



## MILPITAS PLANNING COMMISSION AGENDA REPORT

**PUBLIC HEARING**

Meeting Date: September 28, 2011

<b>APPLICATION:</b>	<b>Conditional Use Permit No. UP11-0021, Wireless Telecommunication Facility</b>
APPLICATION SUMMARY:	A request to construct a 50-foot tall wireless telecommunication wireless facility and installation of ancillary ground mounted equipment.
LOCATION:	1751 McCarthy Blvd (APN 086-03-012)
APPLICANT:	Misako Hill, AT&T Mobility, 1075 45 <sup>th</sup> Street, Emeryville, CA 94608
OWNER:	De Guigne Ventures, LLC, 555 Twin Dolphin Drive, Unit 600, Redwood City, CA 94065
<b>RECOMMENDATION:</b>	<b>Staff recommends that the Planning Commission: Adopt Resolution No. 11-049 approving the project subject to conditions of approval.</b>
PROJECT DATA:	
General Plan/ Zoning Designation:	Industrial Park with Site & Architectural Overlay (MP-S)
Project Site Area:	2.71 Acres
Proposed Height of Structure:	50-feet
Proposed Square Footage of Enclosure:	703 square feet
CEQA Determination:	Categorically exempt from further environmental review pursuant to Class 1, Section 15301 (Existing Facilities), Class 3, Section 15303 (New Construction and Location of Small Appurtenant Structures and Facilities), Class 4, Section 15304 (Minor Alterations to Land), and Class 11, Section 15311 (Accessory Structures) of the California Environmental Quality Act.
PLANNER:	Janice Spuller, Project Planner
PJ:	2737
ATTACHMENTS:	A. Resolution No. 11-049/Conditions of Approval B. Project Plans C. Project Letter

# LOCATION MAP



No scale

## **BACKGROUND**

On June 22, 2011, Misako Hill of AT&T Mobility submitted a conditional use permit application to construct a 50-foot tall wireless telecommunication facility (mono- pole) and installation of ancillary ground mounted equipment within a 703 square foot equipment enclosure. The application is submitted pursuant to Milpitas Municipal Code XI-10-13.09 (Wireless Telecommunication Facility) which requires Planning Commission review and approval of a conditional use permit.

## **PROJECT DESCRIPTION**

The project site is located on a 2.71 acre site developed with an 118,000 square foot office building. The site is located on near the south-western border of Milpitas, closest to the McCarthy Boulevard and Montague Expressway intersection, adjacent to the Coyote Creek Trail and just east of San Jose. This site is within the Industrial Park zone and all uses surrounded pertain to this zoning designation such as R&D facilities and office buildings.

The project proposal entails the construction of a new wireless telecommunication facility that will be 50-foot tall mono- pole with nine panel antennas. The project also proposes installation of ground mounted equipment shelters within a 703 square foot CMU enclosure which would be 10'7"-feet. The proposed facility would be constructed in the northwest corner of the parking lot area. The facility would remove approximately two parking spaces and remove 11 small trees

### *Structure Architecture*

The applicant proposed a mono- pole structure with 9 panel antennas, 50' high, and three feet wide at the antenna on a two-foot wide pole. The mono-pole will be surrounded with existing trees equal, if not taller, than the height of the monopole.

### *Equipment Enclosure*

The applicant proposes a 6-foot tall tight concrete masonry unit block enclosure around the equipment supporting the facility and painted to match the existing building. To ensure design consistency, staff recommends as a condition of approval that prior to building permit issuance; the applicant shall increase the height of the enclosure to meet the height of the equipment cabinet, 10'7" feet. The proposed enclosure requires the removal of 11 small trees, less than three inches in diameter. No other landscaping will be replaced as the site is heavily landscaped.

### *Development Standards*

Wireless communications facilities in the form of towers, masts, or poles are exempt from height standards with conditional use permit approval. Due to the slim nature of the mono-pole, as well as the location amongst multiple trees and adjacent to the creek, staff believes it will not impede any views or cause any issues to the businesses within the industrial park setting.

## **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><b><i>Implementing Policies 2.a-G-1</i></b> <i>Maintains land use program that balances Milpitas’s regional and local roles by providing a highly amendable community environment and a thriving regional industrial center.</i></p>	<p><b>Consistent.</b> The project is consistent as it provides for improved wireless telecommunications coverage without compromising the aesthetic nature of the industrial park community.</p>
<p><b><i>Implementing Policy 2.a-I-3</i></b> <i>Encourage economic pursuits which will strengthen and promote development through stability and balance.</i></p>	<p><b>Consistent.</b> The project is also consistent with the City’s economic pursuits as it will provide additional services and improve coverage within the City of Milpitas.</p>

### ***Zoning Ordinance***

Federal law allows a city to regulate the placement, construction, and modification of personal wireless service facilities, so long as such regulations do not impose a blanket prohibition on the construction of such facilities or intrude into the regulation of radio frequency emissions, which are the sole province of the Federal Communications Commission and certain state regulations. Thus, the City has the power to conduct only a limited review of wireless communication facilities for compliance with zoning and land use requirements, such as conformity with community aesthetic design standards and setback requirements. (47 U.S.C. 332((c)(7)(A).)

Here, the project complies with the Milpitas Zoning Ordinance in that wireless telecommunication facilities are conditionally permitted in the Industrial Park (MP) Zoning District. The project complies with the development standards in terms of setbacks, Floor Area Ratio, and height.

The proposed telecommunications facility is located in the rear of an existing building and is not discernible as it is located adjacent to the coyote creek and located within existing large trees and landscaping. The enclosure will be created of concrete block, which would be an improvement to the existing wood-slat fencing that encloses the trash enclosure.

The project, as mentioned previously, is conditioned as to not be detrimental to the light, air, or privacy of any other structure or use currently existing or anticipated. The project is in compliance with zoning and land use requirements.

### **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 pursuant to Section 15301 (Existing Facilities) of the

California Environmental Quality Act in that the project is a negligible expansion beyond the existing use. The project would also be categorically exempt under Section 15303 (New Construction of Structures), Section 15304 (Minor Alterations to Land), and Section 15311 (Accessory Structures) of the California Environmental Quality Act. The project entails the construction of a 50-foot tall mono-tree pole and installation of associated ground mounted equipment within the existing office building site

#### **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 proposed wireless facility will provide additional service to the Milpitas community without being detrimental to public health and safety or compromise the aesthetics of the surrounding Industrial Park.

#### **RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission recommend adoption of Resolution No. 11-049 approving Conditional Use Permit No. UP11-0021, subject to the attached Conditions of Approval.

#### *Attachments:*

- A. Resolution No.
- B. Letters of Proposal and Authorization
- C. Plans & Simulation Photographs

**RESOLUTION NO. 11-049**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. UP11-0021, AT&T MOBILITY, A REQUEST LOCATE A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A 50-FOOT MONO-POLE THAT AND GROUND EQUIPMENT LOCATED AT 1751 MCCARTHY BOULEVARD.**

**WHEREAS**, on July 22, 2011, a conditional use permit application was submitted by Misako Hill for AT&T Mobility, to locate a wireless telecommunication facility with the parking lot area located at 1751 McCarthy Boulevard (APN 86-03-012). The property is located within the Industrial Park Zoning District; 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 is categorically exempt; and

**WHEREAS**, on September 28, 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 pursuant to Class 1, Section 15301 (Existing Facilities), Class 3, Section 15303 (New Construction and Location of Small Appurtenant Structures and Facilities), Class 4, Section 15304 (Minor Alterations to Land), and Class 11, Section 15311 (Accessory Structures) of the California Environmental Quality Act, in that the project include the construction of an 50-foot tall mono pole and installation of associated ground mounted equipment.

