



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**December 8, 2008**

**SUBJECT:**           **2008-1015 – AT&T [Applicant] Aircoa Equity Interests, Inc [Owner]:** Application for a Special Development Permit on an 8.6 acre site to allow an extension of a temporary wireless telecommunications tower. The property is located at **1250 Lakeside Drive** (near Oakmead Pkwy) in the LSP (Lakeside Specific Plan) Zoning District.

Motion                   Special Development Permit to allow an extension of the temporary (two-year) location of an existing 58’6” cell-on-wheels with three antennas and associated equipment, until the antennas can be permanently relocated either on the buildings which are proposed for the site, or on a monopine.

**REPORT IN BRIEF**

**Existing Site Conditions**           Vacant lot; multi-use hotel redevelopment project proposed for the property, but not yet constructed

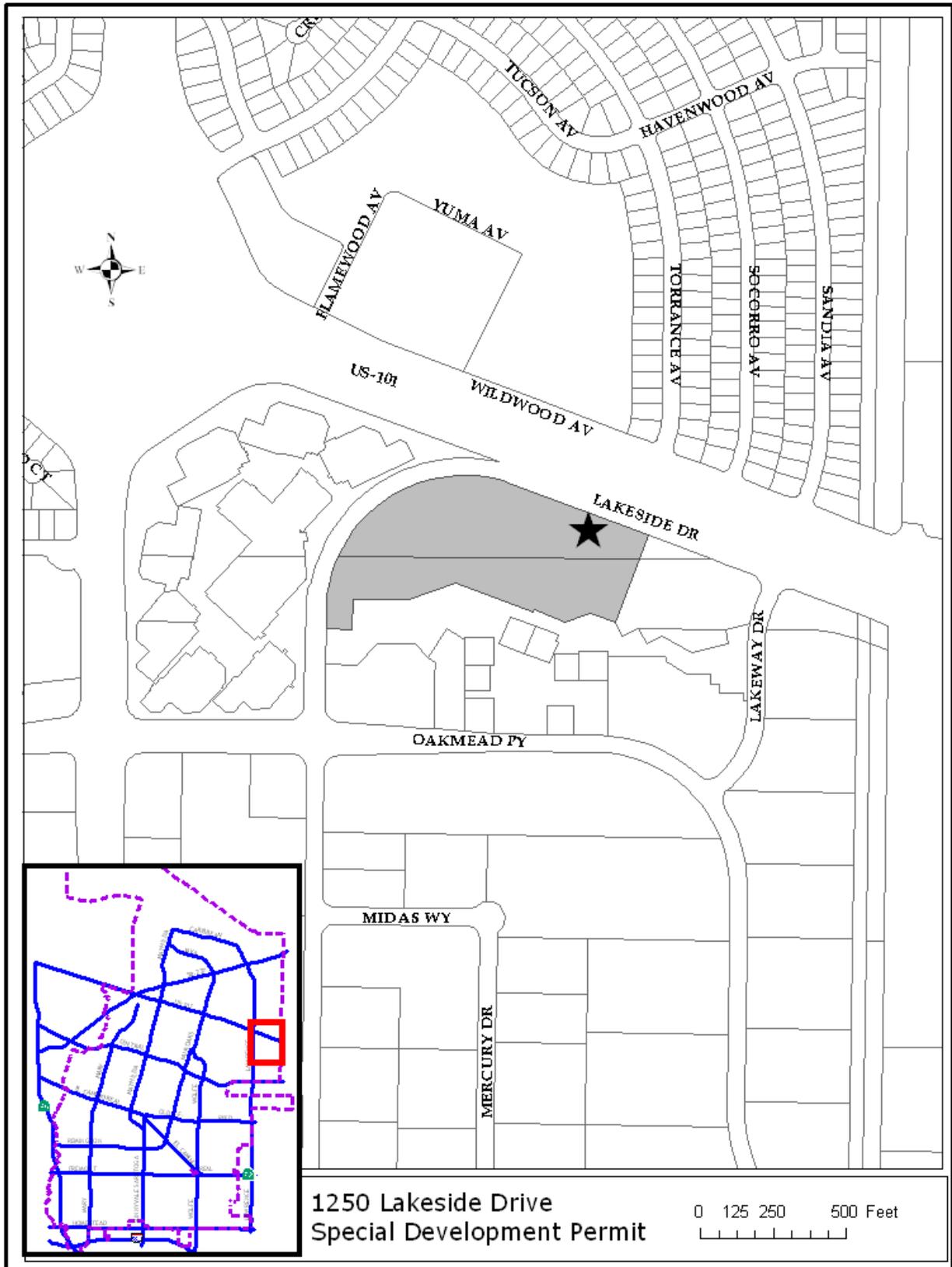
**Surrounding Land Uses**

- North                   US Highway 101 (Residential north of US 101)
- South                   Office uses and a restaurant (Faultline Brewery)
- East                    Extended Stay Hotel (Residence Inn – 88 rooms)
- West                    High Density Residential (Avalon Apartment Community – 709 units)

**Issues**                    Neighborhood Compatibility

**Environmental Status**           A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Lakeside Specific Plan	Same	Lakeside Specific Plan
<b>Zoning District</b>	Lakeside Specific Plan	Same	Lakeside Specific Plan
<b>Lot Size (sf)</b>	8.83 acres	Same	No min.
<b>Gross Floor Area (sf)</b>	Approx 420 sq ft.	Same	No max.
<b>Height of Existing Antenna Pole</b>	58'6"	Same	By SDP Permit
<b>Antenna Setbacks</b>			
• <b>Front</b>	★ 5'10"	Same	25' min.
• <b>Left Side</b>	450'±	Same	25' min.
• <b>Right Side</b>	240'±	Same	25' min.
• <b>Rear</b>	More than 500'	Same	25' min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**ANALYSIS****Description of Proposed Project**

