



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

February 23, 2011

APPLICATION: **CONDITIONAL USE PERMIT NO. UP10-0013**

APPLICATION
SUMMARY:

A request to locate 12 new antennas plus equipment cabinets at
666 S Milpitas Blvd.

LOCATION:

Address (APN: 086-38-002)

APPLICANT:

Jacqueline Smart, 26 Stoneyford Ave, San Francisco, CA 941123

OWNER:

Brenda Miyamoto, 666 South Milpitas Blvd., Milpitas, CA 95035

RECOMMENDATION:

**Staff recommends that the Planning Commission: Adopt
Resolution No. 11-011, subject to the attached Conditions of
Approval.**

PROJECT DATA:

General Plan/

Zoning Designation:

Manufacturing and Warehousing / Heavy Industrial with Site and
Architectural Review Overlay District

CEQA Determination:

Categorically exempt from further environmental review pursuant
to Section 15301 for Existing Facilities of the California
Environmental Quality Act Guidelines.

PLANNER:

Tiffany Brown

ATTACHMENTS:

- A. Resolution No. 11-011
- B. Site Plans
- C. Roof Top Equipment Screening Photos

LOCATION MAP



BACKGROUND

On July 30, 2010, Jacqueline Smart of Cortel submitted an application to erect 12 antennas on the roof of an existing building and related equipment cabinets within a new enclosure along the side of the building at 666 S. Milpitas Blvd. Antenna projects that are not considered stealth with equipment require the review and approval of a Conditional Use Permit per Section 10-13.09 for Wireless Communications Facilities.

PROJECT DESCRIPTION

The project site is a developed 3.72 acre parcel with a 30,324 square foot manufacturing building that was built in 1979. The property and neighboring properties are designated by the General Plan and Zoning Ordinance as Manufacturing Warehousing, Heavy Industrial. The existing tenant is a manufacturing company called Tube Service Co. Neighboring tenants include Bay Press & Packaging Inc., Bottomley Dist Co., and Streamline Elect Mfg Inc. A vicinity map of the subject site location is included on the previous page.

The applicant proposes to locate 12 AT&T antennas on the roof of the existing manufacturing building along with related equipment cabinets to be placed within an enclosure on the north side of the building at grade level. The 12 antennas are placed in a central location on the roof and extend towards the rear of the building. The existing building with parapet stands 47' tall and the proposed roof top equipment will stand 6'10" above the existing parapet with an additional 8" for the screening, bringing the total height to 53'9". A new climbing ladder with safety cage is centrally located on the north side of the building to allow for access to the antennas of the roof.

The related equipment cabinets are to be located within a new 384 square foot masonry equipment enclosure standing 7' tall. The enclosure is located on the north side of the building within an existing landscaped area.

Development Standards

The proposed antennas located on the rooftop are within the building envelope and exceed the existing parapet by approximately seven to eight feet. The existing building stands 47' tall and the rooftop equipment with screening measured from grade will be approximately 53'9" measured from grade. The rooftop equipment is centrally located on the roof and is towards the rear of the main building. Because the equipment is centrally located and at the rear of the building, it should not be visible from the main street and any shadows caused by the equipment should not be detrimental to the light or air of neighboring structures. Neighboring tenants are also industrial type uses and the roof access will not be detrimental to the privacy of the neighbors.

The proposed equipment and enclosure is located on the northwest side of the property within an existing landscaped buffer near the building and is consistent with the development standards, such as setbacks. Since the equipment is within the landscaped buffer, the proposal will not require the removal of parking spaces.

Architecture

Since the proposed rooftop equipment exceeds the height of the existing parapet, the applicant proposes a screen that fully encloses the new antennas. The screen utilizes a metal material that

will be painted to match the existing building (See Attachment C). To allow access to the antennas, the applicant proposes a ladder be attached to the north wall of the existing building. To help blend the ladder with the façade of the structure, the ladder will be painted to match the existing building (See Attachment B, Sheet Z-6). The proposed enclosure, also located on the north side of the building, will be constructed of masonry block and will be painted to match the main building. The enclosure includes two double wood swinging gates for maintenance access and will be surrounded by the existing landscaping.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 1
General Plan Consistency

Policy	Consistency Finding
<p><i>2.d-G-1: Provide all possible community facilities and utilities of the highest standards commensurate with the present and anticipated needs of Milpitas, as well as any special needs of the region.</i></p>	<p>Consistent. The project is consistent in that the new AT&T antennas will facilitate the present and anticipated needs of coverage for Milpitas as well as any special needs of the region.</p>
<p><i>2.a-I-6: Endeavor to maintain a balanced economic base that can resist downturns in any one economic sector.</i></p>	<p>Consistent. Antennas are a type of business that can resist downturns in any one economic sector and at this site allows the property owner to have two types of income at one location, endeavoring to maintain a balanced economic base.</p>

Zoning Ordinance

The proposed antennas with ancillary equipment and enclosure is consistent with the Zoning Ordinance Section 10-13.09 for wireless communications facilities and Section 10-57.04 for conditional use permits in that the new antennas with related equipment will not be detrimental or injurious to the property or improvements in the vicinity of the property. The communications facilities are consistent with the Federal Communications Commission (FCC) Standards and therefore will not be detrimental or injurious to the public health, safety, and general welfare.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt from further environmental review subject to Section 15301 for Existing Facilities of the California Environmental Quality Act Guidelines in that the developed property will remain the same with only minor additions to the existing building and a small enclosure and will not have a significant impact on the environment.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The new rooftop equipment is very similar to other types of rooftop equipment such as HVAC units, which are commonly mounted to a roof of a Manufacturing/Warehousing building and therefore is in keeping with the character of the industrial area. Due to the location of the new antennas, they will not be detrimental to neighboring properties and should not be visible from the main public street. As stated previously, the project proposal is consistent with the General Plan and Zoning Ordinance and is a conditionally permitted use within the Heavy Industrial Zoning District.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission close the public hearing after hearing testimony and adopt Resolution No. approving Conditional Use Permit No. UP10-0013, AT&T Antennas, subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution No. 11-011
- B. Site Plans
- C. Roof Top Equipment Screening Photos

RESOLUTION NO. 11-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. UP10-0013, AT&T ANTENNAS, TO ALLOW THE INSTALATION OF 12 NEW ANTENNAE WITH ANCELARY EQUIPMENT, LOCATED AT 666 S MILPITAS BLVD.