**Section 3:** The project is consistent with the Milpitas General Plan in that the project provides updated technology that improves wireless service that supports surrounding businesses, residents, and facilitates communication.

**Section 4:** The project conforms to the Milpitas Zoning Ordinance in that the project is permitted in the Industrial Park Zoning District with a conditional use permit. The project complies with the development standards in terms setbacks and height.

**Section 5:** The project will not be injurious or detrimental to property, improvements or to public health and safety in that it will not generate noise, odors, and will be within the allowable radio frequency emissions threshold under federal law.

**Section 6:** The Planning Commission of the City of Milpitas hereby approves Conditional Use Permit No. UP11-0021, AT&T Mobility, 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 September 28, 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 September 28, 2011, and carried by the following roll call vote:

<b>COMMISSIONER</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Lawrence Ciardella				
Sudhir Mandal				
Zeya Moshin				
Gurdev Sandhu				
Noella Tabladillo				
Steve Tao				
Mark Tiernan				
John Luk				

**EXHIBIT 1**

**CONDITIONS OF APPROVAL**

CONDITIONAL USE PERMIT NO. UP11-0021, AT&T Mobility.  
1751 McCarthy Boulevard(APN 086-03-012)

**Planning Division**

1. The owner or designee shall develop the approved project in conformance with the plans approved by the Planning Commission on September 28, 2011, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, 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)**

2. Conditional Use Permit No. UP11-0021 shall become null and void if the project is not commenced within 18 months from the date of approval, pursuant to Section 64.06(2) of the Zoning Ordinance of the City of Milpitas. If the project requires the issuance of a building permit, the project shall be deemed to have commenced when the date of the building permit is issued and/or a foundation is completed, if a foundation is a part of the project. If the project does not require the issuance of a building permit, the project shall be deemed to have commenced when dedication of any land or easement is required or complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner. **(P)**

Pursuant to Section 64.06(1), the owner or designee shall have the right to request an extension of Conditional Use Permit No. UP11-0021 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. **(P)**

3. The project shall be operated in accordance with all local, state and federal regulations. **(P)**
4. The applicant shall perform annual inspections and perform necessary maintenance to ensure that the project maintains an aesthetic appearance in perpetuity. Maintenance shall include but not limited to repainting and replacement of camouflaging material due to weathering. **(P)**
5. Private Job Account - 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, the review of permits will not be initiated until the balance is paid in full and there is at least 25% of the initial account balance maintained. **(P)**

6. The applicant shall increase the height of the fence to 11-feet or to the height of the installed equipment shelters to ensure that the equipment is fully and suitably screened. **(P)**
7. Prior to occupancy permit issuance, applicant/property owner shall construct a new trash enclosure to accommodate the required number of bins needed to serve this development. The proposed enclosure shall be designed per the Development Guidelines for Solid Waste Services and enclosure drains must discharge to sanitary sewer line. City review/approval is required prior to construction of the enclosure. **(E)**

Planning = (P)

Engineering = (E)

Fire = (F)

Building = (B)

**AT&T Mobility**  
**CN4046, 1751 McCarthy Blvd, Milpitas, CA**  
**Project Description/Letter of Proposal**

### **PROJECT DESCRIPTION/LETTER OF PROPOSAL**

AT&T Mobility proposes to establish and operate an unmanned wireless telecommunications facility on the parcel located at 1751 McCarthy Blvd, Milpitas, CA.

The site design consists of a new 50ft high slim line monopole. The site design consists of a new 50ft high monopole consisting of nine (9) panel antennas concealed within an RF transparent radome on top of the pole. The monopole and equipment shelter will be secured within a 6ft high wood fence. The shelter is State-approved and pre-fabricated measuring 20ft x 11ft-5in. The equipment enclosure area measures 19ft x 37ft.

In this area of Milpitas, AT&T Mobility has a coverage gap. Coverage is limited to on-street phone service with poor in-vehicle and in-building coverage as indicated on the attached Coverage Maps. The proposed site is designed to address this coverage gap and provide improved in-vehicle and in-building coverage to the residential community, schools, and businesses north to Sycamore Drive, south to Montague Expressway, east to Barber Lane, and west to River Oaks Parkway. Call quality is poor, dropped calls are prevalent, and phone service inside houses or buildings is not available. The proposed facility is intended to meet this increased demand for service. In addition, the site will provide improved data service coverage for mobile Internet, E-mail, photo uploading, and Multimedia Messaging (MMS).

AT&T Mobility sites are very low maintenance. They are only serviced if there is a technical problem with the site, which rarely occurs.



**LETTER OF AUTHORIZATION**

TO: DOLLINGER PROPERTIES

RE: APPLICATION FOR ZONING/USE/BUILDING PERMIT AND APPROVALS

Deliquigne Ventures, LLC of the below-described property does hereby appoint New Cingular Wireless PCS, LLC, a Delaware limited liability company, and its employees, agents and contractors, as agent for the purpose of consummating any application and obtaining any and all governmental permits and approvals to construct, maintain and operate mobile/wireless communications facilities on the below-described property. The undersigned understands that the application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of permits or approvals.

Address: 1751 McCarthy Boulevard, Milpitas, CA

Assessor's Parcel Number/Property Description: 086-03-012

Signature of Property Owner:

By: 

Name:

Date: 6/10/11



**AT&T MOBILITY**  
**SITE NUMBER: CN4046D**  
**SITE NAME: SOUTHWEST MILPITAS**  
**1751 McCARTHY BOULEVARD**  
**MILPITAS, CA 95035**

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

- 2010 CALIFORNIA BUILDING CODE ('10 CBC)
- 2010 CALIFORNIA PLUMBING CODE ('10 CPC)
- 2010 CALIFORNIA ELECTRICAL CODE ('10 CEC)
- 2010 CALIFORNIA FIRE CODE ('10 CFC)

**DRAWING INDEX**

- 25471-630-CN4046D-T01**
- 25471-630-CN4046D-C01**
- 25471-630-CN4046D-C02**
- 25471-630-CN4046D-A01**
- 25471-630-CN4046D-A02**
  
- 25471-630-CN4046D-A03**
- 25471-630-CN4046D-A04**

- TITLE SHEET**
- SITE SURVEY**
- SITE SURVEY**
- OVERALL SITE PLAN**
- EQUIPMENT AREA PLAN, ANTENNA LAYOUT, & EQUIPMENT LAYOUT**
- NORTH & EAST ELEVATIONS**
- SOUTH & WEST ELEVATIONS**