The applicant is requested a Special Development Permit for a temporary cell-on-wheels ("COW") facility for AT&T Regional Personal Communication System. This facility was originally permitted via Administrative Hearing approval on March 29, 2006 (file number 2006-0193). That approval allowed the applicant to relocate an existing antenna array on site that had been located on one of the Four-Points Sheraton buildings. That building underwent demolition in 2006 and the Administrative Hearing approval was intended to allow the existing array to be temporarily relocated while the site underwent redevelopment. However, the redevelopment has not yet begun. Under this application, the COW is expected to remain for a maximum of two years, after which time the antenna array will be located either on one of the new buildings, or on a permanent telecommunications facility (such as a monopine), for which the applicant will need a separate approval. Associated mechanical equipment for the COW will remain where it is currently located in an enclosed portion of the facility.

**Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2006-0193	SDP to allow two year temporary location of a 60-foot cell-on-wheels wireless telecommunications tower.	Administrative Officer Approved	3/29/06
2004-0910	EIR, GPA, PM, SDP, and Specific Plan applications for a new 260 room hotel and 244 condominium units.	City Council Approved	9/13/05
1998-0375	MPP for new Cingular wireless facility on tower of hotel	Staff level Approved	5/26/98

**Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

**Special Development Permit**

**Use:** This temporary telecommunications facility would provide an equivalent wireless service in the area that currently exists for AT&T (see Attachment D – Coverage Maps). Wireless communication uses are common in the City and this facility meets the requirements of the Federal Communications Commission for radio frequency emissions. This proposal is a temporary solution while the entire site is being redeveloped.

**Site Layout:** The COW is currently located in the landscape setback area along Lakeside Drive. This setback area is approximately 25 feet wide and contains a berm and a line of existing, mature trees. As part of the 2006 SDP, the applicant was directed by staff to utilize this space in order to mitigate any potential visual impact to the Avalon Apartment Community and the Residence Inn Hotel.

**Ground Equipment and Landscaping:** The equipment cabinets are located on the ground adjacent to the antenna structure. The existing construction fencing on site was extended around the project area to partially screen the COW, with a portion of the equipment cabinets and antenna pole visible above the fence. No landscaping will be removed as part of this project as the facility has already been constructed.

**Parking/Circulation:** No parking is proposed to be removed as a result of this application.

### **Compliance with Development Standards**

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;

- *This COW facility is substantially screened from view of residentially zoned properties.*

(3) Visibility from El Camino Real or the right of way of a freeway, expressway or other major arterial street;

- *This project is substantially screened from the above listed corridors and will be located in this area for a maximum of two years.*

(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 proposed use is only for a maximum of two years since the project site is undergoing redevelopment. Once the hotel and new residential buildings are completed, the AT&T array will be moved to one of these buildings, which is a preferable location. Should the redevelopment not begin within one year, the applicant has agreed to apply separately for a permanent telecommunications facility to replace the temporary site.*

**Expected Impact on the Surroundings:** Staff believes there will be a slight visual impact to the adjacent Avalon Apartment Community along Lakeside Drive, and to US Highway 101, but it will be less than significant since the COW has been placed in the landscape setback area which is already populated with existing trees. The trees will substantially screen the COW from view. In addition, the pole will be painted to reduce the existing visual impact.

**Fiscal Impact**

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

**Public Contact**

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

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 748 notices mailed to property owners and residents adjacent to the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Web site</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• Posted on the City of Sunnyvale's Web site</li> </ul>

**Conclusion**

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**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**

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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**

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Alternative 1

Prepared by:

Erin Haley  
Project Planner

Reviewed by:

Andrew Miner  
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Coverage maps
- E. Photos
- F. Letter from the Applicant

**Findings - Special Development Permit**

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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 utilizes an existing line of trees and does not create a significant negative visual impact to nearby sensitive areas. 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.

**Recommended Conditions of Approval - Special Development Permit**

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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 of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing. At that time, all generators, cabling, antennas, and any other associated equipment shall be removed from the temporary location at the expense of the applicant.
- B. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- C. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- D. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- E. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- F. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the City Council.
- G. Comply with all requirements of previously approved Special Development Permit File Number **2006-0193**.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain any other necessary permits.

**3. TELECOMMUNICATIONS**

- A. 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.

- B. Certification must be provided that the proposed facility will at all times comply with all applicable health requirements and standards pertaining to RF emissions.
- C. The owner or operator of the facility shall obtain and maintain current at all times a business license as issued by the city.
- D. The owner or operator of the facility shall 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:
  - i. 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.
  - ii. Name, address and telephone number of a local contact person for emergencies.
  - iii. Type of service provided.
- E. 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.
- F. 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.
- G. 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.

- H. 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.
- I. 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.
- J. 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, electromagnetic waves and waste. Waste includes materials to be recycled, reconditioned or reclaimed.
- K. 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.
- L. 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 city, county, the state of California, or the federal government.

- M. 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.

**4. MISCELLANEOUS**

- A. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within the approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure.
- B. The pole shall be painted a subdued gray, black, green, or other dark color so that it blends with the adjacent trees, as approved by the Director of Community Development.
- C. Any trenching shall not cause root damage to the existing trees.
- D. Should the proposed redevelopment of the project site not have begun construction by one year from the date of approval by the final review authority at a public hearing, the applicant must begin the application process for a permanent telecommunications facility to replace the cell-on-wheels, such as a monopine.

