



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: March 27, 2013

APPLICATION: **CONDITIONAL USE PERMIT NO. UA13-0001 AND MINOR SITE DEVELOPMENT PERMIT NO. MS13-0001**

APPLICATION SUMMARY:

A request to remove three existing panel antennas located on an existing 60' tall mono-pine, and replace them with six new antennas with associated ground equipment concealed within the existing enclosure.

LOCATION: 1525 McCarthy Blvd. (APN: 86-06-079)

APPLICANT: T-Mobile, 115 Sansome St, 14th floor, San Francisco, CA 94104

OWNER: David Soo Trustee, 2210 Otoole Ave, Suite 100, San Jose, CA 95131

RECOMMENDATION: **Staff recommends that the Planning Commission: Conduct a public hearing and adopt Resolution No. 13-009 subject to the attached conditions of approval.**

PROJECT DATA:

General Plan/

Zoning Designation: Highway Services (HWS) / Light Industrial with Site and Architectural Overlay (M1-S)

Related Permits: UP2004-8, SA2004-28, and EA2004-6

CEQA Determination: In accordance with Section 15070(b), an Environmental Impact Assessment No. EA2004-6 was prepared and circulated in July 8, 2004 to July 28, 2004 and the Negative Declaration was adopted in July 28, 2004. Under Section 15164(b) An addendum to the adopted negative declaration was prepared for this project application.

PJ: 2896

PLANNER: Tiffany Brown

ATTACHMENTS:

- A. Resolution No. 13-009
- B. Site Plans
- C. T-Mobile RF Compliance Report

- D. Addendum to 2004 Negative Declaration
- E. Adopted Negative Declaration, 2004

LOCATION MAP



No scale

BACKGROUND

A Conditional Use Permit and Site Development Permit were approved, along with the adoption of a Negative Declaration, on July 28, 2008 for the installation of a 60 foot tall mono-pine with telecommunication antennas and associated ground mounted equipment. Per Zoning Ordinance Section 10-13.09 for Wireless Communication Facilities and Section 57.03 for Site Development Permits, the review and approval by the Planning Commission is required for any non-stealth wireless facilities and associated equipment. The addition of antennas to the existing mono-pine requires an amendment to the previously approved Conditional Use Permit per Section 57.04 of the Zoning Ordinance. On January 29, 2013, Kevin Bowyer with T-Mobile applied for the Conditional Use Permit Amendment and Minor Site Development Permit to allow for the removal and replacement of existing antennas and associated ground mounted equipment.

PROJECT DESCRIPTION

The project site encompasses 4.20 acres at the southwest corner of McCarthy Boulevard and Sycamore Drive. The property is developed with a 75,444 square foot, 2-story, concrete tilt-up industrial building that is surrounded by manufacturing and R&D buildings to the north, east, and south, and bound to the west by the Coyote Creek and Trail.

The existing mono-pine and enclosure is located at the back of the property near the Coyote Creek and Trail. The applicant is proposing to remove the three existing antennas and replace them with six new antennas. The new antennas will still be completely screened by the existing mono-pine tree branches. The proposal includes removing the ground-mounted cabinet located within an existing enclosure and replace it with a new cabinet. The existing enclosure will completely screen the new cabinet. (*See Site Plans for Details*)

Federal Communications Commission: Prior to operation of facilities, all new wireless facilities are required to obtain a license from the Federal Communications Commission (FCC). In order for an applicant to obtain a license or pre-approved license, FCC checks for compliance with their rules and regulations. You can find a list of the FCC rules and regulations at the web site listed below.

FCC Rules and Regulations Web site:

http://wireless.fcc.gov/index.htm?job=rules_and_regulations

Radio Frequency Emissions

In terms of radio frequency emissions, the 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).

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

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

Table 1
General Plan Consistency

| Guidelines & Policy | Consistency Finding |
|---|---|
| <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> | 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. |
| <i>2.a-I-6: Endeavor to maintain a balanced economic base that can resist downturns in any one economic sector.</i> | Consistent. The wireless technology provides a service that can resist downturns in any one economic sector and at this site allows the property owner opportunities to have multiple types of income at one location, endeavoring to maintain a balanced economic base. |

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, and Section 10-57.03 for minor site development permits.

Wireless Communications Facilities:

Section 10-13.09 for wireless communications facilities requires new non-stealth antennas with associated equipment to be reviewed by the Planning Commission for a Conditional Use Permit. The underlining Zoning for this project site includes the ‘S’ Zone Overlay and therefore, also requires a Minor Site Development Permit. See consistency findings for the Conditional Use Permit and Minor Site Development Permit below.

Conditional Use Permits:

The replacement of three antennas and addition of three antennas with related equipment is consistent with Section 10-57.04 for Conditional Use Permits in that the project proposal is considered a minor change to what is existing and will not be detrimental or injurious to the property or improvements in the vicinity of the property. The applicant provided a Radio Frequency (RF) Compliance Report demonstrating consistency with the Federal Communications Commission (FCC) Standards and therefore will not be detrimental or injurious to the public health, safety, and general welfare.

Minor Site Development Permit:

The new antennas will be located on the existing mono-pine which is located at the rear of the property and blends in with the existing vegetation. In addition, the ancillary ground mounted equipment will be located within the existing enclosure, completely screening the equipment, also located at the rear of the property. Therefore the project layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.

ENVIRONMENTAL REVIEW

In accordance with Section 15070(b), an Environmental Impact Assessment No. EA2004-6 was prepared and circulated in July 8, 2004 to July 28, 2004 and the Negative Declaration was adopted in July 28, 2004 for the installation of a 60 foot tall mono-pine with telecommunication antennas and associated ground mounted equipment. Under Section 15164(b) the proposed project is considered to have minor technical changes and therefore an addendum to the adopted negative declaration was prepared for this project application. (*See Attachment D*)

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law.

CONCLUSION

The replacement and new antennas mounted to an existing mono-pine with ancillary ground mounted equipment within the existing enclosure is consistent with the General Plan and Zoning Ordinance as explained on page 5 of this report. The change is minor and the outcome of the change will look the same as it does today. The new antennas with equipment will facilitate the present and anticipated needs of coverage for Milpitas as well as any special needs of the region.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission close the public hearing after hearing testimony and adopt Resolution No. 13-009 approving UA13-0001 and MS13-0001, subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution No. 13-009
- B. Site Plans
- C. T-Mobile RF Compliance Report
- D. Addendum to 2004 Negative Declaration
- E. Adopted Negative Declaration, 2004

RESOLUTION NO. 13-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. UA13-0001 AND MINOR SITE DEVELOPMENT PERMIT NO. MS13-0001, TO ALLOW FOR THE REPLACEMENT OF EXISTING ANTENNAS WITH THE ADDITION OF THREE ANTENNAS, ALONG WITH ASSOCIATED GROUND MOUNTED EQUIPMENT LOCATED AT 1525 MCCARTHY BLVD

WHEREAS, on January 9, 2013, an application was submitted by T-Mobile, 115 Sansome St, 14th floor, San Francisco, CA 94101, to remove three existing panel antennas located on an existing 60' tall mono-pine, and replace them with six new antennas with associated ground equipment concealed within the existing enclosure. The property is located within the Light Industrial Zoning District with Site and Architectural Overlay (APN086-06-079); and

WHEREAS, the Planning Division completed an environmental impact assessment for the project in accordance with the California Environmental Quality Act (CEQA). The Environmental Impact Assessment No. EA2004-6 was circulated in July 8, 2004 to July 28, 2004 and the Negative Declaration was adopted July 28, 2004. Under Section 15164(b) An addendum to the adopted Negative Declaration was prepared for this project application.

WHEREAS, on March 27, 2013, 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 Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the City Council. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

Section 2: The project is consistent with the findings of the previously adopted Negative Declaration (and subsequent addendum). The project therefore does not require any further environmental documentation under Section 15168 of the CEQA Guidelines.

Section 3: General Plan Findings. The project is consistent with the General Plan, particularly with Guidelines and 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 and antennas are a type of business that can resist downturns in any one economic sector and at this site allows the property owner opportunities to have multiple types of income at one location, endeavoring to maintain a balanced economic base.

Section 4: Zoning Ordinance Findings.

A. The proposed antennas with ancillary equipment and enclosure is consistent with the Zoning Ordinance, particularly Section 10-13.09 for wireless communications facilities, and Section 10-57.04 for conditional use permits, and Section 10-57.03 for minor site development permits.

B. Wireless Communications Facilities:

Section 10-13.09 for wireless communications facilities requires new non-stealth antennas with associated equipment to be reviewed by the Planning Commission for a conditional use permit. The underlining Zoning for this project site includes the Site and Architectural Overlay and therefore also requires a minor site development permit. See consistency findings for the conditional use permit and minor site development permit below.

Section 5: Conditional Use Permit Findings. The replacement of three antennas and addition of three antennas with related equipment is consistent with Section 10-57.04 for conditional use permits in that the project proposal is considered a minor change to what is existing and will not be detrimental or injurious to the property or improvements in the vicinity of the property. The applicant provided a Radio Frequency (RF) Compliance Report demonstrating consistency with the Federal Communications Commission (FCC) Standards and therefore will not be detrimental or injurious to the public health, safety, and general welfare.

Section 6: Minor Site Development Permit Findings. The new antennas will be located on the existing mono-pine which is located at the rear of the property and blends in with the existing vegetation. In addition, the ancillary ground mounted equipment will be located within the existing enclosure, completely screening the equipment, also located at the rear of the property. Therefore the project layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.

Section 7: The Planning Commission of the City of Milpitas hereby approves UA13-0001 and MS13-0001, 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 March 27, 2013

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 March 27, 2013, and carried by the following roll call vote:

| COMMISSIONER | AYES | NOES | ABSENT | ABSTAIN |
|---------------------|-------------|-------------|---------------|----------------|
| Lawrence Ciardella | | | | |
| John Luk | | | | |
| Rajeev Madnawat | | | | |
| Sudhir Mandal | | | | |
| Zeya Mohsin | | | | |
| Gurdev Sandhu | | | | |
| Garry Barbadillo | | | | |
| Demetress Morris | | | | |

EXHIBIT 1

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. UA13-0001 AND MINOR SITE DEVELOPMENT
PERMIT NO. MS13-0001**

A request to remove three existing panel antennas located on an existing 60' tall mono-pine, and replace them with six new antennas with associated ground equipment concealed within the existing enclosure.

