

BACKGROUND

The project is located at 1285 Escuela Parkway at Milpitas High School, located north of Jacklin Avenue in the northern half of the city. Milpitas High School opened in September 1970. The school is located next to existing single-family residential neighborhoods.

Planning Commission approved Conditional Use Permit No. UP2005-26 and "S" Zone Amendment SA2005-85 on March 22, 2006, to allow for the location of cellular telephone antennae in a cylindrical radome near the top of an existing 95-foot tall stadium light standard at the northeast corner of the Milpitas High School Athletic field.

THE APPLICATION/PROJECT DESCRIPTION

The application is filed pursuant to Title XI, Chapter 10, Section 62.05 *Expiration of Application and Time Extension*. The applicant is requesting a time extension for the previously approved Conditional Use Permit UP2005-26 and "S" Zone SA2005-85 to locate telecommunication antennas near the top of an existing 95 foot tall light pole at the northeast corner of the athletic field at the western end of the campus with associated electronic equipment cabinets located inside a covered CMU (concrete masonry unit) enclosure adjacent to, and north of, the existing bleachers.

Site Layout

There are no changes to the previously approved entitlements. The location of the monopole will be the stadium light pole at the northeastern corner of the football field. The associated equipment in the 150 square foot enclosure will be located to the north, and adjacent to, the bleachers. The football field is on the eastern portion of the campus.

CONFORMANCE WITH ZONING ORDINANCE

The project as proposed conforms to the Zoning Ordinance. In accordance with the Zoning Ordinance, Section 57 (57.01 (b), conditional use permits; 57.02-15, wireless communication facility; and 57.03-5 findings for Conditional Use Permit,) the Planning Commission may allow all 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. An aspect of the Conditional Use Permit is to determine the compatibility of the proposed project with the existing surrounding uses.

The proposed site of the antennas is in the eastern portion of the campus, with the high school located in the middle of a single-family residential area. The antennas will be mounted near the top of a 95-foot tall stadium light and will be concealed within a cylindrical radome. The proposed facility blends in well with the site and the light fixture and the CMU enclosure for the ground equipment matches the existing buildings on the campus. None of the ground equipment will be visible from any views. In addition, the facility will provide enhanced coverage for T-Mobile cell phone users and will lessen dropped and lost calls. As stated above, Metro PCS has received approval of an antenna array in the stadium light immediately to the south of the stadium light standard T-Mobile proposes to use. The proposed T-Mobile antenna array and associated enclosure will be consistent with the already existing Metro PCS antenna array and equipment enclosure.

CONFORMANCE WITH GENERAL PLAN

The project is consistent with the General Plan. By providing for alternate telecommunications services for the conduct of commercial and personal business without creating aesthetic disharmony, it promotes a highly amenable community environment, in keeping with Guiding Principle 2.a-G-1 of the General Plan.

Compatibility and harmony of the site layout and design of the proposed buildings, structures and landscaping with adjacent and surrounding development is consistent with the existing structures.

The proposed antenna array will be concealed within a cylindrical enclosure near the top of an existing stadium antenna. The associated CMU equipment container will be located to the north of the bleachers and will have a roof type and be painted a color that is consistent with that of local buildings. The antenna enclosure is located in the center of the high school campus and will not have a negative visual impact on the surrounding neighborhood.

Telecommunications Commission Review

The City of Milpitas Telecommunication Commission reviewed this project on February 27, 2006. Because there were no changes to the previously approved entitlements, the plans did not have to be re-reviewed by Milpitas Telecommunication Commission. Comments and concerns previously raised by the Telecommunication Commission were in regard to the consistency and compatibility of the proposed antenna array with the array approved in 2004. Staff and the applicant stated that the array location and enclosure will be similar to that approved in 2004. The security of the equipment enclosure was a concern. The applicant addressed the issue by stating that the CMU enclosure would be securely locked and satisfied the commission that the equipment enclosure will be secure. The Telecommunication Commission recommends approval of the proposal to the Planning Commission.

CONFORMANCE WITH CEQA

The project is categorically exempt 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”.

RECOMMENDATION

Close the Public Hearing. Approve Use Permit No. UP2005-26 and SA2005-85 based on the Findings and Special Conditions of Approval listed below:

FINDINGS

1. As conditioned, the proposed antenna/monopole 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.
2. As conditioned, the proposed use meets the intent of the General Plan and Zoning Ordinance by providing for alternate telecommunications services for the conduct of commercial and personal business without creating aesthetic disharmony at the site or impacts on surrounding development.
3. As conditioned, the project will not result in any significant visual or aesthetic impacts because the proposed antennae/monopole is visually disguised within a cylindrical container located near the top of an existing light standard.

SPECIAL CONDITIONS OF APPROVAL

1. This is an approval for a one-time 18-month time extension for Conditional Use Permits No. UP2005-26 and “S” Zone No. SA2005-85. There are no changes to the approved plans previously approved by the Planning Commission on March 8th 2006.
2. Use Permit No. UP2005-26 and ‘S’ Zone No. SA2005-85 are for a telecommunications antenna facility consisting of three panels in a cylindrical radome on an existing 95 foot tall light pole at the northeast corner of the playing field at Milpitas High School and associated electronic equipment and cabinets inside a new enclosure as shown on approved plans dated December 16, 2005, except

as may be otherwise modified by these conditions of approval. Any future addition of antennas or modification to approved plans, shall require further review and approval by the Milpitas Telecommunications Commission and Planning Commission. (P)

