SUBJECT: Mathew Yergovich for AT&T [Applicant] Executive Inn Inc [Owner]: Application for a Use Permit to allow a new wireless telecommunication facility (60’ tower screened as a monopalm) with 12 panel antennas and associated ground equipment. The property is located at 1217 Wildwood Avenue (near Lawrence Expressway) in the C2 (Highway Business) Zoning District.

Motion: 2010-7670: Use Permit to allow the construction of a new wireless telecommunication facility.

REPORT IN BRIEF:

Existing Site Conditions  Hotel

Surrounding Land Uses

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Medium Density Residential</td>
</tr>
<tr>
<td>South</td>
<td>US Highway 101 &amp; High Density Residential</td>
</tr>
<tr>
<td></td>
<td>(across US Highway 101)</td>
</tr>
<tr>
<td>East</td>
<td>Medium Density Residential</td>
</tr>
<tr>
<td>West</td>
<td>Medium Density Residential</td>
</tr>
</tbody>
</table>

Issues: Neighborhood Compatibility

Environmental Status: A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation: Approve with conditions
PROJECT DATA TABLE

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>REQUIRED/PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Plan</strong></td>
<td>Commercial General Business</td>
<td>Same</td>
<td>Commercial General Business</td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>C-2 (Highway Business)</td>
<td>Same</td>
<td>C-2 (Highway Business)</td>
</tr>
<tr>
<td><strong>Lot Size (sf)</strong></td>
<td>5.5 acres</td>
<td>Same</td>
<td>No min.</td>
</tr>
<tr>
<td><strong>Height of Existing Antenna Pole</strong></td>
<td>N/A</td>
<td>60’ to top of antennas</td>
<td>65’</td>
</tr>
</tbody>
</table>

Antenna Setbacks

- **Front** N/A 210’ 70’ min.
- **Left Side** N/A 370’ 120’ min.
- **Right Side** N/A 120’ 120’ min.
- **Rear** N/A 240’ 20’ min.

Starred items indicate noncompliance with Zoning Code requirements not support by staff.

DISCUSSION:

**Background**

The proposed project is a request to allow the construction of a new wireless telecommunication tower that will be screened as a monopalm. The height of the proposed structure would be 60’ (to the top of the antennas) and it would accommodate 12 panel antennas. The associated ground equipment is proposed to be mounted on the wall of the existing hotel structure and screened with a solid wood fence. Locating a facility to provide coverage for the area has been difficult due to the predominance of residential land uses (which prohibits wireless telecommunication) and low profile of existing structures.

The proposed facility will replace the existing cell-on-wheels (COW) currently located at 1250 Lakeside (see staff report for project 2010-7808, extension of COW). This item and the COW on Lakeside were continued from February 28, 2011 to March 28, 2011, at the request of the applicant.

**Previous Actions on the Site**

The following table summarizes previous planning applications related to the project site.
**Requested Permit(s)**

The applicant is requesting a Use Permit to allow the construction of a new wireless telecommunication facility stealthed as a monopalm. The proposed facility would accommodate up to 12 panel antennas and associated ground equipment mounted on the wall of the existing structure.

- **Use Permit**

  A Use Permit (UP) is required for all new freestanding wireless telecommunications facilities. This UP would allow AT&T to continue to provide service to the immediate area, including the US Highway 101 and Lawrence Expressway interchange. Wireless communication uses are common in the City and this facility meets the requirements of the Federal Communications Commission for radio frequency emissions. This is a permanent facility and it would replace the existing COW located on Lakeside Drive.

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**ANALYSIS:**

**Development Standards**

The proposed project, as conditioned, complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following items are those items that have been typically requested for clarification by the Planning Commission:

- **Site Layout**

  Tower - The proposed facility is located approximately 210 feet from the front property line and approximately 120 feet from the right side property line (see Attachment D). The tower is required to provide a 2 foot setback for every foot of height when adjacent to residential uses. The site can accommodate the facility closer to the courtyard area; however, the property owner has indicated that they do not want it to interfere with the pool or courtyard area. The proposed location results in minimal disturbance to the site.
Ground Equipment – The proposed ground equipment will be mounted adjacent to the wall of the existing hotel building (see plans). The plans indicate a screening wall for a portion of the area. Staff has added a condition requiring the screening wall to be extended to screen the front of all equipment. The wall is proposed to have a faux brick finish to enhance the visual appearance of the wall. The proposed equipment area will require the modifications to the existing on-site paving and landscaping. The recommended conditions of approval require submittal of a landscape plan with the building permit application.

• Design

The proposed telecommunication tower will be stealthed as a “palm” tree (monopalm) to minimize the visibility of the structure. The applicant has also provided photosimulations to illustrate the completed project (see Attachment F). The photosimulation indicates that the proposed antennas will be visible due to the quantity of antennas and mounting equipment. In order to address the visibility of the antennas, staff has included the following design conditions (see Attachment B):

  o The number of exposed antennas shall be reduced to nine. Additional antennas (up to three) may be located within the main structure (pole) or behind the growth pod of the monopalm.

  o The width and depth of the support brackets shall be reduced to approximately six feet in each sector and the support bracket shall be reduced to the minimum required depth required to pull the antennas closer to the main structure.

  o The applicant shall provide a plan indicating the frond placement, frond type, density and growth pod screen. The design shall include a mix of frond sizes reflecting different stages of the growth cycle. Additional fronds shall be used to add further screening at the discretion of the Community Development Director.

  o The exterior materials shall be consistent in color and pattern with the existing palm trees at the site and all visible elements shall be painted accordingly. Material samples shall be provided and subject to review by the Community Development Director.

• Timeframe

As mentioned in the staff report for the Lakeside Drive site, the proposed monopalm will take approximately 120 days to construct. The Lakeside Drive COW Special Development Permit (SDP) is recommended to expire on August 1, 2011 (2010-7808). The applicant will need to ensure that construction remains on schedule to ensure compliance with the set expiration of the SDP for Lakeside Drive.
• **Parking/Circulation**

The proposed project will not result in the loss of any parking spaces.

• **Landscaping and Tree Preservation**

The proposed location will not result in the loss of protected trees. However, construction will result in the disturbance of existing landscaped areas. A condition has been included requiring a landscape planting plan to restore any disturbed area.