**GENERAL NOTES**

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGNOSTIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE CONTRACTOR'S SCOPE OF WORK INCLUDES FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND NOTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL OBEY ALL NOTICES AND ORDERS FROM ALL AGENCIES, RULE REGULATIONS AND ORDINANCES OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCALITY CODES, SPECIFICATIONS AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS. THE CURRENT EDITIONS OF THE FOLLOWING CODES ARE SPECIFICALLY APPLICABLE:  
 UNIFORM BUILDING CODE  
 UNIFORM MECHANICAL CODE  
 UNIFORM PLUMBING CODE  
 NATIONAL ELECTRIC CODE  
 CALIFORNIA CODE OF REGULATIONS, TITLE 24 (CALIFORNIA BUILDING STANDARDS CODES)
3. THE ENGINEER HAS MADE EVERY EFFORT TO DETAIL THE COMPLETE SCOPE OF WORK IN THE CONSTRUCTION AND CONTRACT DOCUMENTS. CONTRACTORS ARE HEREBY ADVISED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND RESPONSIBLE IN ACCORDANCE WITH THE OBLIGATIONS OF THE DOCUMENTS. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF NOTIFYING THE ENGINEER IN WRITING OF ANY COMPLETE ERROR OR OMISSION PRIOR TO THE CONTRACTOR'S PROCEEDING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICED THE MORE EXPENSIVE OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
4. ALL DRAWINGS ARE INTERRELATED IN PERFORMANCE OF THE WORK. THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL CORRECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW THE END RESULT OF DESIGN. WORK MODIFICATIONS MAY BE REQUIRED TO MEET JOB CONDITIONS OR SITUATIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
6. THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS PERTAINING TO THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
7. VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGES OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. REPORT ANY DISCREPANCY IN DIMENSIONS TO THE CONSTRUCTION MANAGER FOR CONSIDERATION BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
8. NO AREA OF OBSTACLE OR CONDITIONS THAT OBTOR OR OF THE DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR FAILURE OR DEFECTS ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF THE REQUIREMENTS GOVERNING THE WORK.
9. THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM THAT IS NOT CLEARLY ORDERED BY THE CONSTRUCTION DOCUMENTS.
10. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, REQUIREMENTS AND PROCEDURES SUBJECT TO APPROVAL OF THE CONSTRUCTION MANAGER AND FOR SUPERVISING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
11. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH AND INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES AND ORDINANCES TAKE PRECEDENCE.
12. THE CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ACCORDING TO CLARIFICATION AND THE BUILDING PERMIT FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
13. PROVIDE A PORTABLE PUMP EXTRACTOR WITH A CAPACITY OF NOT LESS THAN 20 GPM WITHIN 75 FEET TRAILER DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
14. THE EXISTING STRUCTURAL COMPONENTS OF THIS PROJECT ARE NOT TO BE ALTERED BY THE CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
15. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EXISTING UTILITIES, EXISTING PAVING, CONCRETE, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
16. CONTRACTOR SHALL KEEP THE GENERAL AREA CLEAN AND MAINTAIN FREE DURING CONSTRUCTION AND BEFORE OF ALL DIRT, DEBRIS AND RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN A CLEAN CONDITION AND FREE FROM DIRT, PAINT SPOTS OR STAINES OF ANY NATURE.
17. ALL VISIBLE ELEMENTS SHALL BE PAINTED TO MATCH AND BLEND IN WITH THE EXISTING SURROUNDING ELEMENTS OR IN ACCORDANCE WITH REQUIREMENTS OF OWNER OR REGULATORY AGENCIES.

# HWY 101 & LAWRENCE (COW)

## CN3675

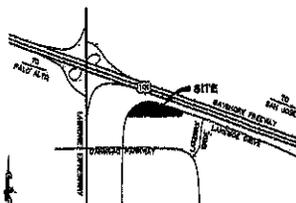


at&t

**PROPERTY DESCRIPTION**

ADDRESS: 1250 LAKESIDE DRIVE  
 SUNNYVALE, CA 95040  
 APN: 216-43-036

**LOCATION MAP**  
 N.T.S.



CITY OF SUNNYVALE

**PROJECT CONTACTS**

**APPLICANT**  
 AT&T MOBILITY  
 3851 NORTH GREENWAY BOULEVARD  
 SACRAMENTO, CA 95834  
 CONTACT: TOM SHULER (916) 806-2533

**PROPERTY OWNER**  
 AIRCOA EQUITY INTERESTS INC./SUNNYVALE PARTNERS LTD  
 8500 GREENWOOD PLAZA BLVD., SUITE 303  
 GREENWOOD VILLAGES, CO 80111

**CONSTRUCTION MANAGER**  
 CELL SITE ASSOCIATES, LLC  
 854 BALTUSGRL DRIVE  
 APTOS, CA 95003  
 CONTACT: JAY THOMAS (828) 413-8446

**ENGINEERS**  
 CRDC ENGINEERS  
 1625 JULIAN DRIVE  
 EL CERRITO, CA 94530  
 CONTACT: ARTHUR CHEN (510) 234-9088

**SITE ACQUISITION**  
 CELL SITE ASSOCIATES, LLC  
 854 BALTUSGRL DRIVE  
 APTOS, CA 95003  
 CONTACT: JAY THOMAS (828) 413-8446

**PLANNERS**  
 CELL SITE ASSOCIATES, LLC  
 854 BALTUSGRL DRIVE  
 APTOS, CA 95003  
 CONTACT: LEAH HERNIKL (408) 789-1182

**SURVEYORS**  
 QUIET RIVER LAND SERVICES, INC  
 8873 W LAS POSITAS BOULEVARD, SUITE 218  
 PLEASANTON, CA 94588  
 CONTACT: KEVIN MCGUIRE (925) 734-6766

**PROJECT DESCRIPTION**

TEMPORARY CELL-ON-WHEELS (COW) FACILITY, WHICH IS PART OF THE AT&T REGIONAL PERSONAL COMMUNICATION SYSTEM (PCS) NETWORK.