3. Any change in any dimension or location of the proposed antenna, cabinets, and enclosure from that shown on the plans approved December 16, 2005, shall require an amendment to this Use Permit and 'S' Zone, which will require a noticed public hearing. (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. Prior to any work, applicant shall obtain review and approval from the Division of the State Architect (DSA).(F)
6. Prior to facility installation, plans shall be submitted that show how the project complies with the following requirements (F):
 - a. Approved access shall be provided to the equipment enclosure. Provide KNOX lock (quantity and location to be determined by the Fire Dept.) for Fire Department access. CFC (California Fire Code) Section 902.4.
 - b. Equipment enclosure/room shall be posted with signage identifying the company name and the site identification number. Signage shall be posed outside and inside the enclosure/room.
 - 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. Signage shall be posted outside and inside of the enclosure/room.
 - d. NO SMOKING signs shall be posed outside and inside the equipment enclosure/room. CFC Section 1109.4.
 - e. Each antennae shall be identified to denote its function, i.e., transmitter or receiver antennae.
 - f. Shutdown of transmitter antennas shall be provided. 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.
 - g. 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.
 - h. If manual shutdown mechanism is located on site, the shutdown mechanism shall be identified.
 - i. Prior to final permit signoff, the installer shall call for an inspection by the Fire Department to verify labeling, signage and transmission shutdown.
7. If at the time of project conformance with conditions of approval there is a project job account balance due to the City for recovery of review fees, review of plans will not be initiated until the balance is paid in full. (P)
8. Roofing material shall be class "C" minimum per 2001 CBC, Table 15-A. (B)
9. Paving proposed shall comply with the 2002 Milpitas Municipal Code, section II-13-18. All flat non-structural concrete work shall be per 2002 Milpitas Municipal Code section II-13-17.05. (B)
10. All equipment weighing over 400 pounds shall be seismically anchored and braced per 2001 CBC section 1632. Provide complete structural design calculation (vertical and lateral) and construction

details when applying for building permit. Plans and calculation shall be wet signed and stamped by a Civil Engineer in the State of California. (B)

11. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, plan check and inspection deposit fees. (E)

(P) = Planning Division
(F) = Fire Department
(B) = Building Department
(E) = Engineering Division

PARSONS

185 Berry Street, Suite 5300 • San Francisco, California 94107 • Fax (415) 495-6277 • www.parsons.com

September 7, 2007

City of Milpitas
Planning Division
455 E. Calaveras Boulevard
Milpitas, CA 95035

Re: Extension of U.P. 2005-26 & "S" Zone Amendment No. SA2005-85
Telecommunications Antenna Application for "SF15054" Milpitas High School,
1285 Escuela Parkway, Milpitas, CA 95035, APN: 026-18-003

Dear Sir or Madam:

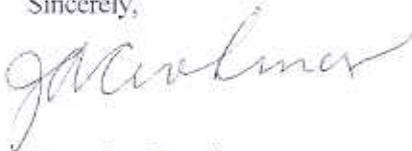
I am writing on behalf of T-Mobile to request extensions of Use Permit 2005-26 and "S" Zone Amendment No. SA2005-85, scheduled to expire on September 8, 2007.

An extension is necessary because of the unusually long development process for this wireless antenna site, which is located at Milpitas High School and falls under the jurisdiction of the Division of the State Architect (DSA). T-Mobile submitted its application for DSA review on June 15, 2006. Since then, the project has been redesigned to enhance its congruity with the location and satisfy the design and structural requirements of the DSA.

An 18 month extension of the use permit and zoning amendment would allow T-Mobile to complete development of the project. T-Mobile anticipates receiving DSA approval and plans to start construction within that time period.

Please contact me if you have questions or need more information regarding this request. I appreciate your time and consideration.

Sincerely,



Jacquelyn Corodimas
Planning Specialist
Parsons

Enclosure (1)





APN: 026-18-003
Site Address: 1285 Escuela Parkway, Milpitas, CA
T-Mobile Site No. SF 15054, Milpitas High School

Justification Statement/Letter

This zoning application is being submitted to the City of Milpitas Planning Division for zoning approval for a T-Mobile telecommunications antenna application. T-Mobile has identified that no coverage exists in the surrounding project area. T-Mobile submits that the proposed facility will enhance the existing wireless phone coverage; increase much needed capacity in this highly residential area and allow for the integration of new safety and consumer-oriented services into the surrounding community.

The proposed project site is an existing stadium light pole at the Milpitas High School campus, which is located at 1285 Escuela Parkway, California. The subject property is zoned R1-6- Residential. T-Mobile's proposed project site is located next to an existing Metro PCS telecommunication antenna site. Metro PCS site consists of antennas enclosed within a radome, which is mounted on an existing stadium light pole, and its ancillary equipment is located in an equipment shelter. T-Mobile proposes to match the aesthetics of the existing Metro PCS telecommunication antenna site.

Project Descriptions & Visual Resources

The proposed project consists of three (3) panel antennas enclosed within a 36" x 72" radome on an existing 97 FT stadium light pole and will be painted to match the light pole. The panel antennas measure 4' 5" x 12 ¾". The proposed project will require four (4) six foot equipment cabinets, which will be housed in a cmu wall enclosure with a secured roof and access door. The equipment enclosure will be painted to match the existing campus buildings. Please see the attached site plans and photo simulations.

Site Selection Analysis

Wireless systems are expanded or introduced in a given area to improve service to customers. There are several reasons to add a new facility. It may extend the coverage to new areas, increase the capacity of the system within the current service area, or improve quality. This proposed wireless facilities will accomplish all three improvements.

This location was also selected because of its position relative to existing sites, providing favorable site geometry for federally mandated E911 location accuracy requirements and

efficient frequency reuse. Since 40 percent of 911 calls are from mobile phones, effective site geometry within the overall network is needed to achieve accurate location information of mobile users, through triangulation with active wireless facilities.

Coverage:

For this project, a coverage gap was determined to exist. Coverage can be defined as having a certain minimum level of signal strength in a particular area. T-Mobile's target is to provide -76dBm of signal strength to our customers' areas across the network. This level of service guarantees reliable signal strength inside buildings to provide excellent voice quality in residential neighborhoods and commercial areas. In today's competitive marketplace, T-Mobile requires high quality coverage to be competitive and to fulfill our responsibilities under our FCC license, and comply with CPUC mandates.

Capacity:

Capacity is the number of calls that can be handled by a particular wireless facility. When we make phone calls, our mobile phones communicate with a nearby antenna site that can handle a limited number of calls. It then connects to land based phone lines. When a particular site is handling a sufficient number of calls, the available RF channels assigned to that site are at maximum capacity. When this occurs, the wireless phone user will hear a busy signal on his or her phone. For T-Mobile's specific GSM technology, typical sites with 3 antennas can handle a maximum of approximately 150 calls at any given time. The call traffic at the facility is continually monitored and analyzed so that overloading of sites is prevented. The objective for a capacity site is to handle increased call volume rather than expand a coverage area.