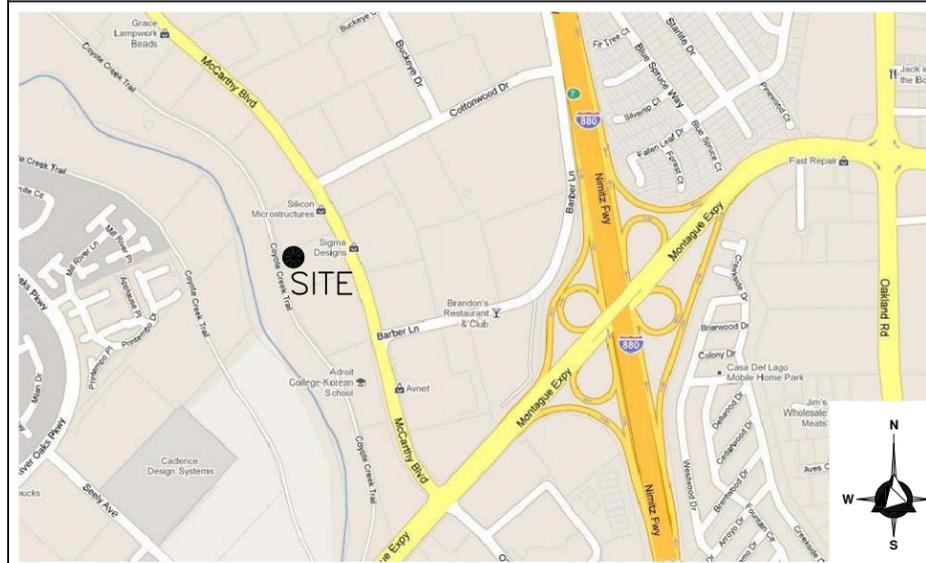
**REV.**

- 0**
- 0**
- 0**
- 0**
- 0**
  
- 0**
- 0**

**DIRECTIONS**

START AT 4420 ROSEWOOD DR, PLEASANTON GOING TOWARD OLD SANTA RITA RD. TURN LEFT ON SANTA RITA RD. CONTINUE ON TASSAJARA RD. TAKE RAMP ONTO I-580 W TOWARD OAKLAND. TAKE EXIT #44B/SAN JOSE/SACRAMENTO ONTO I-680 S TOWARD SAN JOSE/PLEASANTON. TAKE EXIT #12/MISSION BLVD ONTO MISSION BLVD(CA-262 W) TOWARD WARM SPRINGS DISTRICT (I-880). TAKE LEFT RAMP ONTO I-880 S TOWARD SAN JOSE. TAKE EXIT #7/MONTAGUE EXPWY. TAKE RIGHT FORK ONTO MONTAGUE EXPY(CR-G4 S). TURN RIGHT ON MCCARTHY BLVD. MAKE A U-TURN AT BARBER LN ONTO MCCARTHY BLVD. ARRIVE AT 1751 MCCARTHY BLVD, MILPITAS, ON THE RIGHT.

**VICINITY MAP**



**PROJECT INFORMATION**

THIS IS AN APPLICATION FOR A NEW, UNMANNED AT&T MOBILITY SERVICES FACILITY, SECURED WITHIN A 6'-0" HIGH CMU WALL ENCLOSURE, CONSISTING OF A STATE APPROVED PRE-FABRICATED EQUIPMENT SHELTER, NINE (9) PANEL ANTENNAS CONCEALED WITHIN AN RF TRANSPARENT RADOME ENCLOSURE, 50-FOOT HIGH STEEL MONOPOLE, AND ASSOCIATED ANTENNA AND UTILITIES (ELECTRICAL AND TELEPHONE) CABLES.

SITE ADDRESS:	1751 MCCARTHY BOULEVARD MILPITAS, CA. 95035	<u>ELECTRICAL COMPANY:</u>	PACIFIC GAS & ELECTRIC
PROPERTY OWNER:	DOLLINGER PROPERTIES 535 TWIN DOLPHIN DRIVE SUITE 600 REDWOOD CITY, CA 94065	CONTACT:	-
CONTACT PERSON:	-	PHONE:	-
APPLICANT:	AT&T MOBILITY C/O CORTEL, LLC 1075 45TH STREET EMERYVILLE, CA 94608	<u>TELCO COMPANY:</u>	AT&T
CONTACT PERSON:	MISAKO HILL	CONTACT:	-
PHONE:	(415) 533-2540	PHONE:	-
LATITUDE:	37° 24' 8.87" N (NAD 83)		
LONGITUDE:	121° 54' 59.80" W (NAD 83)		
ELEVATION:	30.38 FEET AMSL (NGVD 29)		
JURISDICTION:	CITY OF MILPITAS		
APN NUMBER:	086-03-012		
CURRENT USE:	M1 - LIGHT INDUSTRIAL (MANUFACTURING)		
PROPOSED USE:	TELECOMMUNICATIONS FACILITY		

**SITE QUALIFICATION PARTICIPANTS**

	NAME	COMPANY	NUMBER
A/E	ALBERT TENG	DELTA GROUPS ENGINEERING, INC.	(925) 468-0115
SAC	BILL JOHNSON	CORTEL, LLC	(435) 640-7551
RF	ROGELIO LEGAL	AT&T MOBILITY	(925) 468-3942
ZONING	MISAKO HILL	CORTEL, LLC	(415) 533-2540
LANDLORD	-	DOLLINGER PROPERTIES	-
CONSTRUCTION	-	-	-

**DELTA GROUPS ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 5635 W LAS POSITAS BLVD., SUITE 403  
 PLEASANTON, CA 94588  
 TEL: (925) 468-0115 FAX: (925) 468-0355

**SOUTHWEST MILPITAS  
 CN4046D**  
 1751 McCARTHY BOULEVARD  
 MILPITAS, CA 95035

**AT&T MOBILITY**  
 4430 ROSEWOOD DRIVE, BUILDING 3  
 PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	8/5/11	ISSUED FOR ZONING	CL	-	-
0	6/8/11	ISSUED FOR ZONING	HT	-	-
A	5/24/11	ISSUED FOR ZONING	CL	-	-

SCALE AS SHOWN    DESIGNED    DRAWN

SHEET TITLE

**TITLE SHEET**

JOB NO.	DRAWING NO.	SHEET NO.	REV
25471-630	CN4046D	T01	1



**PARENT PROPERTY DESCRIPTION:**

REAL PROPERTY SITUATED IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL OF PARCEL D, AS AS PARCEL IS SHOWN UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP BEING A RESUBDIVISION OF PARCEL 6 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP" RECORDED MAY 17, 1979 IN BOOK 441 OF MAPS, PAGES 43 AND 44 SANTA CLARA COUNTY RECORDS" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JULY 17, 1979 IN BOOK 445 OF MAPS, AT PAGES 51 AND 52.

**TITLE REPORT EASEMENTS:**

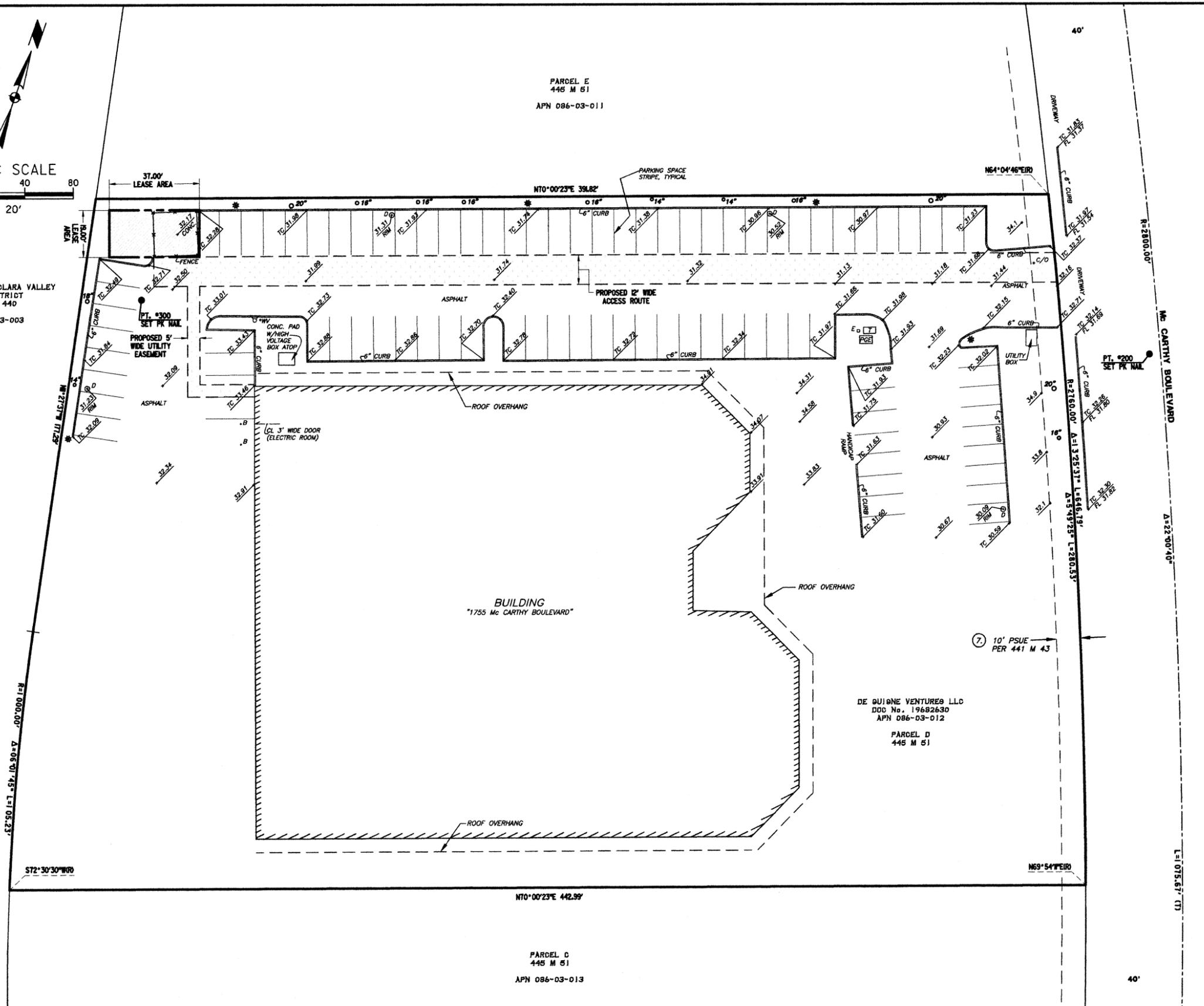
(1) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED IN THE LEGAL DESCRIPTION.