**INDEX**

- T-1 TITLE SHEET
- A-1 PLAN AND ELEVATION
- A-2 PLAN, ELEVATION AND DETAILS

**REFERENCE**

- C-1 SITE SURVEY (EXISTING CONDITIONS)



**AT&T MOBILITY**  
 4420 HAWESWOOD DR. Bldg. 2, 2nd Floor  
 Pleasanton, CA 94588



**CRDC ENGINEERS**  
 1625 Julian Drive, El Cerrito, CA 94530  
 Phone: 510.234.9088 Fax: 510.234.9089

DATE: 02/14/08		
DRAWN BY: HC		
FILE NO.: CN3675		
REVISIONS		
DATE	DESCRIPTION	BY
02/27/08	ADD TOWER PERMITS	HC
03/07/08	ADD TOWER PERMITS	HC
03/08/08	ADD TOWER PERMITS	HC
CN3675 HWY 101 & LAWRENCE (COW) 1250 LAKESIDE DRIVE SUNNYVALE, CA		
TITLE SHEET		
T-1		

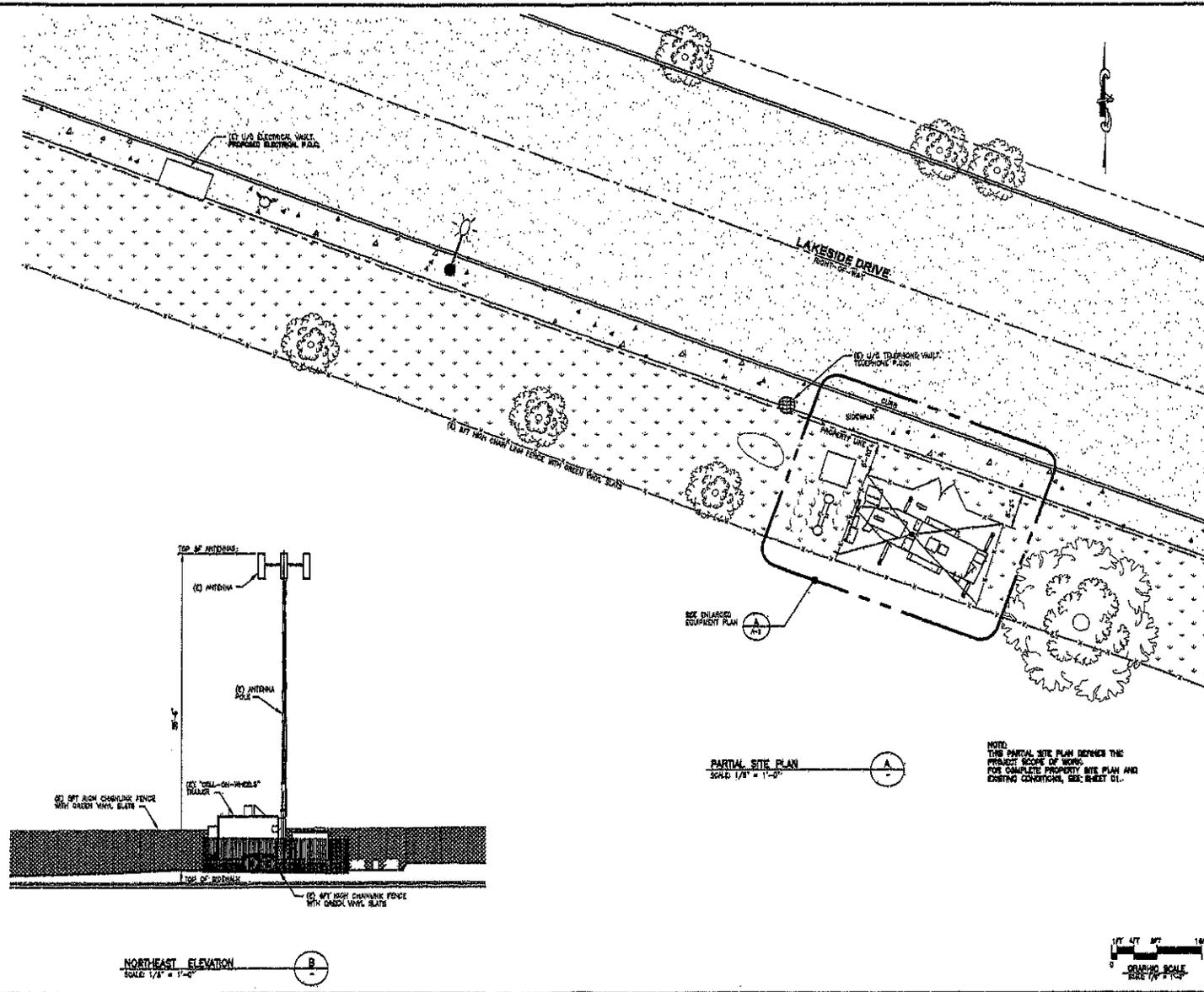


**AT&T MOBILITY**  
 4100 Rosewood Dr. Bldg. 2, 3rd Floor  
 Pleasanton, CA 94588



**CRDC**  
**ENGINEERS**  
 1625 Julian Drive, 8th Floor  
 Pleasanton, CA 94566  
 Phone: 510.234.5988 Fax: 510.234.6188

