) trees that have been since removed. Per the approved landscaping plan, (14) trees were approved along the building perimeter and in the triangular landscape island located at the northern edge of the building. ***Staff recommends*** a condition of approval that requires the applicant to submit a landscape plan that incorporates replacement trees consisting of 24" box trees for Planning Division review and approval.

Conformance with the General Plan
The project is consistent with the General Plan, which balances Milpitas regional and local roles by providing for a highly amendable community environment and thriving regional and commercial center. As proposed, the project would be in keeping with Guiding principle 2.a-G-1 because it would improve and expand telecommunication services by filling in a gap in the Sprint Nextel network and by providing coverage to the foothill area between Calaveras and Cropley Roads as well as maintain good aesthetics and compatibility with the surrounding development.

It is also consistent with Implementing Policy 2.a. I-3 in that it encourages economic pursuits that strengthen and promote development through stability and balance. The project will improve coverage and service capacity that mutually benefits residents and businesses within the city.

Neighborhood Compatibility
The project is situated in area consisting of mainly commercial retail and office uses. The nearest residential development is approximately 215 feet away. The project utilizes an appropriate stealth design that conceals the antennas and associated equipment within structures that does not detract from the existing building or appear out of place.

Radio Frequency Emissions
Federal law preserves the city's authority to regulate the placement, construction, and modification of personal wireless service facilities (47 U.S.C. 332 (c)(7)(A)). However, federal law does impose limitation on this authority in an area of radio frequency (RF) emissions. The city is prohibited by federal law from regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of RF emission to the extent the facility comply with the Federal Communications Commission's (FCC) regulations concerning such emissions. (47 U.S.C. 332(c)(7)(b)(iv))

The FCC has established guidelines that place limits on human exposure to RF fields generated by personal wireless service facilities. These guidelines have been endorsed by the U.S.

Environmental Protection Agency and the Food and Drug Administration. The FCC requires that all personal wireless facilities to comply with these guidelines.

To verify if the proposed project complies with the FCC guidelines, a power density report was required as part of this application. This report is reviewed by the City's Telecommunication Advisory Commission to ensure compliance with the FCC guidelines. In the even that the proposed project is not in compliance with the FCC guidelines, the city has the ability to require appropriate modifications to the facility to ensure compliance with FCC guidelines.

Telecommunication Advisory Commission Review
The City of Milpitas Telecommunication Advisory Commission reviewed this project at its November 20, 2006 meeting. The comments and concerns raised at the meeting were in regards to providing placard identification of the facility for Fire Department personnel and to ensure the equipment enclosure would be secured and enclosed. The Telecommunication Commission recommends approval of the proposal to the Planning Commission.

RECOMMENDATION
Close the public hearing, approve Use Permit No. UP2004 and "S" Zone Approval Amendment No. SA2004 based on the Findings and Special Conditions of Approval listed below:

FINDINGS

1. As conditioned, the proposed use meets the intent of the General Plan and Zoning Ordinance by providing alternate telecommunication services for the conduct of commercial and personal business without creating aesthetic disharmony at the site or impacts on the surrounding development.
2. As conditioned, the proposed antenna at this location will not be detrimental or injurious to the surrounding development nor to the public health and safety, as reviewed by the Telecommunications Commission Committee in regards to equipment and safety issues.
3. As conditioned, the project will not result in any significant visual or aesthetic impacts because the proposed antennas and associated equipment are suitably concealed in (3) flagpoles and 8-foot equipment enclosure.
4. The project is categorically exempted from further environmental review pursuant to Class 3, Section 15303 – "New construction or conversion of small structures…installation of small new equipment and facilities in small structures"

SPECIAL CONDITIONS OF APPROVAL

1. This Use Permit No. UP2004-13 and S-Zone Approval Amendment No. SA2004-53 is for a telecommunications antenna facility consisting of (3) panel antennas contained within 3 flagpoles (1 antenna each) and installation of ground mounted equipment as shown on approved plans dated February 28,2007, except as may be otherwise modified by these conditions of approval. Any future addition of antennas, associated equipment or modification to approved plans, shall require further review and approval by the Milpitas Telecommunications Commission and Planning Commission. (P)

2. Any change in any dimension or location of the proposed antenna, cabinets, and enclosure from that shown on the plans approved September 13, 2006, shall require an amendment to this Use Permit, which will require a noticed public hearing. (P)
3. Prior to building permit issuance, the applicant shall submit a landscape plan that incorporate replacement trees that are a minimum of 24" trees for Planning Division review and approval. (P)
4. This use shall be conducted in compliance with all appropriate local, state and federal laws and regulations and in conformance with the approved plans. (P)
5. If at the time of application for building permit, there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
6. If at the time of application for a certificate of occupancy, there is a project job account balance due to the City for recovery of review fees, occupancy shall not be granted until the balance is paid in full. (P)
7. A placard identifying a telecommunication facility shall be located, and shown on building permit plans, at the fire control point. (TC)
8. Prior to issuance of certificate of occupancy, the applicant will provide a license for the facility from the Federal Communication Commission to the Planning Division. (FCC). (P,TC)
9. It is the responsibility of the applicant to obtain any necessary permits or approvals from affected agencies or private parties. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
10. Prior to building permit issuance, applicant must pay all applicable development fees, including but not limited to plan check and inspection deposit, and 2.5% building permit automation fee. (E)
11. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
12. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in Flood Zone "X". (E)
13. Submitted drawings are not reviewed nor approved for fire permits and construction. These notes are provided to assist with the Fire Department permit process. (F)

14. Portable fire extinguishers shall be installed in occupancies and locations as set forth in the code, California Code of Regulations Title 19, Division 1, and Chapters 1 and 3 and as required by the Milpitas Fire Chief. CFC Section 1002.1. (F)

15. No approval for any hazardous materials under this review. (F)

16. If hazardous materials are intended to be stored (backup battery system included), transported on site, used or handled, in an amount requiring a permit, a Hazardous Materials Business Plan (HMBP) shall be submitted to the Fire Department by the business responsible. If hazardous materials are not intended to be stored, transported on site, used or handled in an amount requiring a permit, a Hazardous Materials/Waste Registration Form and/or a Hazardous Materials Exemption Declaration shall be submitted to the Fire Department by the business responsible. Submittal shall be done at the time of building permit application. No final inspection to all or any portion of the development shall be deemed complete and no certificate of occupancy shall be issued until this requirement has been met. CFC Section 105.4 as amended by Section V-300-2.01 MMC. (F)

17. The telecom site shall comply with the following requirements:

    a. Approved access shall be provided to the equipment. Verify KNOX lock (quantity and location to be determined by the Fire Dept. if none exists) for Fire Department access. CFC (California Fire Code) Section 902.4.
    b. Equipment shall be posted with signage identifying the company name and the site identification number.
    c. The location shall be labeled for the hazard with a sign approved for location and content by the Fire Department. Signage shall conform to the NFPA 704 standards.
    d. Each antenna shall be identified to denote its function, i.e., transmitter or receiver antenna when located on roof structures or other places subject to close proximity to humans.
    e. Shutdown of transmitter antennas shall be proved. Written shutdown procedures (including remote shutdown) shall be provided to the Milpitas Fire Department Inspector at the time of inspection. Fire Department inspection shall include system shutdown.
    f. For remote shutdown process, the phone number, the specific SITE I.D. number shall be posted outside of the equipment enclosure, on the face of the wireless equipment cabinet, at the electrical equipment (if different location than the wireless equipment), roof hatch, fire control, and other access points to the transmitter antennae.
    g. If manual shutdown mechanism is located on site, the shutdown mechanism shall be identified.
    h. Prior to final permit signoff, the installer shall call for an inspection by the Fire Department to verify labeling, signage and transmission shutdown. (F)

(P) = Planning Division

(TC) = Telecommunication Commission

(E) = Engineering Division

(F) = Fire Department

4.

Sprint
Together with NEXTEL

1800 Clear Lake Avenue

Sprint Nextel seeks approval of a Use Permit with "S" Zone approval and all related permits to construct a wireless communication facility consisting of three antennae within three new flagpoles on the east side of the existing Fitness USA building. The associated equipment would be located on a concrete pad on the west side of the building. No interior space was available.

The installation is intended to provide coverage for the foothill area between Calaveras and Cropley Roads. This site would fill a gap in the Sprint Nextel network and improve coverage for Sprint Nextel customers in the City of Milpitas.

The facility is unmanned with routine maintenance preformed on site twice a month for 1-2 hours. The site would be operated within all FCC standards and will be constructed in compliance with all Federal, State and County buildings codes and environmental standards. No public parking will be affected or required for the site and not drainage pattern will be disturbed. There are no hazardous materials used in conjunction with this facility.

Alternative Analysis:
Four candidates were considered prior to the selection of the site at 1800 Clear Lake. Normally, the best candidates are co-locations. In this case, co-location was not feasible because there are no other wireless facilities within 1000 feet.

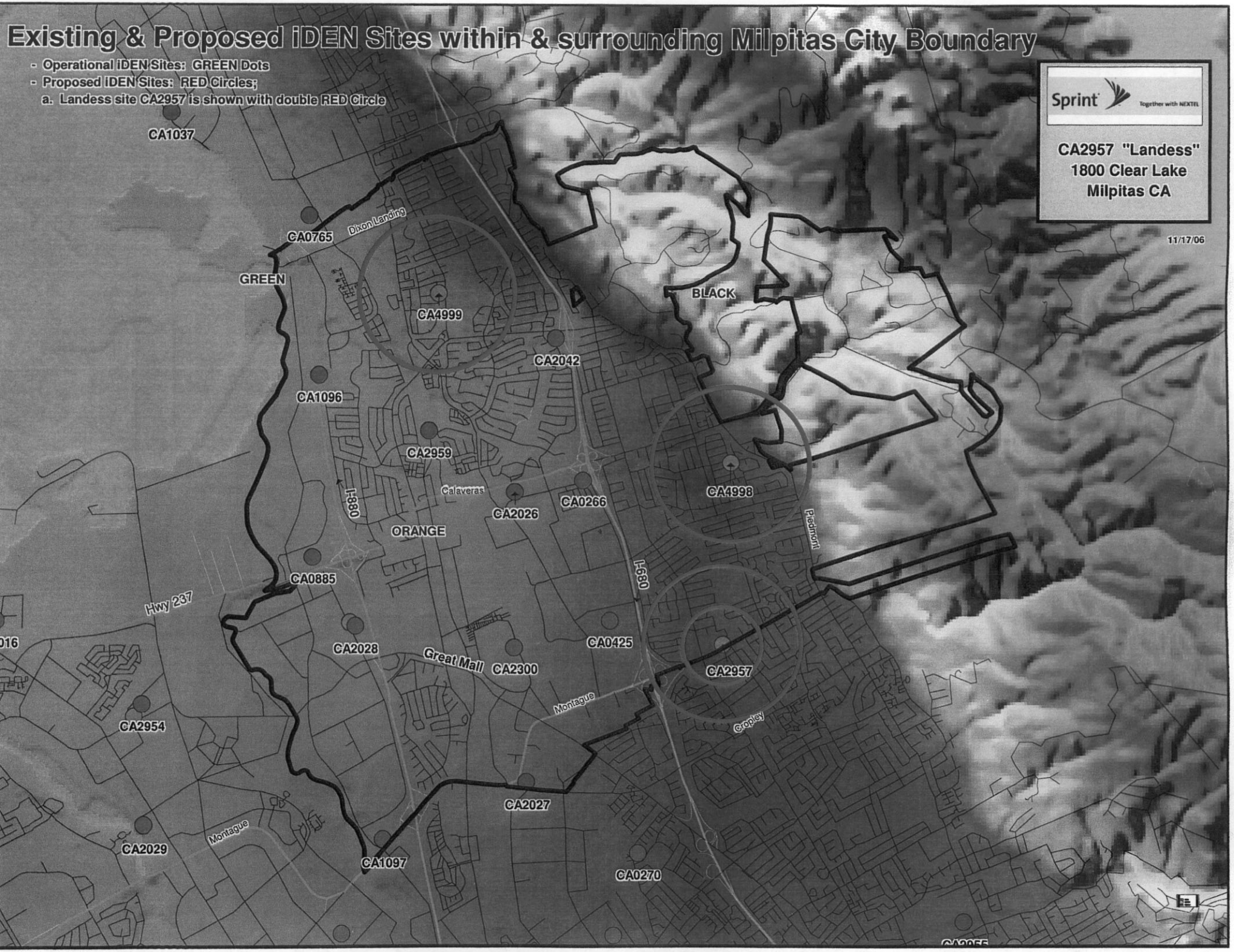
1800 Clear Lake (Fitness USA)
This candidate was chosen because it provided excellent coverage for the primary coverage objective. In addition the site provided for a good stealth design of the proposed facility. The antennas would be located within three flagpoles on the eastern side of the building. This design is particularly suited to the City of Milpitas which as several flagpoles and flagpole groupings in the prominent locations around the city. The equipment shelter would be placed on the northwester corner of the building. The equipment shelter would be made to blend with the exterior of the building through the use of similar materials and colors.

1350 Clear Lake (Albertsons)
This candidate was evaluated and rejected because it was not technically feasible. The roof on this site was too low to provide the height necessary for adequate coverage.

3036 S. Park Victoria (Gas Sign)
This candidate was evaluated for placement of our antennae within the existing sign because of its height. The site was rejected because it was not technically feasible due to site constraints. The site does not have adequate or available room to fit the equipment shelter.

1289 S. Park Victoria (Coamerica)
This candidate was found not to be technically feasible because the roof did not provide enough height to meet the coverage objective. In addition, there was no owner interest in leasing space for the facility.

In conclusion, the site at 1800 Clear Lake is preferred because it provides a superior level of coverage while incorporating a design that is consistent with the character of the City of Milipitas and providing a minimal visual impact.