1525 McCarthy Blvd. (APN: 86-06-079)

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 **March 27, 2013**, 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)**

UA13-0001 and MS13-0001 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 **UA13-0001 and MS13-0001** 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)**

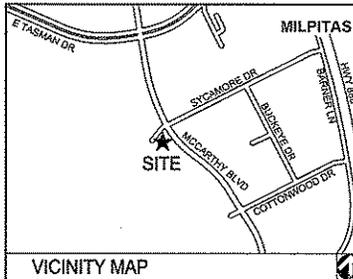
(P) = Planning

T-Mobile

SF04933A LSI LOGIC ANTENNA/ CABINET SWAP MODIFICATION

1525 MCCARTHY BLVD MILPITAS, CA 95035 COUNTY OF SANTA CLARA APN 086-03-079

RECEIVED
JAN 29 2013
CITY OF MILPITAS
PLANNING DIVISION



VICINITY MAP

DIRECTIONS FROM 1855 GATEWAY BOULEVARD, CONCORD, CA:

- HEAD SOUTHEAST ON GATEWAY BLVD 108 FT
- TAKE THE 1ST RIGHT ONTO CLAYTON RD 0.3 MI
- MERGE ONTO CA-242 S VIA THE RAMP TO OAKLAND 1.2 MI
- MERGE ONTO I-680 S 37.1 MI
- TAKE EXIT 12 FOR MISSION BLVD/STATE ROUTE 262 TOWARD I-680 0.2 MI
- KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR MISSION BLVD W AND MERGE ONTO MISSION BLVD/STATE ROUTE 262 S 0.9 MI
- KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 880 S/ SAN JOSE AND MERGE ONTO I-680 S/INTERSTATE 880 4.7 MI
- TAKE EXIT 8A FOR GREAT HALL PKWY/TASMAN DR 0.6 MI
- TURN RIGHT ONTO E TASMAN DR 0.5 MI
- TURN LEFT ONTO MCCARTHY BLVD 0.5 MI
- DESTINATION WILL BE ON THE RIGHT

DRIVING DIRECTIONS

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"x36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL CONTRACTOR NOTES

THE PROJECT INVOLVES:

- REMOVAL AND REPLACEMENT OF (2) EXISTING PANEL ANTENNAS MOUNTED AT EXISTING MONOPINE WITH (6) NEW PANEL ANTENNAS.
- REMOVAL AND REPLACEMENT OF (1) EXISTING EQUIPMENT CABINET MOUNTED AT EXISTING CONCRETE SLAB WITH (1) NEW EQUIPMENT CABINET.
- INSTALLATION OF NEW HYBRID CABLES FROM EXISTING CABINET TO REPLACEMENT ANTENNAS.

PROJECT DESCRIPTION

APPLICANT/LESSEE

T-MOBILE WEST CORPORATION
1855 GATEWAY BOULEVARD, SUITE 900
CONCORD, CA 94520
CONTACT: BRAD CHAPMAN
PHONE: (415) 309-6879

PROPERTY INFORMATION

LANDLORD: LIMAR REALTY CORPORATION
C/O COMMUNICATION LEASING SERVICES
ADDRESS: 391 MILLER AVE., #106
MILL VALLEY, CA 94541
CONTACT: ARRON LEVINSON
PHONE: (415) 984-0339

AREA OF CONSTRUCTION: N/A
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: TYPE VB
CURRENT ZONING: T.B.D.
LAT: 37.466478° N
LONG: -121.820135° W
A.P.N.: 086-03-079

ACCESSIBILITY

REQUIREMENTS: FACILITY IS UN-MANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2, VOL. 1, CHAPTER 11B, SECTION 1103B, EXCEPTION 1.

PROJECT DATA

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

- 2010 CALIFORNIA BUILDING CODE, TITLE 24 PART 2
- 2010 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 1
- 2010 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3
- 2010 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
- 2010 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5
- 2010 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
- 2010 CALIFORNIA FIRE CODE, TITLE 24 PART 9
- ANSI/ISA-222-G
- 2012 NFPA 101, LIFE SAFETY CODE
- 2010 NFPA 72, NATIONAL FIRE ALARM CODE
- 2010 NFPA 13, SPRINKLER CODE
- CITY/COUNTY ORDINANCES

CODE COMPLIANCE

ARCHITECT

JAMES VACCARO ARCHITECT, INC.
201 MANGELS AVENUE
SAN FRANCISCO, CA 94111
CONTACT: JAMES VACCARO, AIA
CONTACT NUMBER: (415) 603-3670
FAX NUMBER: (415) 963-4471

ZONING MANAGER

MODUS, INC.
115 SANSOME STREET, SUITE 1400
SAN FRANCISCO, CA 94104
CONTACT: KATE GINSBURG
CONTACT NUMBER: (825) 330-7632
EMAIL: KGINSBURG@MODUS-CORP.COM

LEASING MANAGER

MODUS, INC.
115 SANSOME STREET, SUITE 1400
SAN FRANCISCO, CA 94104
CONTACT: VANESSA DENIKE
CONTACT NUMBER: (415) 674-6505
EMAIL: VDENIKE@MODUS-CORP.COM

PROJECT TEAM

| SHEET | DESCRIPTION | REV. |
|-------|--|------|
| T-1 | TITLE SHEET | 1 |
| T-2 | APPLICABLE CODES, SYMBOLS, ABBREVIATIONS | 1 |
| RF-1 | ANTENNA SPECIFICATIONS, ANTENNA CONFIG. SCHEDULE | 1 |
| A-1 | SITE PLAN | 1 |
| A-2 | EXISTING/ PROPOSED EQUIPMENT/ANTENNA LAYOUTS | 1 |
| A-3 | ELEVATIONS | 1 |
| A-4 | ELEVATIONS | 1 |

SHEET INDEX

| TITLE | SIGNATURE | DATE |
|-----------------|-----------|------|
| PROJECT MANAGER | | |
| LEASING | | |
| ZONING | | |
| CONSTRUCTION | | |
| UTILITIES | | |
| NET OPS | | |
| LANDLORD | | |
| RF ENGINEER | | |
| SIGNATURE BLOCK | | |



415.608.3670 phone | 415.963.4471 fax
Info@jvacarchitect.com | www.jvacarchitect.com



Suro consulting
115 SANSOME STREET, SUITE 1400
SAN FRANCISCO, CA 94104

T-Mobile
1525 MCCARTHY BOULEVARD
SUITE 900
MILPITAS, CA 95035
APN 086-03-079

NOT FOR CONSTRUCTION

| REV | DATE | ISSUE |
|-----|------------|------------|
| 1 | 12/27/2012 | 90% ZONING |
| | | |
| | | |
| | | |

COPYRIGHT: ©2012 JAMES VACCARO ARCHITECT, INC.