WHEREAS, on July 30, 2010, an application was submitted by Jacqueline Smart, 26 Stoneyford Ave, San Francisco, CA 941123, to allow for 12 new antennas plus equipment cabinets at 666 S Milpitas Blvd. The property is located within the Heavy Industrial with Site and Architectural Review Overlay District Zoning district (APN: 086-38-002); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project categorically exempt.

WHEREAS, on February 23, 2011, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The project is categorically exempt from further environmental review subject to Section 15301 for Existing Facilities of the California Environmental Quality Act Guidelines in that the developed property will remain the same and with only minor additions to the existing building for the antennas and a small equipment enclosure that will not have a significant impact on the environment.

Section 3: The proposed project is consistent with the General Plan Policies 2.d-G-1 and 2.a-I-6 in that the new AT&T antennas will facilitate the present and anticipated needs of coverage for Milpitas as well as any special needs of the region. Antennas are a type of infrastructure that can support businesses and the property owner, endeavoring to maintain a balanced economic base.

Section 4: The proposed antennas with ancillary equipment and enclosure are consistent with the Zoning Ordinance Section 10-13.09 for wireless communications facilities and Section 10-57.04 for conditional use permits in that the new antennas with related equipment will not be detrimental or injurious to the property or improvements in the vicinity of the property. The communications facilities are consistent with the Federal Communications Commission (FCC) Standards and therefore will not be detrimental or injurious to the public health, safety, and general welfare.

Section 5: The Planning Commission of the City of Milpitas hereby approves Conditional Use Permit No UP10-0013, AT&T Antennas, subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on February 23, 2011

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on February 23, 2011, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
Sudhir Mandal				
Zeya Mohsin				
Gurdev Sandhu				
Steve Tao				
Noella Tabladillo				
Mark Tiernan				
John Luk				

EXHIBIT 1

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. UP10-0013**

A request to erect 12 antennas on the roof of an existing building and related equipment cabinets within an enclosure along the side of the building at 666 S. Milpitas Blvd (APN: 086-38-002)

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on **February 23, 2011**, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**

Conditional Use Permit No. UP10-0013 shall become null and void if the project is not commenced within two (2) years from the date of approval unless in conjunction with a tentative map, then the project life coincides with the life of the map. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas, commencement shall be:

- a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
2. Pursuant to Section 64.06(1), the owner or designee shall have the right to request an extension of **UP10-0013** if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. **(P)**
 3. Prior to the issuance of building permits, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**
 4. The applicant shall maintain the landscape planter along the north side of the building after the construction of the new equipment enclosure. **(P)**

(P) = Planning

DRAWING INDEX

REV. NO.	DWG. NO.	DESCRIPTION
7	Z-1	COVER SHEET
	LS-1	TOPOGRAPHIC SURVEY
6	Z-2	SITE PLAN
6	Z-3	ROOF PLAN
4	Z-4	EQUIPMENT LAYOUT
7	Z-5	NORTH ELEVATION
4	Z-6	WEST ELEVATION
3	Z-7	RF DETAILS



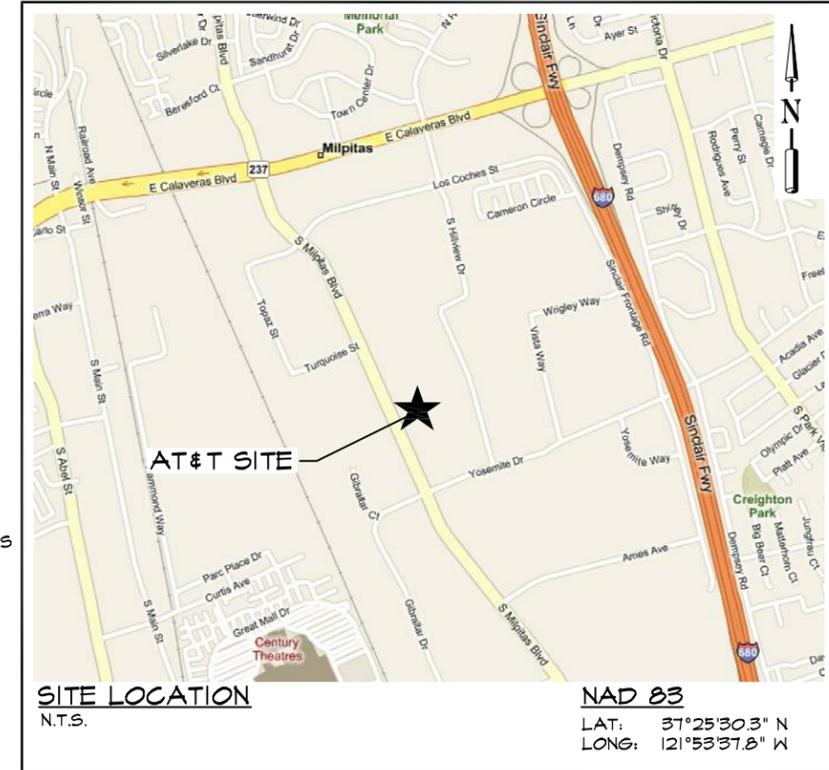
Your world.

SOUTH CENTRAL MILPITAS

CN4055

DIRECTIONS FROM AT&T'S PLEASANTON OFFICE:

- DEPART 6160 STONERIDGE MALL RD, PLEASANTON, CA 94588 ON STONERIDGE MALL RD (SOUTH) 0.4 MI
- TURN LEFT (EAST) ONTO STONERIDGE DR
- TAKE RAMP (RIGHT) ONTO I-680 (SINCLAIR FWY) 20.9 MI I-680 / SAN JOSE
- TURN RIGHT ONTO RAMP 0.1 MI CA-237 / CALAVERAS BLVD / CENTRAL MILPITAS
- TAKE RAMP (RIGHT) ONTO SR-237 (E CALAVERAS BLVD) 0.9 MI CA-237 / CALAVERAS BLVD / CENTRAL MILPITAS / MTN VIEW
- TURN LEFT (SOUTH) ONTO S MILPITAS BLVD 0.7 MI
- ARRIVE 666 S MILPITAS BLVD, MILPITAS, CA 95035



SITE LOCATION
N.T.S.