Alternative Site Analysis

- 1. Sunnyhills United Methodist Church, 355 Dixon Road;**
- 2. Milpitas PGE Substation, Milpitas Boulevard.**

The above sites were eliminated due to insufficient room for mechanical equipment, height restrictions and landlord restrictions.

Safety and Compliance

The proposed wireless communications facility will not create any nuisance or be detrimental to the health, safety or general welfare, of persons residing or working in the neighborhood. T-Mobile technology does not interfere with any other forms of private or public communications systems, operating under FCC regulations.

After construction of the facility, the site will be serviced once a month, during a routine scheduled maintenance window by a service technician. The site is unmanned and is a self-monitored facility. There will be no impact on parking or traffic in the area.

Conclusion

T-Mobile has identified this location for a proposed wireless telecomm facility for several reasons. The property provides an excellent location from which wireless coverage can be enhanced in the City of Milpitas and specifically in this highly residential area. This site promotes a stealth design for the panel antennas and the associated equipment cabinets. The panel antennas will be concealed within a radome on an existing stadium light pole and the equipment will be housed in an equipment enclosure that will be painted and textured to match the surrounding campus buildings. The proposed T-Mobile project will blend in with the surrounding campus and neighborhood environment. T-Mobile also welcomes the opportunity to participate in a project that will assist the Milpitas Unified School District and its students.

Community Benefits

Since its inception, wireless communications have provided services to communities far beyond mere convenience. Many businesses and Public Safety Agencies rely on these services in order to conduct important civic and commercial duties on a daily basis. Schools rely on an ability to reach parents quickly. Commercial Wireless companies have been at the forefront of critical communications services in recent events, such as earthquakes and fires in California. Traffic issues, weather and community events, are a few of the many services now available over these same communications devices. Wireless communications are an integral part of our national telecommunications infrastructure, and each community deserves the benefit of the best and most competitive service available.

E- 911

In accordance with Federal Communications Commission (FCC) Order 94-102, T-Mobile USA has launched a project to implement enhanced 9-1-1 services (Wireless E9-1-1) for its customers throughout California. Phase I of the project specified that the telephone number and receiving cell site or sector of the 9-1-1 caller be delivered to the 911 dispatch. Phase II adds a more precise location by triangulating on the location, (usually with 50-100 meter accuracy or better) in the form of latitude/longitude coordinates, to the Phase I information.

Many already view wireless phones as a lifeline. Each day more than 200,000 9-11 calls are made on cell phones, which is one third of all emergency calls that are placed.

T-Mobile Company Information

Based in Bellevue, Washington, the U.S. operations of T-Mobile International AG & Co. K.G., consists of T-Mobile USA, Inc. (formerly VoiceStream Wireless) and Powertel, Inc. (together "T-Mobile"). T-Mobile is one of the fastest growing nationwide wireless service providers, offering all digital voice, messaging and high-speed wireless data services to more than 16.3 million customers in the United States. A cornerstone of T-Mobile's strong consumer appeal has been its Get More® business strategy to provide customers with the best overall value in their wireless service so they can enjoy the benefits of mobile communications to Get More From Life®. T-Mobile has more than 24,000 employees across the country dedicated to delivering on its Get More® promise to provide customers with more minutes, more features and more service. The T-Mobile global brand name made its debut in the United States in July 2002, choosing California and Nevada as the first markets in the country to launch its wireless voice and data services. Here in the Bay Area, T-Mobile has purchased and taken control of the former PacBell Wireless/ Cingular System on January 5, 2005.

T-Mobile holds license in the California Market as follows: 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8, 1885.2-1889.8 MHz.

T-Mobile offers consumers and business customers the most advanced mobile communications services available today, including voice, text messaging, and high-speed wireless data services. T-Mobile operates an all-digital, national wireless network based exclusively on GSM technology.

Enhanced Messaging Services - SMS, Instant Messaging & MMS

T-Mobile offers its customers a variety of options for using Short Messaging Service (SMS) or text messaging and Multimedia Messaging Service (MMS).

SMS: Every T-Mobile customer, regardless of device or rate plan, can send text messages via their handset to friends and family, no matter which wireless service provider they use. In addition, customers and their colleagues can use the Internet to send and receive text messages between wireless phones, devices and personal computers.

IM: T-Mobile customers can use Yahoo!® Messenger, MSN® Messenger and AOL® Instant Messenger Software to interact with millions of instant messaging users worldwide.

MMS: T-Mobile has upgraded its entire national network to provide MMS services. MMS enables customers to complement their text messages with sound, animation and melodies to send to e-mail addresses and compatible handsets. As part of this rich visual communications offering, T-Mobile offers handsets that let customers take a picture and send it to any e-mail address or other MMS-capable phone and then talk about it — all from a single device. Additionally, MMS enables customers to send short video clips to e-mail or other MMS-capable phones, giving T-Mobile customers a whole new way to communicate.

2.5G GPRS High Speed Wireless Data

T-Mobile leverages its national, standards-based GSM network to provide customers with the latest in mobile communications including wireless data access through its T-Mobile Internet service. This allows customers to remotely access the Internet; get their corporate and personal e-mail; keep contacts and calendar information updated on the go; and get popular games, news and information services such as sports scores, stock quotes, horoscopes and games delivered automatically or on demand to their wireless handset or device.

T-Mobile HotSpotSM - Wi-Fi (802.11b) Wireless Broadband Internet Service

T-Mobile complements its existing national GSM/GPRS wireless voice and high-speed data network by providing Wi-Fi (802.11b) wireless broadband Internet access in more than 5,000 convenient public locations in the United States where people already go when they're away from their home or office. By combining the benefits of these networks, T-Mobile offers customers coverage where they want it and speed when they need it. T-Mobile is uniquely able to provide a comprehensive wireless service offering that meets customers' needs for wireless connectivity. Backed by T-1 circuits, T-Mobile HotSpot service is reliable and fast enough to accommodate a broad spectrum of applications from checking e-mail to multimedia videoconferencing.