• **Wireless Telecommunications Ordinance**

The following sections of the Wireless Telecommunication Ordinances of the Sunnyvale Municipal Code apply to the proposed project:

19.54.140(a) – Wherever technically feasible, wireless telecommunication service providers are encouraged to co-locate telecommunication facilities in order to reduce adverse visual impacts; however; the city discourages the development of “antenna farms” or the clustering of multiple antennas on a single monopole, tower or other elevation, unless the site is determined to be suitable based on the following factors:

1. Compliance with all FCC RF emission standards;
   • This project meets all FCC RF emissions standards.

2. Visibility from residentially zoned property;
   • The recommended conditions of approval would result in a reduction of number of visible antennas and it would place the facility closer to an existing line of palms trees to provide better screening. The proposed structure will be visible to adjacent residential properties due to the lack of tall structures in the area; however, the palm trees and design of the facility will provide additional screening.

3. Visibility from El Camino Real or the right of way of a freeway, expressway or other major arterial street;
   • This project facility will be visible from the above listed corridors; however, screening will reduce the negative appearance of the facility.

4. Visibility from the Downtown Specific Plan area or other areas declared by the Director of Community Development to be visually sensitive; and
   • This project is not visible from the Downtown Specific Plan area or other areas identified in the Telecommunications code as being sensitive.

5. Lack of aesthetically preferable feasible alternatives.
   • The area needing coverage is predominately residential and any nonresidential structures are one story. A height of approximately 60
feet is needed in order to provide coverage for the area. The use of the existing structures is prohibitive due to the low profile. The use of a monopalm on a site that has existing palm trees will help to provide additional screening.

Environmental Review

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment C, Initial Study).

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT

At the time of this staff report, Staff has not received any comments from members of the public regarding this application.

<table>
<thead>
<tr>
<th>Notice of Negative Declaration and Public Hearing</th>
<th>Staff Report</th>
<th>Agenda</th>
</tr>
</thead>
</table>
| • Published in the *Sun* newspaper  
• Posted on the site  
• 314 notices mailed to the property owners and tenants within 300 ft. of the project site | • Posted on the City of Sunnyvale’s Website  
• Provided at the Reference Section of the City of Sunnyvale’s Public Library | • Posted on the City’s official notice bulletin board  
• City of Sunnyvale’s Website |

CONCLUSION

**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.
**ALTERNATIVES**

1. Approve the Special Development Permit with the Recommended Conditions of Approval found in Attachment B.

2. Approve the Special Development Permit with modified Conditions of Approval.

3. Deny the Special Development Permit.

**RECOMMENDATION**

Recommend Alternative 1 to the Planning Commission.

Prepared by:

Shaunn Mendrin, AICP  
Project Planner

Reviewed by:

Steve Lynch, AICP  
Senior Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

A. Recommended Findings  
B. Recommended Conditions of Approval  
C. Initial Study  
D. Site and Architectural Plans  
E. Coverage maps  
F. Photosimulation  
G. RF Study
RECOMMENDED FINDINGS

Findings - Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as SMC requires that the location of such facilities be designed with sensitivity to the surrounding areas. The proposed facility, as conditioned, will be screened as a monopalm and located in close proximity to a line of existing palm trees. Associated equipment will be screened and treated to match the existing building. Staff considers the application for the proposed facility to be consistent with the goals and policies of the Telecommunication Policy adopted by the City of Sunnyvale in June of 1996.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District. As conditioned, the proposed location meets the visual standards established by the City of Sunnyvale for telecommunication facilities. The project also meets all FCC RF emissions standards.

Council Policy Manual: Telecommunications (7.2.16)

The City of Sunnyvale’s Council Policy Manual (CPM) is a compendium of policies established by City Council resolution or motion which provide guidelines for current or future City action. Such policies, when implemented, assist in achieving General Plan goals.

- **Policy Statement 1.A.5** - Support retention of local zoning authority for cellular towers, satellite dish antennas, and other telecommunications equipment, facilities and structures.
- **Policy Statement 2** - Promote universal access to telecommunications services for all Sunnyvale residents.

The proposed facility will be designed and sited appropriately through the City’s zoning authority as conditioned and the facility will provide improved telecommunication services in an area that is underserved.
ATTACHMENT B

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
MARCH 28, 2011

Planning Application 2010-7670
1217 Wildwood Avenue
Use Permit to allow the construction of a new wireless telecommunication facility.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with “Mitigation Measure” and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. COMPLY WITH APPLICABLE REGULATIONS:
The facility must comply with any and all applicable regulations and standards promulgated or imposed by any state or federal agency,
including but not limited to the Federal Communications Commission and Federal Aviation Agency.[SDR] [PLANNING]

GC-3. PERMIT EXPIRATION (ORDINANCE 2895-09):
The Permit shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void. [SDR] (PLANNING)

GC-4. TESTING WITHIN 15 DAYS:
The applicant shall test any wireless telecommunications site installed in the City of Sunnyvale within 15 days of operating the tower. The test shall confirm that any Emergency 911 wireless call made through the wireless telecommunications site shall provide Enhanced 911 capability (including phase 2 information when available from the caller's device) and direct the call to the City of Sunnyvale Department of Public Safety dispatcher, ensuring phase 2 information is transferred. If the call is to be directed elsewhere pursuant to State and Federal law the applicant shall ensure that the Enhanced 911 information transfers to that dispatch center. This capability shall be routinely tested to ensure compliance as long as the approved wireless telecommunications site is in service. [SDR] [PLANNING]

GC-5. HOLD HARMLESS:
The wireless telecommunication facility provider shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commission, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The city shall promptly notify the provider(s) of any such claim, action or proceeding. The city shall have the option of coordinating in the defense. Nothing contained in this stipulation shall prohibit the city from participating in a defense of any claim, action, or proceeding if the city bears its own attorney's fees and costs, and the city defends the action in good faith. [SDR] [PLANNING]

GC-6. LIABILITY:
Facility lessors shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the city. This liability shall include cleanup, intentional injury or damage to persons or property. Additionally, lessors shall be
responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. Pollutants include any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. Waste includes materials to be recycled, reconditioned or reclaimed. [SDR] [PLANNING]

GC-7. NO THREAT TO PUBLIC HEALTH:
The facility shall not be sited or operated in such a manner that is poses, either by itself or in combination with other such facilities, a potential threat to public health. To that end, the subject facility and the combination of on-site facilities shall not produce at any time power densities in any inhabited area that exceed the FCC’s Maximum Permissible Exposure (MPE) limits for electric and magnetic field strength and power density for transmitters or any more restrictive standard subsequently adopted or promulgated by the federal government. [SDR] [PLANNING]