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

| | | | | | | | | | | |
|-------------|---------------------------------------|----------------|-----------------------|--------------------|----------|---|-----------|-----------------------------|---------|--------------------------|
| AND | CONC. FL. | CONCRETE FLOOR | FIG | FIGURE | MDS | MOULDING | REOD | REQUIRED | V | VOLT |
| ANGLE | COND | CONDENSER | FIN | FINISH | MDS | MODULAR | RESL | RESILIENT | V.B. | VALVE BOX |
| AT | COND | CONDUCT | FIXT | FIXTURE | MSB | MAIN SWITCHBOARD | RET | RETURN | V.I.F. | VERIFY IN FIELD |
| BY | CONN | CONNECT | FLASH | FLASHING | MTD | MOUNTED | REV | REVISION | V.I.F. | VENT THROUGH ROOF |
| CENTERLINE | CONST | CONSTRUCTION | FLX | FLXING | MTG | MOUNTING | RTR | REGISTER | VAR | VARIABLE |
| DEGREE | CONT | CONTINUOUS | FLG | FLOORING | MTG. HT. | MOUNTING HEIGHT | RGR | REGISTER | VENT | VENTILATE |
| DIAMETER | CONTR | CONTRACT | FLR | FLOOR | MTL | METAL | RM | RAILROAD | VERT | VERTICAL |
| EQUAL | CONTR | CONTRACTOR | FLUR | FLOURESCENT | MUL | MULLION | RR | RAILROAD | VEST | VESTIBULE |
| EXITING | COR | CORNER | FRF | FIRE FLOORING | MUL | MULLION | RFR | REGISTER RADIO UNIT | VOL | VOLUME |
| FEET | CORR | CORRUGATED | FRM | FRAME | MUT | MUNTIN | S | SINK | W | WALL |
| INCH(ES) | CPG | COPING | FTG | FEET | N | NORTH | S.A.D. | SEE ARCHITECTURAL | W | WEST |
| NUMBER | CPR | COPPER | FTG | FOOTING | N.C. | NONCORROSIVE | S.J.D. | SEE ARCHITECTURAL | W | WIDE |
| PER | CR | CRUSHED | FUR | FURNISH | N.I.C. | NOT IN CONTRACT | S | SCHEDULE | W.C.B. | WALL CABINET |
| PERCENT | CR | CRUSHED | FURN | FURNACE | N.S. | NONSLIP | S.B. | SPLASH BLOCK | W.C. | WIRE CLOSET |
| PLATE | CSG | CASING | FUT | FUTURE | N.T.S. | NOT TO SCALE | S.C. | SOLID CORE | W.G.L. | WATER CLOSET |
| PLUMB MINUS | CRK | CORNER/SINK | G.B. | GRAB BAR | N.F.P.A. | NATIONAL FIRE | S.D. | STORM DRAIN | W.F. | WIDE FLANGE |
| ANCHOR BOLT | CSMT | CASEMENT | G.S. | GENERAL CONTRACTOR | N.F.A. | NATIONAL FIRE ASSOCIATION | S.F. | SHOWER FOOT | W.H. | WALL HYDRANT |
| ACOUST | OTG | COATING | G.F. | GRANULAR FILL | NO | NUMBER | S.F. | STORE FRONT | W.H. | WATER HEATER |
| A.E. | ARCHITECT/ENGINEER | CTR | CTR | CENTER | G.I. | GALVANIZED IRON | NOM | NORMAL | S.G. | SEMIGLOSS |
| ALT. | ALTERNATE | CUB | CUBIC | CUBIC | G.R. | GRANULAR | NORM | NORMAL | S.G.D. | SLIDING GLASS DOOR |
| ASSOC. | ASSOCIATION | CY | CUBIC YARD(S) | C.Y. | G.S. | GALVANIZED STEEL | NRC | NOISE REDUCTION COEFFICIENT | S.Y. | SQUARE YARD |
| ASSY. | ASSEMBLY | D.C.A. | DRAINAGE CONDUCTOR | D.C. | G.V.B. | GYPSEUM WALL BOARD | O. TO O. | OUT TO OUT | SC | SCALE |
| AUTO | AUTOMATIC | D.F. | DOUGLAS FIR | D.F. | GA | GAUGE | O.C. | ON CENTER(S) | SCH | SCHEDULE |
| AVER | AVERAGE | D.H. | DOUBLE HUNG | D.H. | GALV | GALVANIZED | O.D. | OUTSIDE DIAMETER | SEAL | SEALANT |
| AWG | AMERICAN WIRE GAUGE | D.L. | DEAD LOAD | D.L. | GALV | GALVANIZED | O.F.C.I. | OWNER FURNISH | SECT | SECTION |
| B.A. | BOTH FACES | D.O. | DOOR OPENING | D.O. | GD | GUARD | O.F.O.I. | OWNER CONTRACTOR INSTALLED | SEP | SEPERATION |
| B.M. | BENCH MARK | D.P. | DRY TYPING PIPE | D.P. | GD | GUARD | O.F.O.I. | OWNER CONTRACTOR INSTALLED | SEVY | SEWER VENT |
| B.O. | BY OTHERS | D.W. | DRYWALL | D.W. | GSM | GLOBAL SYSTEM FOR MOBILE COMMUNICATIONS | O.F.S. | OUTSIDE FACE OF STUD | SF. GL. | SAFETY GLASS |
| B.P. | BEST PRACTICE | DBL | DOUBLE | DBL | HOG | HOT DIPPED COATING | O.F.S. | OUTSIDE FACE OF STUD | SH | SH |
| B.U. | BUILT-UP ROOFING | DEG | DEGREE | DEG | HOG | HOT DIPPED COATING | O.F.S. | OUTSIDE FACE OF STUD | SH | SH |
| B.W. | BOTH WAYS | DEPT | DEPARTMENT | DEPT | HEX | HEXAGONAL | OA | OVERALL | SHW | SHOWER |
| BATT | BATTERY | DET | DETAIL | DET | HOSP | HOSPITAL | OB | OBSCURE | SHM | SIMILAR |
| BB | BASEBOARD | DIA | DIAMETER | DIA | HT | HEIGHT | OFF | OFFICE | SKL | SKYLIGHT |
| BD | BEDROOM | DIA | DIAMETER | DIA | HTG | HEIGHT | CH | CHANGING | SKL | SKYLIGHT |
| BDRM | BEDROOM | DM | DIMENSIONS(S) | DM | HVAC | HEATING, VENTILATION AND AIR CONDITIONING | OPNG | OPENING | SOF | SOFFIT |
| BEL | BELOW | DISP | DISPENSER | DISP | HVY | HEAVY | OPH | OPPOSITE HAND | SPCG | SPACING |
| BET | BETWEEN | DIST | DISTANCE | DIST | HVY | HEAVY | OPH | OPPOSITE HAND | SPCG | SPACING |
| BEV | BETWEEN | DISTR | DISTRIBUTED | DISTR | HVY | HEAVY | OPH | OPPOSITE HAND | SPCG | SPACING |
| BEY | BEYOND | DIV | DIVIDER | DIV | I.D. | INSIDE DIAMETER | ORN | ORNAMENT | SPCS | SPECIFICATIONS |
| BIFUM | BIFURCIOUS | DN | DOWN | DN | IMPR | IMPREGNATE | OVHG | OVERHANG | SPKR | SPEAKER |
| BLDG | BUILDING | DOC | DOCUMENTS | DOC | IN | INCH(ES) | OWN. | OWNER FURNISHED | SQ | SQUARE |
| BLK | BLOCK | DR | DRAIN | DR | INCLD | INCLUDE | OWN. | OWNER FURNISHED | SQ. IN. | SQUARE INCH |
| BLKG | BLOCKING | DR | DOOR | DR | INCLD | INCLUDE | P | PAGE | SS | STAINLESS STEEL |
| BLVD | BOULEVARD | DS | DOWNSPOUT | DS | INFO | INFORMATION | P.B. | PANIC BAR | ST | STREET |
| BM | BEAM | DW | DISHWASHER | DW | INSL | INSULATION | P.C.P. | PORTLAND CEMENT | STAG | STAGGERED |
| BO | BOTTOM | DR | DRAIN | DR | INT | INTERIOR | P.L. | PROPERTY LINE | STR | STRIP |
| BRG | BEARING | E | EAST | E | INT | INTERIOR | P.L. | PROPERTY LINE | STD | STANDARD |
| BRK | BRICK | E. TO E. | END TO END | E. TO E. | INT | INTERMEDIATE | P. LAM. | PLASTIC LAMINATED | ST | STIFFENER |
| BRKT | BRACKET | E.B. | EXPANSION BOLT | E.B. | INV | INVERT | PT | PRESSURE TREATED | STIFF | STIFFENER |
| BSMT | BASEMENT | E.C. | ELECTRICAL CONDUIT | E.C. | ISOL | ISOLATE | PAR | PARTICLE BOARD | STL | STEEL |
| BTH | BATHROOM | E.C. | ELECTRICAL CONTRACTOR | E.C. | J.B. | JUNCTION BOX | PART. BD. | PARTICLE BOARD | STL | STEEL |
| BTN | BATTEN | E.F. | EACH FACE | E.F. | JAN | JANITORS CLOSET | PCF | POUND PER CUBIC FOOT | STOR | STORAGE |
| BVL | BREVEL | EGR | EMERGENCY GENERATOR | EGR | JNT | JUNCTION | PCF | POUND PER CUBIC FOOT | STR | STRUCTURAL |
| C | CHANNEL | RECEP | RECEPTACLE | RECEP | JNT | JOINT | PERF | PERFORATED | SUB | SUBSTITUTE |
| C | COURSE | E.J. | EXPANSION JOINT | E.J. | JST | JOIST | PERF | PERFORATED | SUP | SUPPLY |
| C. TO C. | CENTER TO CENTER | E.C. | ELECTRICAL PANEL | E.C. | K. PL | KIP (1,000 LBS) | PERM | PERMANENT | SUPP | SUPPORT |
| C.B. | CATCH BASIN | E.W. | EACH WAY | E.W. | K. PL | KIP (1,000 LBS) | PERM | PERMANENT | SUPP | SUPPORT |
| C.F.C.J. | CONTRACTOR FURNISH CONTRACTOR INSTALL | EA | EACH | EA | K.D. | KNOCK DOWN | PH | PHASE | SUR | SURFACE |
| C.G. | CORNER GUARD | EFS | EXTERIOR INSULATION | EFS | K.O. | KNOCK OUT | PKWY | PARKWAY | SUSP | SUSPENDED |
| C.I. | CAST IRON | EL | ELEVATION | EL | KIT | KITCHEN | PL | PLATE | SUSP. | SUSPENDED CEILING |
| C.I.P. | CAST IRON PIPE | ELAS | ELASTOMERIC | ELAS | KW | KITCHEN | PL | PLATE | SUSP. | SUSPENDED CEILING |
| C.J. | CONSTRUCTION JOINT | ELB | ELBOW | ELB | L | LENGTH | PLAT | PLATFORM | SW | SWITCH |
| C.J. | CONTROL JOINT | ELEC | ELECTRICAL | ELEC | L.B. | LAG BOLT | PLF | PLATFORM | SWBD | SWITCHBOARD |
| C.L. | CHATELAIN | ELEV | ELEVATOR | ELEV | L.F. | LAG FOOT | PLYWD | PLYWOOD | SYM | SYMMETRICAL |
| C.L.F. | CHAINLINK FENCE | EMER | EMERGENCY | EMER | L.H. | LEAD HAND | PNL | PANEL | SYS | SYSTEM |
| C.M.P. | CORRUGATED METAL PIPE | ENC | ENCLOSURE | ENC | L.G. | LEAD GLASS | PNT | PAINT | T | TREAD |
| C.O. | CLEAN OUT | ENR | ENGINEER | ENR | L.H. | LEFT HAND | PORT | PORTABLE | T&B | TOP AND BOTTOM |
| C.R. | COLD ROLLED | ENT | ENTRY | ENT | L.L. | LIVE LOAD | PPC | POWER PROTECTION | T&G | TONGUE AND GROOVE |
| C.R.S. | COLD ROLLED STEEL | EQ | EQUAL | EQ | L.L.H. | LONG LEG | PREFAB | PREFABRICATED | T.G. | TEMPERED GLASS |
| C.T. | CERAMIC TILE | EQUIP | EQUIPMENT | EQUIP | L.L.V. | LONG LEG VERTICAL | PREFIN | PREFINISHED | T.O. | TOP OF |
| C.W. | COLD WATER | EST | ESTIMATE | EST | L.P. | LOW POINT | PREP | PREPARATION | T.O.C. | TOP OF CURB |
| C.W. | CONCRETE WALK | EXC | EXCAVATE | EXC | L.R.M. | LIVING ROOM | PROP | PROPERTY | T.O.M. | TOP OF MASONRY |
| CO | CASE OPENING | EXH | EXHAUST | EXH | L.W.C. | LIGHT WEIGHT | PROP | PROPERTY | T.O.W. | TOP OF WALL |
| CAB | CABINET | EXIST | EXISTING | EXIST | CONC | CONCRETE | PSF | POUNDS PER SQUARE FOOT | T.P. | TOP OF PAVEMENT |
| CAK | CAULK | EXP | EXPANSION | EXP | LAD | LADDER | PSI | POUNDS PER SQUARE INCH | TECH | TECHNICAL |
| CEM | CEMENT | EXPD | EXPOSED | EXPD | LAV | LAVATORY | PSI | POUNDS PER SQUARE INCH | TECH | TECHNICAL |
| CEM | CEMENTIOUS | EXT | EXTENSION | EXT | LAV | LAVATORY | PSI | POUNDS PER SQUARE INCH | TECH | TECHNICAL |
| CEM | CEMENT PLASTER | EXT | EXTERIOR | EXT | LB | POUND | PT | PART | TEMP | TEMPERATURE |
| PLAS | CERAMIC | EZBFO | BATTERY CABINET | EZBFO | LOC | LOCATION | PTD | PAINTED | TEMP | TEMPORARY |
| CER | CERAMIC | FACE | FACE | FACE | LGT | LIGHT | PTD | PAINTED | TERM | TERMINATE |
| CIR | CIRCLE | F. HYD. | FIRE HYDRANT | F. HYD. | LTE | LONG TERM EVOLUTION | PVC | POLYVINYL CHLORIDE | TERR | TERRACE |
| CIR | CIRCUMFERENCE | F. TO F. | FACE TO FACE | F. TO F. | LVR | LOUVER | PVMT | PAVEMENT | THR | THRESHOLD |
| CL | CLEAR GLASS | F.A. | FIRE ARM | F.A. | MCH | MACHINE | PTH | PTHREAD | THR | THROUGH |
| CL | CLEAR WIRE GLASS | F.B. | FLAT BAR | F.B. | M.B. | MACHINE BOLT | QTY | QUANTITY | THR | THRESHOLD |
| CLG | CEILING | F.D. | FIRE DEPARTMENT | F.D. | M.C. | MECHANICAL | R | RADIUS | THRU | THROUGH |
| CLKG | CLOCKING | F.D.C. | FIRE DEPARTMENT | F.D.C. | M.C. | MECHANICAL | R.C. | RETURN AIR | TLT | TOILET |
| CLO | CLOSET | F.E. | FIRE EXTINGUISHER | F.E. | M.C. | MECHANICAL | R.D. | ROUGH DRAIN | TMA | TORNER MOUNTED AMPLIFIER |
| CLR | CLEAR | F.E.C. | FIRE EXTINGUISHER | F.E.C. | M.H. | MANHOLE | R.H. | RIGHT HAND | TRANS | TRANSFORMER |
| CLR | CLEARANCE | F.F. | FIRE FLOOR | F.F. | M.L. | METAL LATH | R.H. | RIGHT HAND REVERSE | TSTAT | THERMOSTAT |
| CLRM | CONCRETE | F.F. | FIRE FLOOR | F.F. | M.L. | METAL LATH | R.H. | RIGHT HAND REVERSE | TYP. | TYPICAL |
| CMU | CONCRETE UNIT | F.H. | FIRE HOSE | F.H. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| CONTR | COUNTER | F.H. | FIRE HOSE | F.H. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| CO | CARBON DIOXIDE | F.H.C. | FIRE HOSE CABINET | F.H.C. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| COL | COLUMN | F.H.C. | FIRE HOSE CABINET | F.H.C. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| COMB | COMBINATION | F.H.C. | FIRE HOSE CABINET | F.H.C. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| COMP | COMPUTER | F.H.C. | FIRE HOSE CABINET | F.H.C. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| COMPR | COMPRESSED | F.H.C. | FIRE HOSE CABINET | F.H.C. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| COMPR | COMPRESSOR | F.H.C. | FIRE HOSE CABINET | F.H.C. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| COMPT | COMPARTMENT | F.H.C. | FIRE HOSE CABINET | F.H.C. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| CON | CONFERENCE | F.H.C. | FIRE HOSE CABINET | F.H.C. | M.S. | MATCH EXISTING | R.H. | ROUGH OPENING | U.N.O. | UNLESS OTHERWISE |
| CONC | CONCRETE | FDN | FOUNDATION | FDN | MK | MARK | R | RADIUS | U.N.O. | UNLESS OTHERWISE |