NAD 83
LAT: 37°25'30.3" N
LONG: 121°53'37.8" W



PROJECT NO: 1059-010

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1059-01021

SUBMITTALS

REV	DATE	DESCRIPTION
7	JAN 10/11	REVISED PER ERICSSON
6	DEC 21/10	REVISED PER ERICSSON
5	NOV 26/10	POWER & TELCO ADDED
4	NOV 24/10	REVISED PER JURISDICTION
3	NOV 23/10	REVISED PER JURISDICTION
2	OCT 14/10	REVISED PER JURISDICTION
1	SEP 27/10	REVISED EQUIPMENT
0	JUL 28/10	ISSUED FOR ZONING
B	JUL 26/10	REVISED PER ERICSSON
A	JUL 15/10	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A&E SEAL

SITE

SOUTH CENTRAL
MILPITAS
CN4055
666 SOUTH MILPITAS
BLVD
MILPITAS, CA 95035

SHEET TITLE

COVER SHEET

SHEET NUMBER

Z-1

PROJECT ADDRESS:

666 SOUTH MILPITAS BLVD
MILPITAS, CA 95035

APN:

086-38-002

DESCRIPTION OF WORK:

THE PROJECT CONSISTS OF THE INSTALLATION OF OUTDOOR CABINETS ON GRADE AND THE INSTALLATION OF (12) 6'-4" PANEL ANTENNAS SCREENED ON THE ROOFTOP

APPLICANT:

AT&T
4430 ROSEWOOD DRIVE, BLDG 3
PLEASANTON, CA 94588

PROPERTY OWNER:

RELIANCE STEEL AND ALUMINUM
350 SOUTH GRAND AVENUE #5100
LOS ANGELES, CA 90071
PHONE: (213) 687-7106

CODE INFORMATION:

ZONING CLASSIFICATION:	HEAVY INDUSTRIAL ZONING DISTRICT
PROPOSED USE:	TELECOMMUNICATION FACILITY
BUILDING CODE:	2007 CALIFORNIA BUILDING CODE
ELECTRICAL CODE:	2007 CALIFORNIA ELECTRICAL CODE
OCCUPANCY GROUP:	B-1
CONSTRUCTION TYPE:	II-N
PROJECT AREA:	T.B.D.
STRUCTURE HEIGHT:	47'-0"± A.G.L. (T.O. BUILDING)

PROJECT ENGINEER:

TRK ENGINEERING LTD.
#201 - 17688 66TH AVE
SURREY, BC V3S 7X1, CANADA
CONTACT: RANDY MARKS
TEL: (604) 574-6432
FAX: (604) 574-6431
TOLL FREE: 1-877-345-4045
EMAIL: rmarks@trkeng.com
WEB: www.trkeng.com

SURVEYOR:

CALVADA SURVEYING, INC.
411 JENKS CLR., SUITE 205
CORONA, CA 92880
PHONE: (951) 280-9960
FAX: (951) 280-9746

CONSTRUCTION MANAGER:

ERICSSON
CONTACT: SILVON GREEN
PHONE: (845)-978-4243
EMAIL: silvon.green@ericsson.com

SITE DEVELOPMENT:

CORTEL LLC
3265 BAKER ST
SAN FRANCISCO, CA 94122
CONTACT: ANNIE ELGEE
PHONE: (415) 640-3527

ZONING CONTACT:

CORTEL LLC
CONTACT: JACQUELINE SMART
PHONE: (510) 435-9849

JURISDICTION:

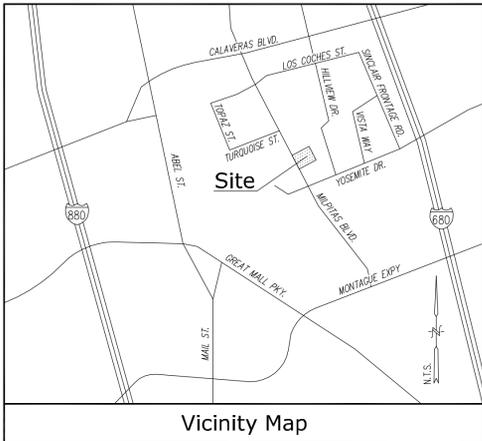
CITY OF MILPITAS
SANTA CLARA COUNTY

ACCESSIBILITY:

INSTALLATION IS UNMANNED AND FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR OR MAINTENANCE PURPOSES. INSTALLATION IS NOT FOR HUMAN HABITATION / PUBLIC ACCESS. A.D.A. ACCESSIBILITY IS NOT REQUIRED (2007 CBC, SECTION 1107B).

APPROVAL LIST

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
SITE ACQUISITION		
ZONING MANAGER		
RF MANAGER		
OWNER		



Vicinity Map

Title Report

PREPARED BY: FIRST AMERICAN TITLE COMPANY
 ORDER No.: 0131-617612ALA
 DATED: JULY 7, 2010

Legal Description

REAL PROPERTY IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 4, AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 23, 1979, IN BOOK 438 OF MAPS PAGE(S) 9 AND 10.
 EXCEPTING AND RESERVING THEREFROM TO GRANTORS, ITS SUCCESSORS AND ASSIGNS FOREVER, ALL MINERALS, OIL, GAS AND THE HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET IF SAID REAL PROPERTY, WITHOUT THE RIGHT OF SURFACE ENTRY, BY GRANT DEED RECORDED MAY 17, 1979 IN BOOK E500 PAGE 671 OF OFFICIAL RECORDS.

Assessor's Parcel No.

086-38-002

Easements

- AN EASEMENT FOR SLOPE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 28, 1973 AS BOOK 255 PAGE 420 OFFICIAL RECORDS (DOES NOT AFFECT THE SUBJECT PROPERTY)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 17, 1975 AS BOOK 8618 PAGE 47 OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT FOR PUBLIC SERVICE, STORM DRAINAGE AND INCIDENTAL PURPOSES AS SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION (PLOTTED HEREON)
- GRANT DEED WHICH RESERVES AN EASEMENT FOR RAILROAD PURPOSES AND SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES RECORDED MAY 17, 1979 AS DOCUMENT No. 6376883 IN BOOK E-500, PAGE 671 OFFICIAL RECORDS (PLOTTED HEREON)

Access Route/Lease Area

ACCESS ROUTE:
 A STRIP OF LAND 12.00 FEET WIDE LYING WITHIN A PORTION OF PARCEL 4, AS SHOWN ON PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 23, 1979, IN BOOK 438 OF MAPS PAGE(S) 9 AND 10, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 4; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 4 S23°59'40"E, 26.81' FEET TO THE POINT OF BEGINNING; THENCE N67°52'31"E, 135.55' FEET; THENCE S22°06'16"E, 9.77' FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; AND THE END OF SAID STRIP.