<table>
<thead>
<tr>
<th>PS:</th>
<th>THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.</th>
</tr>
</thead>
</table>

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:
The plans shall be revised to address comments from the Planning Commission and shall be subject to review by the Director of Community Development. Required revision include the following:

a) The number of exposed antennas shall be reduced to nine. Additional antennas (up to three) may be located within the main structure (pole) or behind the growth pod of the monopalm.

b) The width and depth of the support brackets shall be reduced to approximately six feet in each sector and the support bracket shall be reduced to the minimum required depth required to pull the antennas closer to the main structure.

c) The Remote Radio Units (RRU) shall be relocated one behind the two center antennas in each sector. If this is not feasible, then they shall be placed with the ground equipment and screened.

d) The applicant shall provide a plan indicating the frond placement, frond type, density and growth pod screen. The design shall include a mix of frond sizes reflecting different stages of the growth cycle. Additional fronds shall be used to add further screening at the discretion of the Community Development Director.

e) The exterior materials shall be consistent in color and pattern with the existing palm trees at the site and all visible elements
shall be painted accordingly. Material samples shall be provided and subject to review by the Community Development Director.

f) The equipment screening wall shall be extended to screen all equipment located adjacent to the building. [COA] [PLANNING]

**BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).**

BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. LANDSCAPE PLANTING AND TREE PROTECTION PLAN:
Final plans shall include a landscape planting plan to restore the disturbed area and additional plantings providing screening of the equipment shelter and a tree protection plan for the remaining palm trees adjacent to the disturbed area. [COA] [PLANNING]

BP-3. RESPONSE TO CONDITIONS OF APPROVAL:
A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-4. NOTICE OF CONDITIONS OF APPROVAL:
A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]
BP-5. **BLUEPRINT FOR A CLEAN BAY:**
The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]

**PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

PF-1. **LANDSCAPING AND IRRIGATION:**
All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

PF-2. **RF EMISSIONS STUDIES:**
The applicant shall submit to the Director of Community Development Radio Frequency Emissions at least two reports of field measurements showing: 1.) The ambient level of RF emissions before construction of the facility and 2.) The actual level of emissions after the facility is in place and operating at or near full capacity. [COA] [PLANNING]

**DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.**

DC-1. **BLUEPRINT FOR A CLEAN BAY:**
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. **TREE PROTECTION:**
All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

**AT: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.**

AT-1. **CERTIFICATION:**
Before January 31 of each even numbered year following the issuance of any authorizing establishment of a wireless telecommunication facility, an authorized representative for each wireless carrier providing service in the City of Sunnyvale shall provide written certification to the City executed under penalty of
perjury that (i) each facility is being operated in accordance with the approved local and federal permits and includes test results that confirm the facility meets city noise requirements and federal RF emissions standards; (ii) each facility complies with the then-current general and design standards and is in compliance with the approved plans; (iii) whether the facility is currently being used by the owner or operator; and (iv) the basic contact and site information supplied by the owner or operator is current.. [SDR] [PLANNING]

AT-2. 10 YEAR RENEWAL:
Every owner or operator of a wireless telecommunication facility shall renew the facility permit at least every ten (10) years from the date of initial approval. If a permit or other entitlement for use is not renewed, it shall automatically become null and void without notice or hearing ten (10) years after it is issued, or upon cessation of use for more than a year and a day, whichever comes first. Unless a new use permit or entitlement of use is issued, within one hundred twenty (120) days after a permit becomes null and void all improvements, including foundations and appurtenant ground wires, shall be removed from the property and the site restored to its original pre-installation condition within one hundred eighty (180) days of nonrenewal or abandonment. [SDR] [PLANNING]

AT-3. MINIMIZE NOISE:
The facility shall be operated in such a manner so as to minimize any possible disruption caused by noise. Backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 10:00 p.m. and 7:00 a.m. on weekday nights. At no time shall equipment noise from any source exceed an exterior noise level of 60 dB at the property line. [SDR] [PLANNING]

AT-4. RF EMISSIONS:
Certification must be provided that the proposed facility will at all times comply with all applicable health requirements and standards pertaining to RF emissions. [SDR] [PLANNING]

AT-5. MAINTAIN CURRENT INFORMATION:
The owner or operator shall maintain, at all times, a sign mounted on the outside fence showing the operator name, site number and emergency contact telephone number. The owner or operator of the facility shall also submit and maintain current at all times basic contact and site information on a form to be supplied by the city. The applicant shall notify city of any changes to the information submitted within thirty (30) days of any change, including change of the name or
legal status of the owner or operator. This information shall include, but is not limited to the following:

a) Identity, including name, address and telephone number, and legal status of the owner of the facility including official identification numbers and FCC certification, and if different from the owner, the identity and legal status of the person or entity responsible for operating the facility.

b) Name, address and telephone number of a local contact person for emergencies.

c) Type of service provided. [SDR] [PLANNING]

AT-6. GOOD REPAIR:
All facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than forty-eight (48) hours from the time of notification by the city. [SDR] [PLANNING]

AT-7. RESPONSIBILITY TO MAINTAIN:
The owner or operator of the facility shall routinely and regularly inspect each site to ensure compliance with the standards set forth in the Telecommunications Ordinance. [SDR] [PLANNING]

AT-8. NO INTERFERENCE WITH CITY COMMUNICATION SYSTEMS:
The facility operator shall be strictly liable for interference caused by the facility with city communication systems. The operator shall be responsible for all labor and equipment costs for determining the source of the interference, all costs associated with eliminating the interference, (including but not limited to filtering, installing cavities, installing directional antennas, powering down systems, and engineering analysis), and all costs arising from third party claims against the city attributable to the interference. [SDR] [PLANNING]
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

PROJECT TITLE:

Application for a Use Permit filed by AT&T.