Existing & Proposed iDEN Sites within & surrounding Milpitas City Boundary
- Operational iDEN Sites: GREEN Dots
- Proposed iDEN Sites: RED Circles;
a. Landess site CA2957 is shown with double RED Circle
Sprint
Together with NEXTEL
CA2957 "Landess"
1800 Clear Lake
Milpitas CA
11/17/06
CA1037
CA0765
Dixon Landing
GREEN
CA4999
BLACK
CA2042
CA1096
CA2959
Calaveras
I-880
CA2026
CA0266
CA4998
Piedmont
ORANGE
I-680
CA0885
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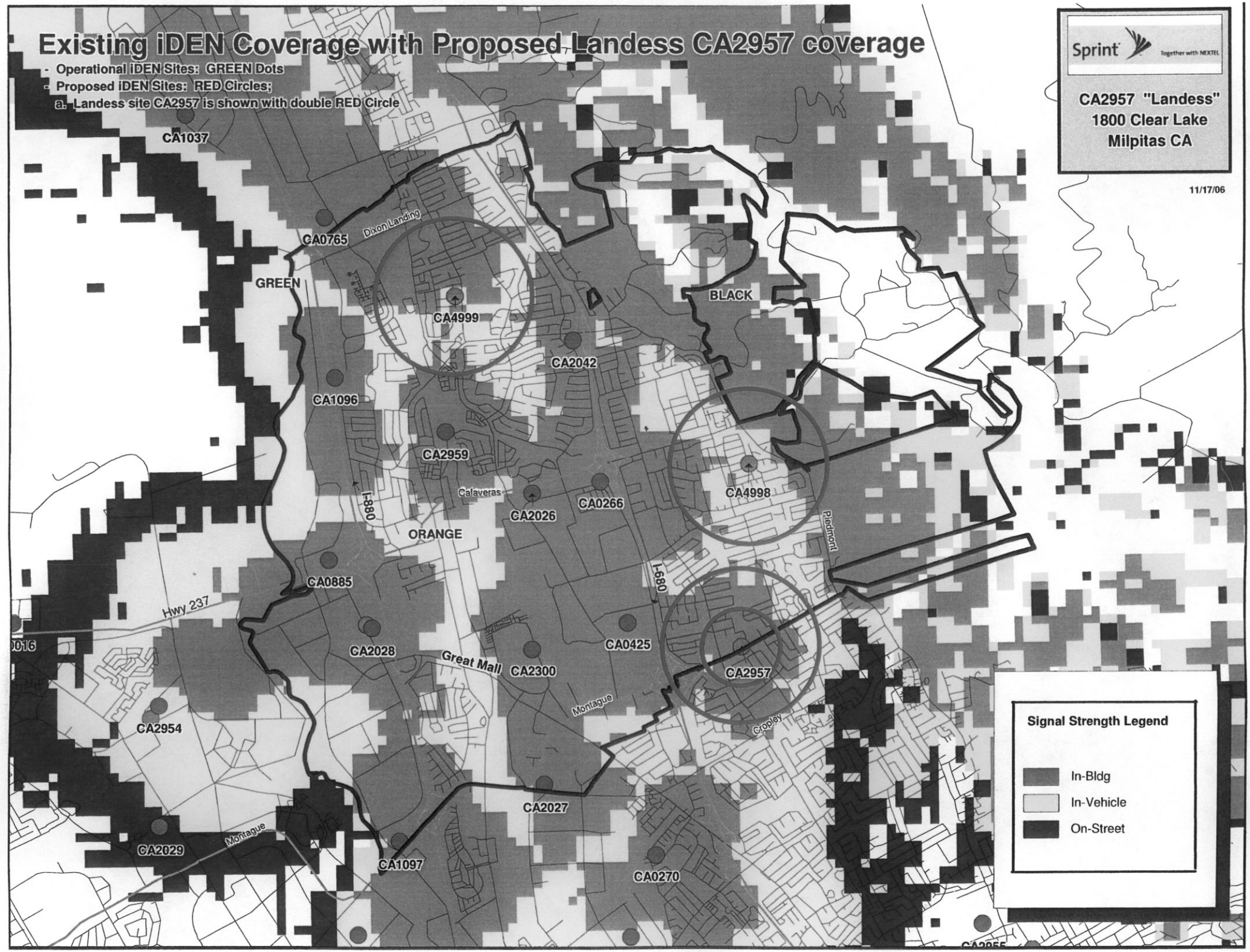
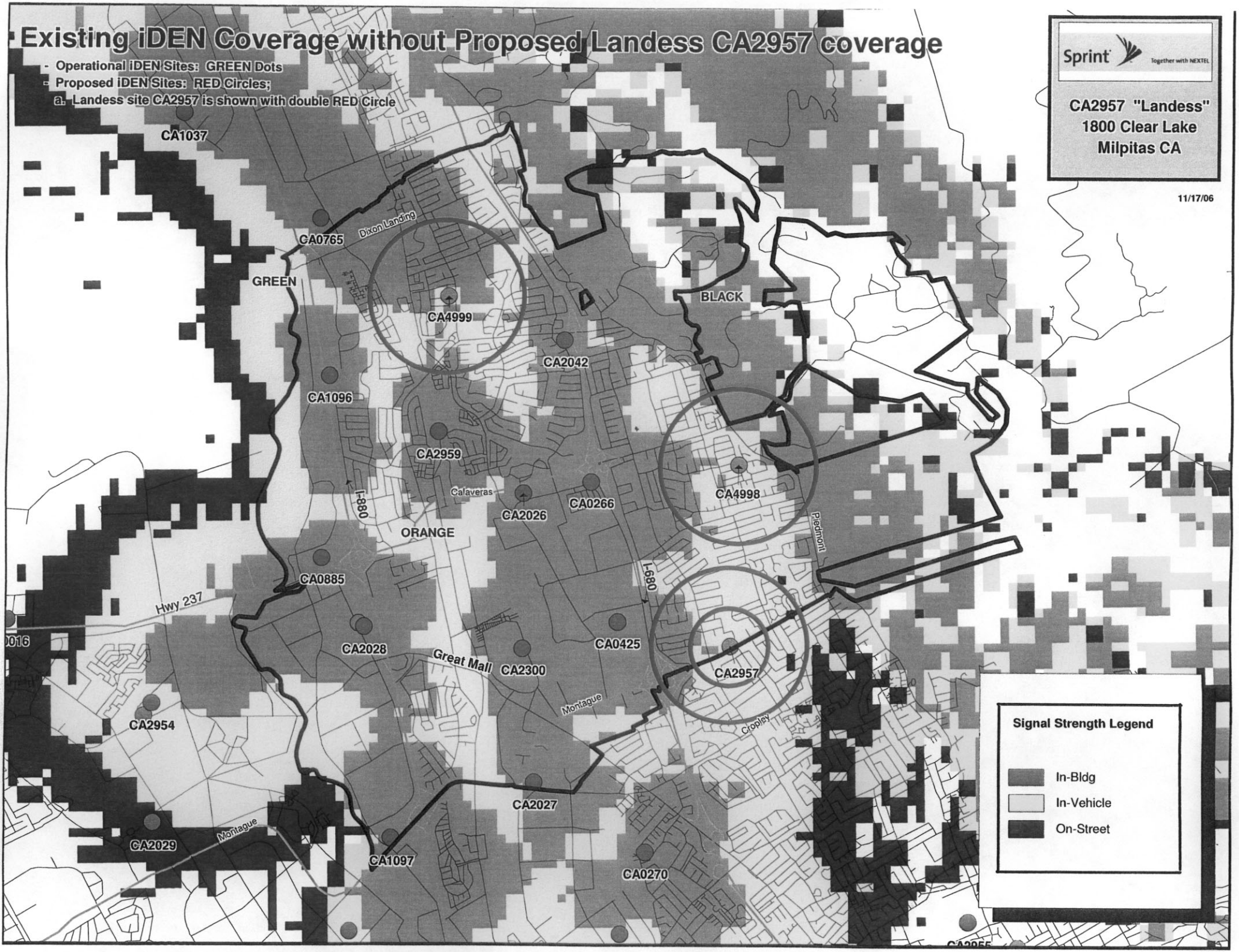

Existing iDEN Coverage with Proposed Landess CA2957 coverage
- Operational iDEN Sites: GREEN Dots
- Proposed iDEN Sites: RED Circles;
a. Landess site CA2957 is shown with double RED Circle
Sprint
Together with NEXTEL
CA2957 "Landess"
1800 Clear Lake
Milpitas CA
11/17/06
CA1037
CA0765
Dixon Landing
GREEN
CA4999
BLACK
CA2042
CA1096
CA2959
Calaveras
I-880
CA2026
CA0266
CA4998
Piedmont
ORANGE
I-680
CA0885
Hwy 237
CA2028
Great Mall
CA2300
CA0425
CA2957
Montague
Cropley
CA2954
CA2027
CA2029
Montague
CA1097
CA0270
Signal Strength Legend
In-Bldg
In-Vehicle
On-Street


Existing iDEN Coverage without Proposed Landess CA2957 coverage
- Operational iDEN Sites: GREEN Dots
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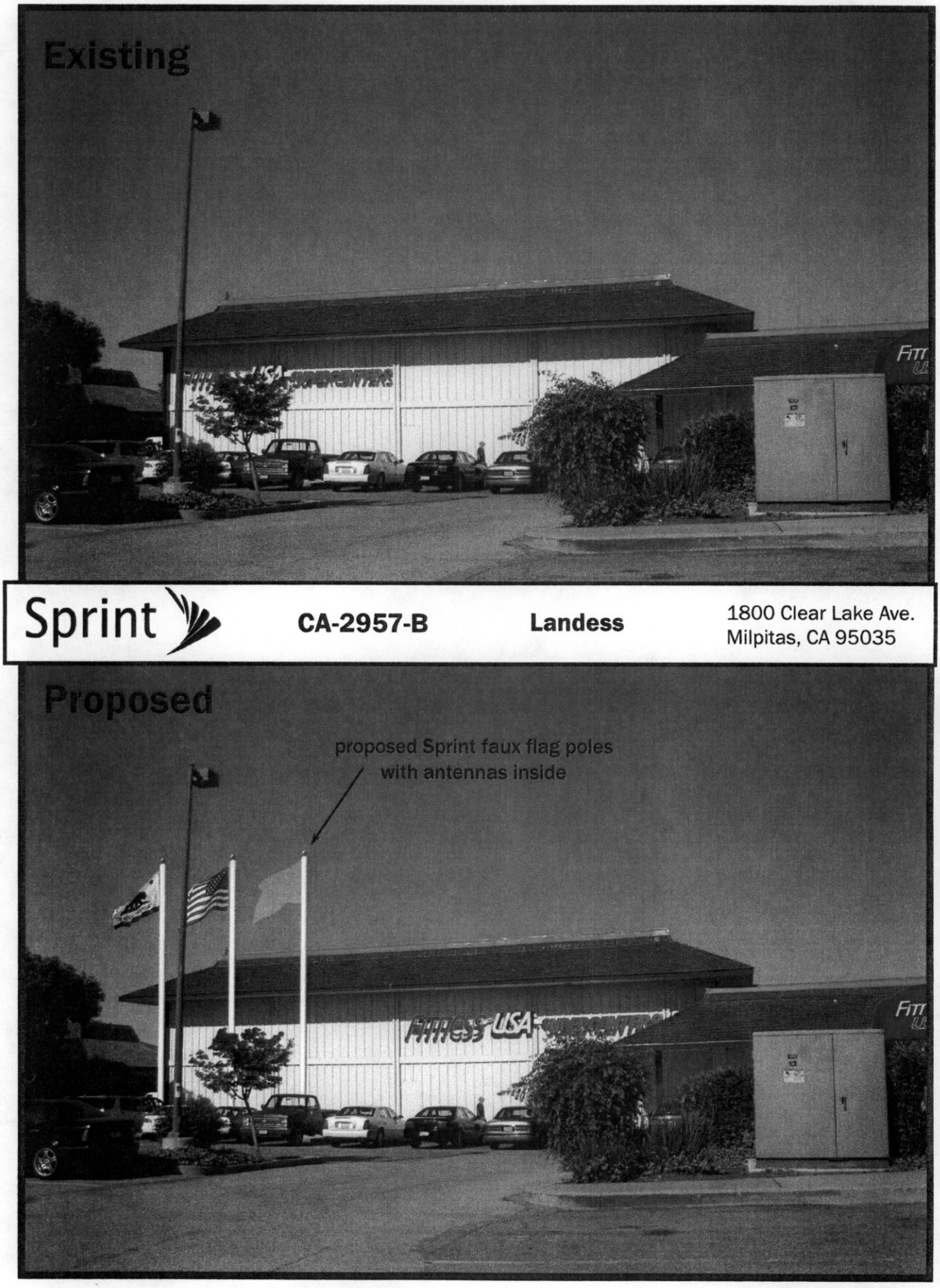
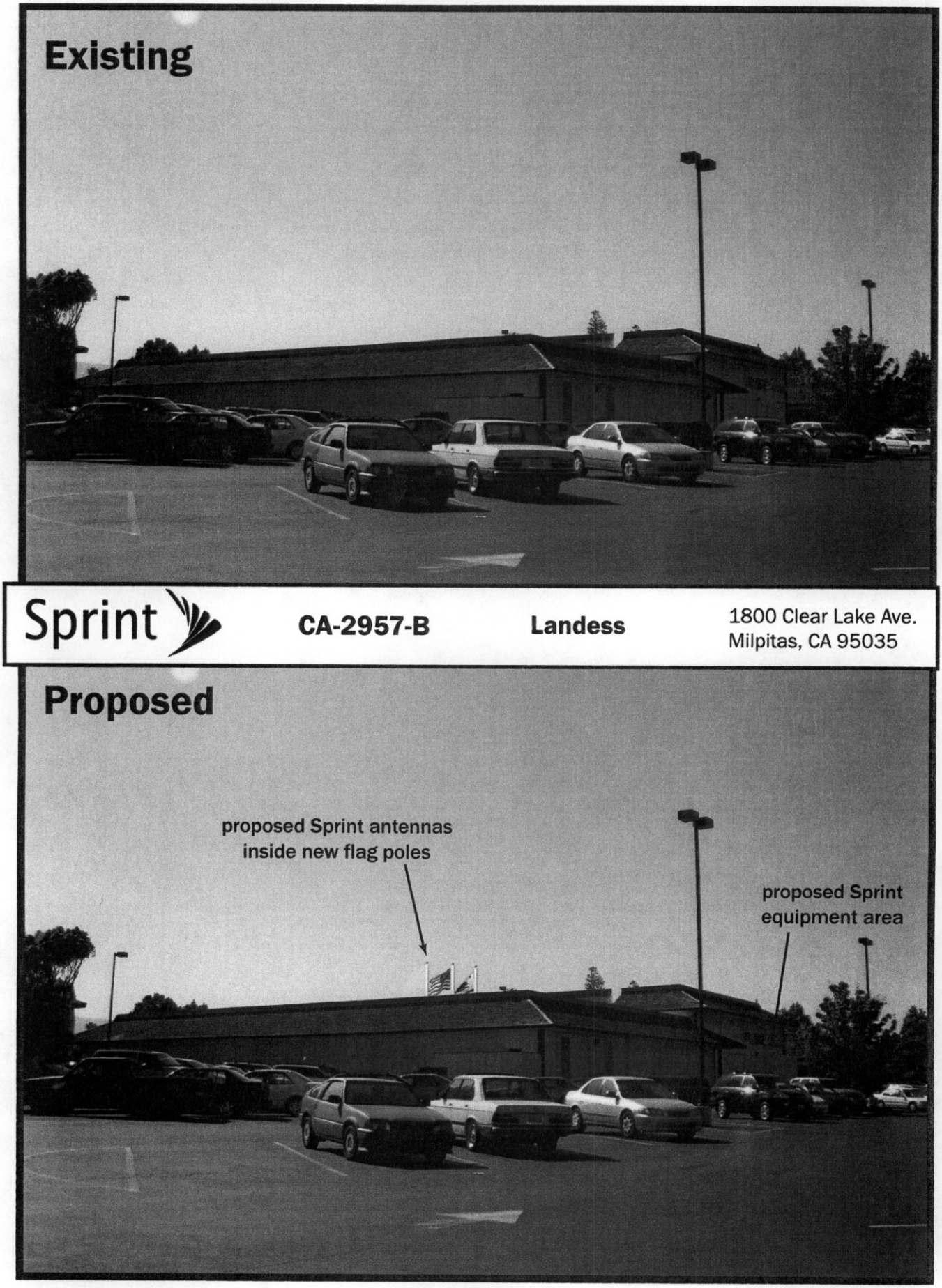
Signal Strength Legend
In-Bldg
In-Vehicle
On-Street