DATE:	02/14/05	
DRAWN BY:	MC	
FILE NO.:	CN5675	
REVISIONS		
DATE	DESCRIPTION	BY
02/25/05	ADD TOWER JERIC	MC
11/22/04	100% DESIGN ISSUE	MC
12/02/04	100% DESIGN REV	MC
CN5675 HWY 101 & LAWRENCE (COW) 1260 LAKESIDE DRIVE SUNNYVALE, CA		
PLAN AND ELEVATIONS		
A-1		

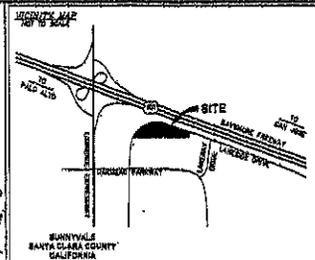
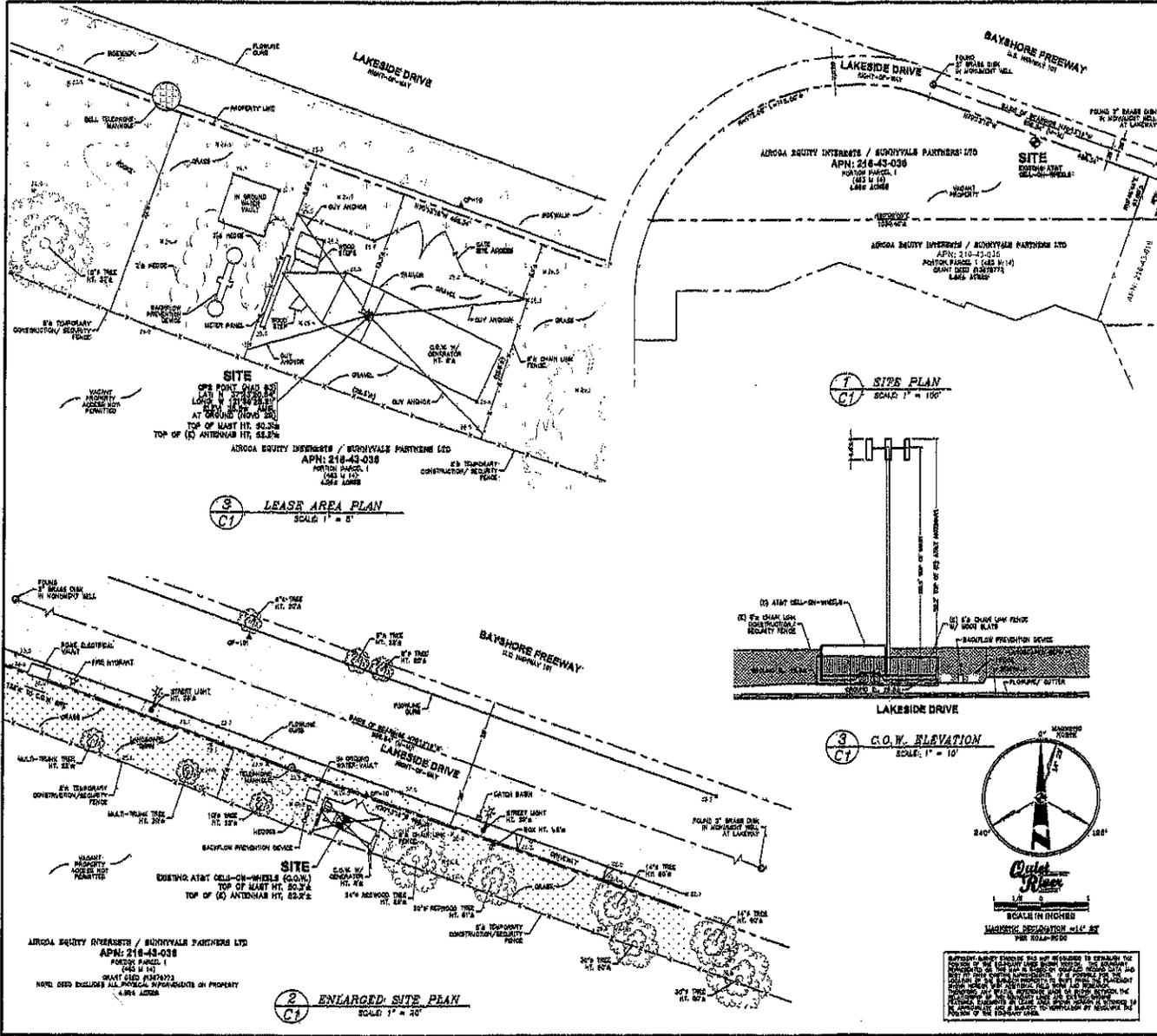


**NORTHEAST ELEVATION**  
 SCALE 1/4" = 1'-0"

**PARTIAL SITE PLAN**  
 SCALE 1/8" = 1'-0"

1" = 10'  
 0 5 10  
 GRAPHIC SCALE  
 SEE 1/4" PLAN





DATE: 02/08/08  
DRAWN BY: MAS  
FILE NO.: ATTHS008

REVISIONS		
DATE	DESCRIPTION	INITIAL
02/08/08	ISSUE FOR PERMITS	MAS

**PROPERTY INFORMATION**

Owner: **ARCOA EQUITY INTERESTS / SUNNYVALE PARTNERS LTD**  
Address: **1220 LAKESIDE DRIVE, SUITE 200, SUNNYVALE, CALIF. 94089**  
Site: **1220 LAKESIDE DRIVE, SUNNYVALE, CA 94089**  
Assessor's Parcel Number: **053-02-023**  
Height of Building/Power: **TOP OF 20' TOWER 10' = 30.00'**

**This Project:**  
AS THIS PROJECT PROCEEDS, EVERYONE IN THE SITE AND IMMEDIATELY ADJACENT AREAS SHOULD NOT BE DISTURBED. UNDESIRABLE INFORMATION SHOULD BE OBTAINED FROM ADJACENT PROPERTY OWNERS.