LEASE AREA:
 BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE N67°53'44"E, 6.00' FEET; THENCE S22°06'16"E, 15.00' FEET; THENCE S67°53'44"W, 23.17' FEET; THENCE N22°06'16"W, 15.00' FEET; THENCE N67°53'44"E, 17.17' FEET TO THE POINT OF BEGINNING.

CONTAINING 347.6 SQUARE FEET OF LAND MORE OR LESS.

Geographic Coordinates at Center of Proposed Sectors

1983 DATUM: LATITUDE 37°25'30.99"N LONGITUDE 121°53'36.84"W
 1927 DATUM: LATITUDE 37°25'31.21"N LONGITUDE 121°53'33.00"W
 ELEVATION = 29.5 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

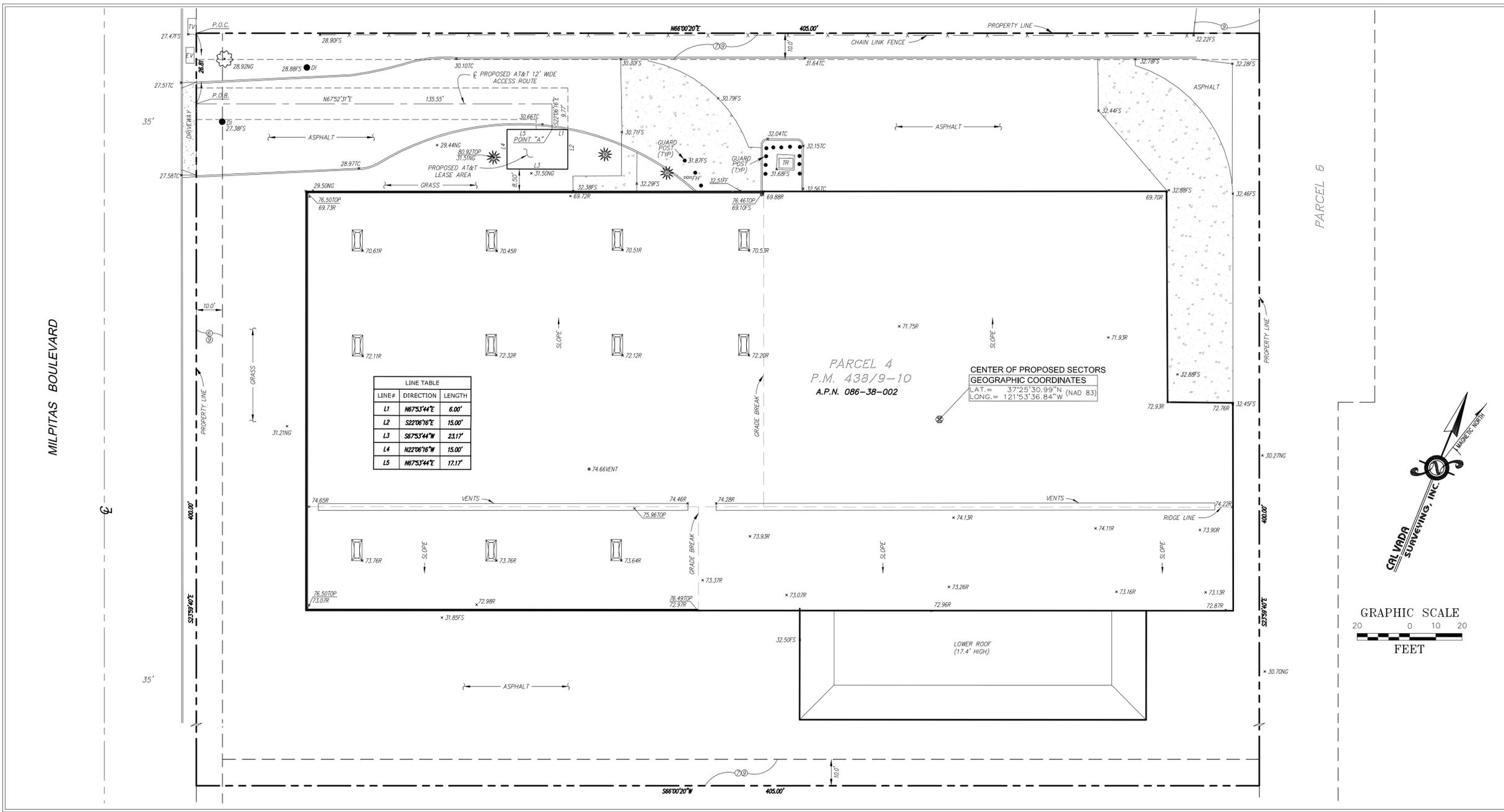
Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "MON8", ELEVATION = 2569.08 FEET (NAVD 88).

Date of Survey

JULY 16, 2010

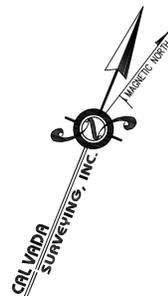
Legend			
FS	FINISH SURFACE	R	ROOF ELEVATION
NG	NATURAL GROUND	CL	CHAIN LINK FENCE
PP	POWER POLE	TYP	TYPICAL
RB	RETAINING/BLOCK WALL	DI	DRAIN INLET
PT	PINE TREE	TOP	TOP OF STRUCTURE
CP	CONCRETE PAVEMENT	CC	CEMETIC COORDINATES
EP	EDGE OF PAVEMENT	GP	GUARD POST
T	TREE	DO3FH	FIRE HYDRANT
TC	TOP OF CURB	TV	TELECOM VAULT
PL	PROPERTY LINE	EV	ELECTRIC VAULT



LINE#	DIRECTION	LENGTH
L1	N67°53'44"E	6.00'
L2	S22°06'16"E	15.00'
L3	S67°53'44"W	23.17'
L4	N22°06'16"W	15.00'
L5	N67°53'44"E	17.17'

PARCEL 4
 P.M. 438/9-10
 A.P.N. 086-38-002

CENTER OF PROPOSED SECTORS
 GEOGRAPHIC COORDINATES
 LAT. = 37°25'30.99"N (NAD 83)
 LONG. = 121°53'36.84"W



PREPARED FOR

 4430 Rosewood Drive
 Pleasanton, California 94588

TRK ENGINEERING
 #201 - 17688 66TH AVE
 SURREY, BC V3S 7X1, CANADA
 TEL: (604) 574-6432
 FAX: (604) 574-6431
 TOLL FREE: 1-877-345-4045
 EMAIL: mail@trkeng.com
 WEB: www.trkeng.com