FOR: PUBLIC SERVICE EASEMENT AND INCIDENTAL PURPOSES.

8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JUNE 5, 1979 AS BOOK E545, PAGE 189 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN OR SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE (2955)(d)), TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. 3604(c) OR CALIFORNIA GOVERNMENT CODE (2955). LAEFLU RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

GRAPHIC SCALE  
0 20 40 80  
1" = 20'

LANDS OF SANTA CLARA VALLEY  
WATER DISTRICT  
E312 OR 440  
APN 086-03-003



**LEGEND:**

- INDICATES SITE BOUNDARY LINE
- INDICATES PROPERTY LINE
- INDICATES STREET CENTERLINE
- - - INDICATES EASEMENTLINE
- - - INDICATES PUBLIC SERVICE UTILITY EASEMENTLINE
- INDICATES MONUMENT AS NOTED
- ⊗ INDICATES PLOTTED AS SHOWN
- CONC. CONCRETE
- TC TOP OF CURB
- FL FLOW LINE
- ★ LIGHT POLE ON CONCRETE BASE
- 12" TREE
- OD DRAIN
- .B BOLLARD
- FIRE HYDRANT
- \*WV WATER VALVE
- /O SEWER CLEANOUT
- ☐ TELEPHONE PULLBOX



**D & D SURVEYING, INC**  
SURVEYING AND MAPPING SERVICES  
6990 VILLAGE PARKWAY, SUITE 207,  
DUBLIN CA 94568  
(925) 828-8900 FAX (925) 828-1550

**SOUTHWEST MILPITAS  
CN4046D**  
1751 MCCARTHY BOULEVARD  
MILPITAS, CA 95035

**AT&T**  
AT&T MOBILITY  
4430 ROSEWOOD DRIVE, BUILDING 3  
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NO.	DATE	REVISIONS	BY	CHK	APP'D
0	6/8/11	ISSUED FOR ZONING	DS		
A	5/31/11	ISSUED FOR ZONING	DS		

SCALE AS SHOWN    DESIGNED    DRAWN

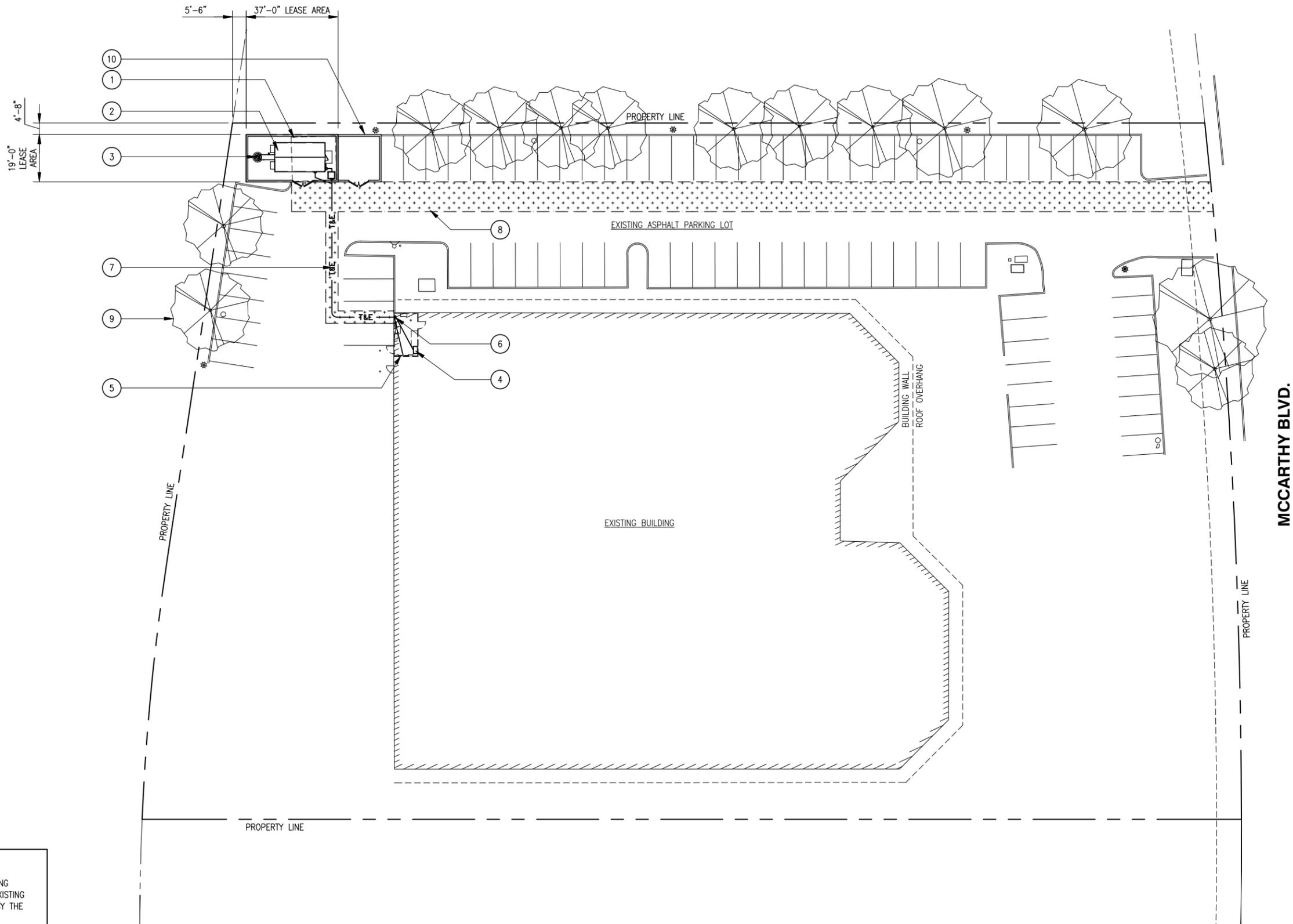
**SITE SURVEY**

JOB NO.	DRAWING NO.	SHEET NO.	REV
25471-630	CN4046D	C02	0

DGE I.D. NUMBER    P11BE002

KEY NOTES:

- ① PROPOSED 37'-0"x19'-0" (703 SQ. FT.) AT&T LEASE AREA - LOCATION OF AT&T EQUIPMENT 1  
A02
- ② PROPOSED 11'-5"x20'-0" AT&T PRE-FABRICATED EQUIPMENT SHELTER (CA STATE APPROVED)- FIBERBOND MODEL D8704- END ENTRY UNIT
- ③ PROPOSED 50'-0" HIGH AT&T SLIMLINE POLE - LOCATION OF AT&T PANEL ANTENNAS (3 PER SECTOR, 3 SECTORS TOTAL)- CONCEALED WITHIN 36" Ø RADOME ENCLOSURE
- ④ EXISTING 1600A MAIN ELECTRICAL SWITCHBOARD INSIDE THE BUILDING'S MAIN ELECTRICAL ROOM (POWER P.O.C.)
- ⑤ EXISTING TELCO BACKBOARD INSIDE THE BUILDING'S MAIN ELECTRICAL ROOM (TELCO P.O.C.)
- ⑥ PROPOSED E-MON D-MON DIGITAL METERING DEVICE MOUNTED AT WALL INSIDE THE BUILDING'S MAIN ELECTRICAL ROOM
- ⑦ PROPOSED UNDERGROUND POWER/TELCO ROUTING WITHIN A 5'-0" WIDE UTILITY EASEMENT (APPROX. 115 L.F. FROM EXISTING ELECTRICAL ROOM TO AT&T LEASE AREA)
- ⑧ PROPOSED 12'-0" WIDE ACCESS EASEMENT (APPROX. 375 L.F. FROM, EXISTING PUBLIC R.O.W. ALONG McCARTHY BOULEVARD TO AT&T LEASE AREA)
- ⑨ EXISTING LANDSCAPING (TYP.)
- ⑩ PROPOSED CMU TRASH ENCLOSURE TO OCCUPY TWO EXISTING PARKING SPACES, PAINTED BROWN TO MATCH EXISTING BUILDING



NOTES:

- 1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.
- 2. POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.

OVERALL SITE PLAN

SCALE:  
1 inch = 20 ft



1



**DELTA GROUPS  
ENGINEERING, INC.**  
CONSULTING ENGINEERS

5635 W LAS POSITAS BLVD., SUITE 403  
PLEASANTON, CA 94588  
TEL: (925) 468-0115 FAX: (925) 468-0355

**SOUTHWEST MILPITAS  
CN4046D**

1751 McCARTHY BOULEVARD  
MILPITAS, CA 95035

DGE I.D. NUMBER

P11BE002



**AT&T**

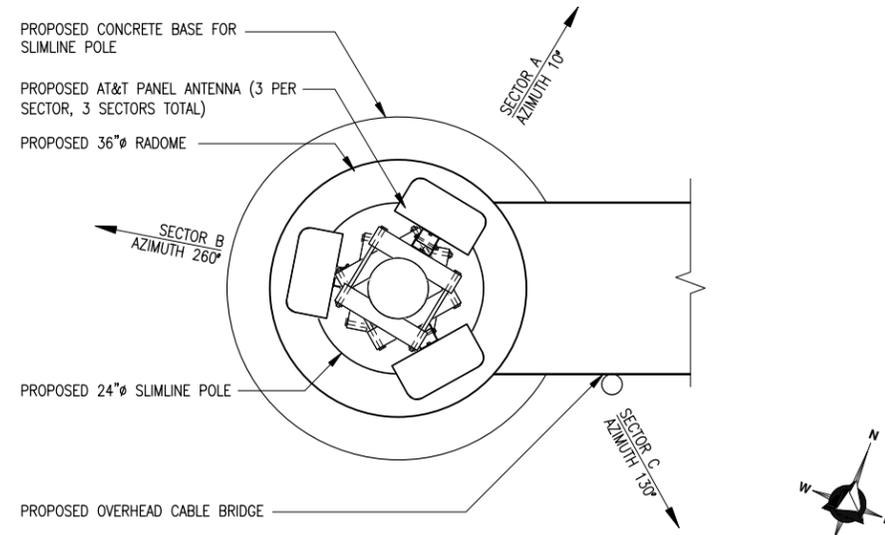
AT&T MOBILITY  
4430 ROSEWOOD DRIVE, BUILDING 3  
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	8/5/11	ISSUED FOR ZONING	CL	.	.
0	6/8/11	ISSUED FOR ZONING	HT	.	.
A	5/24/11	ISSUED FOR ZONING	CL	.	.