ABBREVIATIONS

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

- 2010 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2010 CALIFORNIA BUILDING CODE(CBC), PART 2, TITLE 24, C.C.R. (2009 INTERNATIONAL BUILDING CODE AND 2010 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2008 NATIONAL ELECTRICAL CODE AND 2010 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2009 INTERNATIONAL MECHANICAL CODE AND 2010 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2009 INTERNATIONAL PLUMBING CODE AND 2010 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2009 INTERNATIONAL FIRE CODE AND 2010 CALIFORNIA AMENDMENTS)
- 2010 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- TITLE 19 C.C.R.-PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE CODES

| | | | |
|------|------------------------------|--|---------------------------------|
| ROOM | ROOM NAME | | |
| 1000 | ROOM NUMBER | | |
| 1 | DOOR TAG | | EARTH |
| 1 | WINDOW TAG | | CRUSHED STONE/ GRAVEL |
| X | SECTION REFERENCE | | SAND |
| X | SHEET NUMBER | | CONCRETE |
| X | DETAIL REFERENCE | | PRECAST CONCRETE |
| X | ELEVATION REFERENCE | | BRICK |
| X | INTERIOR ELEVATION REFERENCE | | CONCRETE MASONRY UNIT |
| X | ELEVATION NUMBER | | DIMENSIONAL LUMBER (CONTINUOUS) |
| X | WALL TAG | | WOOD BLOCKING (DISCONTINUOUS) |
| 1000 | EQUIPMENT TAG | | FINISHED WOOD |
| 1000 | COLUMN TAG | | PLYWOOD |
| 1000 | REVISION NUMBER | | GLULAM |
| 1000 | REVISION CLOUD | | STEEL |
| 1000 | SPOT ELEVATION | | BATT INSULATION |
| X | GRID REFERENCE | | RIGID INSULATION |
| --- | MATCH LINE | | FOAMSpray INSULATION |
| --- | BREAK LINE | | GYPSUM WALLBOARD |
| --- | PIPE BREAK MARK | | CEMENT PLASTER AND WIRE MESH |
| --- | CENTERLINE | | GLASS GLAZING |
| --- | PROPERTY LEASE LINE | | |

SYMBOLS

JAMES VACCARO ARCHITECT, INC.

415.408.3470 phone 1.415.943.4471 fax
info@vacvirect.com | www.vacvirect.com



sutro consulting
115 SANSOME STREET, SUITE 1400B
SAN FRANCISCO, CA 94104

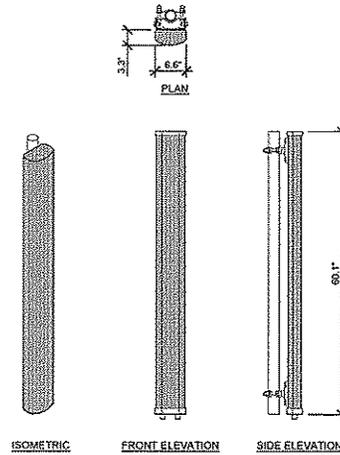
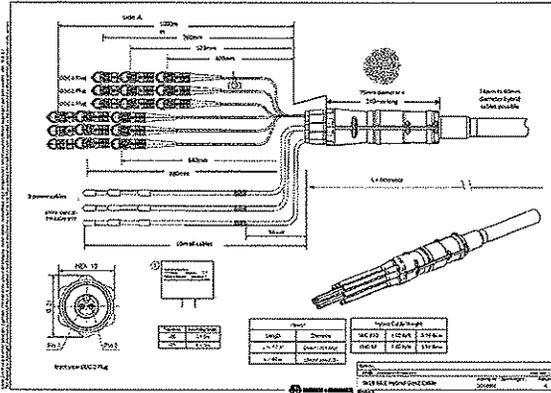
SF04933A
LSI LOGIC
ANTENNA/CABINET
SWAP MODIFICATION
1525 MCCARTHY BOULEVARD
MILPITAS, CA 95035
APN 086-03-079

NOT FOR CONSTRUCTION

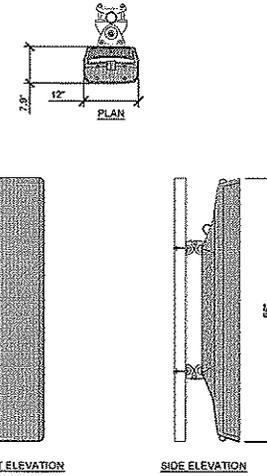
| REV | DATE | ISSUE |
|-----|------------|------------|
| 1 | 12/27/2012 | 90% ZONING |

APPLICABLE CODES, SYMBOLS, ABBREVIATIONS

T-2



| ANDREW TMBX-6516-R2M DIMENSIONS | |
|---------------------------------|-----------|
| HEIGHT | 60.1" |
| WIDTH | 6.6" |
| DEPTH | 3.3" |
| ANDREW TMBX-6516-R2M WEIGHT | |
| ANTENNA WEIGHT | 34.6 LBS. |



| ERICSSON AIR 21- DIMENSIONS | |
|-----------------------------|---------|
| HEIGHT | 56" |
| WIDTH | 12" |
| DEPTH | 7.9" |
| ERICSSON AIR 21- WEIGHT | |
| ANTENNA WEIGHT | 96 LBS. |

HYBRID CABLE SPECIFICATIONS

SCALE: 4 N.T.S.

EXISTING ANTENNA SPECIFICATIONS

SCALE: 3 N.T.S.

PROPOSED ANTENNA SPECIFICATIONS

SCALE: 1 N.T.S.

ANTENNA CONFIGURATION SCHEDULE

| ANTENNA SECTOR | MARK | # OF ANTENNAS | AZIMUTH | RAD CENTER | ANTENNA MAKE/ MODEL | TMA UNIT | MAIN CABLE LENGTH | FEEDER | COLOR CODE | NO. OF RUNS | COMMENTS |
|----------------|------|---------------|---------|----------------|---------------------|------------------|-------------------|------------|------------|-----------------------|----------------------|
| ALPHA | A1 | 1 | 0° | ±57'-8" A.G.L. | ERICSSON AIR 21 | (2) DUAL PCS-AWS | 270' | 7/8" FIBER | RED | (2) COAX (2) FIBER | NEW GSM/UMTS ANTENNA |
| ALPHA | A2 | 1 | 0° | ±57'-8" A.G.L. | ERICSSON AIR 21 | N/A | 270' | FIBER | RED | (1) FIBER | NEW LTE ANTENNA |
| BETA | B1 | 1 | 120° | ±57'-8" A.G.L. | ERICSSON AIR 21 | (2) DUAL PCS-AWS | 270' | 7/8" FIBER | GREEN | (2) COAX (2) FIBER | NEW GSM/UMTS ANTENNA |
| BETA | B2 | 1 | 120° | ±57'-8" A.G.L. | ERICSSON AIR 21 | N/A | 270' | FIBER | GREEN | (1) FIBER | NEW LTE ANTENNA |
| GAMMA | C1 | 1 | 240° | ±57'-8" A.G.L. | ERICSSON AIR 21 | (2) DUAL PCS-AWS | 270' | 7/8" FIBER | BLUE | (2) COAX (2) FIBER | NEW GSM/UMTS ANTENNA |
| GAMMA | C2 | 1 | 240° | ±57'-8" A.G.L. | ERICSSON AIR 21 | N/A | 270' | FIBER | BLUE | (1) FIBER | NEW LTE ANTENNA |

NOTE: THE INFORMATION PROVIDED ABOVE MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING/ INSTALLING ANY EQUIPMENT. INFORMATION BASED ON RFDS SHEET REVISION V0.1 DATED 09/21/2012.

ANTENNA CONFIGURATION SCHEDULE

2

JVA JAMES VACCARO ARCHITECT, INC.

415.408.3470 phone 1.415.963.4471 fax info@vacchitect.com www.vacchitect.com

CLIENT: **sutro consulting**
115 SANBORN STREET, SUITE 1400B
SAN FRANCISCO, CA 94104