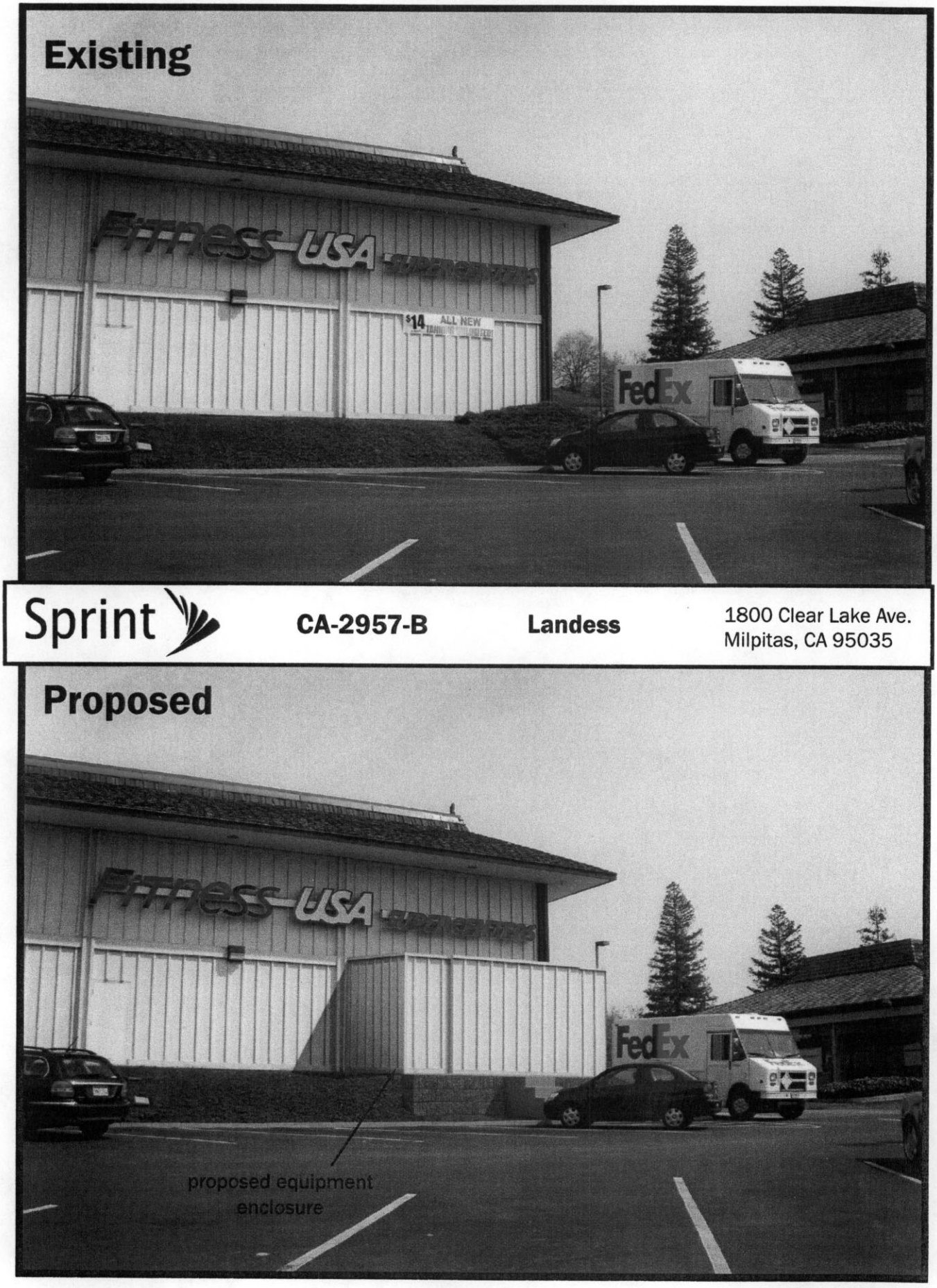
Photosimulation of the proposed telecommunication facility as seen looking northwest from Landess Avenue



Photosimulation of the proposed telecommunication facility as seen looking west from Clear Lake Ave.



Photosimulation of the proposed telecommunication facility as seen looking southeast from the rear of the parking lot



Photosimulation of the proposed telecommunication facility as seen looking east from the parking lot

Sprint Nextel • Proposed Base Station (Site No. CA-2957B)
1800 Clear Lake Avenue • Milpitas, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Sprint Nextel, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CA-2957B) proposed to be located at 1800 Clear Lake Avenue in Milpitas, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent Institute of Electrical and Electronics Engineers ("IEEE") Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes nearly identical exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication ("PCS")	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	855	2.85	0.57
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the

horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by Sprint Nextel, including zoning drawings by Morrison Hershfield, dated April 6, 2006, it is proposed to mount three Andrew Model CTSDG-06516-XDM directional panel SMR antennas inside three new 40-foot flagpoles to be installed on the east side of the Fitness USA building located at 1800 Clear Lake Avenue in Milpitas. The antennas would be mounted at an effective height of about 32½ feet above ground and would be oriented toward 80°T, 180°T, and 340°T. The maximum effective radiated power in any direction would be 500 watts, representing the simultaneous operation of five channels at 100 watts each. There are reported no other wireless telecommunications base stations installed nearby.

Study Results

The maximum ambient RF level anywhere at ground due to the proposed Sprint Nextel operation is calculated to be 0.0066 mW/cm^2, which is 1.2% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence* is 0.92% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

Recommended Mitigation Measures

Due to their mounting locations, the Sprint Nextel antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 3 feet in front of the

* Located at least 150 feet away, based on aerial photographs from Maps a la carte, Inc.

antennas themselves, such as might occur during maintenance work on the flags or poles, should be allowed while the site is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs† at the antennas and/or on the poles below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by Sprint Nextel at 1800 Clear Lake Avenue in Milpitas, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2007. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

William F. Hammett, P.E.

May 30, 2006

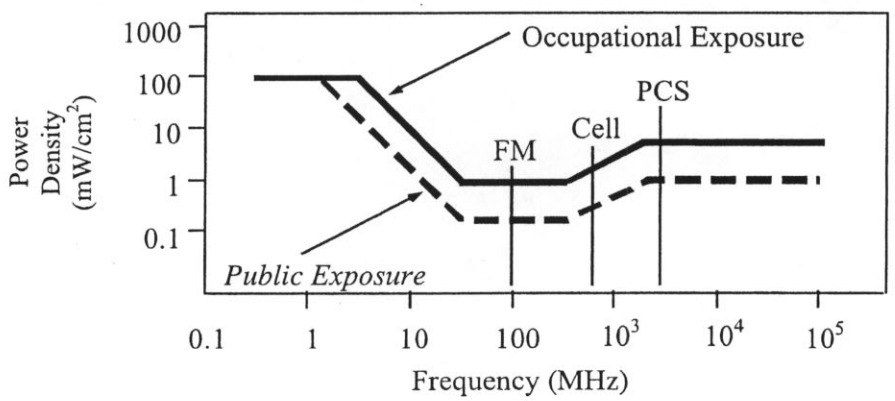
† Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electrical and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

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

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



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

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications cell sites. The near field zone is defined by the distance, D, from an antenna beyond which the manufacturer's published, far field antenna patterns will be fully formed; the near field may exist for increasing D until some or all of three conditions have been met:

$$1)\ D > \frac{2h^2}{\lambda} \qquad 2)\ D > 5h \qquad 3)\ D > 1.6\lambda$$

where h = aperture height of the antenna, in meters, and
λ = wavelength of the transmitted signal, in meters.

The FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives this formula for calculating power density in the near field zone about an individual RF source:

$$\text{power density}\quad S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}, \quad \text{in mW/cm}^2,$$

where θ_{BW} = half-power beamwidth of antenna, in degrees, and
P_{net} = net power input to the antenna, in watts.

The factor of 0.1 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates distances to FCC public and occupational limits.

Far Field.

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

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

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

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

City of Milpitas
Planning Division
455 E. Calaveras Blvd.
Milpitas, CA 95035
(408) 586-3279

Questionnaire for Telecommunication Facility Providers

All applicants requesting to install telecommunications facilities within the City of Milpitas must complete this questionnaire as part of their use permit application submittal.

Applicant Name: AMY MILLION FOR SPRINT NEXTEL

Applicant Address: 855 FOLSOM ST, SUITE 106, SAN FRANCISCO, CA. 94107

Applicant Phone: (949) 307-6431

Applicant Fax and e-mail address: (415) 341-1365 amy@kdiplanning.com

Provide a brief description of project (Telecommunications Facility): INSTALLATION OF 3 ANTENNAE WITHIN 3 SEPARATE FLAGPOLES AND ASSOCIATED EQUIPMENT ENCLOSURE.

Location of Project: 1800 CLEAR LAKE AVENUE

1. Please indicate below the frequency range you plan to use?

- ☐ VHF Low-Band (30-50 Mhz or 72-76 Mhz)
- ☐ VHF High-Band (136-174 Mhz or 220-222 Mhz)
- ☐ UHF or T-Band (406-420 Mhz or 450-470 Mhz or 470-512 Mhz)
- ☒ 800 or 900 Mhz Band (800-960 except 900 Mhz Spread Spectrum)
- ☒ 900 Mhz Spread Spectrum (902-928 Mhz)
- ☐ Other than specified above (State frequency band in Mhz). Describe: _____

2. Please indicate below the channel/system proposed for use?

- ☐ A single channel
- ☒ Multiple channel
- ☐ A frequency agile system
- ☐ A spread spectrum system
- ☐ Other than specified above. Describe: _____

3. Please indicate below the frequency range you plan to use?

- ☐ Narrow band (±5 Khz or less deviation)
- ☒ Broad band (greater than ±5 Khz deviation)
- ☐ Spread Spectrum
- ☐ Other than specified above. Describe: _____

Radio Station License

**** REFERENCE COPY - THIS IS NOT A LICENSE ****

Call Sign: WPRQ625	File Number:	Print Date:

Name of Licensee: NEXTEL OF CALIFORNIA, INC. DBA NEXTEL COMMUNICATIONS

Attention:

2001 EDMUND HALLEY DRIVE

RESTON VA 20191

Market Number:	Channel Block:	Sub-Market Designator:
BEA163	F	0

Market Name: San Francisco-Oakland-San Jose

The license hereof is authorized, for the period indicated, to operate a radio transmitting station in accordance with the terms and conditions hereinafter described. This authorization is subject to the provisions of the Communications Act of 1934, as amended, subsequent Acts of Congress, international treaties and agreements which the United States is a signatory, and all pertinent rules and regulations of the Federal Communications Commission, contained in Title 47 of the code of Federal Regulations.

Effective Date	1st Build-Out Date	2nd Build-Out Date	3rd Build-Out Date	4th Build-Out Date	Expiration Date
12/20/2000	12/20/2003	12/20/2005			12/20/2010

Pursuant to section 309(h) of the Communications Act of 1934, as amended, (47 U.S.C. 309(h)), this license is subject to the following conditions: This License does not vest in the licensee any rights to operate a station nor any right in the use of frequencies beyond the term thereof nor in any other manner then authorized herein. Neither this license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the communications Act of 1934, as amended, 47 U.S.C. 151, et seq. This is subject in terms to the right of use or control conferred by section 706 of the Communications Act of 1934, as amended 47 U.S.C. 606.

Radio Station License

**** REFERENCE COPY - THIS IS NOT A LICENSE ****

Call Sign: WPQZ885	File Number:	Print Date:

Name of Licensee: NEXTEL OF CALIFORNIA, INC. DBA NEXTEL COMMUNICATIONS

Attention:

2001 EDMUND HALLEY DRIVE

RESTON VA 20191

Market Number:	Channel Block:	Sub-Market Designator:
BEA163	D	0

Market Name: San Francisco-Oakland-San Jose

The license hereof is authorized, for the period indicated, to operate a radio transmitting station in accordance with the terms and conditions hereinafter described. This authorization is subject to the provisions of the Communications Act of 1934, as amended, subsequent Acts of Congress, international treaties and agreements which the United States is a signatory, and all pertinent rules and regulations of the Federal Communications Commission, contained in Title 47 of the code of Federal Regulations.

Effective Date	1st Build-Out Date	2nd Build-Out Date	3rd Build-Out Date	4th Build-Out Date	Expiration Date
12/20/2000	12/20/2003	12/20/2005			12/20/2010

Pursuant to section 309(h) of the Communications Act of 1934, as amended, (47 U.S.C. 309(h)), this license is subject to the following conditions: This License does not vest in the licensee any rights to operate a station nor any right in the use of frequencies beyond the term thereof nor in any other manner then authorized herein. Neither this license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the communications Act of 1934, as amended, 47 U.S.C. 151, et seq. This is subject in terms to the right of use or control conferred by section 706 of the Communications Act of 1934, as amended 47 U.S.C. 606.

Radio Station License

**** REFERENCE COPY - THIS IS NOT A LICENSE ****

Call Sign: WPOH394	File Number:	Print Date:

Name of Licensee: NEXTEL OF CALIFORNIA INC

Attention:

2001 EDMUND HALLEY DRIVE

RESTON VA 20191

Market Number:	Channel Block:	Sub-Market Designator:
BEA163	C	0

Market Name: San Francisco-Oakland-San Jose

The license hereof is authorized, for the period indicated, to operate a radio transmitting station in accordance with the terms and conditions hereinafter described. This authorization is subject to the provisions of the Communications Act of 1934, as amended, subsequent Acts of Congress, international treaties and agreements which the United States is a signatory, and all pertinent rules and regulations of the Federal Communications Commission, contained in Title 47 of the code of Federal Regulations.

Effective Date	1st Build-Out Date	2nd Build-Out Date	3rd Build-Out Date	4th Build-Out Date	Expiration Date
06/17/1998	06/17/2001	06/17/2003			06/17/2008

Pursuant to section 309(h) of the Communications Act of 1934, as amended, (47 U.S.C. 309(h)), this license is subject to the following conditions: This License does not vest in the licensee any rights to operate a station nor any right in the use of frequencies beyond the term thereof nor in any other manner then authorized herein. Neither this license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the communications Act of 1934, as amended, 47 U.S.C. 151, et seq. This is subject in terms to the right of use or control conferred by section 706 of the Communications Act of 1934, as amended 47 U.S.C. 606.

Radio Station License

**** REFERENCE COPY - THIS IS NOT A LICENSE ****

Call Sign: WPOH393	File Number:	Print Date:

Name of Licensee: NEXTEL OF CALIFORNIA INC

Attention:

2001 EDMUND HALLEY DRIVE

RESTON VA 20191

Market Number:	Channel Block:	Sub-Market Designator:
BEA163	B	0

Market Name: San Francisco-Oakland-San Jose

The license hereof is authorized, for the period indicated, to operate a radio transmitting station in accordance with the terms and conditions hereinafter described. This authorization is subject to the provisions of the Communications Act of 1934, as amended, subsequent Acts of Congress, international treaties and agreements which the United States is a signatory, and all pertinent rules and regulations of the Federal Communications Commission, contained in Title 47 of the code of Federal Regulations.

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06/17/1998	06/17/2001	06/17/2003			06/17/2008

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Radio Station License

**** REFERENCE COPY - THIS IS NOT A LICENSE ****

Call Sign: WPOH392	File Number:	Print Date:

Name of Licensee: NEXTEL OF CALIFORNIA INC

Attention:

2001 EDMUND HALLEY DRIVE

RESTON VA 20191

Market Number:	Channel Block:	Sub-Market Designator:
BEA163	A	0

Market Name: San Francisco-Oakland-San Jose

The license hereof is authorized, for the period indicated, to operate a radio transmitting station in accordance with the terms and conditions hereinafter described. This authorization is subject to the provisions of the Communications Act of 1934, as amended, subsequent Acts of Congress, international treaties and agreements which the United States is a signatory, and all pertinent rules and regulations of the Federal Communications Commission, contained in Title 47 of the code of Federal Regulations.