SCALE AS SHOWN    DESIGNED    DRAWN

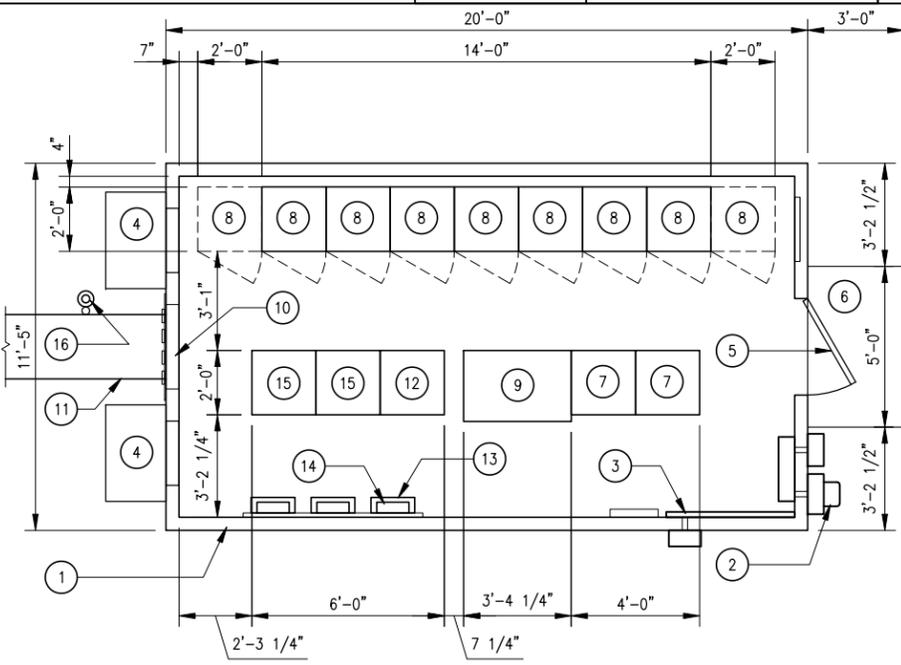
OVERALL SITE PLAN

JOB NO.	DRAWING NO.	SHEET NO.	REV
25471-630	CN4046D	A01	1



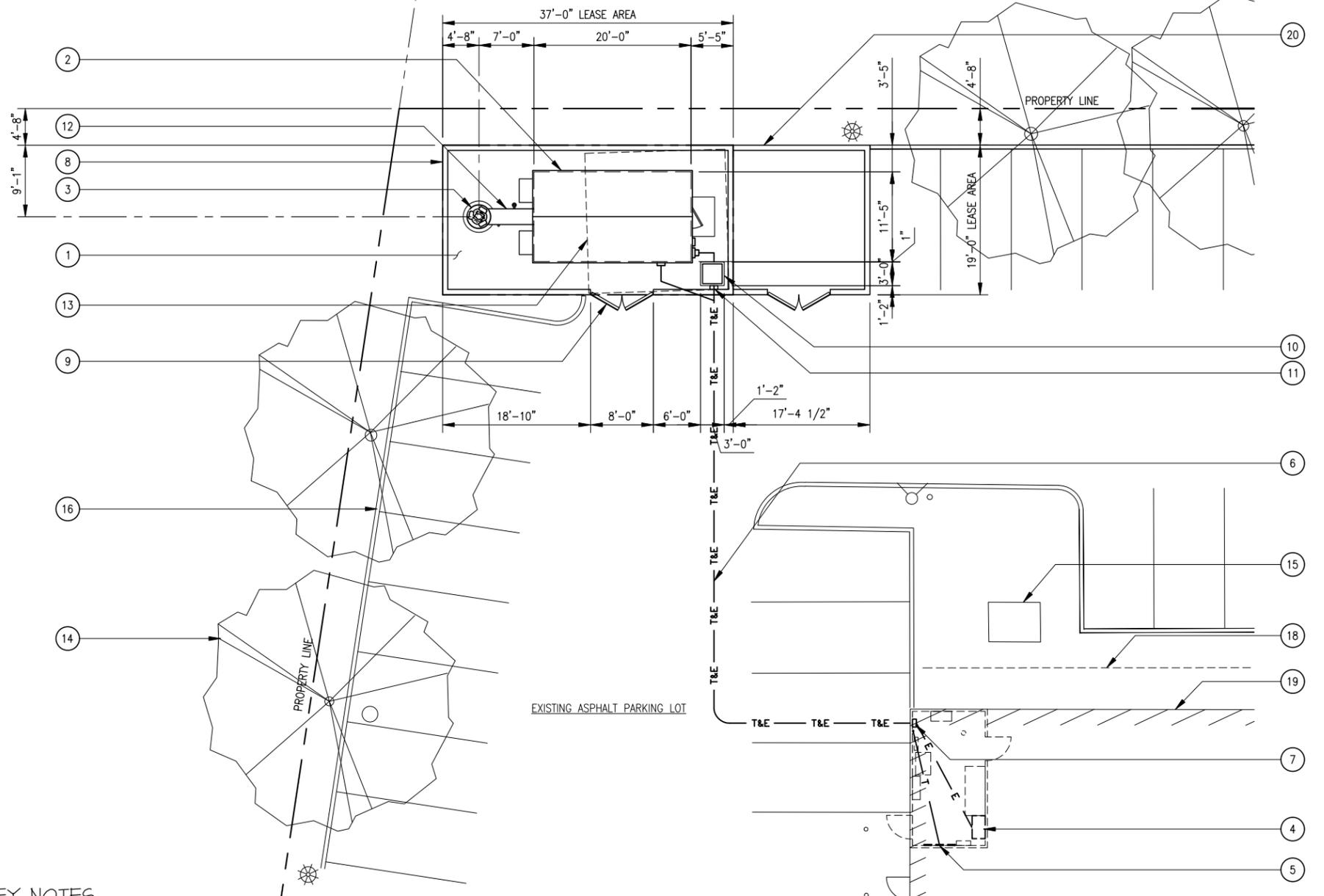
**ANTENNA LAYOUT**

SCALE: 1 inch = 1 ft



**KEY NOTES:**

- 1 PROPOSED AT&T EQUIPMENT SHELTER- FIBERBOND MODEL D8704- END ENTRY UNIT
- 2 PROPOSED DISCONNECT SWITCH
- 3 PROPOSED TELCO BACKBOARD
- 4 PROPOSED AIR CONDITIONING UNIT (TYP.)
- 5 PROPOSED ACCESS DOOR
- 6 PROPOSED 5'-0"x3'-0" CONCRETE STOOP
- 7 PROPOSED EQUIPMENT RACK
- 8 PROPOSED CABINET POSITION (TYP.)
- 9 PROPOSED BATTERY RACK
- 10 PROPOSED WAVEGUIDE ENTRY PORT
- 11 PROPOSED OVERHEAD CABLE BRIDGE
- 12 PROPOSED DC POWER PLANT / RACK
- 13 PROPOSED RRU (6 TOTAL)- TYP.
- 14 PROPOSED FIBER/DC POWER DISTRIBUTION BOX (3 TOTAL)- TYP.
- 15 PROPOSED MISC. CABINET / RACK
- 16 PROPOSED GPS ANTENNA ON CABLE BRIDGE POST



**KEY NOTES:**

- 1 PROPOSED 37'-0"x19'-0" (703 SQ. FT.) AT&T LEASE AREA - LOCATION OF AT&T EQUIPMENT (GRAVEL THROUGHOUT LEASE AREA)
- 2 PROPOSED 11'-5"x20'-0" PRE-FABRICATED EQUIPMENT SHELTER (CA STATE APPROVED)- FIBERBOND MODEL D8704- END ENTRY UNIT
- 3 PROPOSED 50'-0" HIGH AT&T SLIMLINE POLE - LOCATION OF AT&T PANEL ANTENNAS (3 PER SECTOR, 3 SECTORS TOTAL)
- 4 EXISTING 1600 MAIN ELECTRICAL SWITCHBOARD AT EXISTING BUILDING ELECTRICAL ROOM (POWER P.O.C.)
- 5 EXISTING TELCO BACKBOARD AT EXISTING BUILDING ELECTRICAL ROOM (TELCO P.O.C.)
- 6 PROPOSED UNDERGROUND POWER/TELCO ROUTING WITHIN A 5'-0" UTILITY EASEMENT
- 7 PROPOSED E-MON D-MON DIGITAL SUBMETER
- 8 PROPOSED 6'-0" HIGH CMU WALL - PAINTED BROWN TO MATCH EXISTING BUILDING
- 9 PROPOSED 8'-0" WIDE METAL DOUBLE ACCESS GATE - PAINTED BROWN TO MATCH EXISTING BUILDING (TYP. OF 2)
- 10 PROPOSED STEP-DOWN TRANSFORMER
- 11 PROPOSED DISCONNECT SWITCH
- 12 PROPOSED OVERHEAD CABLE BRIDGE
- 13 EXISTING CHAIN LINK FENCE TO BE REMOVED
- 14 EXISTING LANDSCAPING (TYP.)
- 15 EXISTING TRANSFORMER
- 16 EXISTING CURB (TYP.)
- 17 EXISTING BOLLARD (TYP.)
- 18 EXISTING BUILDING ROOF OVERHANG
- 19 EXISTING BUILDING WALL
- 20 PROPOSED CMU TRASH ENCLOSURE TO MATCH PROPOSED EQUIPMENT ENCLOSURE

**EQUIPMENT LAYOUT**

SCALE: 3/8 inch = 1 ft

**EQUIPMENT AREA PLAN**

SCALE: 1/8 inch = 1 ft

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DGE I.D. NUMBER P11BE002

**AT&T**  
AT&T MOBILITY  
4430 ROSEWOOD DRIVE, BUILDING 3  
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	8/5/11	ISSUED FOR ZONING	CL		
0	6/8/11	ISSUED FOR ZONING	HT		
A	5/24/11	ISSUED FOR ZONING	CL		