T-Mobile
1805 GATEWAY BOULEVARD
CONCORD, CA 94020

SF04933A
LSI LOGIC
ANTENNA/ CABINET
SWAP MODIFICATION
1525 MCCARTHY BOULEVARD
MILPITAS, CA 95035
APN 086-03-079

NOT FOR CONSTRUCTION

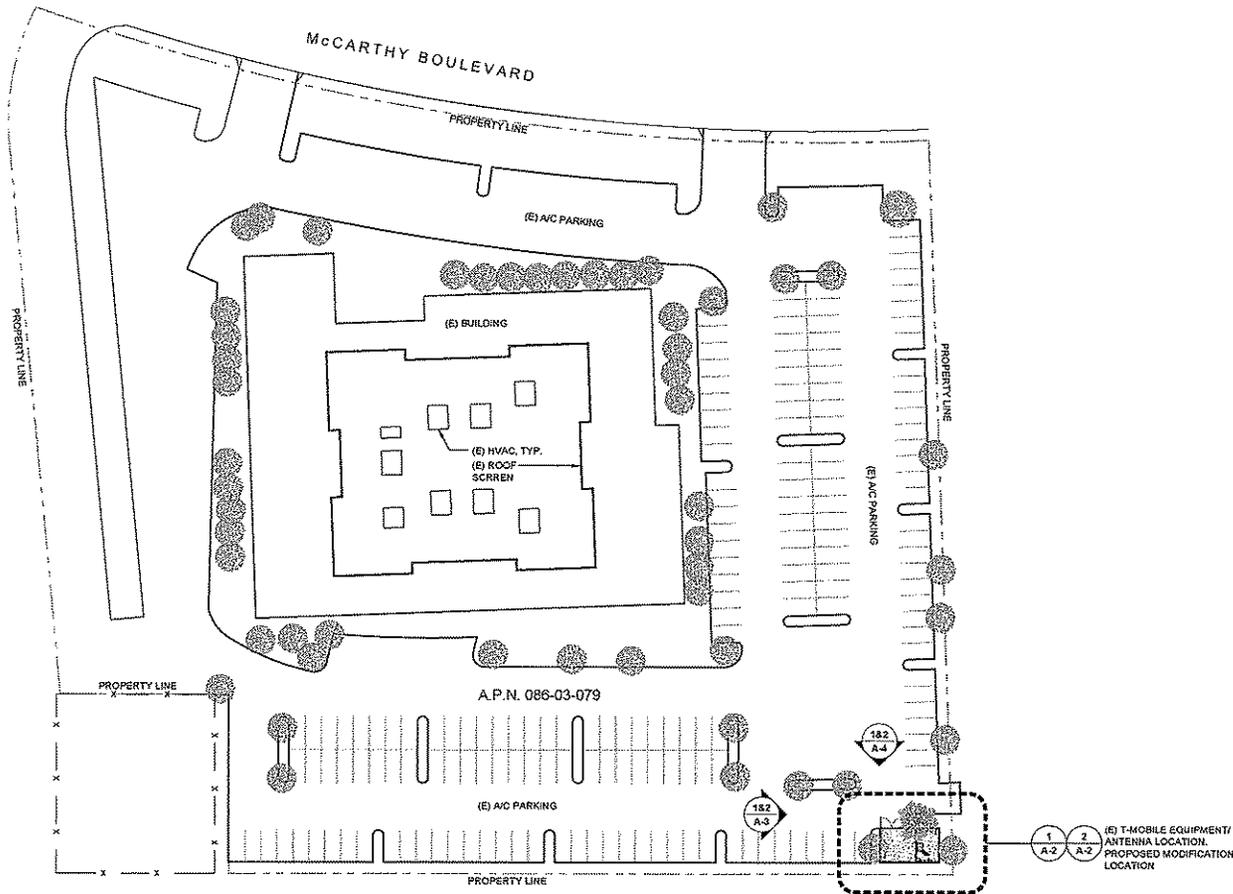
| REV | DATE | ISSUE |
|-----|------------|------------|
| 1 | 12/27/2012 | 90% ZONING |

COPYRIGHT: 2012 JAMES VACCARO ARCHITECT, INC.

SHEET TITLE: **ANTENNA SPECS., ANTENNA CONFIG. SCHEDULE**

SHEET NUMBER

RF-1



JVA
JAMES VACCARO ARCHITECT, INC.

415.468.3478 phone 1 415.943.4471 fax
 info@jvacchitect.com | www.jvacchitect.com

CLIENT


sutro consulting
 115 SANSOME STREET, SUITE 1400
 SAN FRANCISCO, CA 94104

T-Mobile
 1888 GATEWAY BOULEVARD
 CONCORD, CA 94520

SF04933A
 LSI LOGIC
 ANTENNA/ CABINET
 SWAP MODIFICATION
 1525 MCCARTHY BOULEVARD
 MILPITAS, CA 95035
 APN 086-03-079

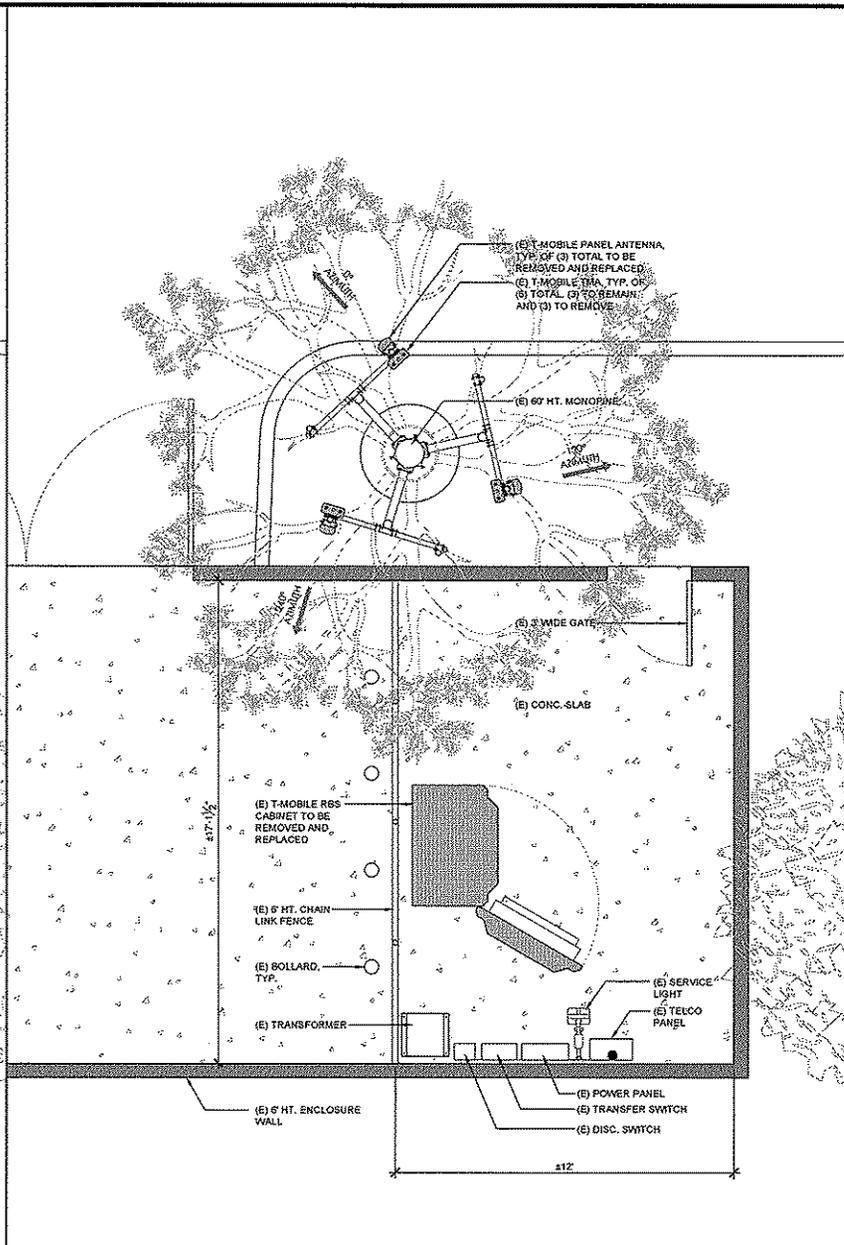
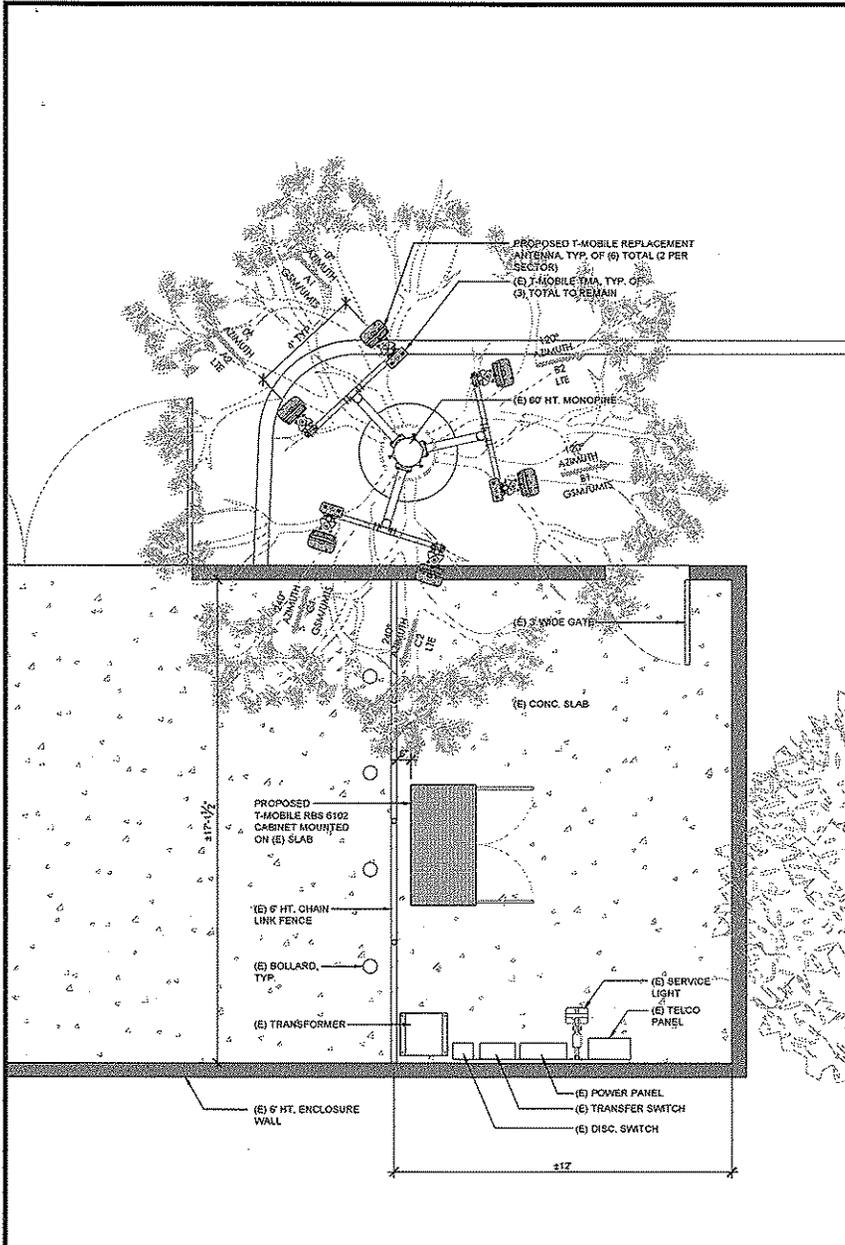
NOT FOR CONSTRUCTION

| REV | DATE | ISSUE |
|-----|------------|------------|
| 1 | 10/27/2012 | 90% ZONING |
| | | |
| | | |
| | | |

CONVERTED BY:
 2012 JAMES VACCARO ARCHITECT, INC.

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



JVA
JAMES VACCARO ARCHITECT, INC.