PROJECT DESCRIPTION AND LOCATION (APN):

2010-7670: Realcom Associates [Applicant] Executive Inn Inc. [Owner] A Use Permit to allow a new telecommunications facility (AT&T) within a monopalm located at 1217 Wildwood Avenue. (APN: 104-23-003) SME

WHERE TO VIEW THIS DOCUMENT:

The Mitigated Negative Declaration, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This Mitigated Negative Declaration may be protested in writing by any person prior to 5:00 p.m. on Monday, February 28, 2011. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Mitigated Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, February 28, 2011 at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On February 4, 2011

Signed: Andrew Miner, Principal Planner
DESCRIPTION OF THE PROJECT: The proposed project is a new wireless telecommunications tower with a total height of 60 feet to be located on the Ramada Inn property. The proposed wireless telecommunications tower will be disguised as a Palm tree (monopalm). The tower will provide facilities for AT&T wireless. The proposed palm tree will accommodate 12 antennas and associated ground equipment.

The proposed telecommunications facility is subject to Federal Communications Commission (FCC) limits and standards for human exposure to radio frequency (RF) emissions. The applicant has submitted a RF exposure study, prepared by EBI Consulting, indicating compliance with these Federal requirements.

DETAILED PROJECT DESCRIPTION:

On-site Development: The site currently zoned for commercial uses and is developed with an existing hotel (Ramada Inn). The proposed development will involve minimal ground disturbance for construction of footings and support for the monopalm and trenching to connect associated equipment.

Construction Activities and Schedule: Construction is anticipated to begin in early April 2011 and will take approximately 120 days to complete.

Surrounding Uses and Setting: The site is surrounded by residential development to the north, east and west and State Highway 101 to the south.

Off-site Improvements: No off-site improvements are proposed as part of the project.
EVALUATION OF ENVIRONMENTAL IMPACTS:

1. 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. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. 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.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).

5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:

6. Earlier Analysis Used. Identify and state where they are available for review.

7. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

8. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
ENVIROMENTAL 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    ☐ Hazards & Hazardous Materials    ☐ Public Services
☐ Agricultural Resources    ☐ Hydrology/Water Quality    ☐ Recreation
☐ Air Quality    ☐ Land Use/Planning    ☐ Transportation/Traffic
☐ Biological Resources    ☐ Mineral Resources    ☐ Utilities/Service Systems
☐ Cultural Resources    ☐ Noise    ☐ Mandatory Findings of Significance
☐ Geology/Soils    ☐ Population/Housing

MANDATORY FINDINGS OF SIGNIFICANCE (see checklist for further information):

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?
☐ Yes    ☒ No

Mandatory Findings of Significance? 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 the past projects, the effects of other current projects, and the effects of probable future projects)?
☐ Yes    ☒ No

Mandatory Findings of Significance? Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
☐ Yes    ☒ No
DETERMINATION:

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 "potential 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.

Checklist Preparer: Shaunn Mendrin, AICP

Date: 02/03/2011

Title: Senior Planner

City of Sunnyvale

Signature: [Signature]
<table>
<thead>
<tr>
<th>Planning</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant With Mitigation</th>
<th>Less Than Significant</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Aesthetics - Substantially damage scenic resources, including, but not limited to trees, historic buildings?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Sunnyvale General Plan Map, Open Space Sub-element</td>
</tr>
<tr>
<td></td>
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<td></td>
<td><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>2. Aesthetics - Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Sunnyvale General Plan Map, Open Space Sub-element</td>
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<td></td>
<td><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>3. Aesthetics - Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Sunnyvale General Plan Map, Open Space Sub-element</td>
</tr>
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<td></td>
<td><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>4. Population and Housing - 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) in a way that is inconsistent with the Sunnyvale General Plan?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Sunnyvale Land Use and Transportation Element of the General Plan, General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>5. Population and Housing - Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Housing Sub-Element, Land Use and Transportation Element and General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>6. Population and Housing - Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Housing Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>7. Land Use Planning - Physically divide an established community?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Sunnyvale General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>Planning</td>
<td>Potentially Significant Impact</td>
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<tr>
<td>10. Hazards and Hazardous Materials - For a project located the Moffett Field AICUZ or 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 result in a safety hazard for people residing or working in the project area?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>11. Hazards and Hazardous Materials - 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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>There are no private airstrips in or in the vicinity of Sunnyvale</td>
</tr>
<tr>
<td>12. Hazards and Hazardous Materials - For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Sunnyvale Zoning Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>15. Noise - Exposure of persons to or generation of excessive groundborne vibration?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Sunnyvale Noise Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>Sunnyvale Noise Sub-element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>General Plan Map Project Description</td>
</tr>
<tr>
<td>Planning</td>
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<tr>
<td>18. Biological Resources - 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?</td>
<td></td>
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<td>General Plan Map Project Description</td>
</tr>
<tr>
<td>19. Biological Resources - Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?</td>
<td></td>
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<td>General Plan Map Project Description</td>
</tr>
<tr>
<td>20. Biological Resources - Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td></td>
<td></td>
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<td>SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees</td>
</tr>
<tr>
<td>21. Biological Resources - Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?</td>
<td></td>
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<td>Project Description</td>
</tr>
<tr>
<td>22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sunnyvale Heritage Preservation Sub-Element, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's &quot;Guidelines for Rehabilitation&quot; Criteria of the National Register of Historic Places</td>
</tr>
<tr>
<td>23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?</td>
<td></td>
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<td>Project Description</td>
</tr>
<tr>
<td>24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District. Project Description</td>
</tr>
<tr>
<td>Planning</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant Mitigation</td>
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<td>No Impact</td>
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<tr>
<td>25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>BAAQMD CEQA Guidelines Project Description</td>
</tr>
<tr>
<td>27. Air Quality - Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>BAAQMD CEQA Guidelines Project Description</td>
</tr>
<tr>
<td>28. Air Quality - Violate any air quality standard or contribute substantially to an existing or projected air quality violation.</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element Project Description</td>
</tr>
<tr>
<td>29. Air Quality - 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)?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>30. Air Quality - Expose sensitive receptors to substantial pollutant concentrations?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description</td>
</tr>
<tr>
<td>31. Seismic Safety - 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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
</tbody>
</table>
Further Discussion if “Less than Significant” with or without mitigation:

2. **Aesthetics:** The proposed 60 foot tall telecommunications tower will be located on the subject property a minimum of 120 feet from either side property line as required by the Zoning Code. The proposed monopalm will be visible due to the low two story height of adjacent architecture in the area. The proposed tower will be screened as a palm tree with the use of a decorative trunk to disguise the pole and palm fronds to screen the antennas. The existing palms trees provide additional screening for the proposed structure. The antennas and mounting array will be painted to match the color of the fronds. Additional conditions of approval will require the design of the fronds (location and amount) be reviewed and approved by staff prior to construction. The project has been conditioned to move the monopalm behind the face of the structure. There subject site has several potential locations that may accommodate the structure. The proposed design and location of the proposed tower will not substantially degrade the visual character or quality of the site or surrounding area. Expected aesthetic impacts are less than significant with no mitigation needed.