**Legal Description:**  
PROPERTY SITUATE IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 1 OF TRACT DESCRIBED AS FOLLOWS: ALIEN, CO. 5411, 100 ACRES MORE OR LESS, BEING ALL OF THE 1/4 SECTION 25, T12N, R10E, S10E, AS SHOWN ON MAP 1220-000-000-000.

**AREA ABOVE POWER TRANSMISSION** - Without Power Line Clearance Program  
Source: Santa Clara County - Planning Dept. (2007) 15-107  
San Jose - Planning Dept. (2007) 000-000-000-000  
The Area Above Clearance for the Site as Indicated by Area A:

X Area of Minimum Clearance of 100' from Top of Tower to Top of Power Line. This Area is Indicated by Area X.

**UTILITY DATA**

USE BY OTHER:  
ALL UTILITIES SHALL BE DELETED.  
Dotted Lines: **AS-BUILT** Equipment Lines: **AS-BUILT** Equipment Lines: **AS-BUILT**  
Site Owner: **ARCOA EQUITY INTERESTS / SUNNYVALE PARTNERS LTD**  
Scale of Elevation: **AS-BUILT**  
Elevation: **AS-BUILT**  
Scale of Elevation: **AS-BUILT**  
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Elevation: **AS-BUILT**

**NOTICE**

1. The information on this plan was obtained from the owner of the property and the engineer has not conducted a field inspection of the property. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan.

2. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan.

3. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan.

**ADDITIONAL STATEMENTS**

1. The information on this plan was obtained from the owner of the property and the engineer has not conducted a field inspection of the property. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan.

2. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan.

3. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan. The engineer is not responsible for the accuracy of the information provided on this plan.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSASSOR'S PARCEL NUMBER	APR	APRIL
CP	CONTROL POINT	CON	CONCRETE
EL	ELEVATION	CP	CONTROL POINT
FM	FINISH	FL	FOUND LAYOUT
HT	HEIGHT	OP	OPEN POINT
MON	MONUMENT	PR	PARAPET/ROOF ELEVATION
MP	MENTION TO MONUMENT	PE	PORT OF CONFORMANCE
PA	POINT OF BEGINNING	PEL	PORT OF CONFORMANCE
PEL	PORT OF CONFORMANCE	PF	PORT OF CONFORMANCE
PF	PORT OF CONFORMANCE	PEL	PORT OF CONFORMANCE
PEL	PORT OF CONFORMANCE	PEL	PORT OF CONFORMANCE

AT&T MOBILITY  
4400 Diamond Drive, Redwood City, CA 94061  
(650) 251-4722 Fax

Quiet River Land Services, Inc.  
2525 West Los Rios Avenue, Suite 215  
San Jose, CA 95128  
(408) 734-0000 Phone  
(408) 734-4722 Fax