1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA. 94520

SF 15054

MILPITAS HIGH SCHOOL

PROJECT TEAM

ARCHITECT:
GSA ARCHITECTURE AND PLANNING, INC.
106 LOM STREET, SUITE 510
SAN FRANCISCO, CA 94103
CONTACT: ROBERT ZHANG
PHONE: (415) 303-3363

SURVEYOR:
SOMNO CONSULTING, INC.
17085 SUT PARK CIRCLE, SUITE 0
FREMONT, CA 94531
PHONE: (949) 853-3070

UTILITIES/ELECTRICAL:
CONTACT: KYLE TORRES
PHONE: (925) 884-9431

UTILITIES/TELEPHONE:
CONTACT: NIKESH DINGRA
PHONE: (408) 441-8145

APPROVALS

APPROVED BY: _____ DATE: _____

O.P.L. / OPS: _____

LEASING: _____

RFI: _____

ZONING: _____

CONSTRUCTION: _____

POWER/ TELCO: _____

VICINITY MAP



DIRECTIONS TO SITE FROM OMNIPOINT

- DIRECTIONS:**
- START AT 1855 GATEWAY BLVD, CONCORD
 - TURN ON GATEWAY RD
 - BEAR RIGHT ON 18TH ST
 - DOE THE OAKLAND/SAN JOSE DIV ONTO 1800 18TH
 - DOE THE JACKSON ROAD EXIT
 - TURN LEFT ON 18TH ST
 - TURN RIGHT ON 1855 GATEWAY BLVD, MILPITAS

PROJECT DESCRIPTION

- THIS PROJECT CONSISTS OF THE INSTALLATION AND OPERATIONS OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR THE OMNIPOINT T-MOBILE TELECOMMUNICATIONS NETWORK.
- THE PROPOSED PROJECT DETAILS:
 - 80 SQ. FT. LEASE AREA WITH (4) BS CUBICITS MOUNTED ON A (60) CONCRETE SLAB WITH A CURB WALL ENCLOSURE (BUILT AND PAINTED TO MATCH EX) BEING LOCATED AT GRADE LEVEL.
 - INSTALLATION OF (3) PANEL ANTENNAS ENCLOSED IN A 24" X 77" RACK ON (6) 96" 4" HT. COLUMNS.
 - COAX CABLE RUNS FROM THIS TO ANTENNAS VIA UNDERGROUND TRENCH.
 - TELEPHONE AND ELECTRICAL SERVICE FROM EXISTING SOURCES.

PROJECT SUMMARY

APPLICANT/LESSEE:
OMNIPOINT T-MOBILE
1855 GATEWAY BLVD, 9TH FLOOR
CONCORD, CALIFORNIA 94520
TELEPHONE: (925) 379-1891

PROPERTY OWNER:
MILPITAS UNITED SCHOOL DISTRICT
1201 L. CALVERTS BLVD
MILPITAS, CA 95035

PROPERTY INFORMATION:
SITE NAME: MILPITAS HIGH SCHOOL
SITE NUMBER: SF15054
SITE ADDRESS: 1855 GATEWAY BLVD, MILPITAS, CA 95035-3271

GEODETIC COORDINATES:
NAD 83
EAS: 37 27 00.817' W, 374435
LONG: -127 54 06.157' W, -121.90995

APN: 021-02-003
CURRENT ZONING: H1-6
JURISDICTION: CITY OF MILPITAS

HANDICAP REQUIREMENTS:
FACILITY IS UNIMPAID AND NOT FOR HUMAN HABITATION. UNIMPAID ACCESS AND REQUIREMENTS NOT REQUIRED. IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 110004.0, EXCEPTION 1.

CODE COMPLIANCE

- ALL NEW AND MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, UNLESS INDICATED IN THESE PLANS OR TO BE CONSTRUCTED TO MEET MORE RIGOROUS REQUIREMENTS TO THESE CODES.
- CALIFORNIA BUILDING CODE (CBC-2001)
 - CALIFORNIA ELECTRICAL CODE (CEC-2001)
 - CALIFORNIA MECHANICAL CODE (CMC-2001)
 - CALIFORNIA PLUMBING CODE (CPC-2001)
 - LOCAL BUILDING CODE(S)
 - CITY AND/OR COUNTY ORDINANCES

SHEET INDEX

T-1	TITLE SHEET
C-1	SITE SURVEY
A-1	SITE PLAN
A-2	FINISHED SITE PLAN
A-3	PROJECT AREA PLAN & ADJACENT LOT/LOT
A-4	ELEVATIONS
A-5	DETAILS

OMNIPOINT
1855 GATEWAY BLVD 9TH FLOOR
CONCORD, CA 94520

MILPITAS HIGH SCHOOL
SF-15054
1855 GATEWAY BLVD
CONCORD, CA 94520

TITLE SHEET
T-1

ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	10/17/05	FOR ZONING	A
2	11/17/05	FOR ZONING	B