14. **Noise:** The project will introduce short-term and temporary additional sources of noise to the project area during construction. The project may also introduce short-term and temporary additional sources of noise to the project area as a result emergency generator may be needed on an occasional basis. Temporary generators will be subject to applicable BAAQMD requirements. The project area is located on a hotel site adjacent to State Highway 101. Surrounding uses are multi-family residential and freeway. The City's existing Municipal Code noise regulations and the project location will ensure the impact of construction noise is less than significant with no mitigation needed.
<table>
<thead>
<tr>
<th>Transportation</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation</th>
<th>Less Than Significant</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
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</thead>
<tbody>
<tr>
<td>35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>City’s Land Use and Transportation Element, Santa Clara County Transportation Plan, and AASHTO: A Policy on Geometric Design of Highways and Streets.</td>
</tr>
<tr>
<td>36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Santa Clara County Congestion Management Program and Technical Guidelines (for conducting TIA and LOS thresholds).</td>
</tr>
<tr>
<td>37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Sunnyvale General Plan including the Land Use and Transportation Element.</td>
</tr>
<tr>
<td>38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>City and CA Standard Plans &amp; Standard Specifications.</td>
</tr>
<tr>
<td>40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>VTA Community Design and Transportation Manual, and Sunnyvale Neighborhood Traffic Calming Program.</td>
</tr>
<tr>
<td>Transportation</td>
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<tr>
<td>41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>Sunnyvale Bicycle Plan, Pedestrian and Bicycle Opportunities Studies and associated capital projects.</td>
</tr>
<tr>
<td>42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>VTA Transit Operations Performance Report, VTA Short Range Transit Plan, and Valley Transportation Plan for 2035.</td>
</tr>
</tbody>
</table>

Further Discussion if “Less Than Significant” with or without mitigation: N/A

Responsible Division: Planning Division
Completed by: Shaunn Mendrin
Date: 02/03/2011
<table>
<thead>
<tr>
<th>Building</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant Mitigation</th>
<th>Less Than Significant</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
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</thead>
<tbody>
<tr>
<td>43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
<td></td>
<td></td>
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<td></td>
<td>FEMA Flood Insurance Rate Map Effective 5/18/09 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>, California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description</td>
</tr>
<tr>
<td>44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FEMA Flood Insurance Rate Map Effective 5/18/09 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>, California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description</td>
</tr>
<tr>
<td>45. Hydrology and Water Quality - 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?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1995 ABAG Dam Inundation Map <a href="http://www.abag.ca.gov">www.abag.ca.gov</a>, California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description</td>
</tr>
<tr>
<td>47. Geology and Soils - 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?</td>
<td></td>
<td></td>
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<td></td>
<td>Safety and Seismic Safety Sub-Element, <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>, California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code</td>
</tr>
<tr>
<td>48. Geology and Soils - Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code</td>
</tr>
</tbody>
</table>

Further Discussion if “Less Than Significant” with or without mitigation: N/A
<table>
<thead>
<tr>
<th>Engineering</th>
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<th>Less than Sig. With Mitigation</th>
<th>Less Than Significant</th>
<th>No Impact</th>
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</thead>
<tbody>
<tr>
<td>49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Project Description Sunnyvale Wastewater Management Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>51. Utilities and Service Systems: 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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Project Description Water Resources Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Project Description Sunnyvale Wastewater Management Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Sunnyvale Solid Waste Management Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit</td>
</tr>
<tr>
<td>Engineering</td>
<td>Potentially Significant Impact</td>
<td>Less Than Sig. With Mitigation</td>
<td>Less Than Significant</td>
<td>No Impact</td>
<td>Source Other Than Project Description and Plans</td>
</tr>
<tr>
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<td>-----------------------------------------------</td>
</tr>
<tr>
<td>56. Hydrology and Water Quality - Substantially degrade 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)?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Santa Clara Valley Water District Groundwater Protection Ordinance <a href="http://www.valleywater.org">www.valleywater.org</a></td>
</tr>
<tr>
<td>58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams <a href="http://www.valleywater.org">www.valleywater.org</a> City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>Solid Waste Management Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>Engineering</td>
<td>Potentially Significant Impact</td>
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<td>Less Than Significant</td>
<td>No Impact</td>
<td>Source Other Than Project Description and Plans</td>
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<td>-------------------------------</td>
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<td>-----------------------------------------------</td>
</tr>
<tr>
<td>61. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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?</td>
<td></td>
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<td>Project Description</td>
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Further Discussion if "Less Than Significant" with or without mitigation: N/A

Responsible Division: Planning Division  Completed by: Shaunn Mendrin  Date: 02/03/2011
### Public Safety – Hazardous Materials

<table>
<thead>
<tr>
<th>Source Other Than Project Description and Plans</th>
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<tr>
<td>Sunnyvale Law Enforcement Sub-Element</td>
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<td>Sunnyvale Fire Services Sub-Element</td>
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<tr>
<td>Safety and Seismic Safety Sub-Element</td>
</tr>
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<td><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
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<thead>
<tr>
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<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>62. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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<tr>
<td>63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?</td>
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Further Discussion if “Less Than Significant” with or without mitigation: N/A

Responsible Division: Planning Division
Completed by: Shaunn Mendrin
Date: 02/03/2011
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<th>Source Other Than Project Description and Plans</th>
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<td>64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?</td>
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<td>❌</td>
<td>❌</td>
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<td>Project Description</td>
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<td>65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?</td>
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<td>❌</td>
<td>Project Description</td>
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<tr>
<td>66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an exiting or proposed school?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
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<td>Project Description</td>
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<tr>
<td>67. Hazards and Hazardous Materials - 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?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>Hazardous Waste &amp; Substances List (State of California) List of Known Contaminants in Sunnyvale</td>
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<tr>
<td>68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
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Further Discussion if "Less Than Significant" with or without mitigation: N/A