415.698.3670 phone 1.415.963.4471 Fax: info@jvarchitect.com www.jvarchitect.com



sutro consulting
 118 SANSONE STREET, SUITE 14000
 SAN FRANCISCO, CA 94104



SF04933A
LSI LOGIC
 ANTENNA/ CABINET SWAP MODIFICATION
 1525 MCCARTHY BOULEVARD
 MILPITAS, CA 95035
 APN 086-03-079

NOT FOR CONSTRUCTION

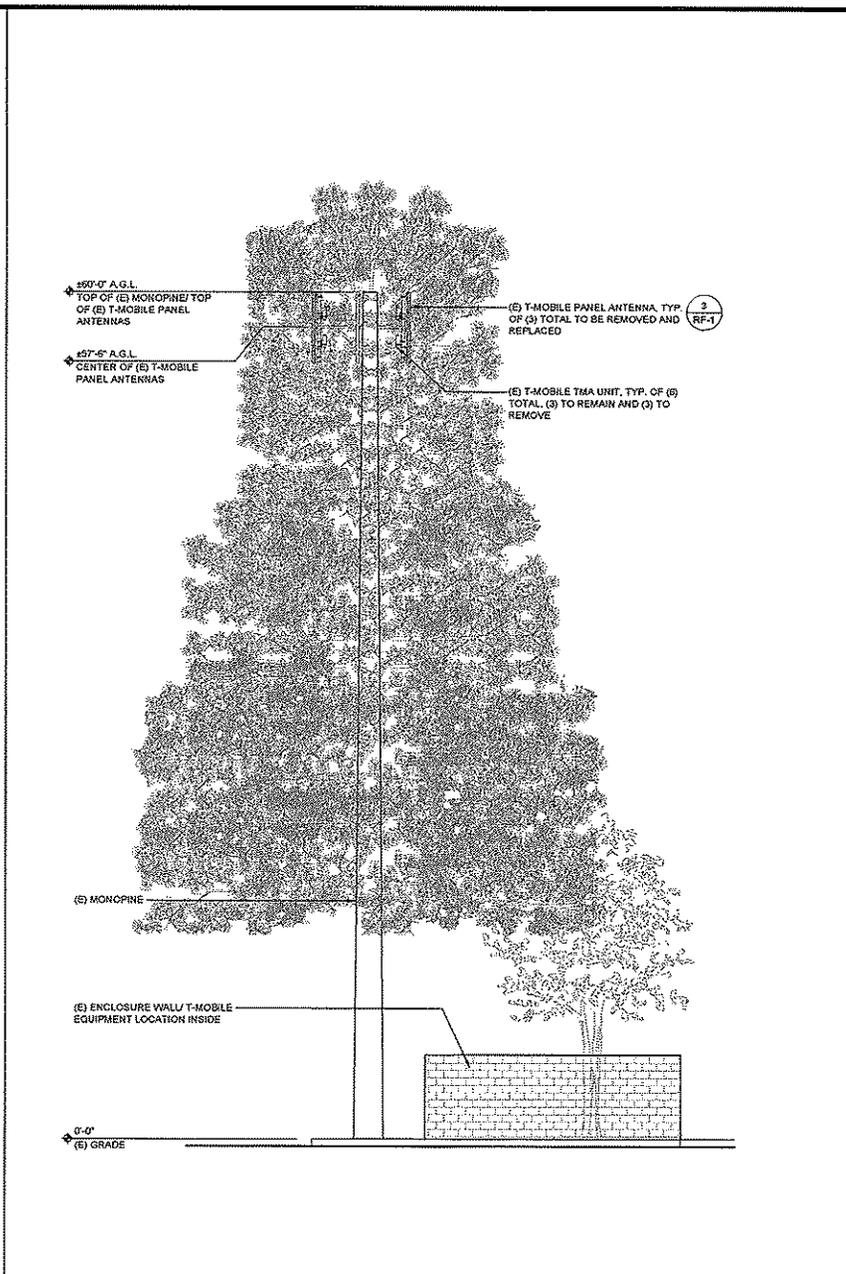
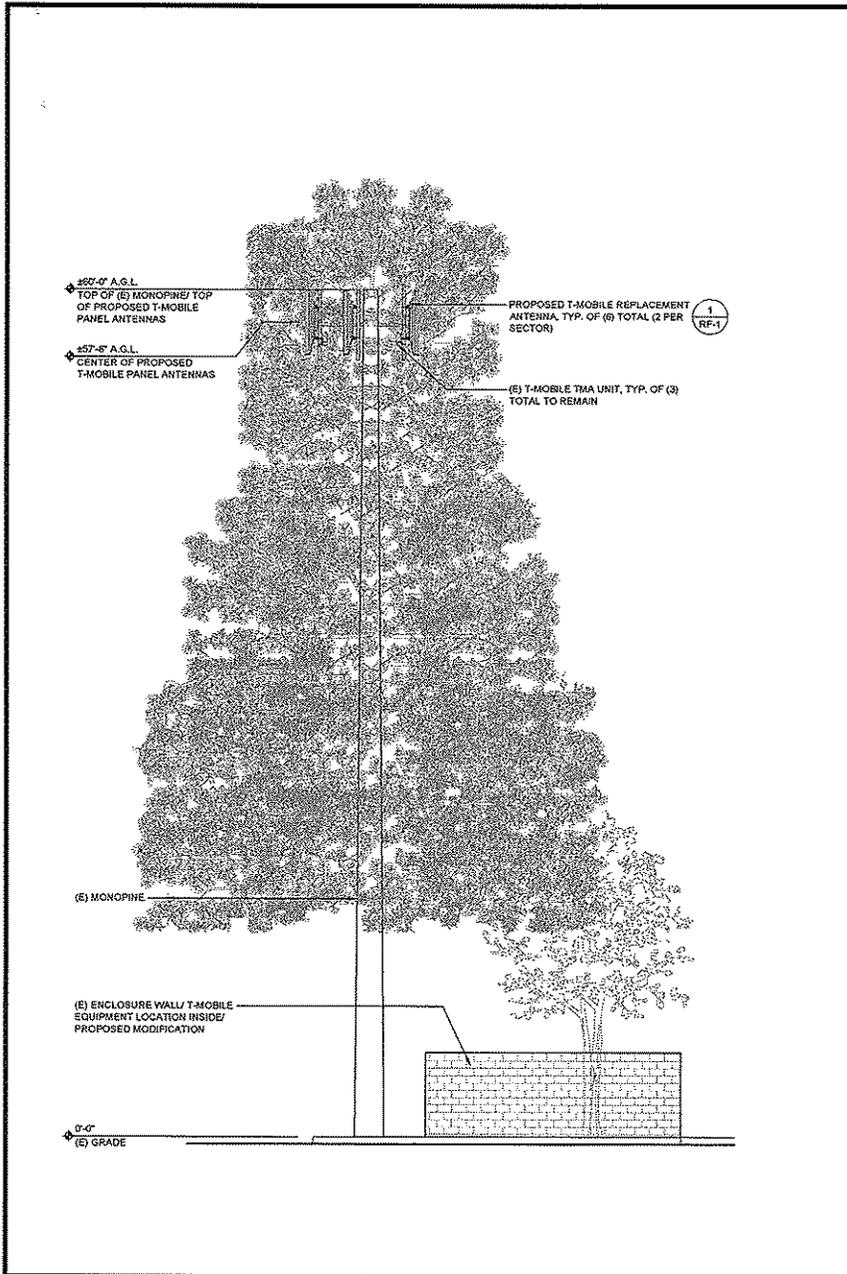
| REV | DATE | ISSUE |
|-----|------------|------------|
| 1 | 12/27/2012 | 90% ZONING |
| | | |
| | | |
| | | |
| | | |

COPYRIGHT: 2012 JAMES VACCARO ARCHITECT, INC.
 SHEET TITLE

EXISTING/ PROPOSED EQUIPMENT/ANTENNA LAYOUTS

SHEET NUMBER

A-2



PROPOSED NORTHWEST ELEVATION

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

EXISTING NORTHWEST ELEVATION

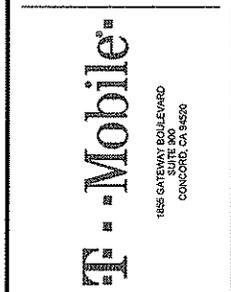
SCALE: 1/4"=1'-0" 1



415.698.3670 phone | 415.943.4471 fax
 info@jvacarchitect.com | www.jvacarchitect.com



115 SANSONE STREET, SUITE 1400B
 SAN FRANCISCO, CA 94104



SF04933A
 LSI LOGIC
 ANTENNA/ CABINET
 SWAP MODIFICATION
 1525 MCCARTHY BOULEVARD
 MILPITAS, CA 95035
 APN 086-03-079

NOT FOR CONSTRUCTION

| REV | DATE | ISSUE |
|-----|------------|------------|
| 1 | 12/27/2012 | 90% ZONING |
| | | |
| | | |
| | | |

COPYRIGHT:
 2012 JAMES VACCARO ARCHITECT, INC.
 SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3

CLIENT



sutro consulting
115 SANSOME STREET, SUITE 1000
SAN FRANCISCO, CA 94104



1855 ONTEWY BOULEVARD
CONCORD, CA 94520

SF04933A
LSI LOGIC
ANTENNA/ CABINET
SWAP MODIFICATION
1525 MCCARTHY BOULEVARD
MILPITAS, CA 95035
APN 086-03-079

NOT FOR
CONSTRUCTION

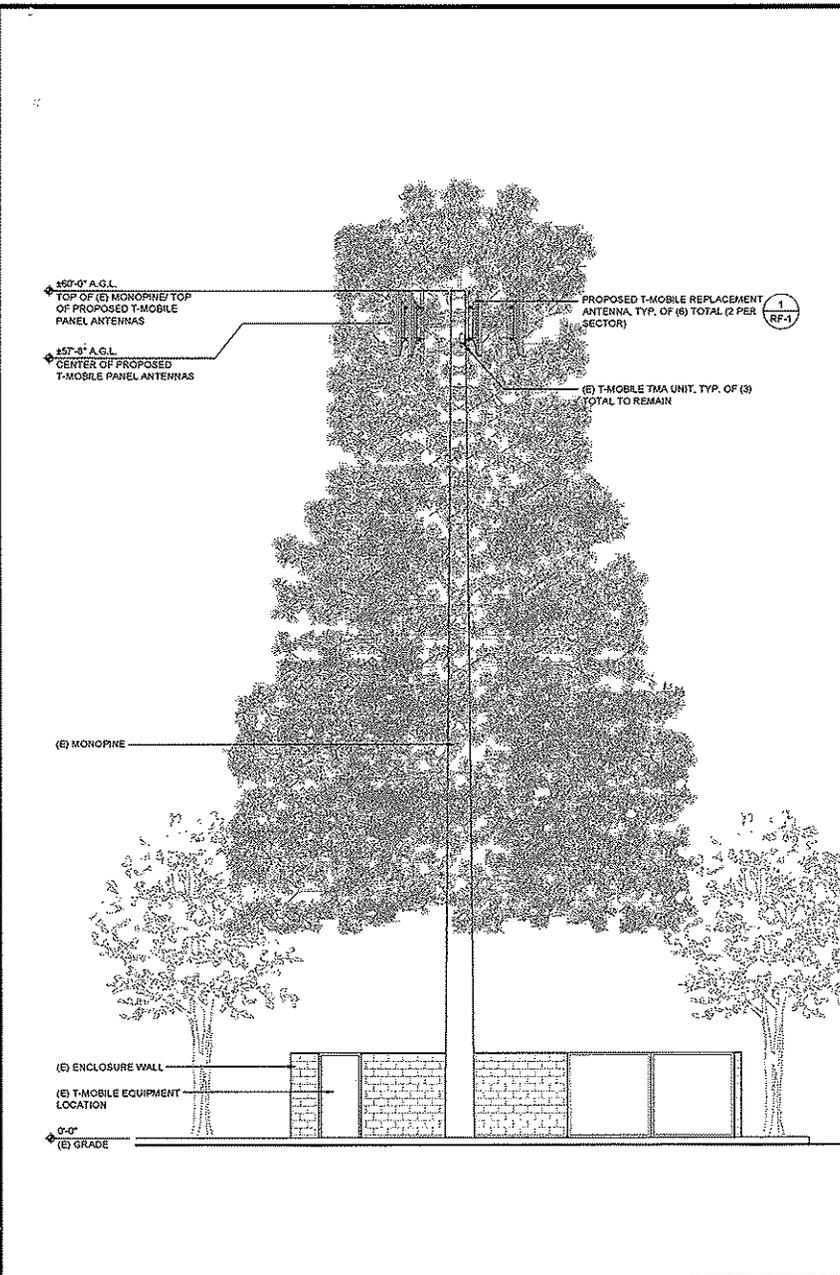
| REV | DATE | ISSUE |
|-----|------------|------------|
| 1 | 12/27/2012 | 50% ZONING |
| | | |
| | | |
| | | |
| | | |