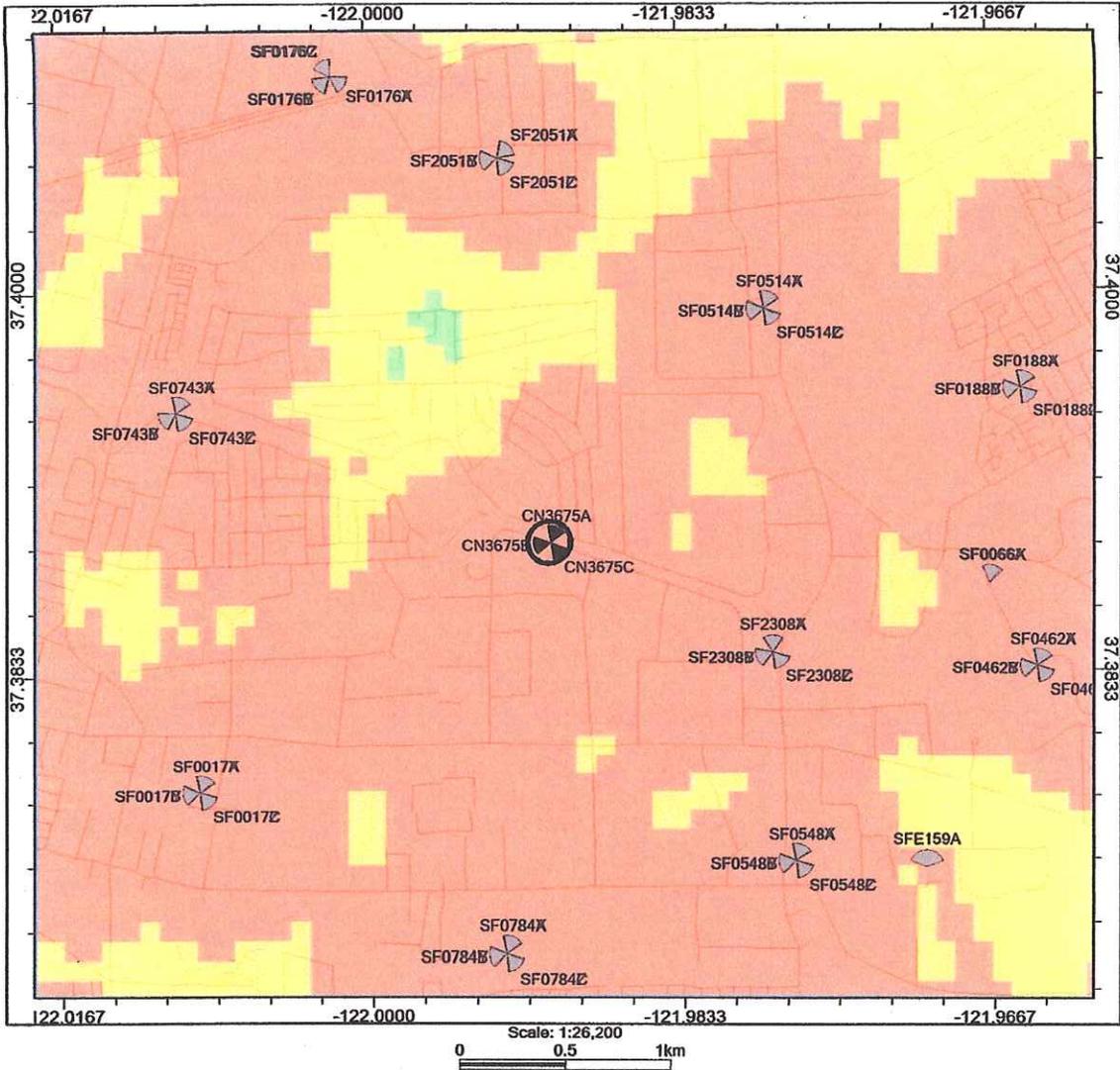
EXISTING SITE CONDITIONS

ADDITIONAL STATEMENTS

CN 3675  
SHERATON C.O.W.  
1220 LAKESIDE DRIVE  
SUNNYVALE, CA 94089

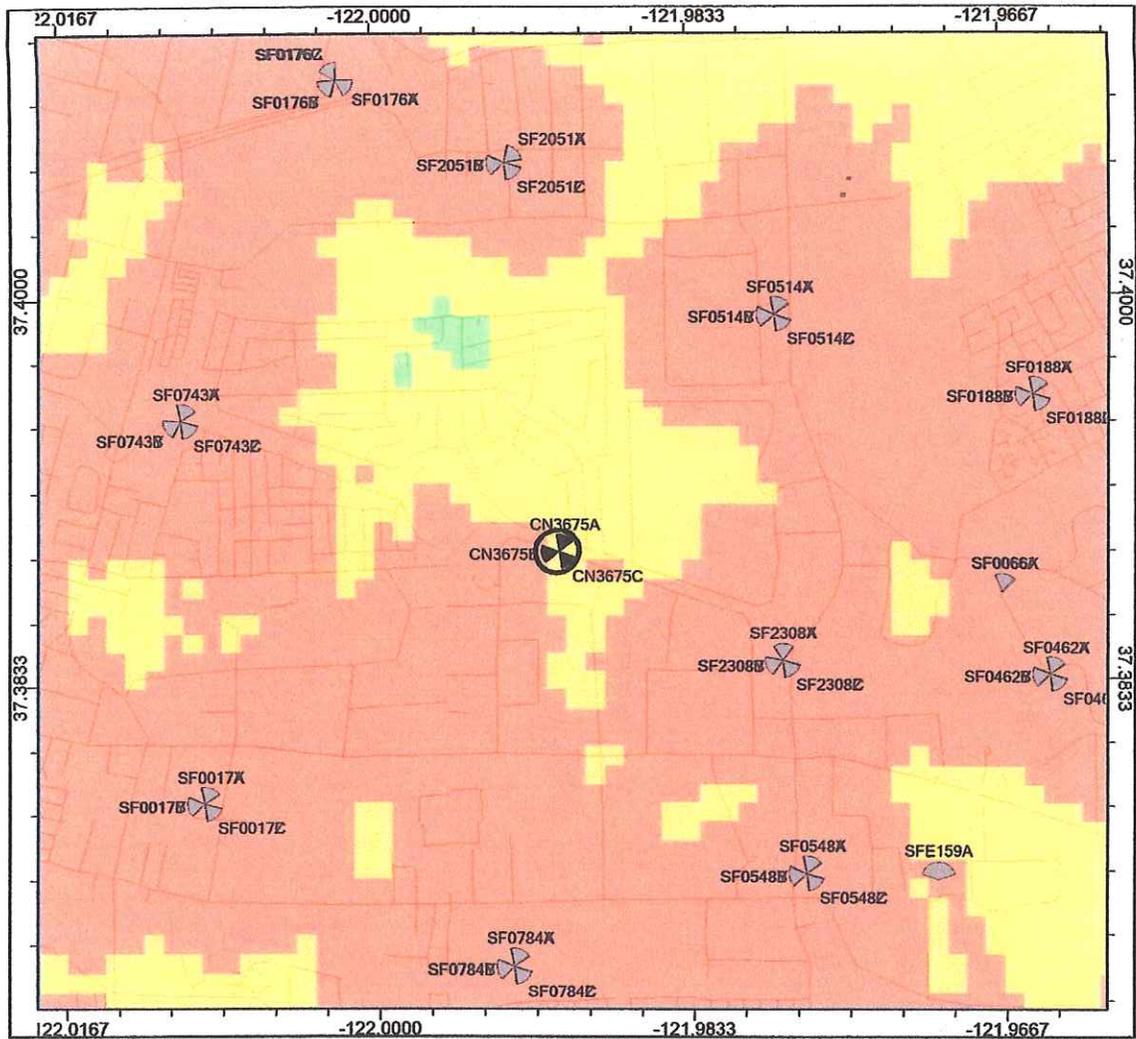
**C1**  
OF 1 SHEET

Coverage by Signal Level  
Best Signal Level (dBm) >= -74  
Best Signal Level (dBm) >= -82  
Best Signal Level (dBm) >= -92  
Best Signal Level (dBm) >= -104