CN4055
 South Central Milpitas
 666 South Milpitas Boulevard
 Milpitas, CA 95035
 Santa Clara County

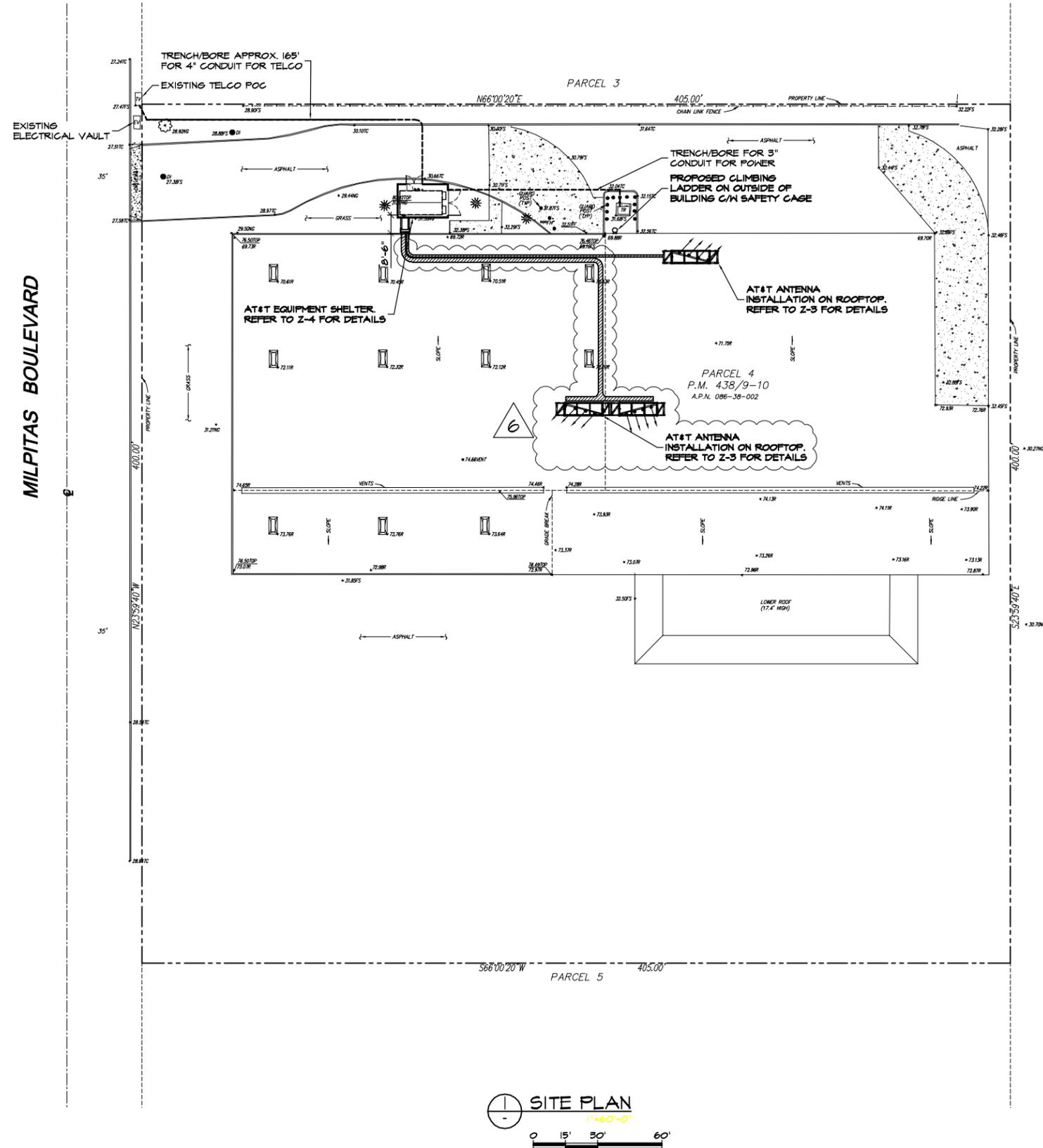
CAL VADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corvallis, CA 97330
 Phone: 951-280-8950 Fax: 951-280-8746
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 10527

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
1	07/17/10	SUBMITTAL	AL/MN
2	07/28/10	TITLE REPORT	HP
3	08/14/10	FINAL	GBM
4	09/27/10	CLIENT'S COMMENTS	RAS
5	10/14/10	CLIENT'S COMMENTS	RG

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1
 SHEET 1 OF 1



SITE PLAN
 1"=60'-0"
 0 15' 30' 60'

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A DRAWING PREPARED BY T.J. HIGASHI, ARCHITECT, DATED JULY 15, 2010.

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP, IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, FILED IN BOOK 438, PAGES 9 AND 10, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PROJECT NO: 1059-010

DRAWN BY: A.D.

CHECKED BY: R.M.

CAD FILE: 1059-010Z2

SUBMITTALS

6	JAN 10/11	REVISED PER ERICSSON
5	DEC 21/10	REVISED PER ERICSSON
4	NOV 26/10	POWER & TELCO ADDED
3	NOV 24/10	REVISED PER JURISDICTION
2	NOV 23/10	REVISED PER JURISDICTION
1	SEP 27/10	REVISED EQUIPMENT
0	JUL 28/10	ISSUED FOR ZONING
B	JUL 26/10	REVISED PER ERICSSON
A	JUL 07/10	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A&E SEAL

SITE

SOUTH CENTRAL
 MILPITAS
 CN4055
 666 SOUTH MILPITAS
 BLVD
 MILPITAS, CA 95035

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-2

NOTES:

1. ROOF PLAN INFORMATION WAS OBTAINED FROM SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED JUNE 30, 2010.



PROJECT NO: 1059-010

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1059-01023

SUBMITTALS

6	JAN 10/11	REVISED PER ERICSSON
5	DEC 21/10	REVISED PER ERICSSON
4	NOV 26/10	POWER & TELCO ADDED
3	NOV 24/10	REVISED PER JURISDICTION
2	NOV 23/10	REVISED PER JURISDICTION
1	SEP 27/10	REVISED EQUIPMENT
0	JUL 28/10	ISSUED FOR ZONING
B	JUL 26/10	REVISED PER ERICSSON
A	JUL 15/10	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A/E SEAL