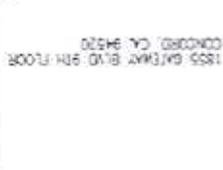
SCALE BY: LYING GOOD BY: R. ZHANG

MSA
MILPITAS SURVEYING & ENGINEERING
2000 UNIVERSITY AVENUE, SUITE 100
MILPITAS, CA 95035
TEL: (415) 952-1242

DATE	DESCRIPTION	REV
10/13/25	ISSUE	A
11/11/25	100% DESIGN	B

STEP: BY: LYNK (PWS) B.L.E. JDM

1855 BAYVIEW BLVD 9TH FLOOR
 DOWNTOWN, CA 94133

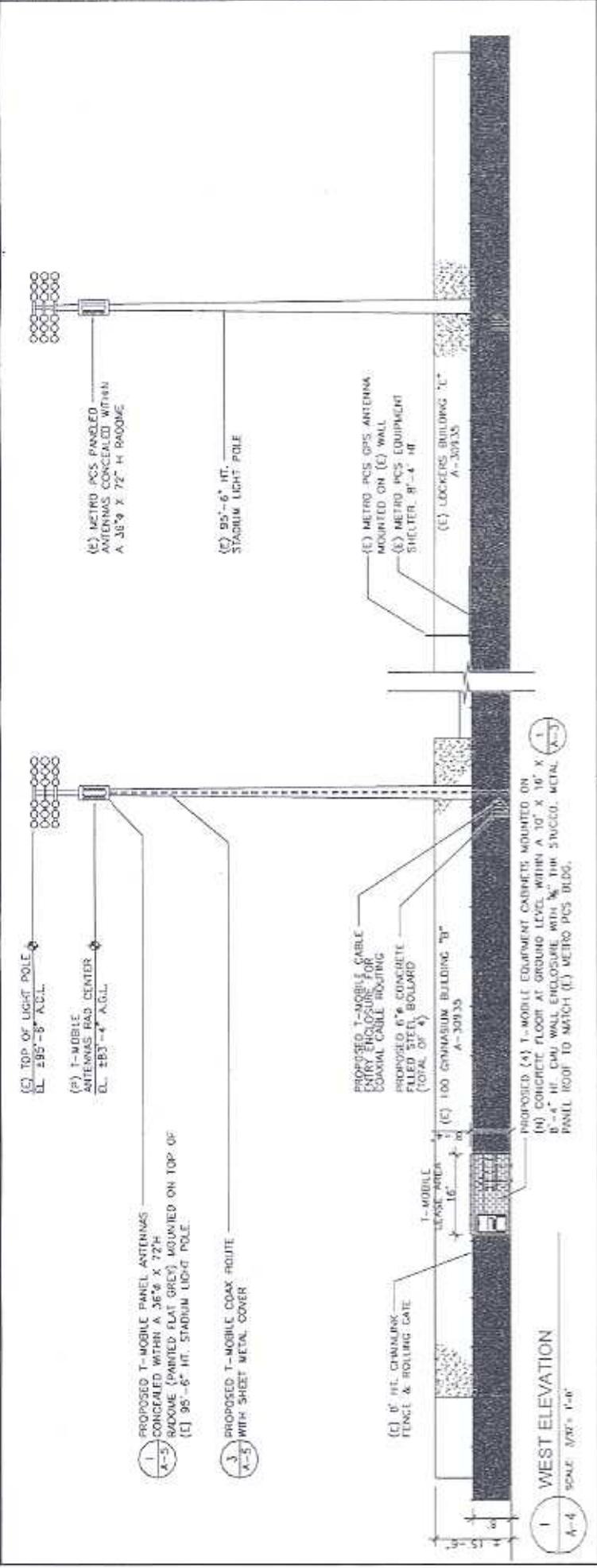


SF-15054

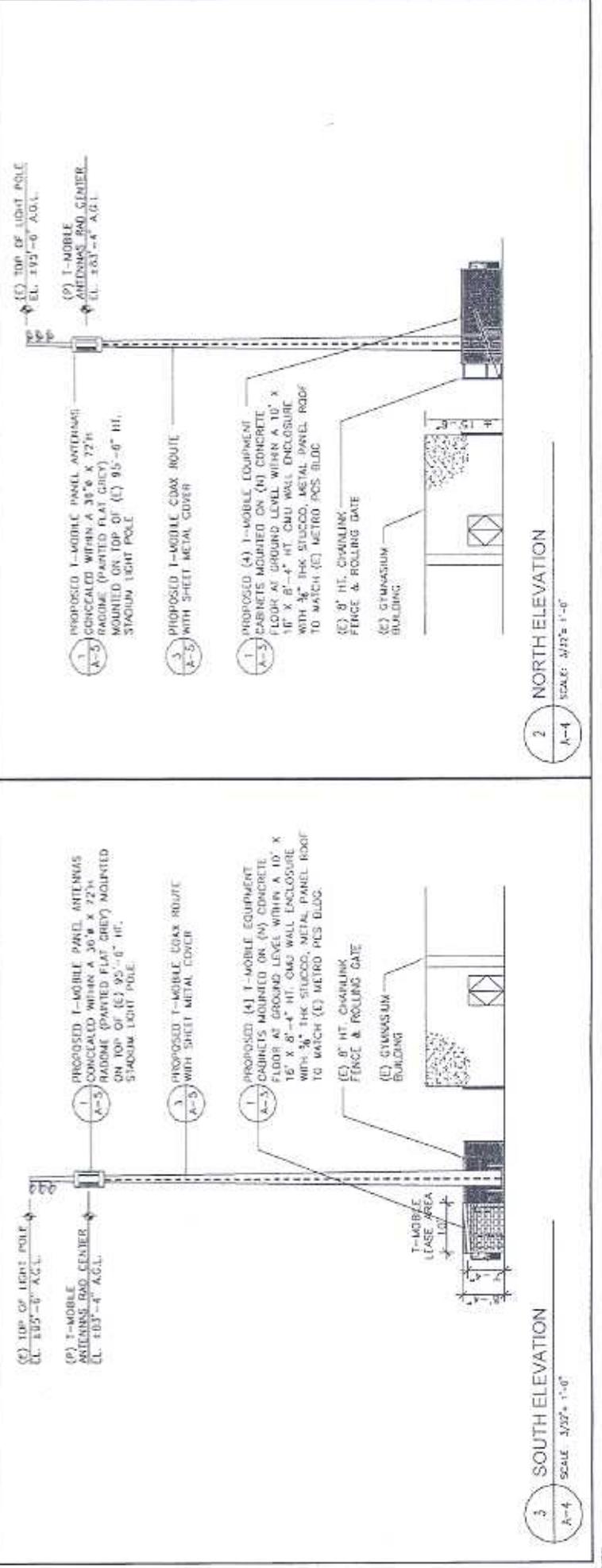
MILPITAS HIGH SCHOOL
 1855 BAYVIEW BLVD
 MILPITAS, CA 95035
 ALAMEDA COUNTY

SHEET TITLE:
 ELEVATIONS

A-4



1 WEST ELEVATION
 SCALE 3/32" = 1'-0"



2 SOUTH ELEVATION
 SCALE 3/32" = 1'-0"

3 NORTH ELEVATION
 SCALE 3/32" = 1'-0"

NO.	DATE	DESCRIPTION
1	12/15/83	ISSUE STATUS
2	12/15/83	ISSUE STATUS
3	12/15/83	ISSUE STATUS
4	12/15/83	ISSUE STATUS
5	12/15/83	ISSUE STATUS