Responsible Division: Planning Division  
Completed by: Shaunn Mendrin  
Date: 02/03/2011
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<th>Less Than Significant</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
</tr>
</thead>
</table>
| 69. Public Services Parks - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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? | ❌ | ❌ | ❌ | ❌ | Open Space & Recreation Sub-Element  
www.sunnyvaleplanning.com  
Project Description |
| 70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ❌ | ❌ | ❌ | ❌ | Open Space & Recreation Sub-Element  
www.sunnyvaleplanning.com  
Project Description |
| 71. Recreation - 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? | ❌ | ❌ | ❌ | ❌ | Open Space & Recreation Sub-Element  
www.sunnyvaleplanning.com  
Project Description |

Further Discussion if “Less Than Significant” with or without mitigation: N/A

Responsible Division: Planning Division  
Completed by: Shaunn Mendrin  
Date: 02/03/2011
City of Sunnyvale General Plan:
A. General Plan Map
B. Air Quality Sub-Element (1993)
C. Arts Sub-Element (1995)
D. Community Design Sub-Element (1990)
E. Community Engagement Sub-Element (2007)
F. Fire Services Sub-Element (1995)
H. Fiscal Sub-Element (2006)
J. Housing & Community Revitalization Sub-Element (2009)
K. Land Use & Transportation Sub-Element (1997) Revised 4/28/09 with Allocation of Street Space Policies
L. Law Enforcement Sub-Element (1995)
M. Legislative Management Sub-Element (1999)
N. Library Sub-Element (2003)
O. Noise Sub-Element (1997)
Q. Safety & Seismic Safety Sub-Element (2008)
R. Socio-Economic Sub-Element (1989)
S. Solid Waste Management Sub-Element (1996)
T. Support Services Sub-Element (1986)
U. Surface Run-off Sub-Element (1993)
V. Wastewater Management Sub-Element (1996)
W. Water Resources Sub-Element (2008)

City of Sunnyvale Municipal Code:
A. Title 8 Health and Sanitation
B. Title 9 Public Peace, Safety or Welfare
C. Title 10 Vehicles and Traffic
D. Title 12 Water and Sewers
E. Chapter 12.60 Storm Water Management
F. Title 13 Streets and Sidewalks
G. Title 16 Buildings and Construction
H. Chapter 16.52 Fire Code
I. Chapter 16.54 Building Standards for Buildings Exceeding Seventy-Five Feet in Height
J. Title 18 Subdivisions
K. Title 19 Zoning
L. Chapter 19.28 Downtown Specific Plan District
M. Chapter 19.29 Moffett Park Specific Plan District
N. Chapter 19.39 Green Building Regulations
O. Chapter 19.42 Operating Standards
P. Chapter 19.54 Wireless Telecommunication Facilities
Q. Chapter 19.81 Streamside Development Review
R. Chapter 19.96 Heritage Preservation
S. Title 20 Hazardous Materials

Specific Plans:
A. Downtown Specific Plan
B. El Camino Real Precise Plan
C. Lockheed Site Master Use Permit Environmental Impact Report
D. Moffett Park Specific Plan
E. 101 & Lawrence Site Specific Plan
F. Southern Pacific Corridor Plan
G. Lakeside Specific Plan
H. Arques Campus Specific Plan

Environmental Impact Reports:
A. Futures Study Environmental Impact Report
B. Lockheed Site Master Use Permit Environmental Impact Report
C. Tasman Corridor LRT Environmental Impact Study (supplemental)
D. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
E. Downtown Development Program Environmental Impact Report
F. Caribbean-Moffett Park Environmental Impact Report
G. Southern Pacific Corridor Plan Environmental Impact Report
H. East Sunnyvale ITR General Plan Amendment EIR
I. Palo Alto Medical Foundation Medical Clinic Project EIR
J. Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
K. NASA Ames Development Plan Programmatic EIS
L. Mary Avenue Overpass EIR
M. Mathilda Avenue Bridge EIR

Maps:
A. General Plan Map
B. Zoning Map
C. City of Sunnyvale Aerial Maps
D. Flood Insurance Rate Maps (FEMA)
E. Santa Clara County Assessors Parcel
F. Utility Maps
G. Air Installations Compatible Use Zones (AICUZ) Study Map
H. Noise Sub-Element Appendix A 2010 Noise Conditions Map

Note: All references are the most recent version as of the date the Initial Study was prepared.
Lists / Inventories:
A. Sunnyvale Cultural Resources Inventory List
B. Heritage Landmark Designation List
C. Santa Clara County Heritage Resource Inventory
D. Hazardous Waste & Substances Sites List (State of California)
E. List of Known Contaminants in Sunnyvale
F. USFWS / CA Dept. F&G Endangered and Threatened Animals of California
   http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf
G. USFWS / CA Dept. F&G Endangered, Threatened and Rare Plants of California
   http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEPlants.pdf

Legislation / Acts / Bills / Resource Agency Codes and Permits:
A. Subdivision Map Act
B. San Francisco Bay Region Municipal Regional Stormwater NPDES Permit
C. Santa Clara County Valley Water District Groundwater Protection Ordinance
D. The Hazardous Waste and Substance Site List
   www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
E. The Leaking Underground Petroleum Storage Tank List
   www.geotracker.waterboards.ca.gov
F. The Federal EPA Superfund List
   www.epa.gov/region9/cleanup/california.html
   Section 404 of Clean Water Act

Transportation:
A. California Department of Transportation Highway Design Manual
B. California Department of Transportation Traffic Manual
C. California Department of Transportation Standard Plans & Standard Specifications
D. Highway Capacity Manual
E. Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
F. Institute of Transportation Engineers - Traffic Engineering Handbook
G. Institute of Transportation Engineers - Manual of Traffic Engineering Studies
H. Institute of Transportation Engineers - Transportation Planning Handbook
I. Institute of Transportation Engineers - Manual of Traffic Signal Design
J. Institute of Transportation Engineers - Transportation and Land Development
K. U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic
   Control Devices for Street and Highways & CA Supplements
L. California Vehicle Code
M. Santa Clara County Congestion Management Program and Technical Guidelines
N. Santa Clara County Transportation Agency Short Range Transit Plan
O. Santa Clara County Transportation Plan for 2035
P. Traffic Volume Studies, City of Sunnyvale
   Public works Department of Traffic Engineering Division
Q. Statewide Integrated Traffic Records System
R. Sunnyvale Zoning Ordinance – including Titles 10 & 13
S. City of Sunnyvale General Plan – land Use and Transportation Element
T. City of Sunnyvale Bicycle Plan
U. City of Sunnyvale Neighborhood Traffic Calming Program
V. Valley Transportation Authority Bicycle Technical Guidelines
W. Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
X. Santa Clara County Sub-Regional Deficiency Plan
Y. City of Sunnyvale Deficiency Plan
Z. AASHTO: A Policy on Geometric Design of Highways and Streets
AA. City of Sunnyvale Pedestrian and Bicycle Opportunities Studies
BB. Valley Transportation Authority Operations Performance Report