**EQUIPMENT AREA PLAN, ANTENNA LAYOUT & EQUIPMENT LAYOUT**

JOB NO.	DRAWING NO.	SHEET NO.	REV
25471-630	CN4046D	A02	1

PROPOSED AT&T PANEL ANTENNA (3 PER SECTOR, 3 SECTORS TOTAL- WITH TMA'S) CONCEALED WITHIN A 36"Ø RADOME

PROPOSED 24"Ø SLIMLINE POLE

PROPOSED OVERHEAD CABLE BRIDGE

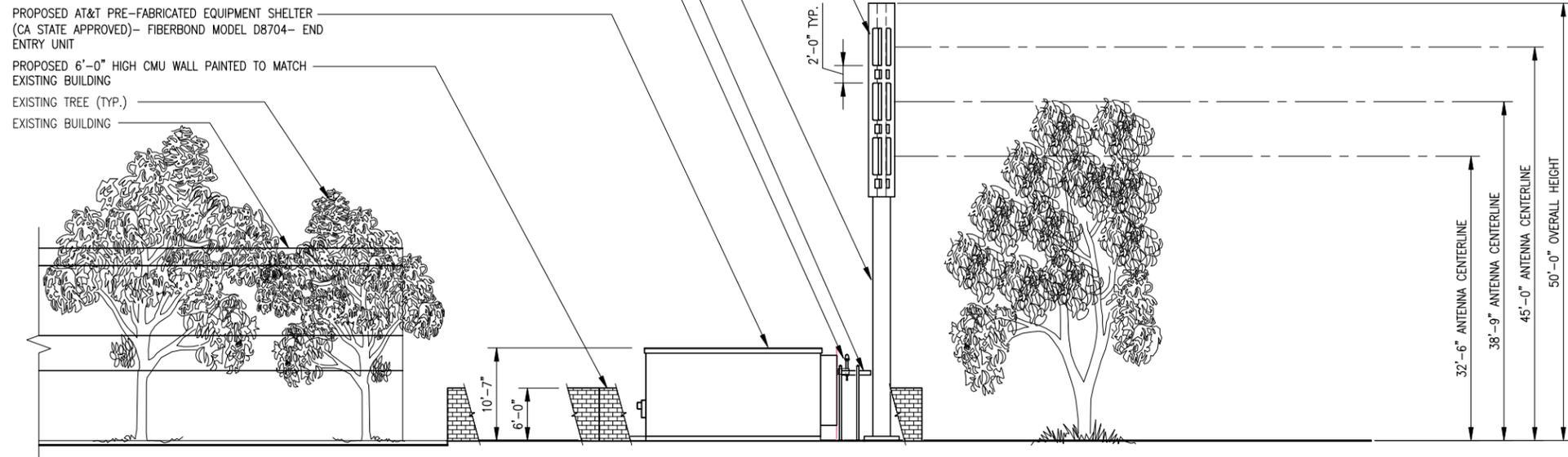
PROPOSED GPS ANTENNA

PROPOSED AT&T PRE-FABRICATED EQUIPMENT SHELTER (CA STATE APPROVED)- FIBERBOND MODEL D8704- END ENTRY UNIT

PROPOSED 6'-0" HIGH CMU WALL PAINTED TO MATCH EXISTING BUILDING

EXISTING TREE (TYP.)

EXISTING BUILDING



**NOTES:**  
1. PROPOSED WOODEN FENCE, SLIMLINE MONOPOLE, AND RADOME ENCLOSURE SHALL BE PAINTED BROWN TO MATCH TRIMS OF THE EXISTING BUILDING  
2. TREES DIRECTLY IN FRONT OF EQUIPMENT AREA NOT SHOWN FOR CLARITY

**NORTH ELEVATION**

SCALE:  
1/8 inch = 1 ft



1

PROPOSED AT&T PANEL ANTENNA (3 PER SECTOR, 3 SECTORS TOTAL- WITH TMA'S) CONCEALED WITHIN A 36"Ø RADOME

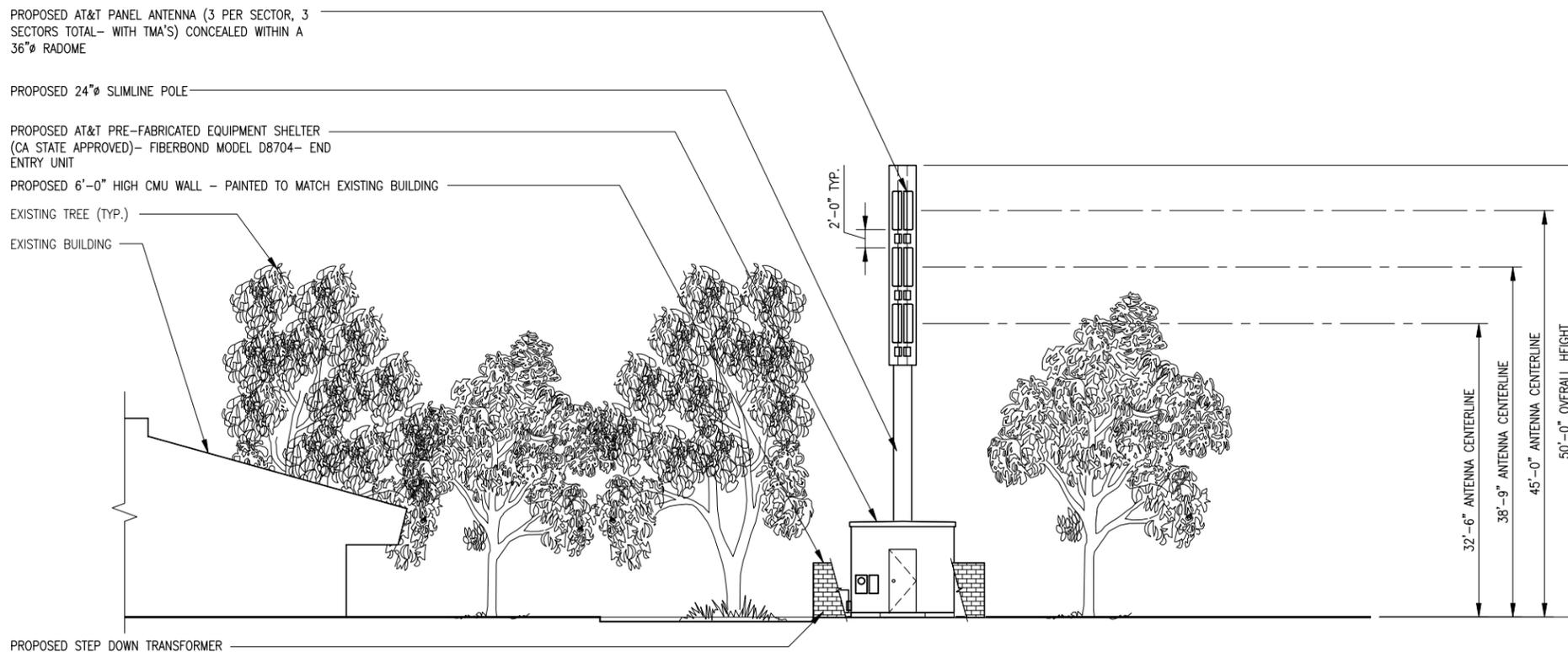
PROPOSED 24"Ø SLIMLINE POLE

PROPOSED AT&T PRE-FABRICATED EQUIPMENT SHELTER (CA STATE APPROVED)- FIBERBOND MODEL D8704- END ENTRY UNIT

PROPOSED 6'-0" HIGH CMU WALL - PAINTED TO MATCH EXISTING BUILDING

EXISTING TREE (TYP.)