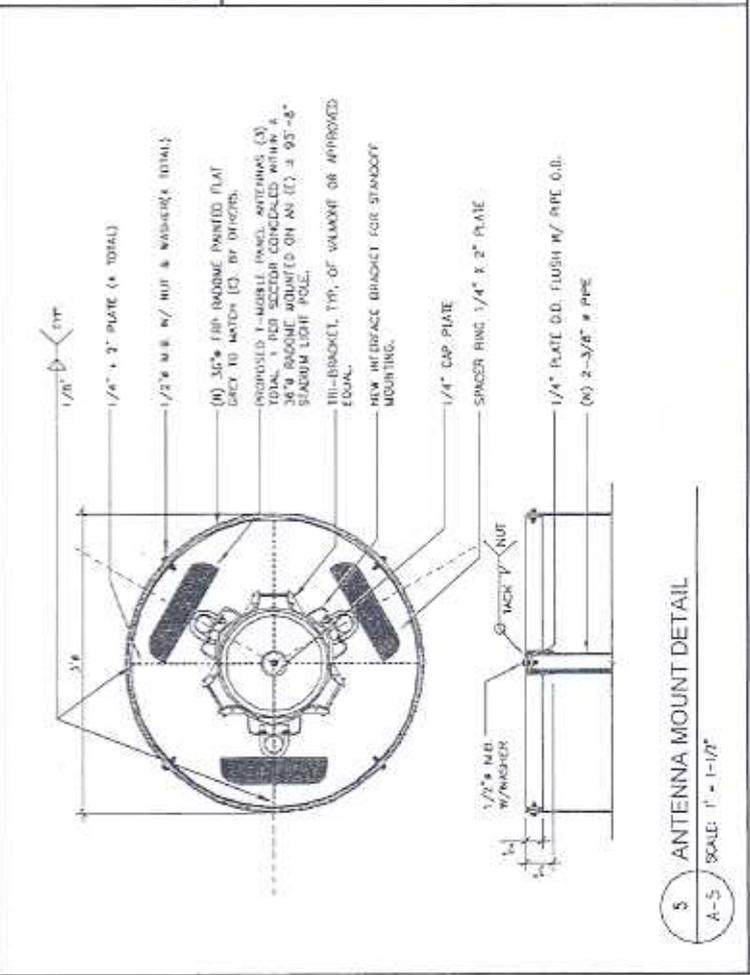
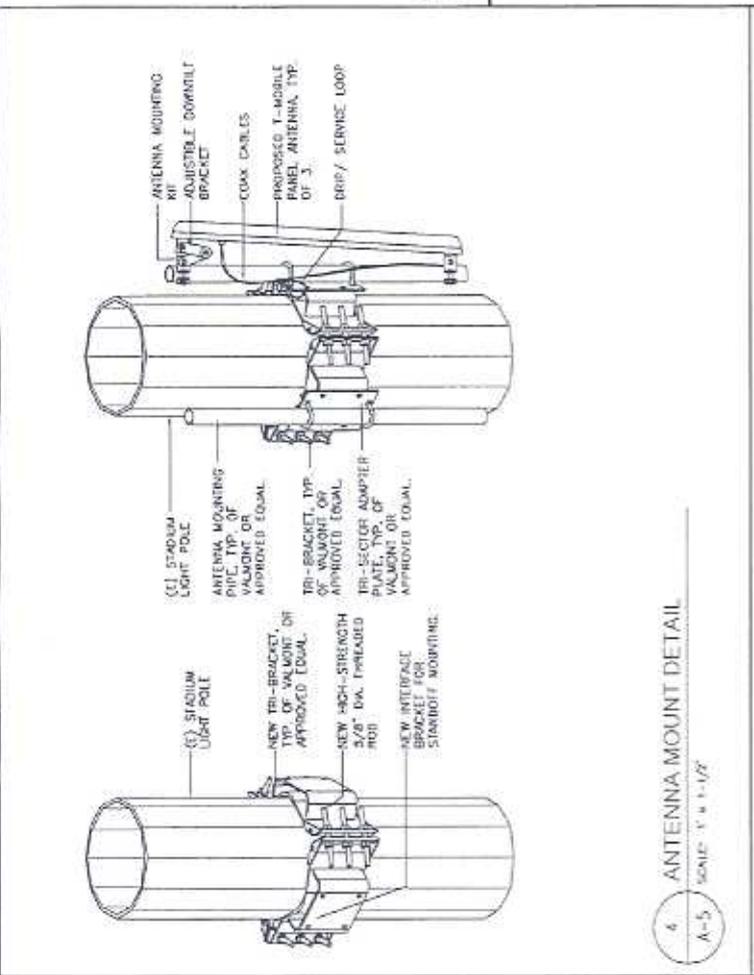
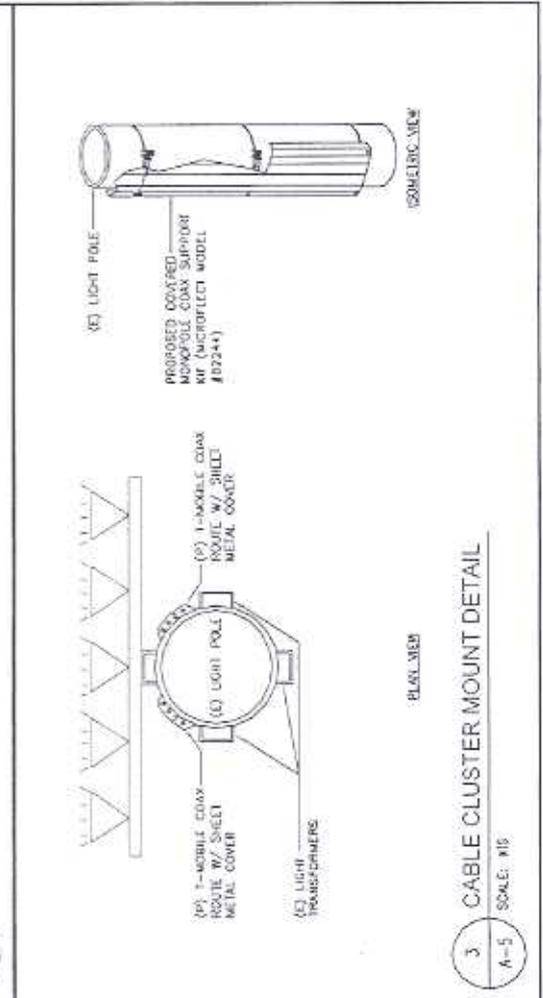
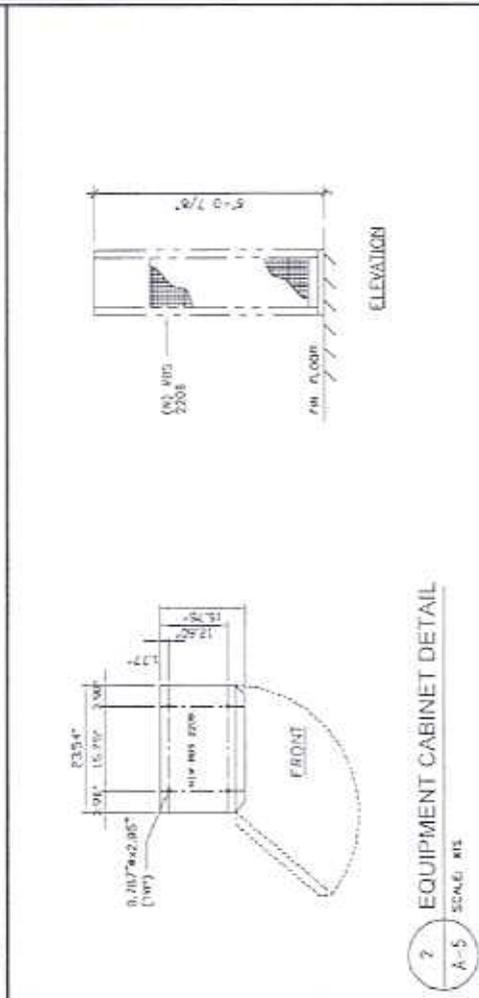
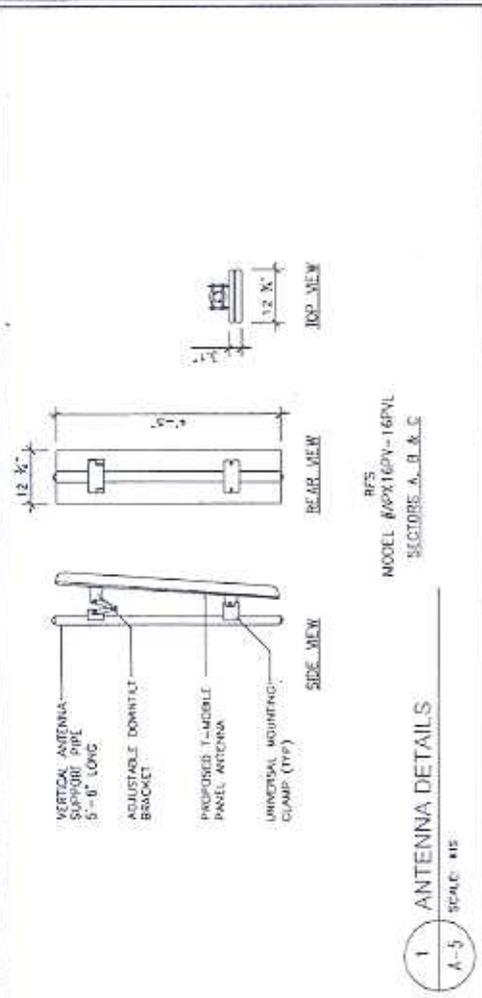
DRAMA BY: DUNCAN, BRUCE, BY: R. THOMAS