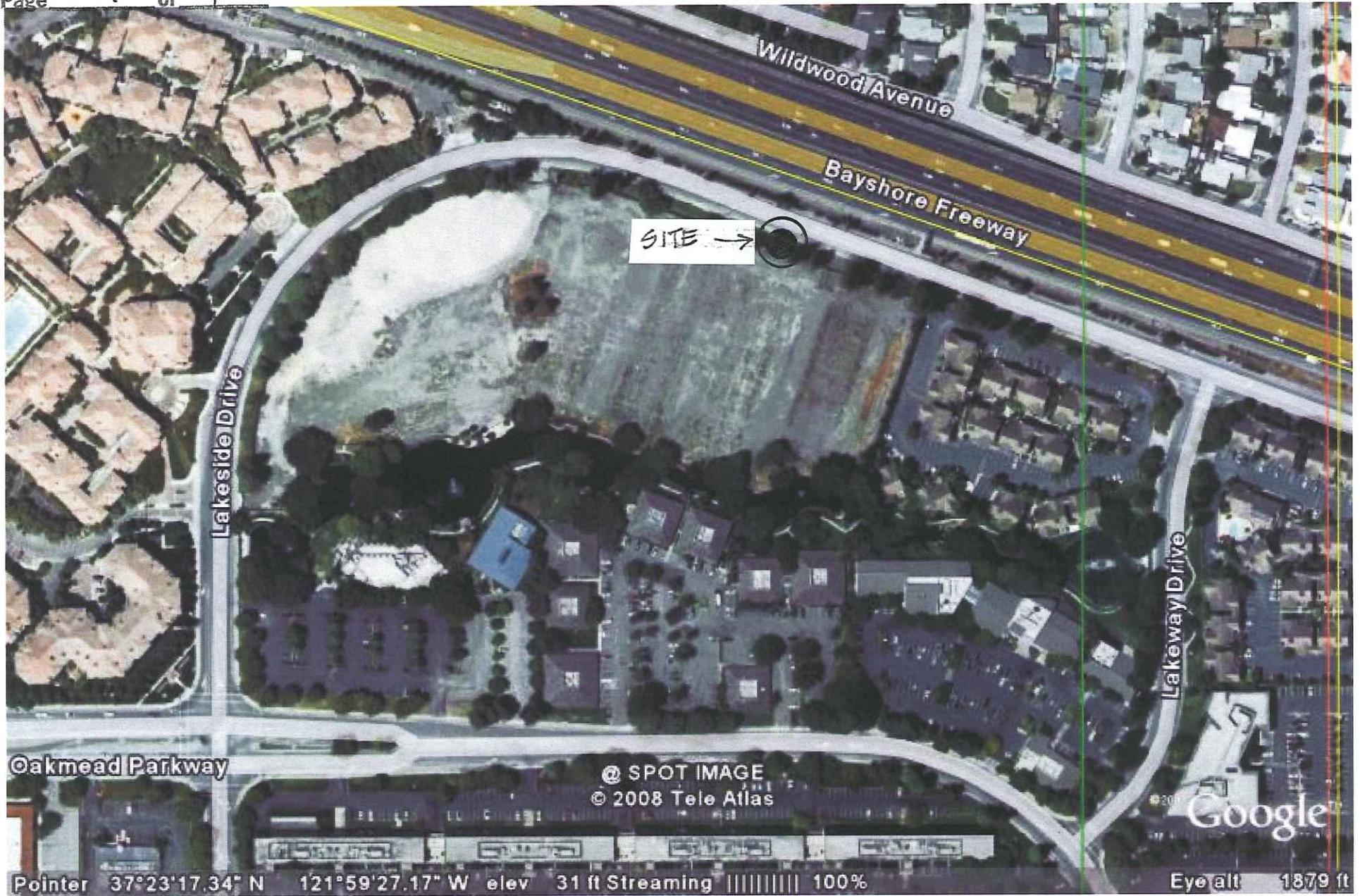


COVERAGE WITH SITE  
(RED IS BEST)

- Copy of Coverage by Signal Level
- Best Signal Level (dBm) >= -74
  - Best Signal Level (dBm) >= -82
  - Best Signal Level (dBm) >= -92
  - Best Signal Level (dBm) >= -104



COVERAGE WITHOUT SITE  
(RED IS BEST)



Leah Hernikl  
Contract Planning  
~  
410 Clubhouse Drive  
Aptos / CA/ 95003  
408.799.1182  
[hernikl@sbcglobal.net](mailto:hernikl@sbcglobal.net)

September 16, 2008

Steve Lynch  
Planning Division  
City of Sunnyvale

Re: AT&T Site CN3675  
Lakeside Drive

Dear Steve,

Enclosed is the application for a Major Development Permit for AT&T's temporary COW facility at Lakeside Drive. The purpose of the COW is to allow AT&T to provide continued phone coverage and E911 service during the hotel redevelopment of the property. Should you advise us that the hotel project has been delayed indefinitely, then the purpose of the COW will be to provide coverage until AT&T can install a stealth tree pole, to be approved under a separate application, as we have discussed.

This site will replace, and allow the removal of the temporary cell site at 1060 Stewart (Shurgard).

Please contact me for any other information.

Sincerely,



Leah Hernikl  
Consulting Planner to AT&T Mobility