SITE

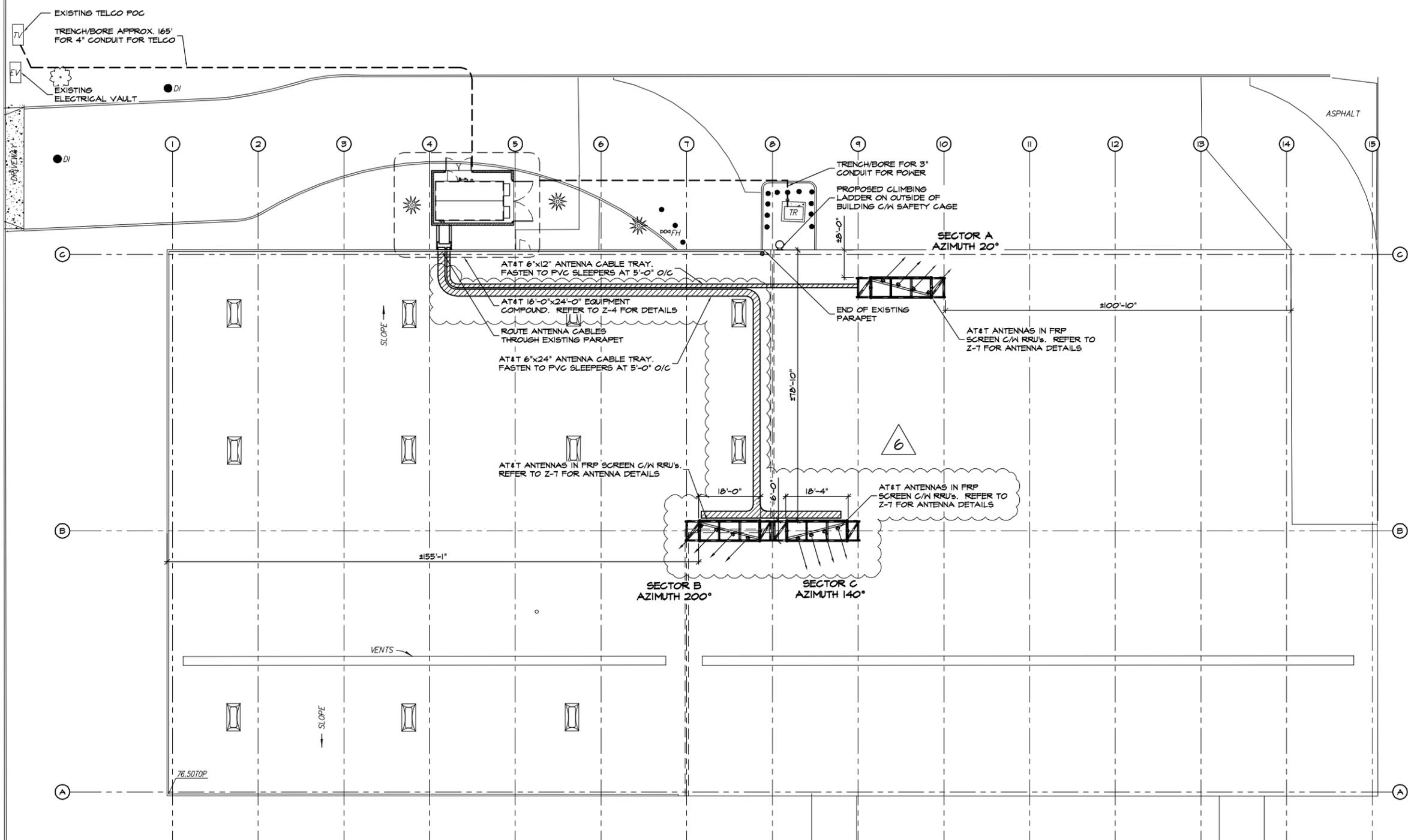
SOUTH CENTRAL
MILPITAS
CN4055
666 SOUTH MILPITAS
BLVD
MILPITAS, CA 95035