Public Works:
A. Standard Specifications and Details of the Department of Public Works
B. Storm Drain Master Plan
C. Sanitary Sewer Master Plan
D. Water Master Plan
E. Solid Waste Management Plan of Santa Clara County
F. Geotechnical Investigation Reports
G. Engineering Division Project Files
H. Subdivision and Parcel Map Files

Note: All references are the most recent version as of the date the Initial Study was prepared.
Miscellaneous Agency Plans:
A. ABAG Projections 2010
B. Bay Area Clean Air Plan
C. BAAQMD CEQA Guidelines
D. Criteria of the National Register of Historic Places

Building Safety:
A. California Building Code
B. California Energy Code
C. California Plumbing Code
D. California Mechanical Code
E. California Electrical Code
F. California Fire Code
G. Title 16.52 Sunnyvale Municipal Code
H. Title 16.53 Sunnyvale Municipal Code
I. Title 16.54 Sunnyvale Municipal Code
J. Title 19 California Code of Regulations

Guidelines and Best Management Practices
B. Sunnyvale Citywide Design Guidelines
C. Sunnyvale Industrial Guidelines
D. Sunnyvale Single-Family Design Techniques
E. Sunnyvale Eichler Guidelines
F. Blueprint for a Clean Bay
G. SCVWD Guidelines and Standards for Land Use Near Streams
H. The United States Secretary of the Interior’s Guidelines for Rehabilitation
I. Criteria of the National Register of Historic Places

Additional Project References:
A. Project Description
B. Sunnyvale Project Environmental Information Form
C. Project Development Plans dated 01/20/11
D. Field Inspection

Other: None

Note: All references are the most recent version as of the date the Initial Study was prepared.
CNU3821 Propagation Maps

March 16th 2011
Proposed Coverage with Ramada Antennas (at 58 ft above ground)

March 16, 2011

Legend
- In-Building Service
- In-Transit Service
- Outdoor Service

- Proposed Site
- Existing Site

Prepared for:
AT&T Mobility, LLC
7655-7665 Redwood Blvd.
Novato, CA 94945

Site No. CN3821
Hwy 101 & Lawrence
1217 Wildwood Avenue
Sunnyvale, California 94089
Santa Clara County
37.390850; -121.993240 NAD83

EBI Project No. 62101263
September 13, 2010

EBI Consulting
Creating Value for Your Business
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APPENDICES

Appendix A Personnel Certifications
Appendix B Antenna Inventory
Appendix C RooView® Export File
Appendix D RooView® Graphic
Appendix E Compliance/Signage Plan
EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CN3821 located at 1217 Wildwood Avenue in Sunnyvale, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF-EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T’s transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC’s occupational or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T’s RF Exposure Policy guidance, dated March 31, 2009, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T’s RF Exposure Policy guidance document, dated March 31, 2009, additional guidance provided by AT&T, EBI’s understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T’s RF Exposure Policy guidance document, dated March 31, 2009. The following signage is recommended at this site:

- Green INFO 1 sign posted at the base of the monopole.
- Yellow CAUTION sign posted at the base of the monopole.
The signage proposed for installation at this site complies with AT&T's RF Exposure Policy and therefore complies with FCC and OSHA requirements. No barriers are recommended for this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.
1.0 SITE DESCRIPTION

This project involves the proposed installation of up to twelve (12) wireless telecommunication antennas on a monopole in Sunnyvale, California. There are three Sectors (A, B, and C) proposed at the site, with four (4) antennas that may be installed per sector. For modeling purposes, it is assumed that there will be one (1) UMTS antenna in each sector transmitting in the 850 and 1900 MHz frequency ranges, and three (3) GSM antennas in each sector transmitting in the 850 and 1900 MHz frequency ranges. The Sector A antennas will be oriented 20° from true north. The Sector B antennas will be oriented 260° from true north. The Sector C antennas will be oriented 140° from true north. The bottoms of the antennas will be 67.85 feet above ground level. Two of the antennas in Sector A and C and one of the antennas in Sector B will be transmitting over the brick base below the monopole. The bottoms of these antennas will be 62.45 feet above this base. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished by elevating workers to antenna level to access them, so these antennas are not accessible to the general public.

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure 1 (below), which are included within the FCC’s OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a
particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². These limits are considered protective of these populations.

<table>
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<tr>
<th>Frequency Range (MHz)</th>
<th>Electric Field Strength (E) (V/m)</th>
<th>Magnetic Field Strength (H) (A/m)</th>
<th>Power Density ($) (mW/cm²)</th>
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(B) Limits for General Public/Uncontrolled Exposure

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<th>Frequency Range (MHz)</th>
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<th>Magnetic Field Strength (H) (A/m)</th>
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<tr>
<td>30-300</td>
<td>27.5</td>
<td>0.073</td>
<td>0.2</td>
<td>30</td>
</tr>
<tr>
<td>300-1,500</td>
<td></td>
<td></td>
<td>6/1,500</td>
<td>30</td>
</tr>
<tr>
<td>1,500-100,000</td>
<td></td>
<td></td>
<td>1.0</td>
<td>30</td>
</tr>
</tbody>
</table>

f = Frequency in (MHz)

* Plane-wave equivalent power density

---

**Figure 1.** FCC Limits for Maximum Permissible Exposure (MPE)

---

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:
## Personal Wireless Service

<table>
<thead>
<tr>
<th>Service</th>
<th>Approximate Frequency</th>
<th>Occupational MPE</th>
<th>Public MPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal Communication (PCS)</td>
<td>1.950 MHz</td>
<td>5.00 mW/cm²</td>
<td>1.00 mW/cm²</td>
</tr>
<tr>
<td>Cellular Telephone</td>
<td>870 MHz</td>
<td>2.90 mW/cm²</td>
<td>0.58 mW/cm²</td>
</tr>
<tr>
<td>Specialized Mobile Radio</td>
<td>855 MHz</td>
<td>2.85 mW/cm²</td>
<td>0.57 mW/cm²</td>
</tr>
<tr>
<td>Most Restrictive Freq. Range</td>
<td>30-300 MHz</td>
<td>1.60 mW/cm²</td>
<td>0.20 mW/cm²</td>
</tr>
</tbody>
</table>

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 850-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

### 3.0 AT&T RF Exposure Policy Requirements

AT&T's RF Exposure Policy guidance, dated March 31, 2009, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

### 4.0 Worst-Case Predictive Modeling

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level and nearby rooftop resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.
The assumptions used in the modeling are based upon information provided by AT&T, and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 2.60 percent of the FCC's general public limit (0.52 percent of the FCC's occupational limit).