EXISTING BUILDING



**NOTES:**  
1. PROPOSED WOODEN FENCE, SLIMLINE MONOPOLE, AND RADOME ENCLOSURE SHALL BE PAINTED BROWN TO MATCH TRIMS OF THE EXISTING BUILDING  
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PROPOSED STEP DOWN TRANSFORMER

**EAST ELEVATION**

SCALE:  
1/8 inch = 1 ft



2



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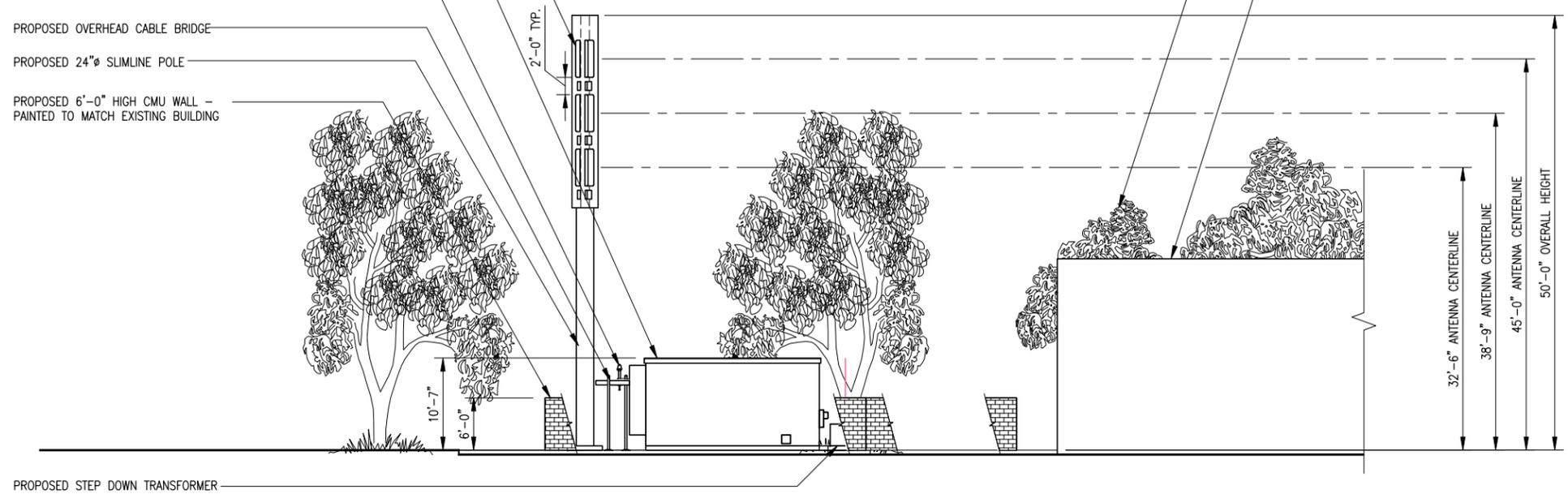
NO.	DATE	REVISIONS	BY	CHK	APP'D
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0	6/8/11	ISSUED FOR ZONING	HT	.	.
A	5/24/11	ISSUED FOR ZONING	CL	.	.

SCALE AS SHOWN    DESIGNED    DRAWN

SHEET TITLE			
<b>NORTH AND EAST ELEVATIONS</b>			
JOB NO.	DRAWING NO.	SHEET NO.	REV
25471-630	CN4046D	A03	1

- PROPOSED AT&T PANEL ANTENNA (3 PER SECTOR, 3 SECTORS TOTAL- WITH TMA'S) CONCEALED WITHIN A 36"Ø RADOME
- PROPOSED AT&T PRE-FABRICATED EQUIPMENT SHELTER (CA STATE APPROVED)- FIBERBOND MODEL D8704- END ENTRY UNIT
- PROPOSED GPS ANTENNA
- PROPOSED OVERHEAD CABLE BRIDGE
- PROPOSED 24"Ø SLIMLINE POLE
- PROPOSED 6'-0" HIGH CMU WALL - PAINTED TO MATCH EXISTING BUILDING

EXISTING TREE (TYP.)  
EXISTING BUILDING



**NOTES:**  
1. PROPOSED WOODEN FENCE, SLIMLINE MONOPOLE, AND RADOME ENCLOSURE SHALL BE PAINTED BROWN TO MATCH TRIMS OF THE EXISTING BUILDING  
2. TREES DIRECTLY IN FRONT OF EQUIPMENT AREA NOT SHOWN FOR CLARITY

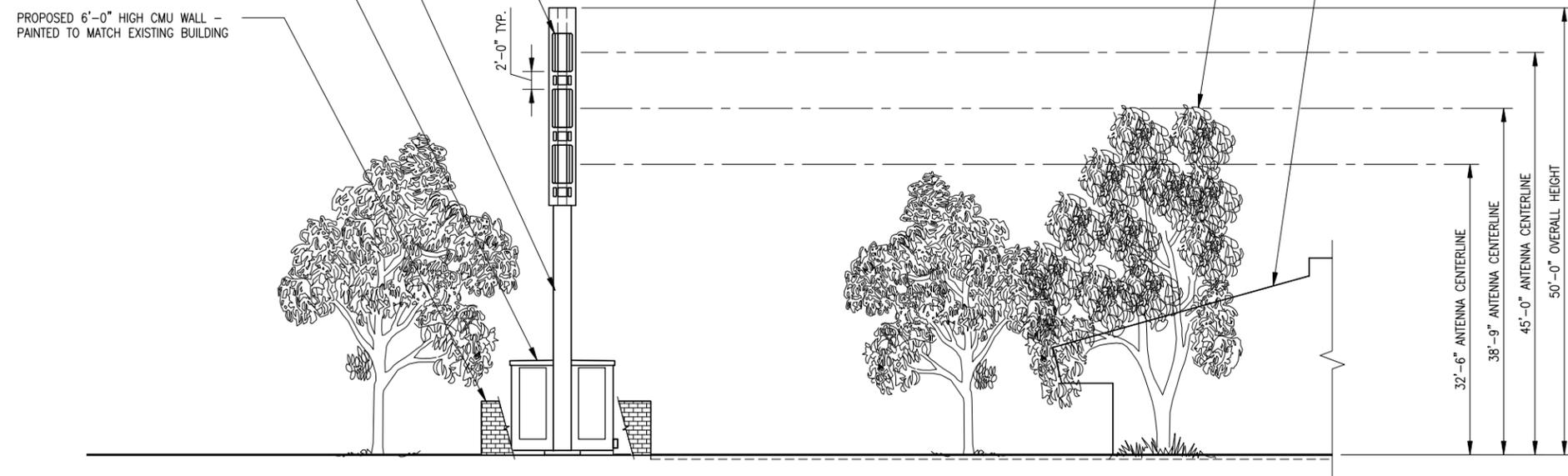
**SOUTH ELEVATION**

**SCALE:**  
1/8 inch = 1 ft

**1**

- PROPOSED AT&T PANEL ANTENNA (3 PER SECTOR, 3 SECTORS TOTAL- WITH TMA'S) CONCEALED WITHIN A 36"Ø RADOME
- PROPOSED 24"Ø SLIMLINE POLE
- PROPOSED AT&T PRE-FABRICATED EQUIPMENT SHELTER (CA STATE APPROVED)- FIBERBOND MODEL D8704- END ENTRY UNIT
- PROPOSED 6'-0" HIGH CMU WALL - PAINTED TO MATCH EXISTING BUILDING

EXISTING TREE (TYP.)  
EXISTING BUILDING



**NOTES:**  
1. PROPOSED WOODEN FENCE, SLIMLINE MONOPOLE, AND RADOME ENCLOSURE SHALL BE PAINTED BROWN TO MATCH TRIMS OF THE EXISTING BUILDING  
2. TREES DIRECTLY IN FRONT OF EQUIPMENT AREA NOT SHOWN FOR CLARITY

**WEST ELEVATION**

**SCALE:**  
1/8 inch = 1 ft

**2**

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SCALE AS SHOWN    DESIGNED    DRAWN

**SOUTH AND WEST ELEVATIONS**

JOB NO.	DRAWING NO.	SHEET NO.	REV
25471-630	CN4046D	A04	1