SHEET TITLE

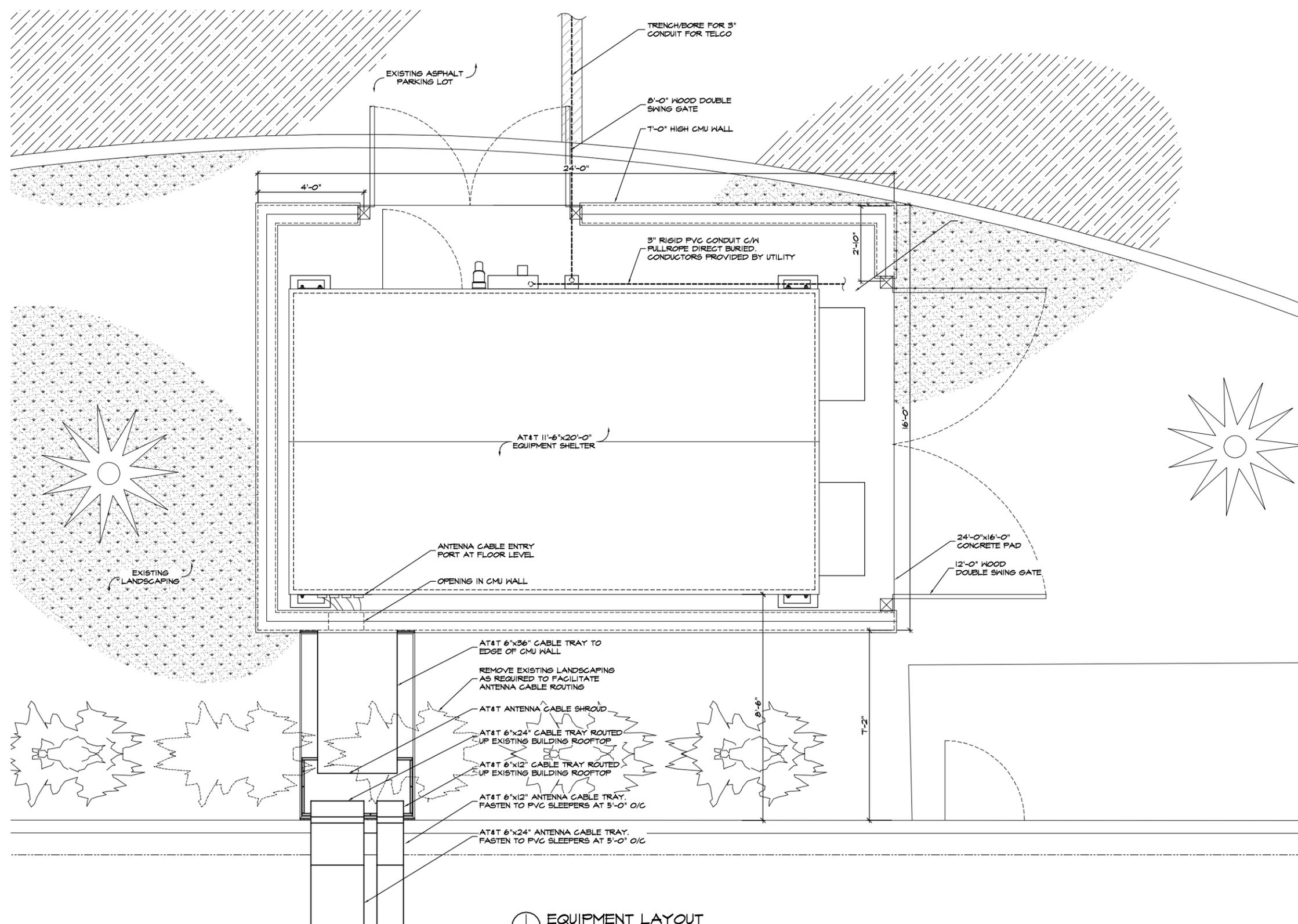
ROOF PLAN

SHEET NUMBER

Z-3



ROOF PLAN
1/32"=1'-0"
0 8' 16' 32'



EQUIPMENT LAYOUT
 1/4" = 1'-0"
 0 1 2 4



PROJECT NO: 1059-010
 DRAWN BY: A.G.
 CHECKED BY: R.M.
 CAD FILE: 1059-01024

SUBMITTALS		
4	DEC 21/10	REVISED PER ERICSSON
3	NOV 26/10	POWER & TELCO ADDED
2	NOV 23/10	REVISED PER JURISDICTION
1	SEP 27/10	REVISED EQUIPMENT
0	JUL 28/10	ISSUED FOR ZONING
B	JUL 28/10	REVISED PER ERICSSON
A	JUL 15/10	ISSUED FOR REVIEW

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A&E SEAL

SITE
 SOUTH CENTRAL
 MILPITAS
 CN4055
 666 SOUTH MILPITAS
 BLVD
 MILPITAS, CA 95035

SHEET TITLE
 EQUIPMENT LAYOUT

SHEET NUMBER
Z-4

NOTES:

1. ELEVATION IS DIAGMAMATIC ONLY.



PROJECT NO: 1059-010

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1059-01023

SUBMITTALS

7	JAN 10/11	REVISED PER ERICSSON
6	DEC 21/10	REVISED PER ERICSSON
5	NOV 26/10	POWER & TELCO ADDED
4	NOV 24/10	REVISED PER JURISDICTION
3	NOV 23/10	REVISED PER JURISDICTION
2	OCT 14/10	REVISED PER JURISDICTION
1	SEP 21/10	REVISED EQUIPMENT
0	JUL 28/10	ISSUED FOR ZONING
B	JUL 26/10	REVISED PER ERICSSON
A	JUL 15/10	ISSUED FOR REVIEW

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A/E SEAL

SITE

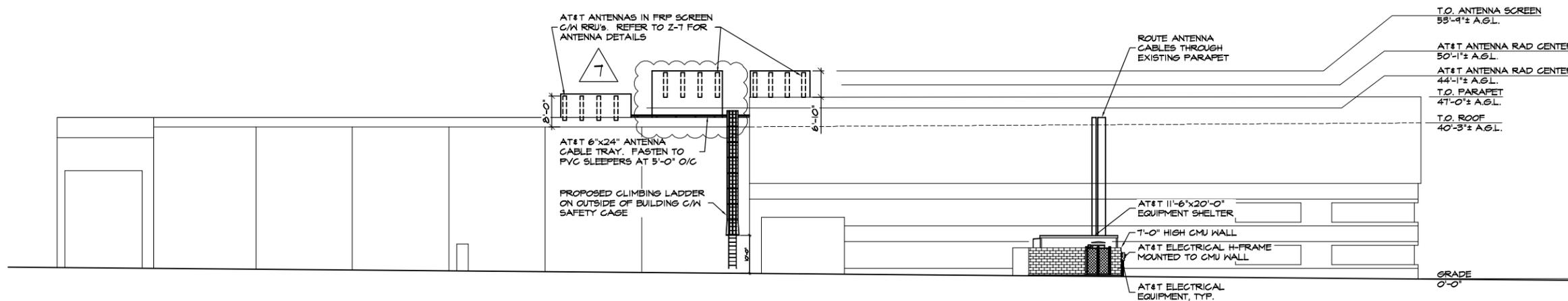
SOUTH CENTRAL
MILPITAS
CN4055
666 SOUTH MILPITAS
BLVD
MILPITAS, CA 95035

SHEET TITLE

NORTH ELEVATION

SHEET NUMBER

Z-5



NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.



PROJECT NO: 1059-010

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1059-01026

SUBMITTALS

4	DEC 21/10	REVISED PER ERICSSON
3	NOV 26/10	POWER & TELCO ADDED
2	NOV 23/10	REVISED PER JURISDICTION
1	SEP 27/10	REVISED EQUIPMENT
0	JUL 28/10	ISSUED FOR ZONING
B	JUL 26/10	REVISED PER ERICSSON
A	JUL 15/10	ISSUED FOR REVIEW