Effective Date	1st Build-Out Date	2nd Build-Out Date	3rd Build-Out Date	4th Build-Out Date	Expiration Date
06/17/1998	06/17/2001	06/17/2003			06/17/2008

Pursuant to section 309(h) of the Communications Act of 1934, as amended, (47 U.S.C. 309(h)), this license is subject to the following conditions: This License does not vest in the licensee any rights to operate a station nor any right in the use of frequencies beyond the term thereof nor in any other manner then authorized herein. Neither this license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the communications Act of 1934, as amended, 47 U.S.C. 151, et seq. This is subject in terms to the right of use or control conferred by section 706 of the Communications Act of 1934, as amended 47 U.S.C. 606.

Sprint NEXTEL

SITE NAME:

LANDESS

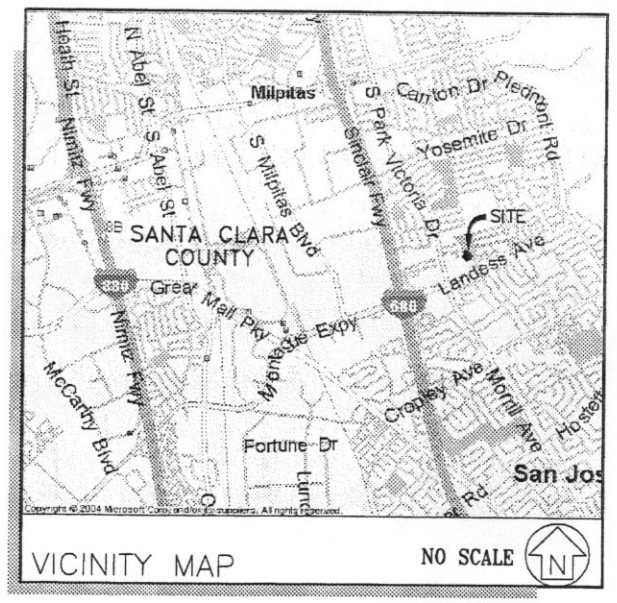
SITE NUMBER:

CA-2957-B

RECEIVED

JAN 1 1 2007

CITY OF MILPITAS
PLANNING DIVISION



VICINITY MAP NO SCALE

START: NEXTEL
1255 TREAT BLVD. #800
WALNUT CREEK, CA 94596

END: LANDESS
1800 CLEAR LAKE AVE.
MILPITAS, CA 95035
TOTAL DISTANCE: 43 MILES

DRIVING DIRECTION FROM NEXTEL OFFICE:

1. HEAD WEST FROM TREAT BLVD
2. TURN RIGHT AT N MAIN ST
3. TURN RIGHT INTO THE I-680 S ENTRY RAMP TO OAKLAND/SAN JOSE
4. TAKE THE LANDESS AVENUE EXIT
5. BEAR RIGHT ONTO THE LANDESS AVE RAMP
6. TURN LEFT AT CLEAR LAKE AVE
7. ARRIVE AT: 1800 CLEAR LAKE AVE, MILPITAS, CA 95035

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11058.3.42, EXCEPTION 1.

CONSULTANT TEAM

ENGINEER/ARCHITECT:
L.D. STROBEL CO. INC.
1022 SHARY CIR. SUITE 9
CONCORD, CA 94518
(925) 686-3241
FAX: (925) 686-3350

ELECTRICAL ENGINEER:
RANDALL LAMB
208 UTAH ST. STE. 201
SAN FRANCISCO, CA 94103
(415) 512-9771
FAX: (415) 512-8940

PROJECT MANAGER
NEXTEL COMMUNICATIONS
1255 TREAT BLVD., STE. 800
WALNUT CREEK, CA 94596
CONTACT: STEVE JACKSON
(510) 719-8679
FAX: (925) 279-2683

STRUCTURAL ENGINEER:
C.L. ALFARO ASSOCIATES
338 SUMMERWOOD DRIVE
FREMONT, CA 94536
CONTACT: CONRAD ALFARO
(510) 797-2492

SURVEYOR
INITIAL POINT, INC.
140 LITTON DR. SUITE 230
GRASS VALLEY, CA 95945
(530) 477-7177
FAX: (530) 477-6967

PROJECT SUMMARY

SITE NAME:	LANDESS
SITE NUMBER:	CA-2957-B
SITE ADDRESS:	1800 CLEAR LAKE AVE. MILPITAS, CA 95035 SANTA CLARA COUNTY
OWNER:	MARK LIGON FITNESS USA (408) 956-9661
APPLICANT:	NEXTEL OF CALIFORNIA dba NEXTEL COMMUNICATIONS 1255 TREAT BLVD. SUITE 800 WALNUT CREEK, CA 94596 CONTACT: STEVE JACKSON (510) 719-8679
A.P.N. :	088-43-026
CURRENT ZONING :	C2 (COMMERICAL)
OCCUPANCY :	UNMANNED
TYPE OF CONST.:	INSTALLATION OF (3) (N) ANTENNAS ON (3) (N) FLAGPOLES WITH ADDED GROUND EQUIPMENT CABINET

SHEET INDEX

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SITE SURVEY
A-1	SITE PLAN & ANTENNA DATA SHEET
A-1A	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	ELEVATIONS AT RUBIX CABINET
A-6	CABINET DETAILS
A-7	FRONT VIEW OF RUBIX CABINET
L-1	LANDSCAPING PLAN

L.D. STROBEL Co. INC.
DESIGN / CONSTRUCTION
1022 SHARY CIRCLE SUITE 9 CONCORD, CA 94518
PHONE: 925-686-3241 FAX 925-686-3350

Nextel of California, Inc.
Sprint NEXTEL
1255 TREAT BLVD. #800
WALNUT CREEK, CA. 94596
PHONE (925)279-2300
FAX (925)279-2683

LANDESS
CA-2957-B
1800 CLEARLAKE AVE.
MILPITAS, CA 95035
SANTA CLARA COUNTY

REGISTERED PROFESSIONAL ENGINEER
DARRYL D. STROBEL
No. C041145
Exp. 3/31/07
CIVIL
STATE OF CALIFORNIA

APPROVALS

LEASING:	DATE:
ZONING:	DATE:
RF ENGINEER:	DATE:
CONSTRUCTION:	DATE:
TAG CHECK:	DATE:
OWNER:	DATE:

CA-2957-B

DRAWN BY AFN

CHECKED BY LDS

NO	DATE	ISSUE
1	9/19/06	90% ZD
2	10/09/06	100% ZD
3	11/10/06	100% ZD REV A
4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

1st SUBMITTAL:

2nd SUBMITTAL:

COMPANY JOB NO. 3072

3072-11 1/09/07

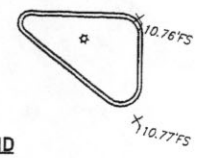
SURVEY NOTES

1. ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88.

2. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DATA.

3. DATE OF FIELD SURVEY APRIL 29, 2004 & NOV. 21, 2005.

4. PRELIMINARY TITLE REPORT NO. 94190878 PREPARED BY COMMONWEALTH TITLE COMPANY HAS BEEN PROVIDED. ANY EASEMENTS OR OTHER TITLE RELATED ISSUES NOT INCLUDED IN SAID REPORT WHICH ARE PART OF THE TITLE PROCESS MAY OR MAY NOT HAVE BEEN ADDRESSED. INITIAL POINT, INC. AND TIMOTHY F. SCHAD, L.S. ACCEPT NO RESPONSIBILITY OR LIABILITY FOR BOUNDARY OR TITLE ITEMS ADDRESSED HEREON. THIS IS NOT A BOUNDARY SURVEY.



LEGEND

———	PROPERTY LINE
—— · ——	FLOW LINE
—— TEL —— TEL ——	TELEPHONE LINE
—— E —— E ——	ELECTRIC LINE
—— E&T —— E&T ——	ELECTRIC AND TELEPHONE LINES
—— x —— x ——	FENCE
	FIRE HYDRANT
	GUY WIRE
	STREET SIGN
	STREET LIGHT
W	WATER VALVE
FS	FINISH SURFACE
FL	FLOW LINE
OG	ORIGINAL GROUND
TC	TOP OF CURB
BFC	BOTTOM FACE OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TBW	TOP BACK OF WALK
Ⓖ	GROUND WELL
C/L	CENTERLINE
●	BOLLARD

SITE PLAN
1"=10'

INITIAL POINT, INC.
140 LITTON DRIVE
SUITE 230
GRASS VALLEY, CA. 95945
PHONE: (530) 477-7177
FAX: (530) 477-6967

Nextel of California, Inc.
dba NEXTEL Communications
1255 TREAT BLVD. #800
WALNUT CREEK, CA 94596
PHONE (925)279-2300
FAX (925)279-2683

CA-2957B
"LANDESS"
1800 CLEAR LAKE AVE.
MILPITAS, CA. 95035

PROFESSIONAL LAND SURVEYOR
TIMOTHY F. SCHAD
LS 6021
Exp. 3/31/07
STATE OF CALIFORNIA

PLAN APPROVALS AND DATES

LEASING:	DATE:
ZONING:	DATE:
RF:	DATE:
CONSTRUCTION:	DATE:
INTER CONNECT:	DATE:
LESSOR:	DATE:

PROJECT NO. CA-2957B

DRAWN BY CCP

CHECKED BY TFS

NO	DATE	ISSUE
1	12/1/05	ADD TOPO
2	4/4/06	FINAL

SHEET TITLE

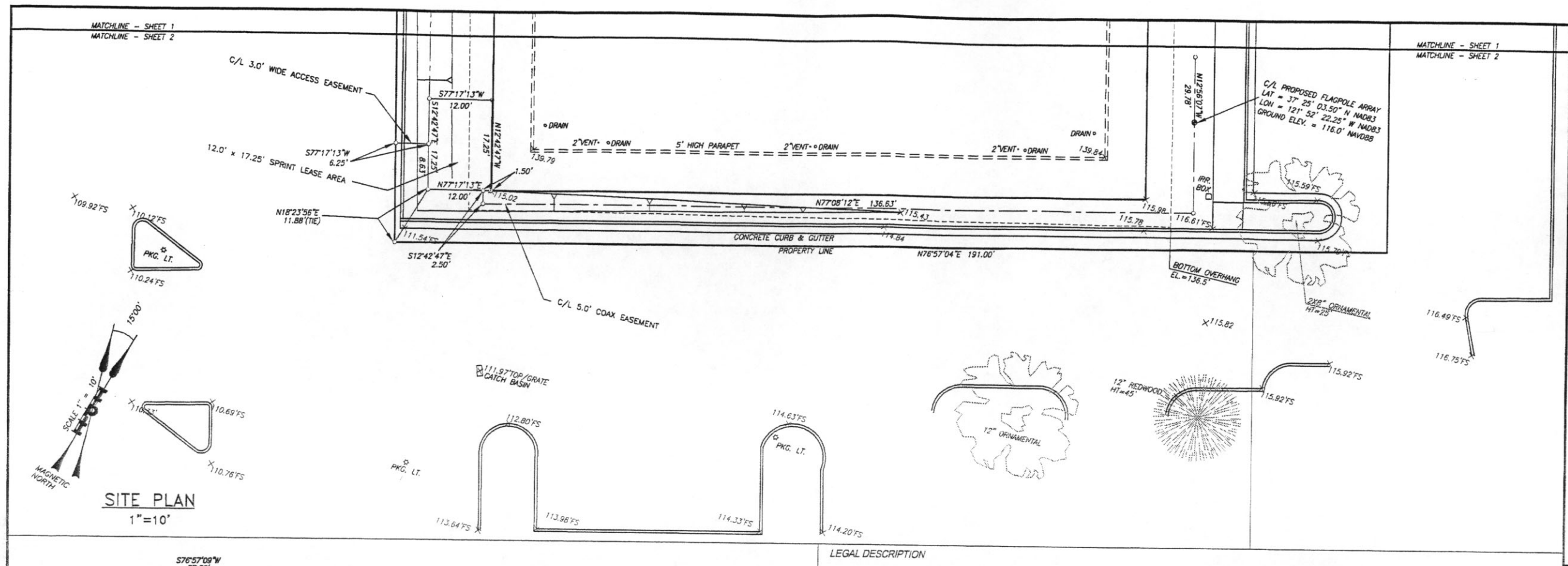
SITE SURVEY

SHEET NUMBER

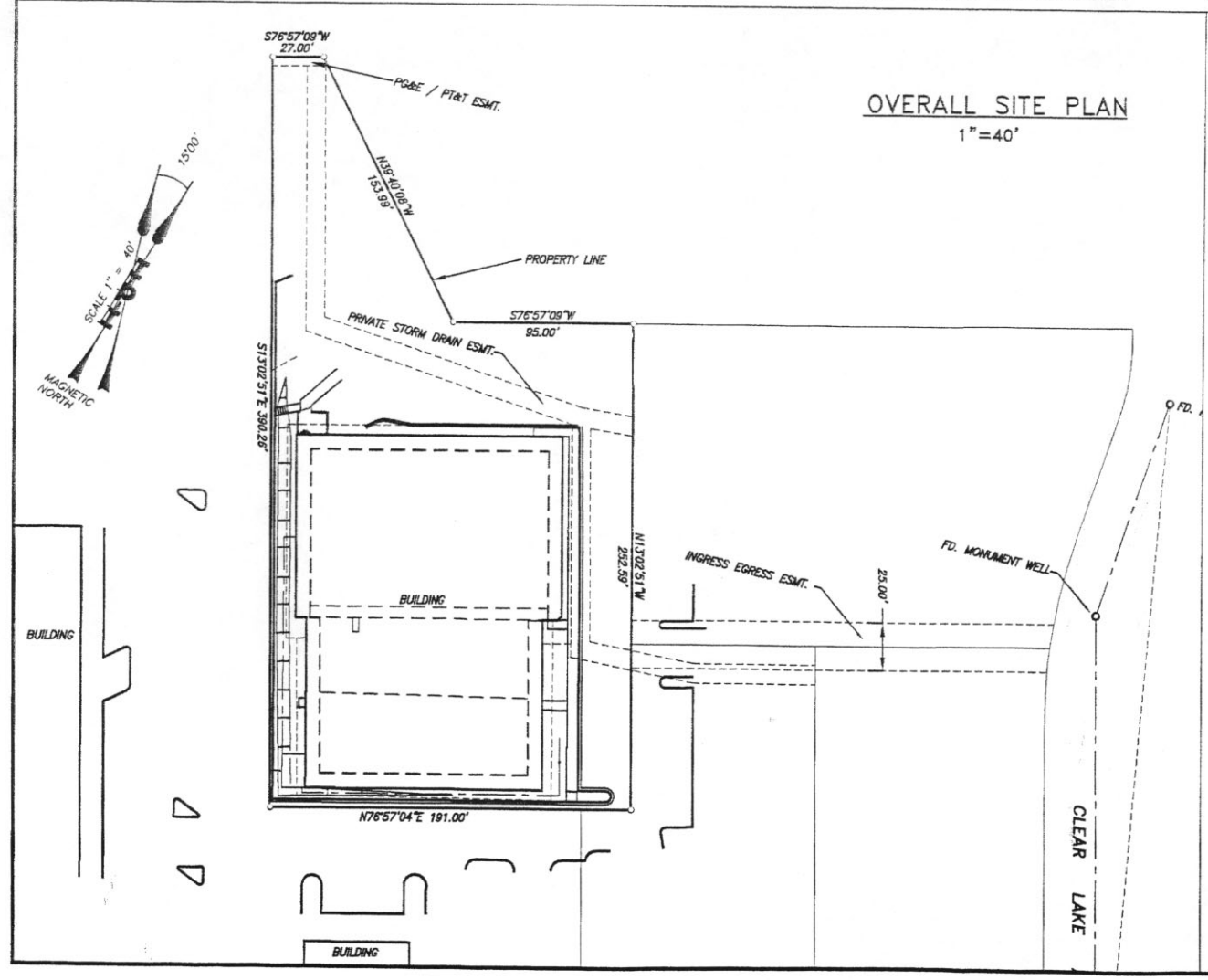
LS-1

1st SUBMITTAL: 05-07-04

2nd SUBMITTAL:



SITE PLAN
1"=10'



OVERALL SITE PLAN
1"=40'

LEGAL DESCRIPTION

PARENT PARCEL

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
(CITY OF MILPITAS)

PARCEL ONE:

PARCEL 1, AS SHOWN ON PARCEL MAP FILED DECEMBER 6, 1978 IN BOOK 431 OF MAPS, AT PAGE 35 SANTA CLARA COUNTY RECORDS.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO PARCEL 1 OVER THE SOUTHERLY 123 FEET OF PARCEL 2 AND THE NORTHERLY 12.5 FEET OF PARCELS 3 AND 4, AS SAID PARCELS ARE SHOWN ON PARCEL MAP FILED DECEMBER 6, 1978 IN BOOK 431 OF MAPS, PAGE 35, SANTA CLARA COUNTY RECORDS.
ASSESSOR'S PARCEL NUMBER 088-43-026

LEASE PARCEL

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE REFERENCED PARENT PARCEL; THENCE NORTH 18° 23' 56" EAST, 11.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES:
1: NORTH 12° 42' 47" WEST, 17.25 FEET,
2: NORTH 77° 17' 13" EAST, 12.00 FEET,
3: SOUTH 12° 42' 47" EAST, 17.25 FEET,
4: SOUTH 77° 17' 13" WEST, 12.00 FEET,
TO THE TRUE POINT OF BEGINNING AND ENCOMPASSING 207.0 SQUARE FEET, MORE OR LESS.