1855 GARDWAY BLVD 9TH FLOOR
CONCORD, CA 94530



MILPTAS
HIGH SCHOOL
SF-15054
OMNIPONT SYSTEMS
HEWLETT PACKARD
ALMADA COUNTY

SHEET TITLE
DETAILS
A-5



MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearings

Report Prepared by: Dennis Carrington

Public Hearing: Yes: 3 No:

Notices Mailed On: 2/24/06

Published On: 2/23/06

Posted On: 2/24/06

TITLE: USE PERMIT NO. UP2005-26 and "S" ZONE AMENDMENT NO. SA2005-85

Proposal: A request to locate cellular telephone antennas in a cylindrical radome near the top of an existing 95-foot tall stadium light located at the northeast corner of the athletic field, and an associated equipment cabinet, at the Milpitas High School athletic field.

Location: 1285 Escuela Parkway

APN: 026-18-003

RECOMMENDATION: Approve with Conditions

Applicant: T-Mobile, 1855 Gateway Boulevard, 9th Floor, Concord CA 94520

Property Owner: Milpitas Unified School District, attn: Dr. Karl Black, 1331 E. Calaveras Boulevard, Milpitas, CA 95035

Previous Action(s): Metro PCS received approval of UP2004-11 for a cellular telephone antenna array in a cylindrical enclosure (similar to the one proposed by UP2005-26/SA2005-85) in an existing stadium light and associated CMU equipment enclosure on Jun 23, 2004. The Metro PCS antenna is located on the stadium antenna at the southeast corner of the athletic field.

General Plan Designation: Single Family Low Density

Present Zoning: R1-6, Single Family

Existing Land Use: School

Agenda Sent To: Applicant & Owner

Attachments: Plans
Letter of Explanation
Telecommunications Questionnaire
T-Mobile Milpitas Development Plans
Photo Simulations
FCC License
Radio Frequency Analysis

BACKGROUND

The project is located at 1285 Escuela Parkway at Milpitas High School, located north of Jacklin Avenue in the northern half of the city. Milpitas High School opened in September 1970. The school is located within an existing single-family residential neighborhood.

THE APPLICATION/PROJECT DESCRIPTION

The application is filed pursuant to Title XI, Chapter 10, Section 57.02-13 (Conditional Uses, Additional Uses Permitted – Public utility and public service use or structure) and ‘S’ Zone Approval, pursuant to Title XI, Chapter 10, Section 42.00 (Site and Architectural Review). The applicant is requesting a use permit and ‘S’ Zone to locate telecommunication antennas near the top of an existing 95 foot tall light pole at the northeast corner of the athletic field at the western end of the campus with associated electronic equipment cabinets located inside a covered CMU (concrete masonry unit) enclosure adjacent to, and north of, the existing bleachers.

Site Layout

The location of the monopole will be the stadium light pole at the northeastern corner of the football field. The associated equipment in the 150 square foot enclosure will be located to the north, and adjacent to, the bleachers. The football field is on the eastern portion of the campus.