COPYRIGHT
2012 JAMES VACCARO ARCHITECT, INC.
SHEET TITLE

ELEVATIONS

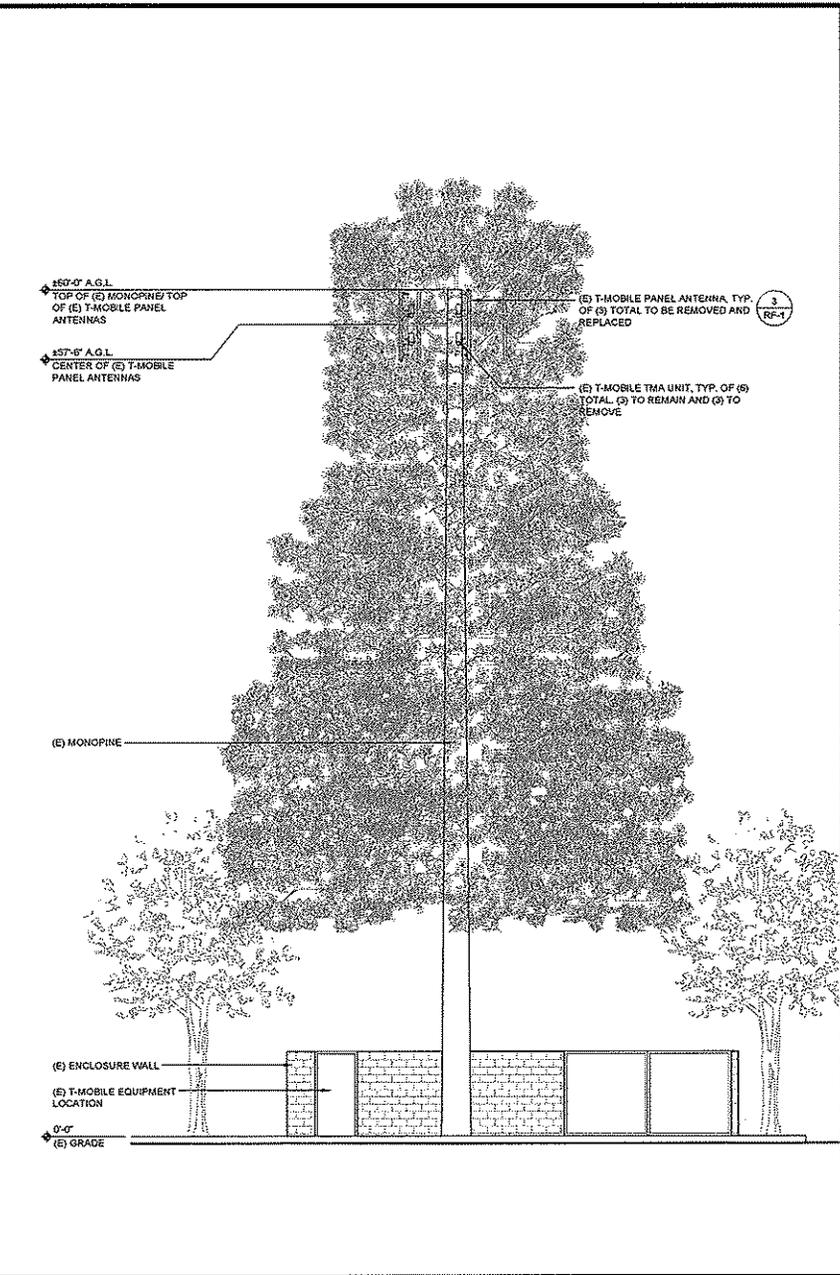
SHEET NUMBER

A-4



PROPOSED NORTHEAST ELEVATION

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



EXISTING NORTHEAST ELEVATION

SCALE: 1/4"=1'-0" 1

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: DAN MENSER
 T-MOBILE LICENSE LLC
 12920 SE 38TH ST.
 BELLEVUE, WA 98006

| | |
|---|-------------|
| Call Sign WQGB274 | File Number |
| Radio Service AW - AWS, 1710-1755/2110-2155 MHz bands | |

FCC Registration Number (FRN): 0001565449

| | | | |
|-----------------------------|------------------------------|-------------------------------|--------------------|
| Grant Date 11-29-2006 | Effective Date 02-05-2011 | Expiration Date 11-29-2021 | Print Date |
| Market Number CMA027 | Channel Block A | Sub-Market Designator 0 | |
| Market Name San Jose, CA | | | |
| 1st Build-out Date | 2nd Build-out Date | 3rd Build-out Date | 4th Build-out Date |

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQGB274

File Number:

Print Date:

The license is subject to compliance with the provisions of the January 12, 2001 Agreement between Deutsche Telekom AG, VoiceStream Wireless Corporation, VoiceStream Wireless Holding Corporation and the Department of Justice (DOJ) and the Federal Bureau of Investigation (FBI), which addresses national security, law enforcement, and public safety issues of the FBI and the DOJ regarding the authority granted by this license. Nothing in the Agreement is intended to limit any obligation imposed by Federal law or regulation including, but not limited to, 47 U.S.C. Section 222(a) and (c)(1) and the FCC's implementing regulations. The Agreement is published at VoiceStream-DT Order, IB Docket No. 00-187, FCC 01-142, 16 FCC Rcd 9779, 9853 (2001).

Reference Copy

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: DAN MENSER
 T-MOBILE LICENSE LLC
 12920 SE 38TH ST.
 BELLEVUE, WA 98006

| | |
|--|--------------------|
| Call Sign KNLG833 | File Number |
| Radio Service CW - PCS Broadband | |

FCC Registration Number (FRN): 0001565449

| | | | |
|--|-------------------------------------|--------------------------------------|---------------------------|
| Grant Date 04-25-2007 | Effective Date 02-05-2011 | Expiration Date 04-28-2017 | Print Date |
| Market Number BTA404 | Channel Block E | Sub-Market Designator 0 | |
| Market Name San Francisco-Oakland-San Jose | | | |
| 1st Build-out Date 04-28-2002 | 2nd Build-out Date | 3rd Build-out Date | 4th Build-out Date |

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:
 Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLG833

File Number:

Print Date:

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

Reference Copy

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: DAN MENSER
 T-MOBILE LICENSE LLC
 12920 SE 38TH ST.
 BELLEVUE, WA 98006

| | |
|-------------------------------------|-------------|
| Call Sign WQBY723 | File Number |
| Radio Service CW - PCS Broadband | |

FCC Registration Number (FRN): 0001565449

| | | | |
|---|----------------------------------|-------------------------------|--------------------|
| Grant Date 06-30-2005 | Effective Date 02-05-2011 | Expiration Date 06-23-2015 | Print Date |
| Market Number MTA004 | Channel Block B | Sub-Market Designator 23 | |
| Market Name San Francisco-Oakland-San Jose | | | |
| 1st Build-out Date 06-23-2000 | 2nd Build-out Date 06-23-2005 | 3rd Build-out Date | 4th Build-out Date |

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: DAN MENSER
T-MOBILE LICENSE LLC
12920 SE 38TH ST.
BELLEVUE, WA 98006

| | |
|-------------------------------------|-------------|
| Call Sign KNLH200 | File Number |
| Radio Service CW - PCS Broadband | |

FCC Registration Number (FRN): 0001565449

| | | | |
|---|------------------------------|-------------------------------|--------------------|
| Grant Date 04-26-2007 | Effective Date 02-05-2011 | Expiration Date 04-28-2017 | Print Date |
| Market Number BTA404 | Channel Block F | Sub-Market Designator 0 | |
| Market Name San Francisco-Oakland-San Jose | | | |
| 1st Build-out Date 03-31-2004 | 2nd Build-out Date | 3rd Build-out Date | 4th Build-out Date |

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Grant of this license is subject to the conditions stated in the Memorandum Opinion and Order, DA 97-328 (rel. Feb. 14, 1997).

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH200

File Number:

Print Date:

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.716 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

Pursuant to Order DA 03-617 (rel. March 3, 2003), the designated entity holding period for this license is extended by 703 days, or until the licensee meets its five-year construction requirement, whichever is sooner.

Reference Copy

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: DAN MENSER
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

| | |
|--|-----------------------------------|
| Call Sign WQQA218 | File Number 50000AWAA12 |
| Radio Service AW - AWS, 1710-1755/2110-2155 MHz bands | |

FCC Registration Number (FRN): 0001565449

| | | | |
|--|-------------------------------------|--------------------------------------|---------------------------------|
| Grant Date 08-23-2012 | Effective Date 08-23-2012 | Expiration Date 11-29-2021 | Print Date 10-02-2012 |
| Market Number BEA163 | Channel Block B | Sub-Market Designator 4 | |
| Market Name San Francisco-Oakland-San Jose | | | |
| 1st Build-out Date | 2nd Build-out Date | 3rd Build-out Date | 4th Build-out Date |

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

CEQA ADDENDUM

Negative Declaration No. EA2004-6 for a 60'tall Mono-Pine with Antennas and Ancillary Ground Mounted Equipment

March 8, 2013

City of Milpitas
Planning Division
455 E. Calaveras Boulevard
Milpitas, CA 95008

Staff contact: Tiffany Brown, Assistant Planner, 408-586-3283

SUMMARY OF THIS DOCUMENT

This addendum assesses the environmental impact(s) of changing the scope of the development in association with the project located at 1525 McCarthy Blvd. (APNs: 086-06-079), as required by the California Environmental Quality Act (CEQA) (California Public Resources Code 21000 et seq.) and in compliance with the State CEQA Guidelines (14 California Code of Regulations 15000 et seq.).