ACCESS EASEMENT

A STRIP OF LAND 3 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE PREVIOUSLY DESCRIBED LEASE PARCEL; THENCE NORTH 12° 42' 47" WEST, 8.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 77° 17' 13" WEST, 6.25 FEET TO THE END.

COAX EASEMENT

A STRIP OF LAND 5 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE PREVIOUSLY DESCRIBED LEASE PARCEL; THENCE SOUTH 77° 17' 13" WEST, 1.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12° 42' 47" EAST, 2.50 FEET ; THENCE 77° 08' 12" EAST, 136.83 FEET; THENCE NORTH 12° 53' 07" WEST, 29.78 FEET TO THE END.

UTILITY EASEMENT

A STRIP OF LAND 5 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE PREVIOUSLY DESCRIBED LEASE PARCEL; SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 12° 42' 47" WEST, 112.75 FEET ; THENCE 77° 17' 13" EAST, 6.43 FEET TO THE END.

1-A ACCURACY CERTIFICATION

DATE OF SURVEY: APRIL 29, 2004

SITE NUMBER: CA-2957B
NAME: LANDESS
TYPE: PROPOSED FLAGPOLES
SITE ADDRESS: 1800 CLEAR LAKE AVE.
MILPITAS, CA. 95035

I, TIMOTHY SCHAD, HEREBY CERTIFY THE GEODETIC COORDINATES (NAD-83) AT THE CENTERLINE OF THE PROPOSED FLAGPOLES TO BE:

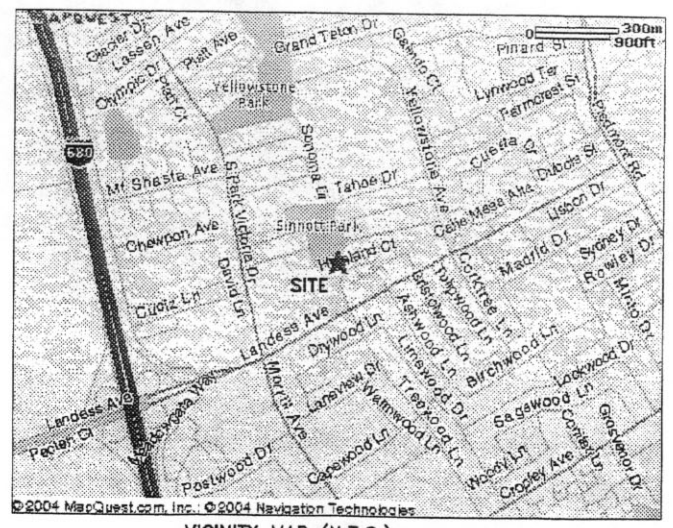
LATITUDE: 37° 25' 03.50" N
LONGITUDE: 121° 52' 22.25" W

AND FURTHER CERTIFY THAT THE ELEVATIONS HEREON ARE ABOVE MEAN SEA LEVEL (NAVD-88) AND ARE AS FOLLOWS:

GROUND ELEVATION: 116.0 FT.

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:

GEODETIC COORDINATES: +/- FIFTEEN (15) FEET (NAD-83)
ELEVATIONS: +/- THREE (3) FEET (NAVD-88)



VICINITY MAP (N.T.S.)

INITIAL POINT, INC.
140 LITTON DRIVE
SUITE 230
GRASS VALLEY, CA. 95945
PHONE: (530) 477-7177
FAX: (530) 477-6967

Nextel of California, Inc.
dba NEXTEL Communications
1255 TREAT BLVD. #800
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PHONE (925)279-2300
FAX (925)279-2683

CA-2957B
"LANDESS"
1800 CLEAR LAKE AVE.
MILPITAS, CA. 95035

PROFESSIONAL LAND SURVEYOR
TIMOTHY F. SCHAD
LS 6021
Exp. 3/31/07
STATE OF CALIFORNIA

PLAN APPROVALS AND DATES

LEASING:		DATE:
ZONING:		DATE:
RF:		DATE:
CONSTRUCTION:		DATE:
INTER CONNECT:		DATE:
LESSOR:		DATE:

PROJECT NO. CA-2957B

DRAWN BY CCP

CHECKED BY TFS

NO	DATE	ISSUE
1	12/1/05	ADD TOPO
2	4/4/06	FINAL

SHEET TITLE

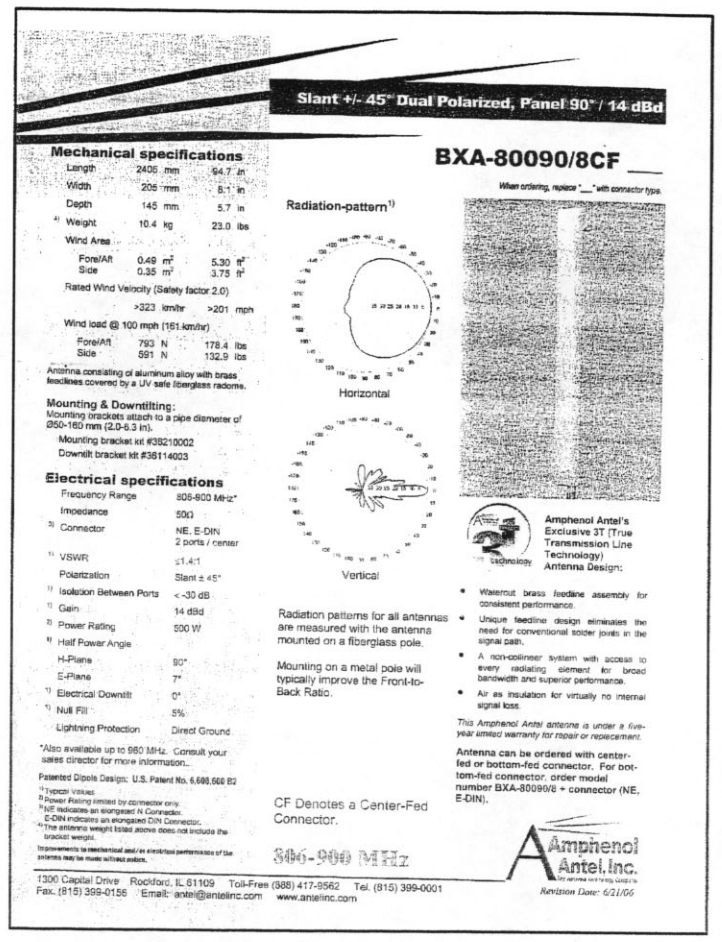
SITE SURVEY

SHEET NUMBER

LS-2

1st SUBMITTAL: 05-07-04

2nd SUBMITTAL:



Slant +/- 45° Dual Polarized, Panel 90° / 14 dBd

BXA-80090/8CF ___

When ordering, replace "___" with connector type.

Mechanical specifications

Length	2438	mm	64.7	in
Width	206	mm	8.1	in
Depth	145	mm	5.7	in
4) Weight	10.4	kg	23.0	lbs
Wind Area				
Fore/Aft	0.49	m^2	5.30	ft^2
Side	0.35	m^2	3.75	ft^2
Rated Wind Velocity (Safety factor 2.0)				
	>323	km/hr	>201	mph
Wind load @ 100 mph (161 km/hr)				
Fore/Aft	793	N	178.4	lbs
Side	591	N	132.9	lbs

Antenna consisting of aluminum alloy with brass feedlines covered by a UV safe fiberglass radome.

Mounting & Downtilting:
Mounting brackets attach to a pipe diameter of 250-160 mm (2.0-6.3 in).
Mounting bracket kit #38210002
Downtilt bracket kit #36114003

Electrical specifications

Frequency Range	806-960 MHz*	
Impedance	50Ω	
3) Connector	NE, E-DIN 2 ports / sector	
1) VSWR	≤1.4:1	
Polarization	Slant ± 45°	
1) Isolation Between Ports	< -30 dB	
1) Gain	14 dBd	
2) Power Rating	500 W	
6) Half Power Angle		
H-Plane	90°	
E-Plane	7°	
1) Electrical Downtilt	0°	
1) Null Fill	5%	
Lightning Protection	Direct Ground	

*Also available up to 960 MHz. Consult your sales director for more information.

Patented Dipole Design: U.S. Patent No. 6,680,668 B2

1) Typical Values
2) Power Rating derated by connector only.
3) NF indicates an elongated N Connector.
E-DIN indicates an elongated DIN Connector.
4) The antenna weight listed above does not include the bracket weight.
Improvements to mechanical and/or electrical performance of the antenna may be made without notice.

Radiation-pattern[1]

Horizontal

Vertical

Radiation patterns for all antennas are measured with the antenna mounted on a fiberglass pole.

Mounting on a metal pole will typically improve the Front-to-Back Ratio.

CF Denotes a Center-Fed Connector.

806-960 MHz

Amphenol Antel's Exclusive 3T (True Transmission Line Technology) Antenna Design:

- Watertight brass feedline assembly for consistent performance.
- Unique feedline design eliminates the need for conventional solder joints in the signal path.
- A non-collinear system with access to every radiating element for broad bandwidth and superior performance.
- Air as insulation for virtually no internal signal loss.

This Amphenol Antel antenna is under a five-year limited warranty for repair or replacement.

Antenna can be ordered with center-fed or bottom-fed connector. For bottom-fed connector, order model number BXA-80090/8 + connector (NE, E-DIN).

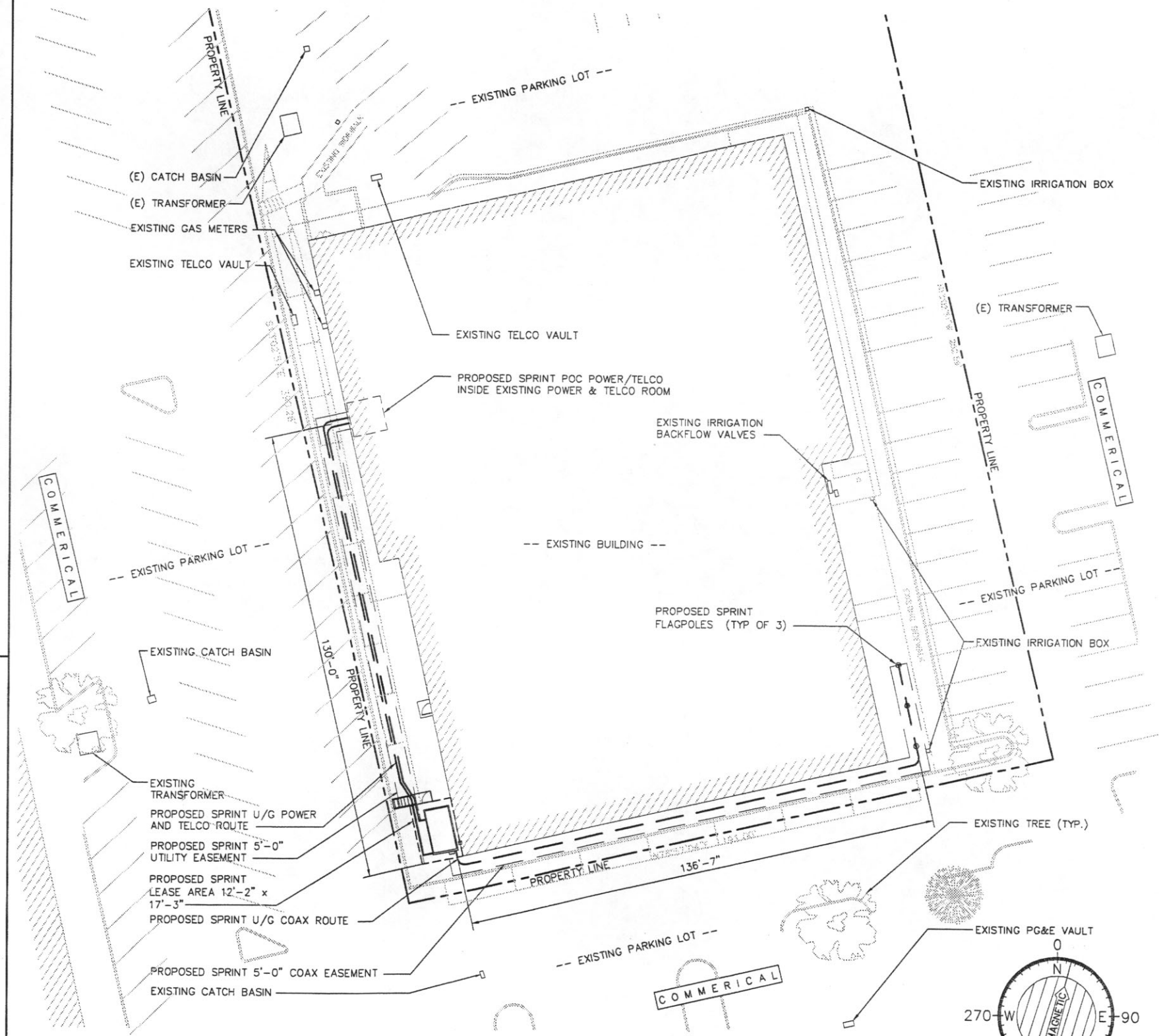
Amphenol Antel Inc.

1300 Capital Drive Rockford, IL 61109 Toll-Free (888) 417-9562 Tel. (815) 399-0001
Fax. (815) 399-0156 Email: antel@antelinc.com www.antelinc.com

Revision Date: 6/21/06

ANTENNA DATA
SCALE: NONE

SOUND NOTE:
SOUND LEVEL FOR THIS INSTALLATION IS 57dba PER THE DR-487-CORE STANDARDS.