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A/E SEAL

SITE

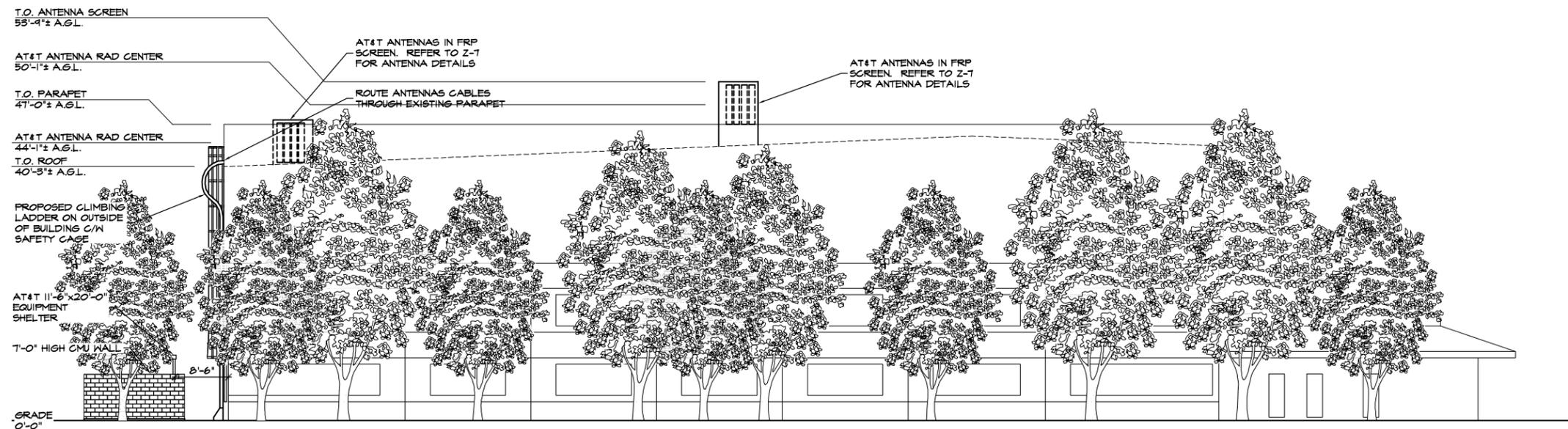
SOUTH CENTRAL
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CN4055
666 SOUTH MILPITAS
BLVD
MILPITAS, CA 95035

SHEET TITLE

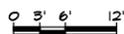
WEST ELEVATION

SHEET NUMBER

Z-6



WEST ELEVATION



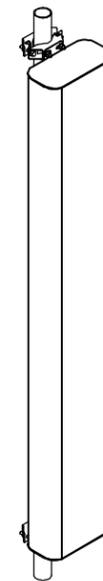
3/64" = 1'-0"

SECTOR	ANTENNA POSITION	ANTENNA TYPE		AZIMUTH (TN)	HEIGHT A.G.L. (APPROX.)	ANTENNA CABLE TYPE	CABLE LENGTH (APPROX.)
A (ALPHA)	A1	KATHREIN 800 10765	NEW	20°	44'-1"± (RAD)	(2) FIBER CABLES (2) DC CABLES	±200'-0"
	A2	KATHREIN 800 10765	NEW	20°	44'-1"± (RAD)	(2) 1 5/8" AVA5	±200'-0"
	A3	KATHREIN 800 10765	NEW	20°	44'-1"± (RAD)	(2) 1 5/8" AVA5	±200'-0"
	A4	KATHREIN 800 10765	NEW	20°	44'-1"± (RAD)	(2) 1 5/8" AVA5	±200'-0"

SECTOR	ANTENNA POSITION	ANTENNA TYPE		AZIMUTH (TN)	HEIGHT A.G.L. (APPROX.)	ANTENNA CABLE TYPE	CABLE LENGTH (APPROX.)
B (BETA)	B1	KATHREIN 800 10765	NEW	200°	50'-1"± (RAD)	(2) FIBER CABLES (2) DC CABLES	±260'-0"
	B2	KATHREIN 800 10765	NEW	200°	50'-1"± (RAD)	(2) 1 5/8" AVA5	±260'-0"
	B3	KATHREIN 800 10765	NEW	200°	50'-1"± (RAD)	(2) 1 5/8" AVA5	±260'-0"
	B4	KATHREIN 800 10765	NEW	200°	50'-1"± (RAD)	(2) 1 5/8" AVA5	±260'-0"

SECTOR	ANTENNA POSITION	ANTENNA TYPE		AZIMUTH (TN)	HEIGHT A.G.L. (APPROX.)	ANTENNA CABLE TYPE	CABLE LENGTH (APPROX.)
C (GAMMA)	G1	KATHREIN 800 10765	NEW	140°	50'-1"± (RAD)	(2) FIBER CABLES (2) DC CABLES	±260'-0"
	G2	KATHREIN 800 10765	NEW	140°	50'-1"± (RAD)	(2) 1 5/8" AVA5	±260'-0"
	G3	KATHREIN 800 10765	NEW	140°	50'-1"± (RAD)	(2) 1 5/8" AVA5	±260'-0"
	G4	KATHREIN 800 10765	NEW	140°	50'-1"± (RAD)	(2) 1 5/8" AVA5	±260'-0"

3



MODEL: 800 10765
 MANUFACTURER: KATHREIN
 MOUNTING BRACKET: INCLUDED
 DOWNTILT BRACKET: 850 10007
 LENGTH: 75.5"
 WIDTH: 11.8"
 DEPTH: 6"
 WEIGHT: 51.8 lbs.

⊕ ANTENNA SPECIFICATION

NOTES:

1. ALL COAXIAL CABLE CONNECTIONS ARE TO BE WEATHERPROOFED AS PER MANUFACTURER'S RECOMMENDATIONS OR AT&T CONSTRUCTION SPECIFICATIONS (WHICHEVER IS GREATER).
2. CONTRACTOR TO PROVIDE DRIP LOOPS IN CABLES AND JUMPERS WHERE NECESSARY.
3. ALL COAXIAL CABLES TO BE LABELED AS PER AT&T CONSTRUCTION SPECIFICATIONS.
4. COAXIAL CABLES ARE TO BE SUPPORTED AT 3'-0" O/C MAX. CONTRACTOR SHALL PROVIDE SUPPORTS AS REQUIRED.



PROJECT NO: 1059-010

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1059-01021

SUBMITTALS

3	JAN 10/11	REVISED PER ERICSSON
2	DEC 21/10	REVISED PER ERICSSON
1	SEP 27/10	REVISED EQUIPMENT
0	JUL 28/10	ISSUED FOR ZONING
B	JUL 28/10	REVISED PER ERICSSON
A	JUL 15/10	ISSUED FOR REVIEW

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A&E SEAL

SITE

SOUTH CENTRAL MILPITAS
 CN4055
 666 SOUTH MILPITAS
 BLVD
 MILPITAS, CA 95035

SHEET TITLE

RF DETAILS

SHEET NUMBER

Z-7

ATTACHMENT C.