The City of Milpitas, as the lead agency under CEQA, will consider the potential environmental impacts of changing the scope of the project listed above when it considers the project in its entirety. This Addendum is an informational document, intended to be used in the planning and decision making process as provided for under Section 15164 of the CEQA Guidelines. The Addendum does not recommend approval or denial of the proposed refinements to the Project. The fundamental conclusion of this addendum is that the proposed changes to the Project will not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the Negative Declaration EA2004-6. Thus, a subsequent or supplemental Negative Declaration need not be prepared.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration or With respect to the Project, the refinements are only minor technical changes and do not result in any new significant environmental effect(s); therefore, the refined Project does not require a new Negative Declaration. Therefore, this addendum analyzes the Project refinements as required under the CEQA Guidelines, Sections 15162 and 15164.

BACKGROUND

Negative Declaration No. EA2004-6 was drafted to analyze the potential environmental impacts of installation of an approximately 60-foot tall artificial tree pole with six (6) telecommunication antennas mounted on the treetop in the rear of an existing parking lot adjacent to the Coyote Creek Trail. Associated ground mounted equipment would be located in an approximately 195

CEQA Addendum for updated antennas and equipment

square foot portion of an existing trash/recycling enclosure. The Negative Declaration analyzed the impacts on, public services, land use and other pertinent areas.

UPDATED PROJECT DESCRIPTION

The Negative Declaration reviewed six antennas with ancillary ground mounted equipment. This project proposes six antennas with ancillary ground mounted equipment at the same locations, with updated equipment. The project proposal includes the Radio Frequency Report that is consistent with FCC regulations.

PROJECT IMPACTS

There are no impacts.

PLANNING AND DEVELOPMENT DEPARTMENT FINDINGS

It is the finding of the Planning Division that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new Negative Declaration is not required for the issue areas discussed above.



**ENVIRONMENTAL
IMPACT ASSESSMENT NO: EA2004-6**

Planning Division

455 E. Calaveras Blvd., Milpitas, CA 95035

(408) 586-3279

Prepared by: Kim Duncan

July 8, 2004

date

Title: Project Planner

1. Project title: Cingular Wireless
2. Lead Agency Name and Address: City of Milpitas, 455 E Calaveras Boulevard, Milpitas, CA 95035
3. Contact person and phone number: Kim Duncan, 408/586-3283
4. Project location: 1525 McCarthy Boulevard, Milpitas, CA 95035
5. Project sponsor's name and address:
Ruth and Going, Incorporated, c/o Leah Hernikl 2216 The Alameda, Santa Clara, CA 95050
6. General plan designation: HS (Highway Services)
7. Zoning: M1 (Light Industrial)
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
Installation of an approximately 60-foot tall artificial tree pole with six (6) telecommunication antennas mounted on the treetop in the rear of an existing parking lot adjacent to the Coyote Creek Trail. Associated ground mounted equipment would be located in an approximately 195 square foot portion of an existing trash/recycling enclosure.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The project site is located on a 4.20 acre parcel at the southwest corner of McCarthy Boulevard and Sycamore Drive and developed with a light industrial building. Surrounding development directly north, northeast, east and southeast of the site is developed as industrial park with tenants such as LSI, Linear Technology and Xicor. Directly south of the project site is zoned light industrial and developed with vacant buildings. The site is bound on the westerly side by Coyote Creek Trail and the eastern portion of San Jose. The project site is designated by the Milpitas General Plan as Highway Services (HS) and zoned Light Industrial (M1).
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
none

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

Aesthetics

Agriculture Resources

Air Quality

- | | | |
|--|---|---|
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: _____ Project Planner: _____ Kim Duncan
Signature Printed Name

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|--|--------------------------|--------------------------------|--|------------------------------|-------------------------------------|---------------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |
| I. AESTHETICS: | | | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1,2,13, 17,18 |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1,2,13, 17,18 |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1,2,13, 17,18 |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1,2,13, 17,18 |
| II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13 17,18 |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13 17,18 |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13 17,18 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|--------------------|------------|--------------------------------|--|------------------------------|-----------|--------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |

| | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---------------|
| III. AIR QUALITY: (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations). Would the project: | | | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,9,17, 18,19 |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,9,17, 18,19 |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,9,17, 18,19 |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,9,17, 18,19 |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,9,17, 18,19 |
| IV. BIOLOGICAL RESOURCES: Would the project: | | | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|---|--------------------------|--------------------------------|--|------------------------------|-------------------------------------|-------------------------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| V. CULTURAL RESOURCES: Would the project: | | | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,15,16 17,18, 19 |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,15,16 17,18, 19 |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,15,16 17,18, 19 |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,15,16 17,18, 19 |
| VI. GEOLOGY AND SOILS: Would the project: | | | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|--|--------------------------|--------------------------------|--|------------------------------|-------------------------------------|---------------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11 |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11 |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11 |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11 |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11 |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11 |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11 |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11 |
| VII. HAZARDS AND HAZARDOUS MATERIALS: | | | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19 |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19 |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|---|--------------------------|--------------------------------|--|------------------------------|-------------------------------------|------------------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |
| mile of an existing or proposed school? | | | | | | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19 |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19 |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19 |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19 |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19 |
| VIII. HYDROLOGY AND WATER QUALITY: | | | | | | |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,21 |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,21 |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,21 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|---|--------------------------|--------------------------------|--|------------------------------|-------------------------------------|-------------------------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,21 |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,21 |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,21 |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,20, 21 |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,20, 21 |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,20, 21 |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19,20, 21 |
| IX. LAND USE AND PLANNING: | | | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13 17,18, 19 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|---|--------------------------|--------------------------------|--|------------------------------|-------------------------------------|-------------------------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13 17,18, 19 |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13 17,18, 19 |
| X. MINERAL RESOURCES: | | | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,17 18,19 |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,17 18,19 |
| XI. NOISE: | | | | | | |
| a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1,2,11 19 |
| b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1,2,11 19 |
| c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1,2,11 19 |
| d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1,2,11 19 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|---|--------------------------|--------------------------------|--|------------------------------|-------------------------------------|-------------------------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,19 |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,19 |
| XII. POPULATION AND HOUSING: | | | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13 17,18, 19 |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13 17,18, 19 |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13 17,18, 19 |
| XIII. PUBLIC SERVICES: | | | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,18 19 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|--|--------------------------|--------------------------------|--|------------------------------|-------------------------------------|------------------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |
| XIV. RECREATION: | | | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| XV. TRANSPORTATION/TRAFFIC: Would the project: | | | | | | |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,13,17 18,19 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|---|--------------------------|--------------------------------|--|------------------------------|-------------------------------------|----------------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| XVI. UTILITIES AND SERVICE SYSTEMS: Would the project: | | | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,18, 19,22 |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,18, 19,22 |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,18, 19,23 |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,18, 19,21 |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,18, 19,22 |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,17,18 19 |

| WOULD THE PROJECT: | IMPACT | | | | | Source |
|--------------------|------------|--------------------------------|--|------------------------------|-----------|--------|
| | Cumulative | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | |

| XVII. MANDATORY FINDINGS OF SIGNIFICANCE: | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,15,16,17,18,19 |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13,17,18,19 |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2,11,13,17,18,19 |

ENVIRONMENTAL IMPACT ASSESSMENT
SOURCE KEY

1. Environmental Information Form submitted by applicant
2. Project plans
3. Site Specific Geologic Report submitted by applicant
4. Traffic Impact Analysis submitted by applicant
5. Acoustical Report submitted by applicant
6. Archaeological Reconnaissance Report submitted by applicant
7. Other EIA or EIR (appropriate excerpts attached)
8. Alquist-Priolo Special Studies Zones Maps
9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
10. Santa Clara Valley Water District
11. Milpitas General Plan Map and Text
12. Milpitas Midtown Specific Plan Map and Text
13. Zoning Ordinance and Map
14. Aerial Photos
15. Register of Cultural Resources in Milpitas
16. Inventory of Potential Cultural Resources in Milpitas
17. Field Inspection
18. Planner's Knowledge of Area
19. Experience with other project of this size and nature
20. Flood Insurance Rate Map, September 1998
21. June 1994 Water Master Plan
22. June 1994 Sewer Master Plan
23. July 2001, Storm Master Plan
24. Bikeway Master Plan
25. Trails Master Plan
26. Other _____

ENVIRONMENTAL CHECKLIST RESPONSES AND ANALYSIS

The following discussion includes explanations of answers to the above questions regarding potential environmental impacts, as indicated on the preceding checklist. Each subsection is annotated with the number corresponding to the checklist form.

EXISTING SETTING:

The project site is located on a 4.20 acre parcel at the southwest corner of McCarthy Boulevard and Sycamore Drive and developed with a light industrial building. Surrounding development directly north, northeast, east and southeast of the site is developed as industrial park with tenants such as LSI, Linear Technology and Xicor. Directly south of the project site is zoned light industrial and developed with vacant buildings. The site is bound on the westerly side by Coyote Creek Trail and the eastern portion of San Jose. There are no onsite agricultural, biological, cultural or mineral resources; geologic hazards, hazardous materials, watercourses, sensitive receptors, sensitive land uses or residential uses. While there is a City operated storm drain pump station adjacent to the northwest of the site, there are no facilities or utility systems on site. The project site is designated by the Milpitas General Plan as Highway Services (HS) and zoned Light Industrial (M1).

PROJECT DESCRIPTION:

Installation of an approximately 60-foot tall artificial tree pole with six (6) telecommunication antennas mounted at the top. The artificial tree pole would be located in the rear of an existing parking lot adjacent to the Coyote Creek Trail and designed to resemble a pine tree. Associated ground mounted equipment would be located in an approximately 195 square foot portion of an existing trash/recycling enclosure.

Attachment to Cingular Wireless, EA2004-6, UP2004-8

Discussion of Checklist/Legend

PS: Potentially Significant Impact
LS/M: Less Than Significant with Mitigation Incorporation
LS: Less Than Significant Impact
NI: No Impact

I. AESTHETICS

Environmental Impacts

- a) Would the project have a substantial adverse effect on a scenic vista? NI
The proposed 60 foot tall artificial tree pole would be located adjacent to Coyote Creek Trail and be visible to pedestrians utilizing the trail for outdoor recreation. The Milpitas General Plan designates the Coyote Creek Trail as a Scenic Resource due to visually significant vegetation along the creek corridor, however the Trail is not designated as a scenic vista. Because the proposed telecommunication pole is designed to resemble a pine tree and located within an existing grove of trees, the artificial tree pole will blend in with the existing vegetation and not be visually obtrusive from surrounding viewpoints. Therefore, the proposed project will not have an adverse impact on existing "visually significant" vegetation or a scenic vista.

- b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? NI
See Ia above.
- c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings? NI
See Ia above.
- d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? NI
See Ia above.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? NI
- 2. Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? NI
- 3. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? NI