SEE SHEET A-1A FOR OVERALL SITE PLAN, INCLUDING ADJACENT USES TO SITE, PARKING SPACES IN AREA AND ENTIRE PROPERTY LINES AROUND SITE.

SITE PLAN
SCALE: 1/16"=1'-0"

SCALE: 1/16"=1'-0"

L.D. STROBEL CO. INC
DESIGN / CONSTRUCTION
WIRELESS COMMUNICATIONS
1022 SHARY CIRCLE SUITE 9 CONCORD, CA 94518
PHONE: 925-686-3241 FAX: 925-686-3250

Nextel of California, Inc.
Sprint NEXTEL
1255 TREAT BLVD. #800
WALNUT CREEK, CA. 94596
PHONE (925)279-2300
FAX (925)279-2683

LANDESS
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1800 CLEARLAKE AVE.
MILPITAS, CA 95035
SANTA CLARA COUNTY

REGISTERED PROFESSIONAL ENGINEER
LARRY D. STROBEL
No. CO41145
Exp. 3/31/07
CIVIL
STATE OF CALIFORNIA

APPROVALS

LEASING:		DATE:
ZONING:		DATE:
RF ENGINEER:		DATE:
CONSTRUCTION:		DATE:
TAG CHECK:		DATE:
OWNER:		DATE:

CA-2957-B

DRAWN BY AFN

CHECKED BY LDS

NO	DATE	ISSUE
1	9/19/06	90% ZD
2	10/09/06	100% ZD
3	11/10/06	100% ZD REV A
4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE

SITE PLAN AND ANTENNA DATA SHEET

SHEET NUMBER

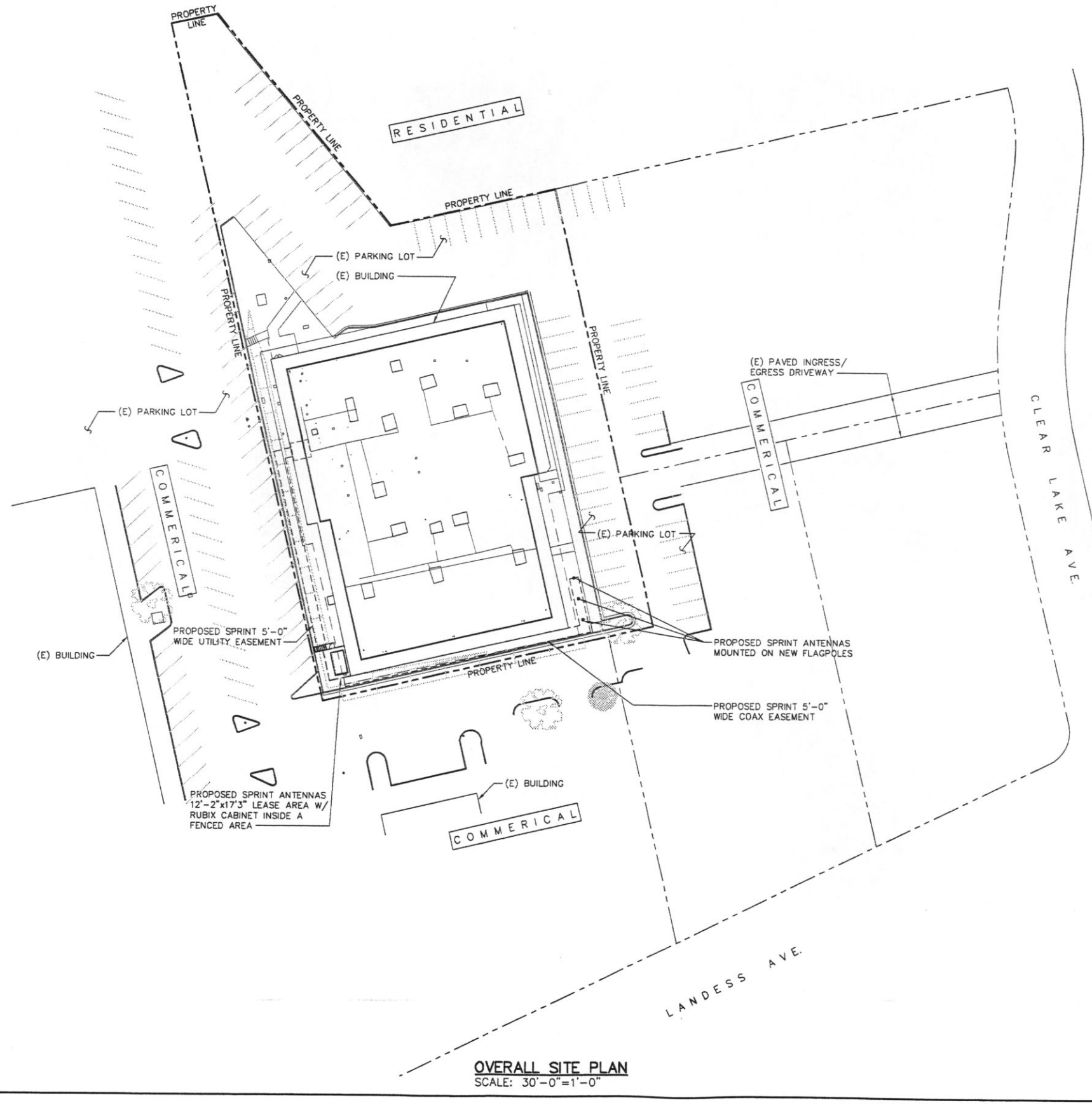
A-1

1st SUBMITTAL:

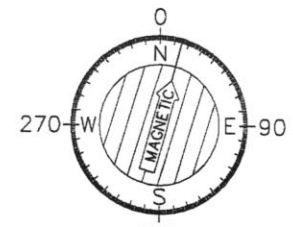
2nd SUBMITTAL:

COMPANY JOB NO. 3072

3072-A1 1/09/07



OVERALL SITE PLAN
SCALE: 30'-0"=1'-0"



MAGNETIC DECLINATION ≅ 15.00°
0 5'10' 30' 60' 90'
SCALE: 1"=30'-0"

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APPROVALS

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ZONING:		DATE:
RF ENGINEER:		DATE:
CONSTRUCTION:		DATE:
TAG CHECK:		DATE:
OWNER:		DATE:

CA-2957-B

DRAWN BY TDH

CHECKED BY LDS

NO	DATE	ISSUE
1	9/19/06	90% ZD
2	10/09/06	100% ZD
3	11/10/06	100% ZD REV A
4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE
OVERALL SITE PLAN WITH ADJACENT LAND USES

SHEET NUMBER
A-1A

1st SUBMITTAL:

2nd SUBMITTAL:

COMPANY JOB NO. 3072

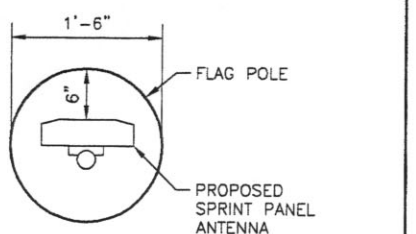
3072-A1A 1/02/07

SITE PLAN NOTES

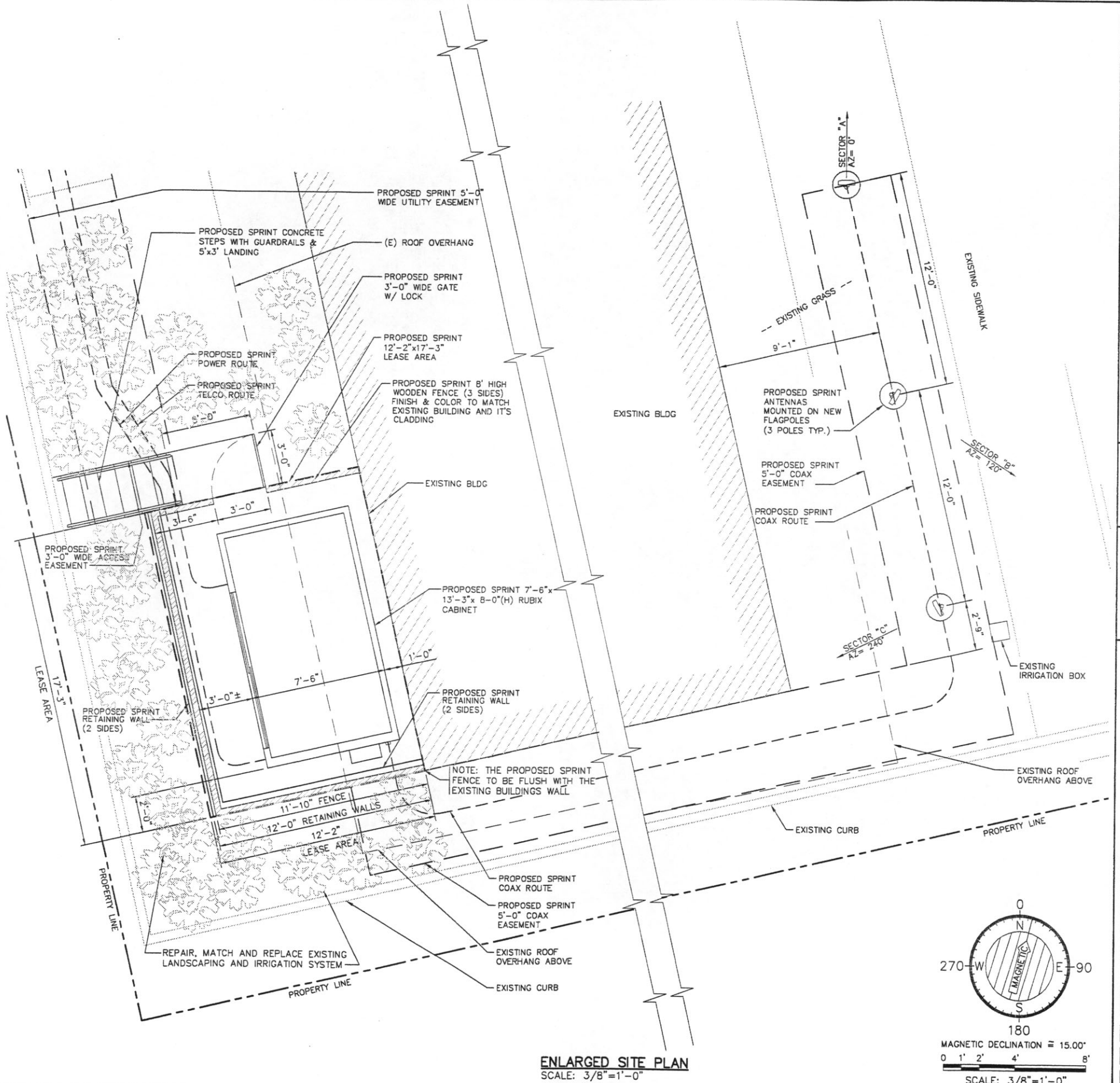
1. THE MINIMUM LOWEST FIRST FLOOR ELEVATION SHALL NOT BE LESS THAN 4" ABOVE CROWN OF ROAD OR THE FEDERAL AND/OR COUNTY FLOOD CRITERIA ELEVATION, WHICHEVER IS HIGHER. CONTRACTOR SHALL SUBMIT AN ELEVATION CERTIFICATE (IF REQUIRED BY THE JURISDICTION) UPON COMPLETION OF PROJECT.
2. WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, DRIVEWAYS, SODDING TO ASPHALT LINE AND UTILITY CONNECTIONS.
3. EXISTING TREES WITHIN CONSTRUCTION FOOTPRINT SHALL BE REMOVED AND PROPERLY DISPOSED OF. CONTRACTOR SHALL PROCURE PERMIT PRIOR TO REMOVAL.
4. CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. IT IS RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE AND VERIFY ALL DIMENSIONS AND NOTES BEFORE SUBMITTING BID AND PROCEEDING WITH WORK.
5. BURY PHONE, AND ELECTRIC SERVICE NO LESS THAN 18" BELOW FINISH GRADE WITH 1'-0" RADIUS SAND BACKFILL AROUND PIPES. COORDINATE W/ ELECTRICAL DRAWINGS.
6. IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.

HANDICAP REQUIRMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11058.3.42, EXCEPTION 1.



ANTENNA PLAN (TYP)
SCALE: 1"=10'-0"



ENLARGED SITE PLAN
SCALE: 3/8"=1'-0"

MAGNETIC DECLINATION = 15.00°
SCALE: 3/8"=1'-0"

L.D. STROBEL CO INC
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SANTA CLARA COUNTY

REGISTERED PROFESSIONAL ENGINEER
LARRY G. STROBEL
No. CD41145
Exp. 3/31/07
CIVIL
STATE OF CALIFORNIA

APPROVALS

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ZONING:		DATE:
RF ENGINEER:		DATE:
CONSTRUCTION:		DATE:
TAG CHECK:		DATE:
OWNER:		DATE:

CA-2957-B

DRAWN BY AFN

CHECKED BY LDS

NO	DATE	ISSUE
1	9/19/06	90% ZD
2	10/09/06	100% ZD
3	11/10/06	100% ZD REV A
4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

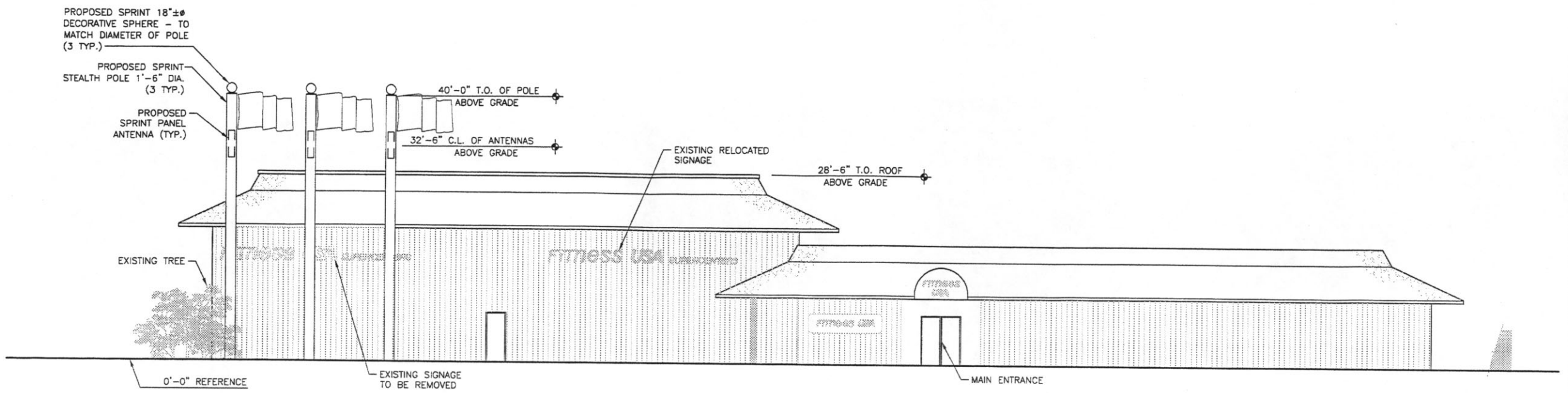
A-2

1st SUBMITTAL:

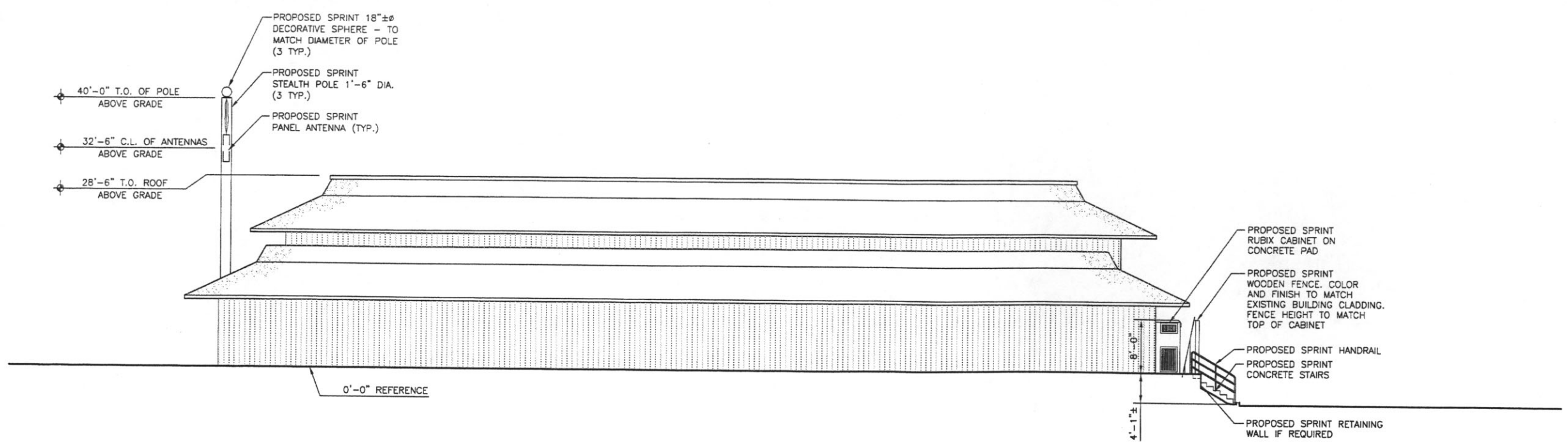
2nd SUBMITTAL:

COMPANY JOB NO. 3072

3072-A2 11/28/06



EAST ELEVATION
SCALE: NONE



NORTH ELEVATION
SCALE: NONE

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CONSTRUCTION:		DATE:
TAG CHECK:		DATE:
OWNER:		DATE:

CA-2957-B

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CHECKED BY LDS

NO	DATE	ISSUE
1	9/19/06	90% ZD
2	10/09/06	100% ZD
3	11/10/06	100% ZD REV A
4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE

ELEVATIONS

SHEET NUMBER

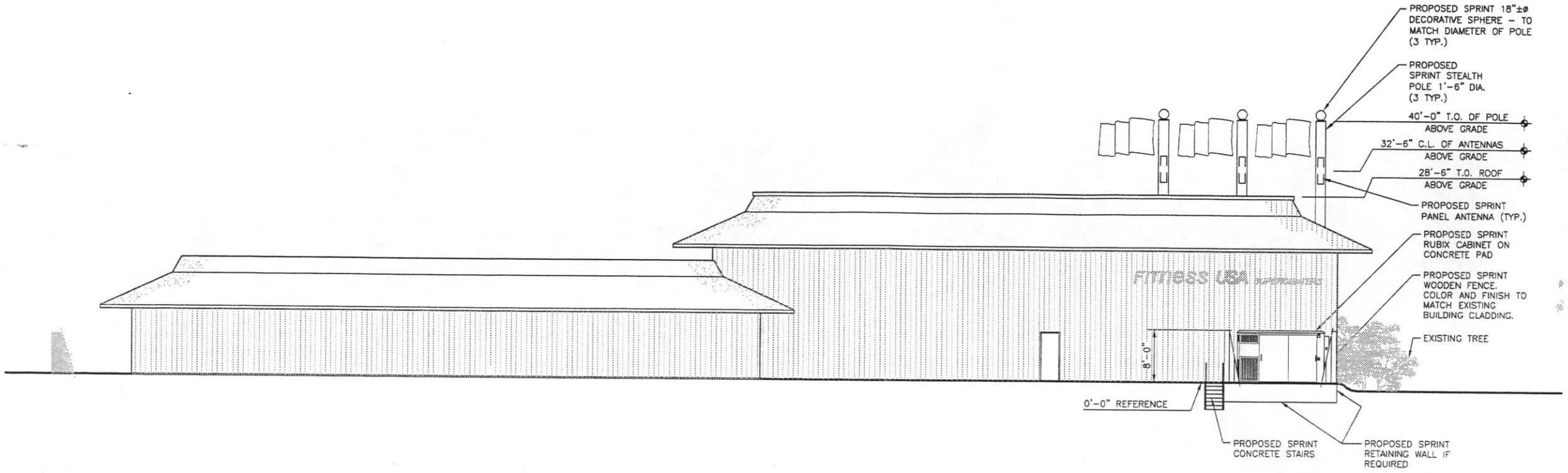
A-3

1st SUBMITTAL:

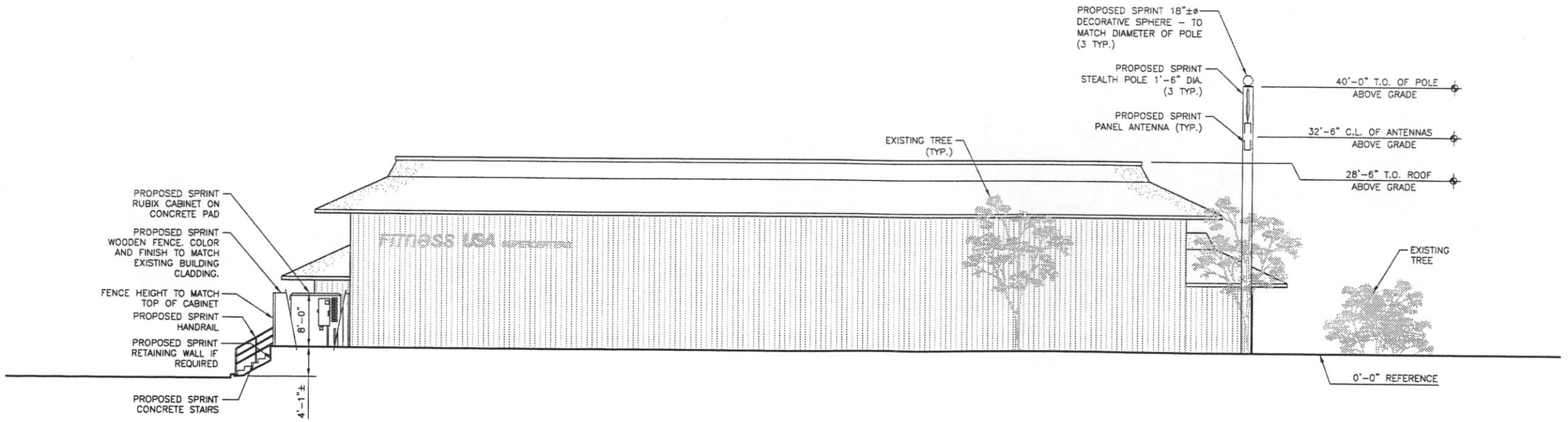
2nd SUBMITTAL:

COMPANY JOB NO. 3072

3072-A3 1/09/07



WEST ELEVATION
SCALE: NONE



SOUTH ELEVATION
SCALE: NONE

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APPROVALS

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TAG CHECK:		DATE:
OWNER:		DATE:

CA-2957-B

DRAWN BY AFN

CHECKED BY LDS

NO	DATE	ISSUE
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4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE

ELEVATIONS

SHEET NUMBER

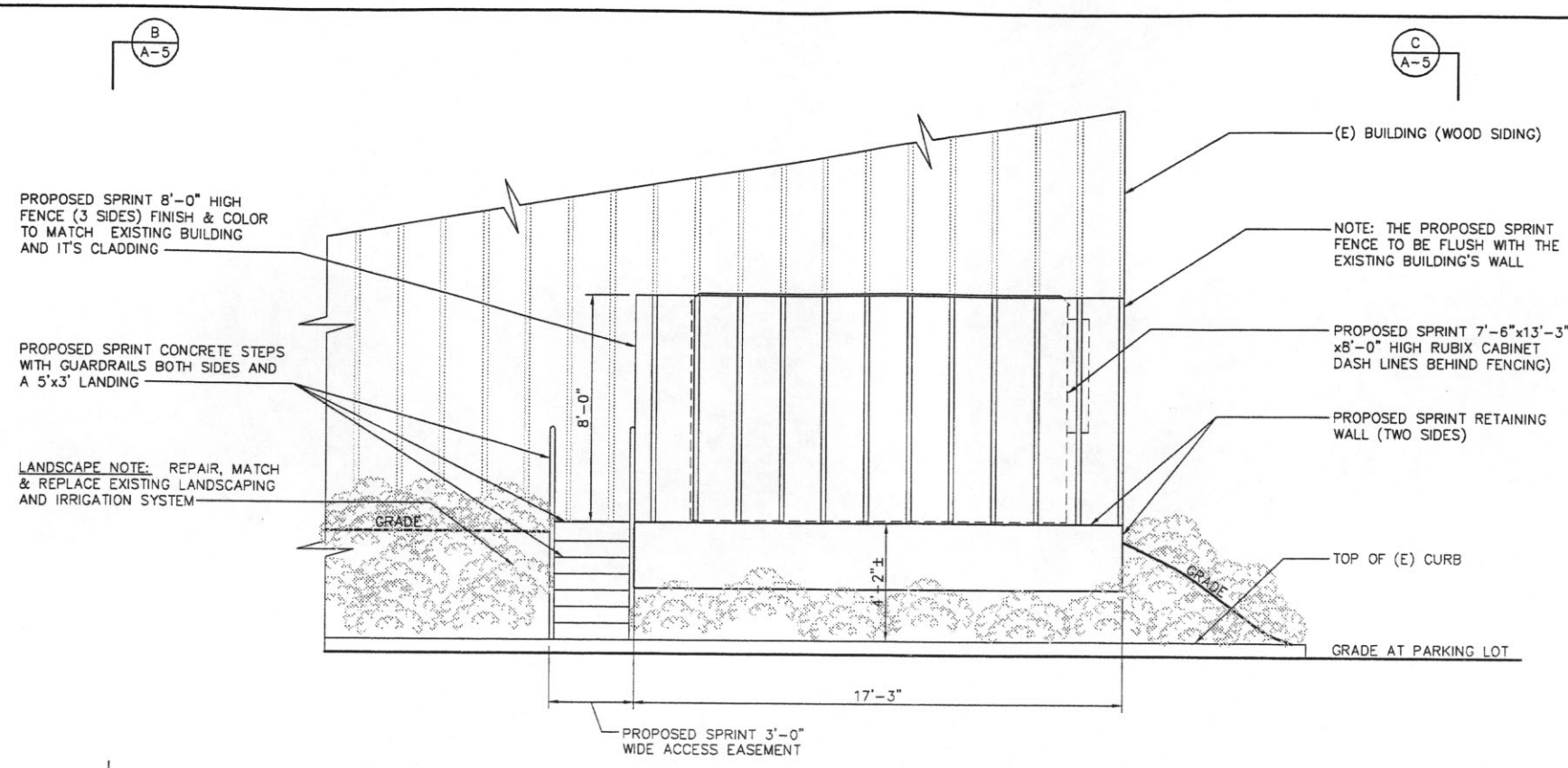
A-4

1st SUBMITTAL:

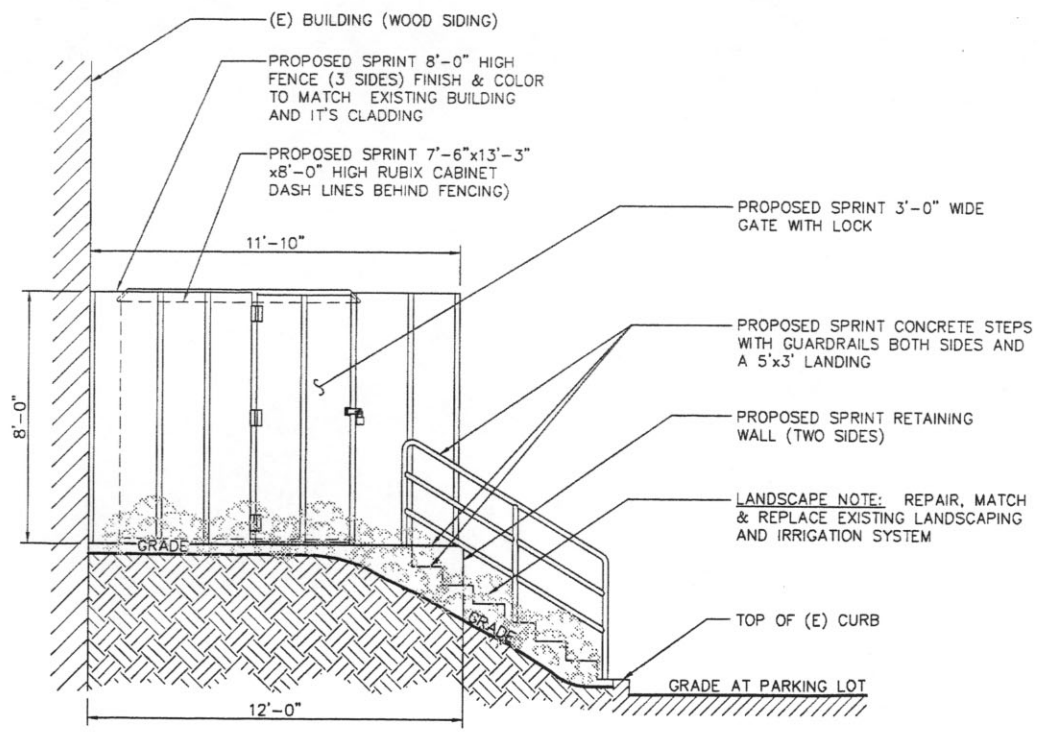
2nd SUBMITTAL:

COMPANY JOB NO. 3072

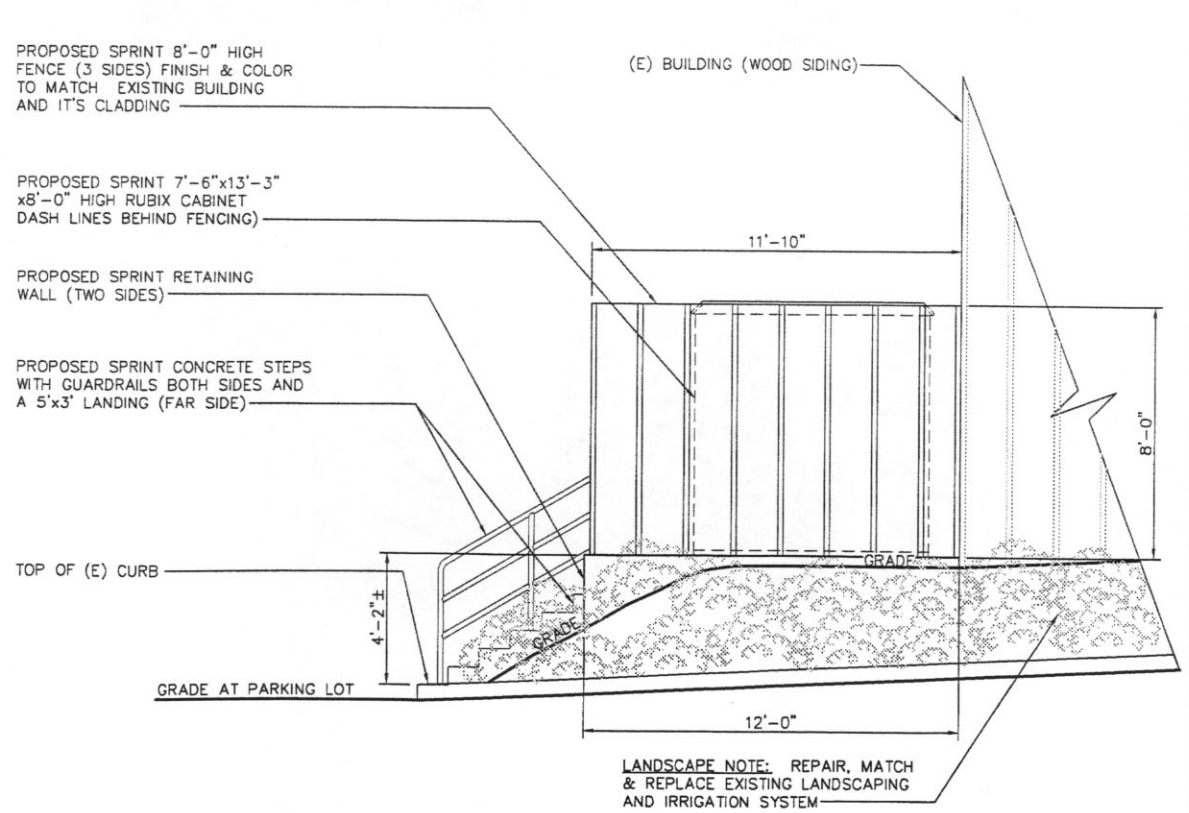
3072-A4 1/09/07



WEST ELEVATION AT RUBIX CABINET (A A-5)
SCALE: 3/8"=1'-0"



NORTH ELEVATION AT RUBIX CABINET (B A-5)
SCALE: 3/8"=1'-0"



SOUTH ELEVATION AT RUBIX CABINET (C A-5)
SCALE: 3/8"=1'-0"

0 1' 2' 4' 8'
SCALE: 3/8"=1'-0"

L.D. STROBEL CO. INC.
CONSTRUCTION / CONSTRUCTION MANAGEMENT
1022 SHARY CIRCLE SUITE 9 CONCORD, CA. 94518
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REGISTERED PROFESSIONAL ENGINEER
LARRY D. STROBEL
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CIVIL
STATE OF CALIFORNIA

APPROVALS

LEASING:		DATE:
ZONING:		DATE:
RF ENGINEER:		DATE:
CONSTRUCTION:		DATE:
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OWNER:		DATE:

CA-2957-B

DRAWN BY

CHECKED BY LDS

NO	DATE	ISSUE
1	9/19/06	90% ZD
2	10/09/06	100% ZD
3	11/10/06	100% ZD REV A
4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE

ELEVATIONS AT RUBIX CABINET

SHEET NUMBER

A-5

1st SUBMITTAL:

2nd SUBMITTAL:

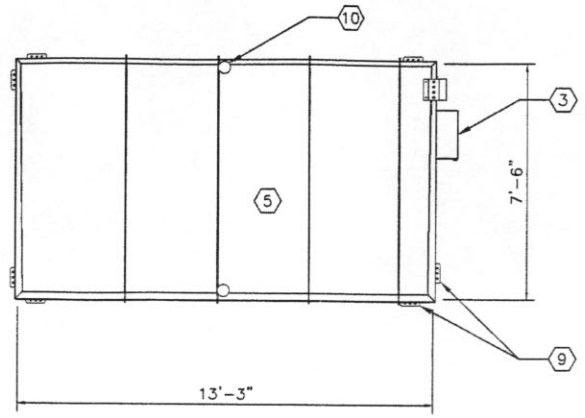
COMPANY JOB NO. 3072

3072-A5 11/28/06

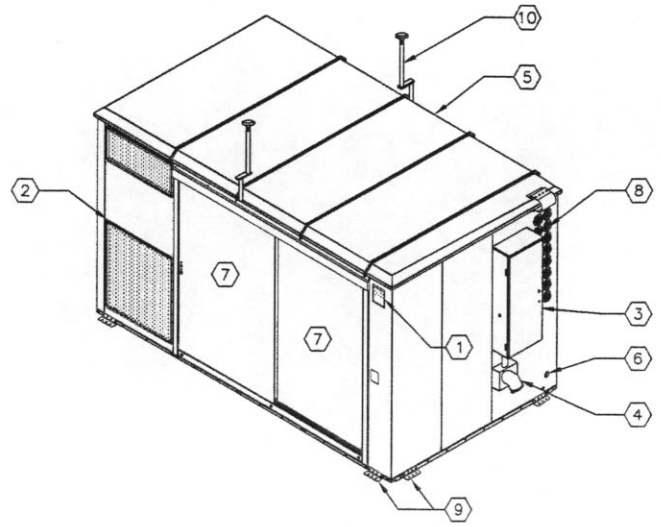
CABINET REFERENCE NOTES

1. SECURITY LIGHT BY SHELTER MANUFACTURER
2. 10 TON MARVAIR HVAC UNIT
3. 225A COMBINED LOAD CENTER & MANUAL TRANSFER SWITCH
4. GENERATOR PLUG LOCATION
5. RUBIX LID OVERHANG W/ RAIN DIVERTER OVER DOOR
6. TELCO ENTRY LOCATION
7. CABINET SLIDING DOORS
8. COAX ENTRY PORT
9. 4"X4"X3/16" TIE DOWN ANGLE 6" LONG TYP (2 EACH CORNER)
10. GPS ANTENNAS (TYP OF 2)

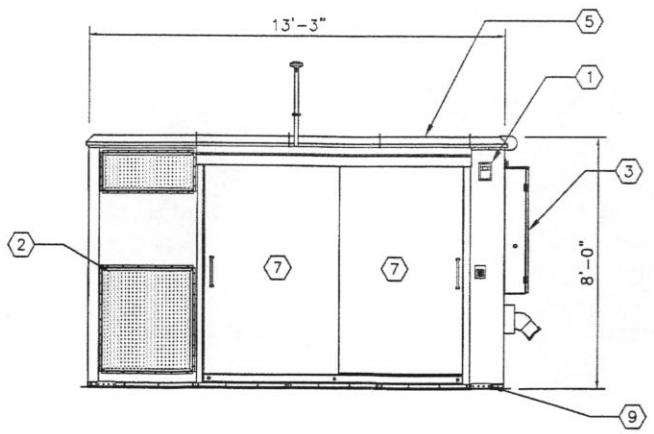
NOTE: EQUIPMENT CABINET DRAWINGS ARE FOR REFERENCE ONLY. FOR CABINET DESIGN SPECIFICATIONS, REFER TO MANUFACTURER'S DRAWINGS (UL LISTED)



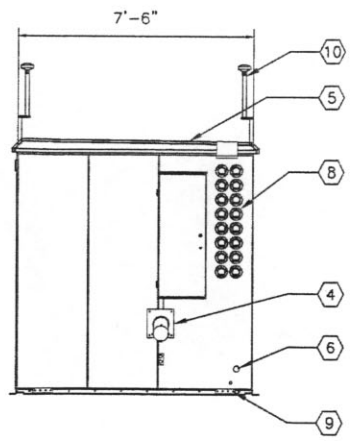
TOP VIEW
SCALE: N.T.S.



ISOMETRIC VIEW
SCALE: N.T.S.



FRONT VIEW
SCALE: N.T.S.



SIDE VIEW
SCALE: N.T.S.

L.D. STROBEL CO INC
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APPROVALS

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TAG CHECK:		DATE:
OWNER:		DATE:

CA-2957-B

DRAWN BY

CHECKED BY LDS

NO	DATE	ISSUE
1	9/19/06	90% ZD
2	10/09/06	100% ZD
3	11/10/06	100% ZD REV A
4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE

CABINET DETAILS

SHEET NUMBER

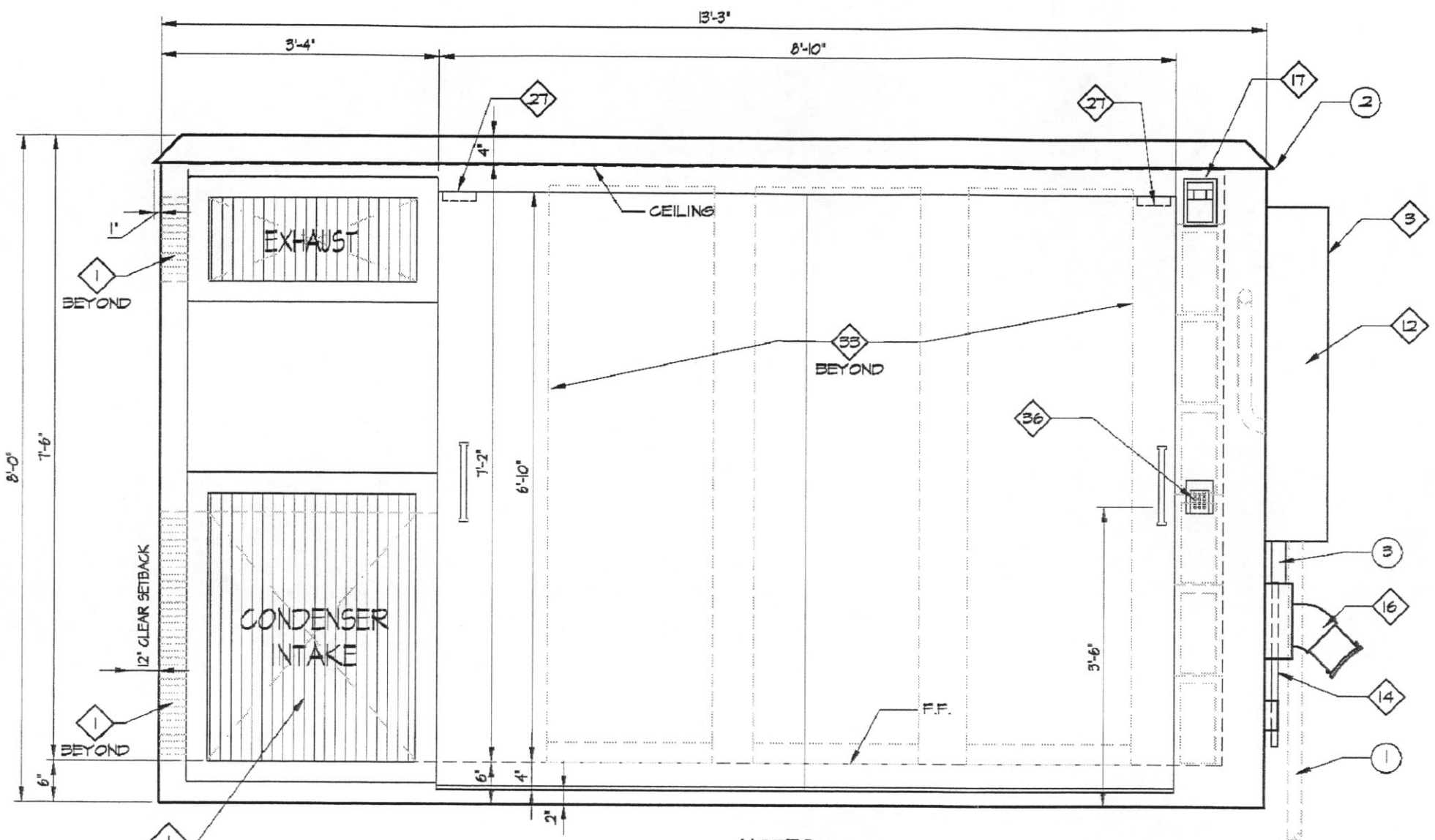
A-6

1st SUBMITTAL:

2nd SUBMITTAL:

COMPANY JOB NO. 3072

3072-A6 11/28/06



NOTES:

1. SERVICE ENTRY (BY OTHERS)
2. RUBIX LID OVERHANG W/ RAIN DIVERTER OVER DOOR
3. 2" GALVANIZED METAL CONDUIT

A FRONT VIEW

L.D. Strobel Co. Inc.
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Nextel of California, Inc.
Sprint NEXTEL
1255 TREAT BLVD. #800
WALNUT CREEK, CA. 94596
PHONE (925)279-2300
FAX (925)279-2683

Infrastructure SOLUTIONS
1880 E. St. Andrew Place
Santa Ana, California 92705

CLASSIFIED UL

PROJECT INFORMATION

Number
RUBIX CABINET

Name
11.5 BAY/9RBS MODEL

Type
NO DOOR SWING

Location

ZONING SET SUBMITTAL	
BLDG. DEPT. SET SUBMITTAL	
ISSUE SET SUBMITTAL	

REVISIONS

REV	DATE	DESCRIPTION

Sheet Title
FRONT VIEW

Stamp

Print Date
06-22-05

A-2

REGISTERED PROFESSIONAL ENGINEER
LARRY D. STROBEL
No. C041145
Exp. 3/31/07
CIVIL
STATE OF CALIFORNIA

APPROVALS

LEASING:	DATE:
ZONING:	DATE:
RF ENGINEER:	DATE:
CONSTRUCTION:	DATE:
TAG CHECK:	DATE:
OWNER:	DATE:

CA-2957-B

DRAWN BY

CHECKED BY LDS

NO	DATE	ISSUE
1	9/19/06	90% ZD
2	10/09/06	100% ZD
3	11/10/06	100% ZD REV A
4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE
FRONT VIEW OF RUBIX CABINET

SHEET NUMBER
A-7

1st SUBMITTAL:

2nd SUBMITTAL:

COMPANY JOB NO. 3072

3072-A7 1/09/07

LANDSCAPING PLAN
SCALE: 3/8"=1'-0"

MAGNETIC DECLINATION = 15.00°

0 1' 2' 4' 8'

SCALE: 3/8"=1'-0"

L. D. STROBEL CO INC.
DESIGN / CONSTRUCTION
1022 SHARY CIRCLE SUITE 9 CONCORD, CA. 94518
PHONE: 925-686-3241 FAX: 925-686-3350

Nextel of California, Inc.
Sprint NEXTEL
1255 TREAT BLVD. #800
WALNUT CREEK, CA. 94596
PHONE (925)279-2300
FAX (925)279-2683

LANDESS
CA-2957-B
1800 CLEARLAKE AVE.
MILPITAS, CA 95035
SANTA CLARA COUNTY

REGISTERED PROFESSIONAL ENGINEER
LARRY D. STROBEL
No. C041145
Exp. 3/31/07
CIVIL
STATE OF CALIFORNIA

APPROVALS

LEASING:		DATE:
ZONING:		DATE:
RF ENGINEER:		DATE:
CONSTRUCTION:		DATE:
TAG CHECK:		DATE:
OWNER:		DATE:

CA-2957-B

DRAWN BY AFN

CHECKED BY LDS

NO	DATE	ISSUE
1	9/19/06	90% ZD
2	10/09/06	100% ZD
3	11/10/06	100% ZD REV A
4	11/28/06	100% ZD REV B
5	1/02/07	100% ZD REV C
6	1/09/07	100% ZD REV D

SHEET TITLE

LANDSCAPING PLAN

SHEET NUMBER

L-1

1st SUBMITTAL:

2nd SUBMITTAL:

COMPANY JOB NO. 3072

3072-L1 1/02/07