ISSUES

Use Permit Findings

Any approval of a Use Permit, requires that the 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.

‘S’ Zone Findings

Any approval of an ‘S’ Zone, requires that the 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 layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.

The following discussion explains how the proposed project, as conditioned, is able to satisfy these findings.

Conformance with the Zoning Ordinance

The project as proposed conforms to the Zoning Ordinance. The Zoning Ordinance, Section 57 (57.01 (b), 57.02-15, 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. The proposed site of the antennas is in the eastern portion of the campus, with the high school located in the middle of a single-family residential area. The antennas will be mounted near the

top of a 95-foot tall stadium light and will be inside a cylindrical radome. The proposed facility blends in well with the site and the light fixture and the CMU enclosure matches the existing buildings on the campus. None of the equipment will be visible from any views. In addition, the facility will provide enhanced coverage for T-Mobile cell phone users and will prevent dropped and lost calls. As stated above, Metro PCS has received approval of an antenna array in the stadium light immediately to the south of the stadium light T-Mobile proposes to use. The proposed T-Mobile antenna array and associated enclosure will be consistent with the already existing Metro PCS antenna array and equipment enclosure.

Conformance with the General Plan

The project is consistent with the General Plan. By providing for alternate telecommunications services for the conduct of commercial and personal business without creating aesthetic disharmony, it promotes a highly amenable community environment, in keeping with Guiding Principle 2.a-G-1.

Compatibility and harmony of the site layout and design of the proposed buildings, structures and landscaping with adjacent and surrounding development

The proposed antenna array will be concealed within a cylindrical enclosure near the top of an existing stadium antenna. The associated CMU equipment container will be located to the north of the bleachers and will have a roof type and be painted a color consistent with that of local buildings. The antenna enclosure is located in the center of the high school campus and will not have a visual impact on the surrounding neighborhood.

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 a limitation on this authority in the area of radio frequency (RF) emissions. The City is prohibited by federal law from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of RF emissions to the extent the facilities 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 all personal wireless facilities to comply with these guidelines.

The City, however, may still verify that applicants are in compliance with the FCC's guidelines. Therefore, the City requires applicants applying for use approval for any telecommunications device to submit a power density report. This report is reviewed by the City's Telecommunications Advisory Commission to ensure compliance with the FCC's guidelines. To the extent that an applicant's facilities, as proposed, are not in compliance with the FCC's guidelines, the City may require the applicant to make appropriate modifications to the facilities to ensure compliance.

Telecommunications Commission Review

The City of Milpitas Telecommunication Commission reviewed this project on February 27, 2006. Comments and concerns raised by the Telecommunication Commission were in regard to the consistency and compatibility of the proposed antenna array with the array approved in 2004. Staff and the applicant stated that the array location and enclosure will be similar to that approved in 2004. The security of the equipment enclosure was a concern. The applicant addressed the issue by stating that the CMU enclosure would be securely locked and satisfied the commission that the equipment

enclosure will be secure. The Telecommunication Commission recommends approval of the proposal to the Planning Commission.

RECOMMENDATION

Close the Public Hearing. Approve Use Permit No. UP2005-26 and SA2005-85 based on the Findings and Special Conditions of Approval listed below:

FINDINGS

1. As conditioned, the proposed antenna/monopole 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.
2. As conditioned, the proposed use meets the intent of the General Plan and Zoning Ordinance by providing for alternate telecommunications services for the conduct of commercial and personal business without creating aesthetic disharmony at the site or impacts on surrounding development.
3. As conditioned, the project will not result in any significant visual or aesthetic impacts because the proposed antennae/monopole is visually disguised within a cylindrical container located near the top of an existing light standard.
4. The project is categorically exempt 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. Use Permit No. UP2005-26 and ‘S’ Zone No. SA2005-85 are for a telecommunications antenna facility consisting of three panels in a cylindrical radome on an existing 95 foot tall light pole at the northeast corner of the playing field at Milpitas High School and associated electronic equipment and cabinets inside a new enclosure as shown on approved plans dated December 16, 2005, except as may be otherwise modified by these conditions of approval. Any future addition of antennas 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 December 16, 2005, shall require an amendment to this Use Permit and ‘S’ Zone, which will require a noticed public hearing. (P)
3. 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)
4. Prior to any work, applicant shall obtain review and approval from the Division of the State Architect (DSA).(F)
5. Prior to facility installation, plans shall be submitted that show how the project complies with the following requirements (F):
 - a. Approved access shall be provided to the equipment enclosure. Provide KNOX lock (quantity and location to be determined by the Fire Dept.) for Fire Department access. CFC (California Fire Code) Section 902.4.
 - b. Equipment enclosure/room shall be posted with signage identifying the company name and the site identification number. Signage shall be posed outside and inside the enclosure/room.

- 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. Signage shall be posted outside and inside of the enclosure/room.
 - d. NO SMOKING signs shall be posed outside and inside the equipment enclosure/room. CFC Section 1109.4.
 - e. Each antennae shall be identified to denote its function, i.e., transmitter or receiver antennae.
 - f. Shutdown of transmitter antennas shall be provided. 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.
 - g. 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.
 - h. If manual shutdown mechanism is located on site, the shutdown mechanism shall be identified.
 - i. Prior to final permit signoff, the installer shall call for an inspection by the Fire Department to verify labeling, signage and transmission shutdown.
6. If at the time of project conformance with conditions of approval there is a project job account balance due to the City for recovery of review fees, review of plans will not be initiated until the balance is paid in full. (P)
 7. Roofing material shall be class “C” minimum per 2001 CBC, Table 15-A. (B)
 8. Paving proposed shall comply with the 2002 Milpitas Municipal Code, section II-13-18. All flat non-structural concrete work shall be per 2002 Milpitas Municipal Code section II-13-17.05. (B)
 9. All equipment weighing over 400 pounds shall be seismically anchored and braced per 2001 CBC section 1632. Provide complete structural design calculation (vertical and lateral) and construction details when applying for building permit. Plans and calculation shall be wet signed and stamped by a Civil Engineer in the State of California. (B)
 10. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, plan check and inspection deposit fees. (E)

(P) = Planning Division

(F) = Fire Department

(B) = Building Department

(E) = Engineering Division