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage.
5.0 Recommended Signage/Compliance Plan

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

<table>
<thead>
<tr>
<th>Informational Signs</th>
<th>Alerting Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>INFO 1</td>
<td>NOTICE</td>
</tr>
<tr>
<td>INFO 2</td>
<td>CAUTION</td>
</tr>
<tr>
<td>INFO 3</td>
<td>WARNING</td>
</tr>
<tr>
<td>INFO 4</td>
<td></td>
</tr>
</tbody>
</table>

Based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated March 31, 2009, and additional guidance provided by AT&T, the following signage is recommended on the site:
Recommended Signage:

- Green INFO 1 sign posted at the base of the monopole.
- Yellow CAUTION sign posted at the base of the monopole

No barriers are required for this site. Barriers may consist of rope, chain, fencing, or painted/taped stripes. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 1217 Wildwood Avenue in Sunnyvale, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.
Appendix A

Certifications
Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.
Preparer Certification

I, Ryan McManus, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.

- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.

- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.

- I have been trained in on the procedures outlined in AT&T's RF Exposure Policy guidance (dated 3/31/09) and on RF-EME modeling using RoofView® modeling software.

- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.


Appendix B

Antenna Inventory
<table>
<thead>
<tr>
<th>Antenna Number</th>
<th>Operator</th>
<th>Antenna Type</th>
<th>TX Freq (MHz)</th>
<th>ERP (Watts)</th>
<th>Gain (dBi)</th>
<th>Model</th>
<th>Azimuth (deg.)</th>
<th>Length (ft)</th>
<th>Horizontal Beamwidth (Deg.)</th>
<th>X</th>
<th>Y</th>
<th>Z</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATT A1</td>
<td>AT&amp;T</td>
<td>Panel</td>
<td>UMTS 850 UMTS 1900</td>
<td>249 545</td>
<td>12.95 16.35</td>
<td>Kathrein 800 1076SK</td>
<td>20</td>
<td>4.3</td>
<td>65</td>
<td>36</td>
<td>26</td>
<td>67.85</td>
</tr>
<tr>
<td>ATT A2</td>
<td>AT&amp;T</td>
<td>Panel</td>
<td>GSM 850 GSM 1900</td>
<td>593 919</td>
<td>12.95 16.35</td>
<td>Kathrein 800 1076SK</td>
<td>20</td>
<td>4.3</td>
<td>65</td>
<td>32</td>
<td>26</td>
<td>64.45</td>
</tr>
<tr>
<td>ATT A3</td>
<td>AT&amp;T</td>
<td>Panel</td>
<td>GSM 850 GSM 1900</td>
<td>593 919</td>
<td>12.95 16.35</td>
<td>Kathrein 800 1076SK</td>
<td>20</td>
<td>4.3</td>
<td>65</td>
<td>28</td>
<td>26</td>
<td>62.45</td>
</tr>
<tr>
<td>ATT A4</td>
<td>AT&amp;T</td>
<td>Panel</td>
<td>GSM 850 GSM 1900</td>
<td>593 919</td>
<td>12.95 16.35</td>
<td>Kathrein 800 1076SK</td>
<td>20</td>
<td>4.3</td>
<td>65</td>
<td>24</td>
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<tr>
<td>ATT B1</td>
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<td>Panel</td>
<td>UMTS 850 UMTS 1900</td>
<td>249 545</td>
<td>12.95 16.35</td>
<td>Kathrein 800 1076SK</td>
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<td>GSM 850 GSM 1900</td>
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<td>12.95 16.35</td>
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<td>25</td>
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<td>ATT B3</td>
<td>AT&amp;T</td>
<td>Panel</td>
<td>GSM 850 GSM 1900</td>
<td>593 919</td>
<td>12.95 16.35</td>
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<td>AT&amp;T</td>
<td>Panel</td>
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<td>593 919</td>
<td>12.95 16.35</td>
<td>Kathrein 800 1076SK</td>
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<td>29</td>
<td>12</td>
<td>67.85</td>
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<tr>
<td>ATT C1</td>
<td>AT&amp;T</td>
<td>Panel</td>
<td>UMTS 850 UMTS 1900</td>
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<td>ATT C2</td>
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<td>593 919</td>
<td>12.95 16.35</td>
<td>Kathrein 800 1076SK</td>
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<td>4.3</td>
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<td>ATT C3</td>
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<td>12.95 16.35</td>
<td>Kathrein 800 1076SK</td>
<td>140</td>
<td>4.3</td>
<td>65</td>
<td>39</td>
<td>23</td>
<td>67.85</td>
</tr>
</tbody>
</table>

1. Note that EBI uses an assumed set of antennas specifications and powers for unknown and other carrier antennas for modeling purposes.
Appendix C

Roofview® Export File
<table>
<thead>
<tr>
<th>Symbol</th>
<th>Map Name</th>
<th>Map Max</th>
<th>Map Max Off</th>
<th>X Offset</th>
<th>Y Offset</th>
<th>Number of Envelope</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>35 AC UNITS</td>
<td>Sample Symbols</td>
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</tr>
<tr>
<td>14</td>
<td>5 Roof Areas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>5 AC Units</td>
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<td></td>
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</tr>
<tr>
<td>45</td>
<td>20 Inside</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: This information is not available in the image.
Appendix D

Roofview ® Graphics
% of FCC Public Exposure Limit

- Exposure Level ≥ 5,000
- 500 < Exposure Level ≤ 5000
- 100 < Exposure Level ≤ 500
- Exposure Level ≤ 100

Roofview: Composite Exposure Levels
Facility Operator: AT&T Mobility
Site Name: Hwy 101 & Lawrence
AT&T Site Number: CN3821
Report Date: 09-13-10
Appendix E

Compliance/Signage Plan